

**AN ORDINANCE TO APPROVE A REQUEST FOR A CHANGE IN CONDITIONS OF RZ2021-003 (O2021-09-215), FOR A MIXED-USE PROJECT AT 20 TECHNOLOGY PARKWAY S., DISTRICT 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 February 18, 2025 and March 25, 2025;

**NOW THEREFORE, IT IS HEREBY ORDAINED** by the governing authority of the City of Peachtree Corners, Georgia that CIC2024-002, CV2024-006, CV2024-007 20/22 Tech Park S., for the above referenced property is hereby approved subject to the following 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 +4,500 square feet within the 50-foot undisturbed buffer and +18,500 square feet within the 75-foot no impervious surface setback, as shown on the site plan by Summit Engineering Consultants, Inc., dated December 19, 2024, (CV2024-007) 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 326 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 substantial conformance with the site plan submitted with this application and prepared by Summit Engineering Consultants, Inc., dated December 19, 2024 (with revisions to meet these conditions and zoning and development regulations).
- 5) Development shall include no more than the two access points as shown on the submitted site plan.
- 6) 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.
- 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) 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.

- 9) The developer shall provide a central mailbox for the community with adequate pedestrian access.
- 10) Building elevations shall be in substantial conformance with the elevations prepared by Brock Hudgins Architects, dated November 1, 2024. Building facades shall be developed with a minimum of 42% brick/stone, except facades facing public right of way shall have a minimum of 50% brick/stone, subject to review and approval by the Community Development Director. (CV2024-006).
- 11) The development shall incorporate public art at a cost not to exceed \$25,000. The type of art and final design shall be reviewed and approved by Staff with assistance from the Arts Council. Completion of the public art shall occur prior to the issuance of the Certificate of Occupancy for the last building.
- 12) Bicycle racks shall be provided within the development in accordance with the overlay standards.
- 13) The multi-family site shall incorporate an outdoor grilling and seating area with fireplace or fire pit.
- 14) The multi-family building shall have controlled access at all pedestrian entry points.
- 15) 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.
- 16) All existing vegetation along Peachtree Industrial Boulevard and Technology Parkway South shall be preserved and landscape plans, that comply with the city's regulations shall be required.
- 17) This property shall participate in the crime-free multi-family housing program.

SO ORDAINED AND EFFECTIVE, this 25 day of March, 2025.

Approved:

*Mike Mason*

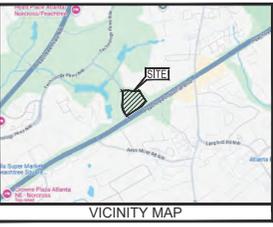
\_\_\_\_\_  
Mike Mason, Mayor

ATTEST:

*Kym Chereck*

\_\_\_\_\_(SEAL)

Kym Chereck, City Clerk



ALLIANCE REALTY PARTNERS  
 1720 PEACHTREE STREET NW  
 ATLANTA, GA 30309  
 404-923-8111

**PROJECT DATA**  
 20 TECHNOLOGY PARKWAY 10.70 ACRES  
 TOTAL GROSS AREA: 10.70 ACRES  
 NET AREA: 10.70 ACRES  
 \*POWER, GAS, OR R/W: 420.17 SF  
 420.17 SF EX. POWER EASEMENT  
 0 GAS EASEMENT  
 0 PROPOSED P/W DEDICATION

**ZONING**  
 EXISTING ZONING: M1  
 PROPOSED ZONING: MUD  
 BASE DENSITY ALLOWED UNDER MUD ZONING: 32.0 UNITS / AC  
 PROPOSED DENSITY: 326 UNITS @ 10.7 ACRES = 30.5 UNITS/AC

**PUBLIC GREEN SPACE**  
 MIN. REQUIRED: 1.5 ACRES  
 PROVIDED: 3.08 ACRES (134,400 SF)

**COMMON OPEN SPACE**  
 MIN. REQUIRED: 2.14 ACRES = 20%  
 COMMON OPEN SPACE PROVIDED: 6.36 ACRES (277,200 SF)  
 (INCLUDES GREEN SPACE) 63.6% OPEN SPACE

