



**Land Use Application:** RZ2025-001  
**Planning Commission:** February 18, 2025  
**City Council 1<sup>st</sup> Read:** February 25, 2025  
**City Council 2<sup>nd</sup> Read:** March 25, 2025

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<b>CASE NAME:</b>	<b>RZ2025-001: 333 Research Court</b>
<b>PROJECT LOCATION:</b>	333 Research Court
<b>DISTRICT/LANDLOT:</b>	6 <sup>th</sup> District, Land Lots 285 & 286
<b>ACREAGE:</b>	±7.72 acres
<b>EXISTING ZONING:</b>	M-1 (Light Industry)
<b>EXISTING LAND USE:</b>	Office building and associated surface parking
<b>FUTURE LAND USE DESIGNATION:</b>	Central Business District, SAP subarea: Targeted Infill
<b>OVERLAY(S):</b>	Activity Center Corridor Overlay District
<b>APPLICANT:</b>	The Providence Group of Georgia c/o Kathryn M. Zickert – Smith, Gambrell, and Russell, LLP. 1105 W. Peachtree St. NE, Suite 1000 Atlanta, GA 30309
<b>OWNER:</b>	Atlanta Chinatown Mall, LLC 333 Research Court, Suite 225 Peachtree Corners, GA 30092  Norcross Techpark, LLC 333 Research Court Peachtree Corners, GA 30092
<b>PROPOSED REQUEST:</b>	Rezoning to allow for a stacked townhome development
<b>CONTACT:</b>	Kathy Zickert 404.815.3704
<b>STAFF RECOMMENDATION:</b>	<b>APPROVAL with conditions of RZ2025-001</b>

**PROJECT DATA:**

The applicant, The Providence Group of Georgia, LLC, is requesting to rezone 333 Research Court from M-1 (Light Industry) to R-STH (Single Family Residence Stacked Townhouse District) for the development of a 138-unit, stacked-townhouse subdivision.

The subject property is approximately 7.72 acres and is located on the northern side of Research Court at its intersection with Research Drive and adjacent (west) of Norcross High School. The site is completely developed with a two-story, ±65,000-square foot office building, 348 associated surface parking spaces, and is currently accessed via three curb cuts, two along Research Court and one along Research Drive.

The applicant is proposing to construct 138 stacked townhouse units, with 54 basement units and 84 slab units. The submitted site plan shows two detention ponds along the northern and southern property lines, an amenity area, several passive open spaces and pockets of guest parking, totaling 35 spaces, scattered throughout the proposed development. The applicant intends on removing two of the three existing curb cuts (one along Research Drive and the northernmost curb cut along Research Court) and would maintain the southernmost curb cut along Research Court. This existing curb cut would be expanded, from a right-in only to a full access curb cut that would align with the existing access point across the street. Internal sidewalks would create a pedestrian network throughout the development.

**Aerial Map**

**COMMUNITY INFORMATION MEETING REPORT:**

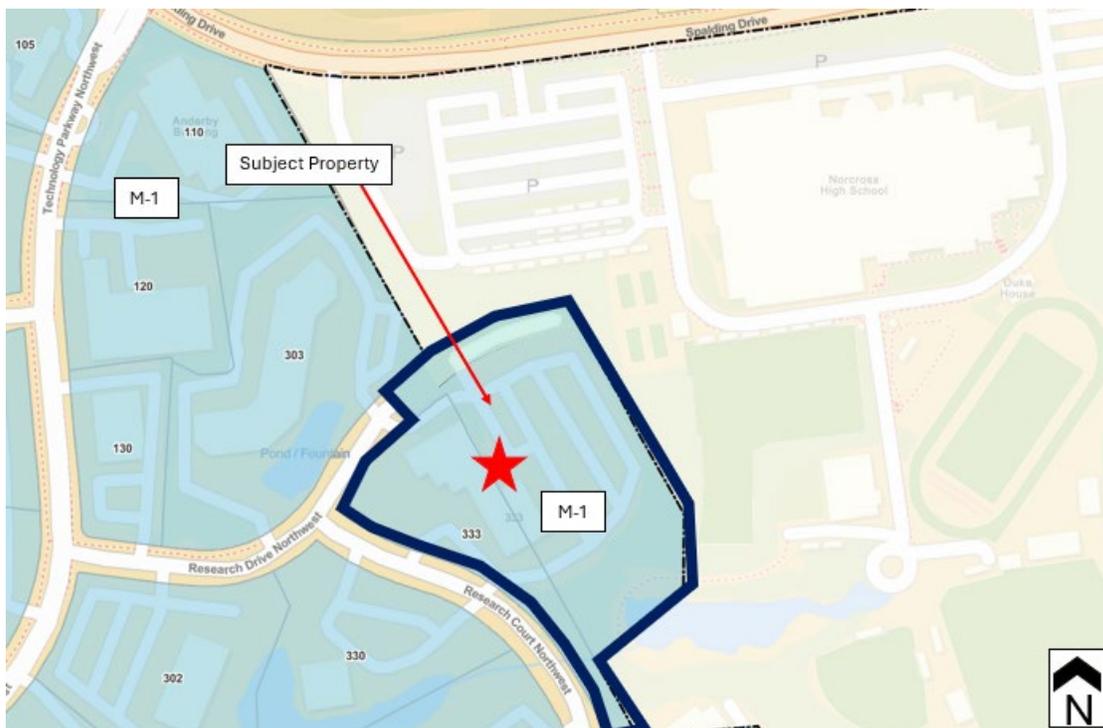
The applicant hosted a community information meeting on February 3, 2025. The meeting was held virtually and there was one person in attendance. Prior to the meeting, the applicant mailed a letter and site plan explaining the proposed project to all property owners within 500 feet of the subject property.

