



Jahnee Prince  
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Atlanta, GA  
Charleston, SC  
Charlotte, NC  
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Raleigh, NC  
Spartanburg, SC  
Washington, DC

July 6, 2021

**Via Hand Delivery**

Mr. Jeff Conkle, Planning and Zoning Administrator  
Community Development Department  
City of Peachtree Corners  
310 Technology Pkwy  
Peachtree Corners, GA 30092

Re: Rezoning Application (“**Application**”) by AHS Residential, LLC (“**Applicant**”) with respect to approximately 10.7 acres being properties commonly known as 20 Technology Parkway and 22 Technology Parkway. Tax Parcel Numbers R6272 044 and R6272 06 (collectively, the “**Property**”)

**LETTER OF INTENT**

Dear Jeff:

This law firm has the pleasure of representing Applicant with respect to the Application. Applicant respectfully submits for consideration the Application, seeking a rezoning of the Property from the M district to the MUD Mixed Use Development district to allow for the development of the Property with a 382-unit multifamily community including a coffee shop, and office space.

**The Property -- Background and Existing Zoning**

The Property includes two improved parcels, 20 Technology Parkway and 22 Technology Parkway, Tax Parcel Numbers R6272 044 and R6272 06 respectively. The property is 10.7 acres in size and is located at the corner of Technology Parkway South and Peachtree Industrial Boulevard and is part of the overall project known as Technology Park. The Property contains two office buildings together with associated structured and surface parking to support the existing office uses. Applicant has the Property under contract to purchase from the existing owners. If this Application is approved, the Applicant intends to redevelop the Property with 368 apartments, a coffee shop, and office space.

The existing zoning for the Property is M. The Property is designated as Central Business District designation on the City’s comprehensive plan future land use map. The Application, including the proposed density and mix of uses, is consistent with the City’s comprehensive plan future land use map.

PPAB 6418280v1

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### **Proposed Redevelopment and Rezoning**

Applicant is requesting the rezoning of the Property, 20 and 22 Technology Park South, 10.7 acres from the current M-I (Light Industrial District) to MUD (Mixed-Use Development District) to provide 382 multi-family apartments (mix of studio, one and two bedroom units) with a coffee shop and office space.

The proposed rezoning is consistent with the Comprehensive Plan Future Land Use Map designation of Central Business district. The City's Comprehensive Plan describes the Central Business District character area as "the economic heart of Peachtree Corners. A mix of retail and commercial uses, offices, mixed-use, government and institutional properties, and open space will give Peachtree Corners residents a vibrant, dynamic, livable, and walkable town center." It also states that "The Central Business District is the most intense concentration of development and density." The Comprehensive Plan states that buildings up to 10 stories are appropriate for Technology Park

The Property is currently developed as office space in two buildings on adjacent parcels. The existing five story office building at 20 Technology Parkway, on the corner of Peachtree Industrial Boulevard and Technology Parkway South, was built in 1983. It contains 3 office levels with 2 lower parking levels. Built in 1980, the 22 Technology Parkway South office building is a single level with underground parking.

Applicant plans to reuse the building at 20 Technology Parkway South by reconfiguring the space for apartments, a coffee shop, office space, and structured parking. The attached site plan illustrates the reuse of 20 Technology Parkway South, reconfiguring the upper two stories from office space to residential and commercial and changes the third level to parking for a total of three floors of parking, adding 89 spaces to the 246 existing garage spaces.

The building at 22 Technology Parkway South will be replaced on the footprint of the existing building with an eight story building with residential units.

Additionally, Applicant intends to construct two additional buildings. Building B will be an eight story residential building. Building C will be a seven story residential building. The pool and community amenity space will be located between Buildings B and C. All of them will be located where there is currently surface parking.

### **Proposed Associated Variances**

Applicant is also requesting two variances concurrently. The first variance is to allow continued encroachment into the stream buffers as they exist as in the present development. Both of the existing buildings encroach into required stream buffers. The 20 Technology Parkway South building will be reused. The 22 Technology Parkway South Building will be replaced by another building constructed using the footprint of the existing building.

The second variance is to decrease the required minimum unit size for one bedroom apartments (600 square feet), by less than 10 percent, to allow 555 square feet for some of the one bedroom apartments. All of the other apartments will meet the required minimum unit size.

### Proposed Residential Density

Applicant's site plan includes 382 total housing units on 10.7 acres. This equates to a density of 35.7 units per acre, which exceeds the base 32 units per acre maximum in the MUD zoning district. However, Applicant qualifies for 38 density units as permitted in the proposed zoning district by adding the following bonus density incentive site features:

- Adaptive Reuse of an existing structure (1.0)
- Creating public greenspace (2.0)
- Parking made ready for EV charging (.5)
- LEED or comparable certification, use of the National Green Building Standards (.5)
- Underground stormwater detention (1.0)
- Parking for e-scooters (.5)
- Public art feature visible from a public right of way, a mural to be painted on the side of one of the buildings (.5)
- Smart Technology Building Enhancements (.5)