**PROPOSED DEVELOPMENT**  
 MULTIFAMILY: 326 UNITS (5-16 STORY BUILDINGS)  
 RETAIL/RESTAURANT: 2,000 SF  
 OFFICE: 6,000 SF

**PARKING REQUIRED**  
 NORTH BUILDING: 90 UNITS = 126 SPACES  
 SOUTH BUILDING: 236 UNITS = 354 SPACES  
 TOTAL MULTIFAMILY: 326 X 1.5 = 489 SP  
 RETAIL/RESTAURANT: 2,000 / 150 = 14 SP  
 OFFICE: 6,000 SF / 500 = 12 SP  
 TOTAL REQUIRED: 519 SP

**PARKING PROVIDED**  
 SURFACE PARKING: 117 SP  
 STRUCTURED PARKING: 402 SP  
 TOTAL PROVIDED: 519 SP  
 EV PARKING REQ: 5% OF 527 SP = 27 EV STATIONS  
 PROVIDED: 27 EV CHARGING STATIONS

**BUILDING HEIGHT**  
 NORTH BUILDING: 5 STORY WITH BASEMENT (6 STORY MAX)  
 PROPOSED HEIGHT: 80 MAX  
 SOUTH BUILDING: 5 STORY WITH BASEMENT (6 STORY MAX)  
 PROPOSED HEIGHT: 80 MAX

**STORMWATER**  
 STORMWATER DETENTION TO BE PROVIDED THROUGH UNDERGROUND SYSTEMS.

**SANITARY SERVICE**  
 PROVIDED BY GRAVITY SEWER (GWINNETT COUNTY)

**NOTE:** PEDESTRIAN PATH AND SIDEWALK ARE SHOWN CONCEPTUALLY. FINAL LOCATION TO BE FINALIZED DURING THE DESIGN AND PERMITTING PROCESS. THE PATH MAY BE MULCH IN NATURAL AREAS AND SHALL NOT BE HANDICAP ACCESSIBLE.

**NOTE:** ALL BUFFERS AND IMPERVIOUS SETBACKS ARE MEASURED FROM THE POINT OF BREASTED VEGETATION, NOT THE CENTERLINE OF THE DRAINAGE FEATURE.

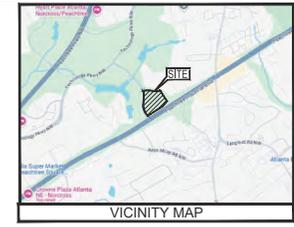
**NOTE:** ANY PROPOSED DISTURBANCE WITHIN THE 25-FOOT STATE BUFFER IS LIMITED TO THE REMOVAL OF EXISTING IMPERVIOUS SURFACES.



Project No.	Schedule	Drawn By	Check By	Date	Scale
		CSK	CSK	12/2024	1" = 40'

**ZONING PLAN**  
 ALLIANCE TECHNOLOGY PARK  
 20 TECHNOLOGY PARKWAY  
 LAND LOT 222 - 6B DISTRICT  
 GWINNETT COUNTY, GEORGIA

Drawing No.  
 1 of 3  
 S-24-014



**Summit**  
Engineering Consultants, Inc.  
1000 Peachtree Industrial Blvd., Suite 1000  
Atlanta, GA 30309  
404-923-8111

**ALLIANCE REALTY PARTNERS**  
1720 PEACHTREE STREET NW  
ATLANTA, GA 30309  
404-923-8111

Project No.	Scale	Drawn By	Checked By	Date	Scale

Revision Schedule

**BUFFER IMPACT SUMMARY**

EXISTING TOTAL AREA OF 50' BUFFER:	22,223 SF
EXISTING TOTAL AREA OF 75' IMPERVIOUS SETBACK:	39,512 SF

**EXISTING IMPERVIOUS AREA BUFFER IMPACTS**

25' STATE STREAM BUFFER:	950 SF	54.1% IMPACT	<span style="color: red;">■</span>
50' UNDISTURBED CITY BUFFER:	12,025 SF	65.9% IMPACT	<span style="color: orange;">■</span>
75' IMPERVIOUS CITY SETBACK:	26,446 SF		<span style="color: yellow;">■</span>