There were questions regarding the proposed price point of the units and examples of where the applicant has developed similar homes. There were no changes to the site plan as a result of the Community Information Meeting, but it should be noted that no changes were requested.

**ZONING HISTORY:**

The subject property is zoned M-1 and there are no cases associated with the property.

**Zoning Map**



**SURROUNDING LAND ANALYSIS AND ZONING**

Surrounding Properties	Zoning (Case Number)	Existing Land Use
Adjacent: North	M-1	Flex Office
Adjacent: East	City of Norcross	Norcross High School
Adjacent: South	M-1	Flex Office
Adjacent: West	M-1	Flex Office buildings

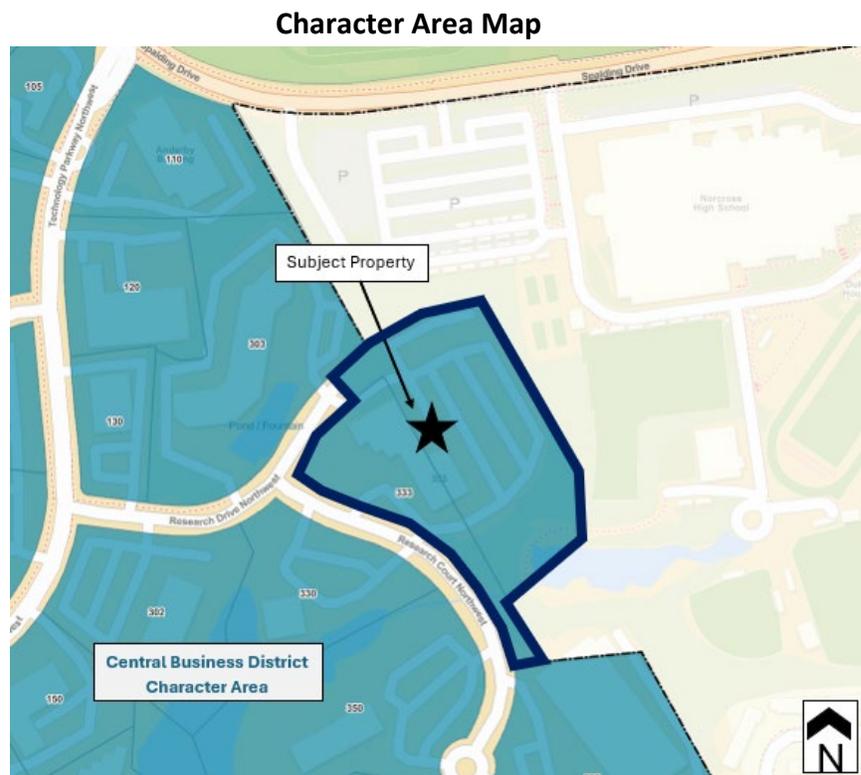
## **COMPREHENSIVE PLAN:**

The 2045 Comprehensive Plan's Character Area Map indicates that the subject property is located within the Central Business District (CBD) Character Area. This area encourages a wide range of mixed uses, including medium density residential, commercial, and office.

