

AN ORDINANCE TO APPROVE A REQUEST TO REZONE 9.68 ACRES FROM M-1 TO MUD TO ALLOW FOR A NEW MIXED-USE DEVELOPMENT AT 2 SUN COURT, DIST. 6, LAND LOT 302, 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 June 28, 2022 and July 26, 2022;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia that RZ2022-003, Sun Court Mixed Use, for the above referenced property is hereby approved subject to the following conditions:

1. The property shall be rezoned from M-1 to MUD.
2. The site may be developed with up to 170 multifamily units. However, the maximum number of units is dependent on site conditions, compliance with zoning conditions, and fully engineered plans that meet regulations. Units shall consist solely of one and two-bedroom units.
3. The property shall retain the existing office building in its existing configuration, square footage, and use.
4. A minimum of 4935 sq. ft. of retail and/or restaurant uses shall be located on the ground floor of the multifamily building. The entirety of the space shall be occupied and operational (as evidenced by a business license) prior to the issuance of the Certificate of Occupancy for the final residential unit.
5. The site plan layout shall be in general conformance with the site plan submitted with this application and prepared by AEC dated May 2, 2022 (with revisions to meet these conditions and zoning and development regulations).
6. The traffic study, site plan, and access points shall be evaluated by city traffic engineering staff to determine if traffic improvement are warranted. Any such required improvements shall be funded by the developer.
7. The developer shall work in conjunction with city engineering staff to determine the exact path of the trail system through the Property. A permanent easement shall be provided to the City for the portion of the Property identified for the trail system.
8. Within 30 days of the issuance of a land disturbance permit, the Developer shall contribute 50% of the base cost of a pedestrian crossing, not to exceed \$300,000, for the purpose of connecting the applicant's property to the Intuitive Campus across Spalding Drive as part of the trail system expansion. Any excess funds shall be applied toward the construction of the trail.
9. All stormwater detention shall be located within existing facilities or 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.

10. 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.
11. The developer shall provide sidewalk connectivity between all buildings and dedicated trails within the site and to all public streets adjacent to the site.
12. The developer shall provide a central mail room for the community with adequate pedestrian access.
13. Building elevations shall be contemporary in character, compatible with the Innovation aesthetic of Technology Park and in general conformance with those submitted with this application and prepared by Portman Architects dated May 2022, subject to approval by the Community Development Director.
14. Bicycle racks and an e-scooter corral shall be provided within the development.
15. The development shall incorporate the amenities shown on the submitted site plan dated May 2, 2022, including a swimming pool and amenity plaza which shall include a fire pit with seating area and a grilling area. No playground equipment shall be included.
16. The multifamily building shall have controlled access at all pedestrian entry points.
17. This property shall participate in the crime-free multifamily housing program within twelve months of the issuance of the final Certificate of Occupancy.
18. The development shall incorporate public art in the form of a large wall mural on the side of the multifamily building visible from Spalding Drive or in the form of a sculpture located in the commercial plaza fronting the Spalding Drive entry. The design of the mural or sculpture shall be approved by Staff. Completion of the artwork shall occur prior to the issuance of the Certificate of Occupancy for the multifamily building. Total cost of the artwork shall be a minimum of \$25,000.
19. 10% of the multifamily parking shall be designed to be electric vehicle ready.
20. Developer shall participate in Peachtree Corners' Smart Cities Initiative by providing the following:
 - a. Fully integrated smart LED street light fixtures throughout property
 - b. License plate reader cameras at each entrance/exit to the property that connect to Gwinnett County Police Department
 - c. Security system throughout the property that integrates into the city's real time crime center
 - d. Smart Home technology within residential units
21. Developer shall authorize the City's use and access of building rooftops to accommodate private provider equipment necessary for 5G and security technology.
22. Apartment units shall be individually metered.
23. With regard to the multifamily 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 except on the first floor of the multifamily building where polished concrete may be used.

- 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. All units shall be equipped with an automatic fire sprinkler system.
- m. 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.
- n. The property owner shall provide elevators and elevator lobbies.
- o. All interior corridors shall be enclosed and climate controlled. Open air breezeways shall be prohibited.
- p. The property owner shall provide a resort-style swimming pool and courtyard.
- q. Children's playground equipment shall be prohibited on the property.
- r. The property owner shall provide trash chutes internal to the building so residents do not have to carry their trash downstairs.
- s. All interior corridor floor finish materials shall be tile, carpet, luxury vinyl tile/plank, or engineered wood. Concrete flooring shall be prohibited.

Effective this 26th day of July 2022.

So Signed and Witnessed this 26th day of July, 2022.

Attest:

Approved:



Rocio Monterrosa, Deputy City Clerk



Mike Mason, Mayor