**PROPOSED IMPERVIOUS AREA BUFFER IMPACTS**

25' STATE STREAM BUFFER:	0 SF	18.2% IMPACT	<span style="color: red;">■</span>
50' UNDISTURBED CITY BUFFER:	4,052 SF	44.8% IMPACT	<span style="color: orange;">■</span>
75' IMPERVIOUS CITY SETBACK:	17,615 SF		<span style="color: yellow;">■</span>

**IMPERVIOUS AREAS REMOVED**

25' STATE STREAM BUFFER:	829 SF	87% REMOVED
50' UNDISTURBED CITY BUFFER:	7,974 SF	66% REMOVED
75' IMPERVIOUS CITY SETBACK:	8,831 SF	33% REMOVED

NOTE: ANY PROPOSED DISTURBANCE WITHIN THE 25-FOOT STATE BUFFER IS LIMITED TO THE REMOVAL OF EXISTING IMPERVIOUS SURFACES.



**EXISTING STREAM BUFFER IMPACT EXHIBIT**  
ALLIANCE TECHNOLOGY PARK  
20 TECHNOLOGY PARKWAY  
LAND LOT 222-06 DISTRICT  
GINNETT COUNTY, GEORGIA

Drawing No.  
**2 of 3**  
S-24-014





CIC2024-002, CV2024-006 and CV2024-007











**ELEVATION NOTES**

1. ALL METAL CAPS, COPING, FLASHING, SCUPPERS, FLASHING, AND OTHER RELATED ROOF ITEMS SHALL BE INSTALLED PER THE LATEST SBACMA REGULATION.
2. REFER TO PROJECT MANUAL FOR SPECIFICATIONS.
3. COORDINATE BUILDING SIGNAGE LOCATIONS AND REQUIREMENTS WITH OTHER ARCHITECTURAL PRIOR TO FABRICATION.
4. REFER TO ROOF FOR SPECIFICATION OF EXTERIOR LIGHTING.
5. MATERIAL, MANUFACTURERS AND COLORS INDICATED ON DRAWINGS ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PROCESS. ANY DEVIATIONS FROM APPROVED PLANS SHALL FOLLOW ESTABLISHED ADMINISTRATIVE PROCEDURES FOR APPROVAL.

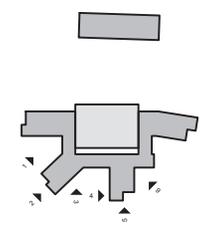
**ELEVATION LEGEND**

- WINDOW/DOOR/OPENING SYSTEM. REFER TO WINDOW SCHEDULE SHEET FOR SPECIFICATION.
- ⊥ MASONRY CONTROL JOINT. FINISH TO MATCH MORTAR.

**EXTERIOR MATERIAL LEGEND**

- FC1 FIBER CEMENT - BOARD & BATTEN  
 EXPOSURE: 12" C/C  
 STANDARD OF DESIGN: JAMES HARDIE  
 COLOR: GREEN GARTH 807118
- FC2 FIBER CEMENT - LAP SIDING  
 EXPOSURE: 6"  
 STANDARD OF DESIGN: JAMES HARDIE  
 COLOR: CHELSEA GREY SW 2893
- FC3 FIBER CEMENT - PANEL W/ REVEALS  
 EXPOSURE: PER ELEVATIONS  
 STANDARD OF DESIGN: JAMES HARDIE  
 COLOR: WESTCHESTER GREY SW 2849
- FC4 FIBER CEMENT - TRIM BOARD  
 EXPOSURE: PER ELEVATIONS  
 STANDARD OF DESIGN: JAMES HARDIE  
 COLOR: BLACK MAGIC SW 8891
- FC5 FIBER CEMENT - TRIM BOARD  
 EXPOSURE: PER ELEVATIONS  
 STANDARD OF DESIGN: JAMES HARDIE  
 COLOR: NO PINK SW 1721
- FC6 FIBER CEMENT - PANEL W/ REVEALS  
 EXPOSURE: PER ELEVATIONS  
 STANDARD OF DESIGN: NOKIA VANTAGEWOOD  
 COLOR: CEDAR
- BR2 BRICK VENEER  
 STANDARD OF DESIGN: TRD  
 COLOR: TRD

