

AN ORDINANCE TO APPROVE A REQUEST TO ADD 3.73 ACRES TO THE EXISTING 20.6-ACRE TOWN CENTER MUD ZONING DISTRICT BY REZONING 3.73 ACRES FROM C-2 TO MUD WITH ASSOCIATED VARIANCE TO ALLOW FOR A NEW MULTIFAMILY RESIDENTIAL DEVELOPMENT AT 4936 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 July 26, 2022 and August 23, 2022;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia that RZ2022-006, V2022-003, Innovation Lofts Mixed Use, for the above referenced property is hereby approved subject to the following conditions:

- 1) The property shall be rezoned from C-2 to MUD.
- 2) The site may be developed with up to 249, studio, one and two-bedroom, multi-family units.
- 3) The site plan layout shall be in general conformance with the site plan submitted with this application and prepared by Kimley Horn dated 8/4/2022 (with revisions to meet these conditions and zoning and development regulations) including the swimming pool, courtyard and rooftop amenities.
- 4) The traffic study, site plan, and access points shall be evaluated by city traffic engineering staff to determine if traffic improvements are warranted. Any such required improvements shall be funded by the developer.
- 5) The developer shall contribute \$200,000 no later than 12/31/2023 toward the construction of the Town Center Corners Connector Trail and other associated features in exchange for residential density credit.
- 6) The developer shall construct an elevated pedestrian walkway connecting its property to the Town Center in reasonable accordance with Exhibit 'A', prepared by Keck and Wood, or as mutually agreed upon by both parties.
- 7) The developer shall install 25 understory, native flowering trees to enhance the Town Center Corners Connector Trail at locations determined by the city arborist.
- 8) 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.
- 9) 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.
- 10) Encroachments into the 50 ft. undisturbed buffer and 75 ft. impervious stream setback line shall be permitted for the installation of a reinforced pervious slope, trail

- connection, and minor building encroachments along the northern property line as illustrated on the site plan prepared by Kimley Horn dated 8/4/2022.
- 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) Building elevations shall be contemporary in character subject to approval by the City Manager or his designee.
 - 13) Bicycle racks and an e-scooter corral shall be provided within the development.
 - 14) The building shall have controlled access at all pedestrian entry points.
 - 15) The development shall incorporate public art in the form of three entryway arches incorporating the City's logo at three access points to the Town Center Corners Connector Trail.
 - 16) 20% of the building's parking shall be designed to be electric vehicle ready.
 - 17) Developer shall participate in Peachtree Corners' Smart Cities Initiative by providing the following:
 - a) A 5G deployment and video surveillance plan adequate to support the development shall be reviewed and approved by the City Manager or his designee
 - b) Smart Home technology within residential units
 - 18) Developer shall authorize the City's public use and access of building rooftops to accommodate equipment necessary for 5G and security technology at mutually agreed upon rates.
 - 19) Apartment units shall be individually metered, accessed through a central lobby, and shall participate in the crime-free multi-family housing program.
 - 20) Hours of operation for service activities such as dumpster pick-ups, parking lot cleaning, and truck deliveries shall be limited to 7:00 AM to 7:00 PM.
 - 21) Planters with vegetation approved by the City Arborist shall be placed along the building exterior or, as an alternate, climbing plant material shall be installed at the base of the building or next to trellises or arbors.
 - 22) Roof-mounted mechanical equipment shall be screened from ground view.
 - 23) Dumpsters shall be screened by an opaque, decorative wall, at least six feet in height that matches the style of the building.
 - 24) With regard to the multifamily units, the following 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) 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) All units shall be equipped with an automatic fire sprinkler system.
 - m) Walk-out, recessed, and Juliet balconies shall be permitted. At least 55% of walk-out balconies shall be a minimum depth of 6'-0". The remaining balconies shall be a maximum of 4'-0" depth, including the portion of the balcony that is recessed into the building for privacy reasons.
 - 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. Unfinished concrete flooring shall be prohibited.
25. If building construction (as evidenced by a completed foundation) does not occur by 12/31/2026, the zoning on the property shall revert to the previous conditional C-2 zoning approved by Ordinance O2015-03-41.
26. Unless noted otherwise, all site improvements shall be completed prior to the issuance of the CO for the multi-family building.

Effective this 23rd day of August 2022.

So Signed and Witnessed this 23rd day of August, 2022.

Attest:

Approved:



Kymberly Chereck, City Clerk



Mike Mason, Mayor