In December of 2024, the city adopted a Central Business District Small Area Plan, which organizes the CBD into seven subareas. The subject property is located within the Targeted Infill subarea of the CBD.

The intent for this subarea is to be strategic with adding new residential development and envisions medium density, walkable communities with a preference for built for equity products.

The subject property is located in the heart of the city's central business district and the proposed development is compatible with the surrounding area and the goals of the Comprehensive Plan and CBD Small Area Plan.



## **RZ2025-001– SEC. 1702 ZONING STANDARDS**

### **CRITERIA TO BE APPLIED – REZONING**

The criteria for change in condition decisions are provided in Section 1702 of the City of Peachtree Corners Zoning Ordinance. The specific criteria should be evaluated when considering a land use decision. The applicant is required to address these criteria (see application); below are staff's findings which are independent of the applicant's responses to these criteria.

#### **A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?**

The proposed rezoning to R-STH would permit a use that is suitable in view of the use and development of adjacent and nearby properties. This innovative, stacked townhouse development would act as a transition between the M-1 zoned districts to the west and Norcross High School, to the east. Additionally, the development would result in a density of approximately 17.8 units per acre, less than the maximum of the R-STH zoning district.

By providing a residential use adjacent to Norcross High School and on the outskirts of the Central Business District, it is likely that the daily vehicular trips would be less than an industrial development and a residential use would cause less dust, noise, reverberations, etc., that might be associated with an industrial use.

While the existing office is not at full capacity, the site is developed with a 65,000-square foot office building and associated parking, which would result in 101 trips during the weekday A.M. peak hour, 97 trips during the weekday P.M. peak hour, and an average of 716 trips on a weekday. The proposed development of 138 townhouses would result in 61 trips during the weekday A.M. peak hour, 72 trips during the weekday P.M. peak hour, and an overall average of 796 trips on a weekday. While the overall number of trips will increase slightly, the A.M. and P.M. peak hour trips of the proposed development would be less than the property is currently entitled for.

**B. Will this proposed rezoning, special use permit, or change in conditions adversely affect the existing use or usability of adjacent or nearby property?**

Rezoning the subject property to R-STH should not adversely affect the existing use or usability of adjacent or nearby properties. The proposed development would result in the closing of two curb cuts that currently exist on the site and would add housing stock to the city's inventory, specifically in Technology Park where housing availability is more limited than in other areas of the city.

**C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?**

The property has a reasonable economic use as currently zoned.

**D. Will the proposed rezoning, special use permit, or change in conditions result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**

Given the close proximity to a Major Arterial (Technology Parkway), it is unlikely that transportation facilities would be overburdened by the proposed development.

The project is within the attendance boundaries of Norcross Elementary School, Summerour Middle School and the student's choice of Norcross High School or Paul Duke STEM High School. Analysis by Gwinnett County Schools indicates that the project could generate up to 55 elementary school students, 29 middle school students and 40 high school students. However, the layout of a stacked flat is not as conducive to a family with school-aged children as a traditional townhouse layout is. This type of residential product is attractive to the young professional or active adult looking to downsize but still own in the area. It should be noted that even if the estimates are accurate, all impacted schools have excess capacity and would be able to adequately handle the additional students.

**E. Is the proposed rezoning, special use permit, or change in conditions in conformity with the policy and intent of the land use plan?**

The 2045 Peachtree Corners Character Area Map indicates that the property is located in the Targeted Infill subarea of the Central Business District (CBD) Character Area. The Small Area Plan, adopted in late 2024, divided the CBD into 7 subareas, further detailing each specific subarea within the CBD.

The Targeted Infill subarea calls for medium-density, owner-occupied residential intended to support existing nonresidential development within the CBD. The proposed development would create a unique housing type not currently offered in this part of the city and could attract educated professionals, young families, and empty nesters to this side of Technology Park.

**F. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?**

The City’s Comprehensive Plan envisions medium intensity, for equity products within this subarea of the Central Business District. The redevelopment of this property will provide a housing type currently not offered in this area of the city and attract people who work in Technology Park and want to live nearby, as well as residents who want to downsize but still own a home and live within the city.

**DEPARTMENT ANALYSIS:**

The subject property is a 7.72-acre parcel located on the northern side of Research Court, at its’ intersection with Research Drive. The applicant is proposing a rezoning of the site from M-1 to R-STH to allow for the development of a 138 stacked townhouse development, which would result in a density of approximately 17.8 units per acre, slightly lower than the 18 units per acre maximum permitted within the R-STH zoning district. The applicant is proposing one full-access curb cut where the southernmost curb cut along Research Court currently exists. The stacked townhouse development will include several open space areas, a network of sidewalks, and 35 guest parking spaces.