**KEY PLAN**



**5 EXTERIOR BUILDING ELEVATION**  
 332' x 12'



**6 EXTERIOR BUILDING ELEVATION**  
 332' x 12'



**2 EXTERIOR BUILDING ELEVATION**  
 332' x 12'

**3 EXTERIOR BUILDING ELEVATION**  
 332' x 12'



**1 EXTERIOR BUILDING ELEVATION**  
 332' x 12'

**ELEVATION NOTES**

1. ALL METAL CAPS, COPING, FLASHING, SCUPPERS, FLASHING, AND OTHER RELATED ROOF ITEMS SHALL BE INSTALLED PER THE LATEST SBACA REGULATION.
2. REFER TO PROJECT MANUAL FOR SPECIFICATIONS.
3. COORDINATE BUILDING FINISH LOCATIONS AND REQUIREMENTS WITH OTHER ARCHITECTS PRIOR TO FABRICATION.
4. REFER TO ROOF FOR SPECIFICATION OF EXTERIOR LIGHTING.
5. MATERIAL MANUFACTURERS AND COLORS INDICATED ON DRAWINGS ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PROCESS. ANY DEVIATIONS FROM APPROVED PLANS SHALL FOLLOW ESTABLISHED ADMINISTRATIVE PROCEDURES FOR APPROVAL.

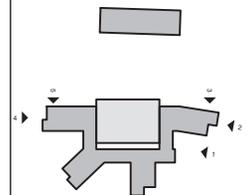
**ELEVATION LEGEND**

- WINDOW/DOOR/SCREEN SYSTEM. REFER TO WINDOW SCHEDULE SHEET FOR SPECIFICATION.
- MASONRY CONTROL JOINT. FINISH TO MATCH MORTAR.

**EXTERIOR MATERIAL LEGEND**

- FC1 FIBER CEMENT - BOARD & BATTEN  
EXPOSURE: 12" C/C  
STANDARD OF DESIGN: JAMES HARDIE  
COLOR: GREEN GARTH 80718
- FC2 FIBER CEMENT - LAP SIDING  
EXPOSURE: 6"  
STANDARD OF DESIGN: JAMES HARDIE  
COLOR: CHELSEA GREY SW 2893
- FC3 FIBER CEMENT - PANEL W/ REVEALS  
EXPOSURE: PER ELEVATIONS  
STANDARD OF DESIGN: JAMES HARDIE  
COLOR: WESTCHESTER GREY SW 2849
- FC4 FIBER CEMENT - TRIM BOARD  
EXPOSURE: PER ELEVATIONS  
STANDARD OF DESIGN: JAMES HARDIE  
COLOR: BLACK MAGIC SW 8861
- FC5 FIBER CEMENT - TRIM BOARD  
EXPOSURE: PER ELEVATIONS  
STANDARD OF DESIGN: JAMES HARDIE  
COLOR: NO PINK SW 172
- FC6 FIBER CEMENT - PANEL W/ REVEALS  
EXPOSURE: PER ELEVATIONS  
STANDARD OF DESIGN: MONZA VANTAGEWOOD  
COLOR: CEDAR
- BR2 BRICK VENEER  
STANDARD OF DESIGN: TRD  
COLOR: TRD

**KEY PLAN**



**5 EXTERIOR BUILDING ELEVATION**  
332' x 1-0'

**4 EXTERIOR BUILDING ELEVATION**  
332' x 1-0'



**2 EXTERIOR BUILDING ELEVATION**  
332' x 1-0'

**3 EXTERIOR BUILDING ELEVATION**  
332' x 1-0'



**1 EXTERIOR BUILDING ELEVATION**  
332' x 1-0'