The R-STH zoning district was recently introduced by staff as a new zoning district intended to allow for an additional housing type within the city. The stacked townhouse has the appearance of a traditional townhouse, but the configuration of this housing type is significantly different. Still a one-family dwelling in a building of at least two attached units, stacked townhouses can be configured back-to-back, stacked one unit over another, or a hybrid of the two as opposed to traditional townhouses, which are separated vertically by fire-resistant walls. In the stacked townhouse, units are separated by one or more common fire-resistant walls and/or ceilings. Access would be provided to each stacked townhouse unit from an entrance along the front or side of the building, rather than strictly along the front or rear, as is done in a typical row of traditional townhouses. The look of the stacked townhouse is more interesting than a traditional townhouse as the buildings that contain stacked townhouse units will typically include more windows, doors, and pitched roofs, creating a visually pleasing building and cohesive development as opposed to its traditional, uniformed counterpart, which can give off a cookie-cutter, builder grade look and feel.

The 2045 Comprehensive Plan shows the property located in the Targeted Infill subarea of the Central Business District, indicating that the location is desirable for medium density, for equity developments. Goal 8 of the Comprehensive Plan's Community Work Program is to support housing options that accommodate various age groups and provide options for the development of housing at all price points. By creating this new zoning district, staff is able to provide more flexibility in the types of housing products that are offered in the city.

The applicant submitted architectural elevations as part of the rezoning request which show a traditional design with modern elements, sloped rooflines, and a mixture of exterior materials consisting of brick, fiber cement siding, board and batten, and glass, in a variety of earth-tone colors.



### **CONCLUSION:**

The proposed rezoning from M-1 to R-STH is consistent with the recommendations of the Comprehensive Plan as well as the Small Area Plan for the Central Business District and would create a unique housing type that doesn't currently exist in the city. Further, the proposed development would result in safer access, the closing of two curb cuts, and the redevelopment of an underperforming office building.

Therefore, Staff recommends **APPROVAL WITH CONDITIONS** of the requested rezoning.

## STAFF RECOMMENDATION

Based on the findings and conclusions herein, Staff recommends **APPROVAL** of Land Use Petition **RZ2025-001**, subject to the following conditions:

1. The property shall be rezoned from M-1 to R-STH.
2. Use of the subject property shall be limited to 138 stacked townhouse units.
3. The property shall be developed in substantial conformance with the site plan dated as received by the Community Development Department on January 6, 2025.
4. The development shall be limited to one access point, as shown on the site plan dated as received by the Community Development Department on January 6, 2025, subject to review and approval by the City of Peachtree Corners Public Works Director. Owner/Developer shall close and install curb and gutter at the site's two existing curb cuts.
5. Driveways shall be a minimum of 18' in length.
6. Owner/Developer shall provide stormwater management in compliance with Peachtree Corners Stormwater Ordinances.
7. 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.
8. Owner/Developer shall install sidewalks along Research Drive and Research Court.
9. Owner/Developer shall provide sidewalk connectivity between all buildings within the development and provide pedestrian sidewalk connections from the development onto the public sidewalk network along Research Drive and Research Court.
10. Owner/Developer shall provide a central mailbox for the community with adequate pedestrian access.
11. Owner/Developer shall provide space and feasibility for residential garbage service, subject to review and approval of the City of Peachtree Corners Public Works Director.
12. Building elevations shall be in substantial conformance with the elevations prepared by Lessard Design, dated as received by the Community Development Department on January 6, 2025, subject to review and approval by the Community Development Director.
13. Bicycle racks shall be provided within the development in accordance with the overlay standards.
14. 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.

**DEPARTMENT COMMENTS****Land Development**

- Combination Plat required and shall be approved prior to LDP issuance.
- Final subdivision plat will be required prior to issuance of building permits.
- 10' landscape strips are required along both road frontages (sidewalks adjacent to units 54 and 56 conflict with landscape strip area).
- Ensure road and unit layout can accommodate waste and fire services per city and county requirements.

**Public Works**

- Consider adding truck-turn arounds at dead ends within the subdivision.
- Add crosswalks throughout the development.
- Extend sidewalk and provide crosswalk adjacent to unit 40 on site plan.