### Application Requirements<sup>1</sup>

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<sup>1</sup> Applicant notifies the City of Peachtree Corners of its constitutional concerns with respect to its Application. If the Peachtree Corners City Council (the "**City Council**") denies the Application in whole or in part, then the Property does not have a reasonable economic use under the Zoning Ordinance. Moreover, the Application meets the test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. *See Guhl vs. Holcomb Bridge Road*, 238 Ga. 322 (1977). If the City Council denies the Application in whole or in part, such an action will deprive Applicant of the ability to use the Property in accordance with its highest and best use. Similarly, if the City Council rezones the Property to some classification other than MUD without Applicant's consent, or if the City Council limits its approval by attaching conditions to such approval affecting the Property or the use thereof without Applicant's consent, then such approval would deprive Applicant of any reasonable use and development of the Property. Any such action is unconstitutional and will result in a taking of property rights in violation of the just compensation clause of the Constitution of the State of Georgia (*see Ga. Const. 1983, Art. I, § 3, para. 1(a)*), and the just compensation clause of the Fifth Amendment to the United States Constitution (*see U.S. Const. Amend. 5*). To the extent that the Zoning Ordinance allows such an action by the Board, the Zoning Ordinance is unconstitutional. Any such denial or conditional approval would discriminate between Applicant and owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of Article I, Section I, Paragraph 2 of the Georgia Constitution and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Also, a failure to grant the Application or a conditional approval of the Application (with conditions not expressly approved by Applicant) would constitute a gross abuse of discretion and would constitute an unconstitutional violation of Applicant's rights to substantive and procedural due process as guaranteed by the Georgia Constitution (*see Ga. Const. 1983, Art. I, § 1, para. 1*) and the Fifth and Fourteenth Amendments of the United States Constitution (*see U.S. Const. Amend. 5 and 14*). Applicant further challenges the constitutionality and enforceability of the Zoning Ordinance, in whole and in relevant part, for lack of objective standards, guidelines or criteria limiting the Board's discretion in considering or deciding applications for rezonings. Nevertheless, Applicant remains optimistic that City Council's consideration of the Application will be conducted in a constitutional manner.

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The Peachtree Corners Public Hearing Application sets forth the requirements applicable to rezoning applications, some of which are addressed above and the remainder of which are addressed in supporting documents. Specifically, in support of the Application, Applicant submits the following documents:

1. Site Plan
2. Architectural Elevations
3. Letter of Intent
4. Applicant Certification with Notarized Signature
5. Property Owner Certification with Notarized Signature
6. Standards Governing Exercise of the Zoning Power
7. Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)
8. Verification of Paid Property Taxes (most recent year)
9. Electronic copy of complete package
10. Application Fee in the amount of \$3450 which includes Rezoning Application (\$1950) and Variance Applications for stream buffer and minimum dwelling unit size (\$750 each, \$1500 total)
11. The Community Information Meeting notification letter. The Community Information Meeting Certification will be submitted as soon as the meeting results are documented.
12. Specimen Tree Survey
13. Traffic Study
14. Variance Application for Stream Buffers
15. Variance Application to decrease the required minimum unit size for one bedroom apartments (600 square feet), by less than 10 percent, to allow 550 square feet for some of the one bedroom apartments

Applicant respectfully requests that the Community Development Department (the "**Department**") recommend approval of the Application to the Planning Commission and the City Council. Applicant is happy to answer questions or provide any additional information that the Department and the City may have with regard to this Application.

Sincerely,



Jahnee Prince, AICP  
Associated Professional

JP/jp/ews

cc: Mr. Juan Fernandez  
Mr. Dave Schmit  
Ellen W. Smith, Esq.

**REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PEACHTREE CORNERS, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>AHS Residential, LLC</u>	NAME: <u>22 TECHNOLOGY PARKWAY LLC</u>
ADDRESS: <u>12895 SW 132 Street</u>	ADDRESS: <u>22 Technology Parkway S</u>
CITY: <u>Miami</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>FL</u> ZIP: <u>33186</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>786-475-1154</u>	PHONE: <u>404-452-2662</u>
E-MAIL: <u>jgf@ahsresidential.com</u>	E-MAIL: <u>sluce@catalysttechventures.com</u>
<b>APPLICANT CONTACT, IF DIFFERENT THAN ABOVE</b>	
CONTACT PERSON: <u>Jahnee Prince</u> PHONE: <u>678-690-5710</u>	
CONTACT'S E-MAIL: <u>jahneeprince@parkerpoe.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT       PROPERTY OWNER       CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): M REQUESTED ZONING DISTRICT: MUD

LAND DISTRICT(S): 6 LAND LOT(S): 272 ACREAGE: 10.7

ADDRESS OF PROPERTY: 20 and 22 Technology Parkway South

PROPOSED DEVELOPMENT: Mixed Use with 382 apartments, coffee shop, and office space

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*Staff Use Only This Section*

Case Number: \_\_\_\_\_ Hearing Date: P/C \_\_\_\_\_ C/C \_\_\_\_\_ Received Date: \_\_\_\_\_

Fees Paid: \_\_\_\_\_ By: \_\_\_\_\_

Related Cases & Applicable Conditions:

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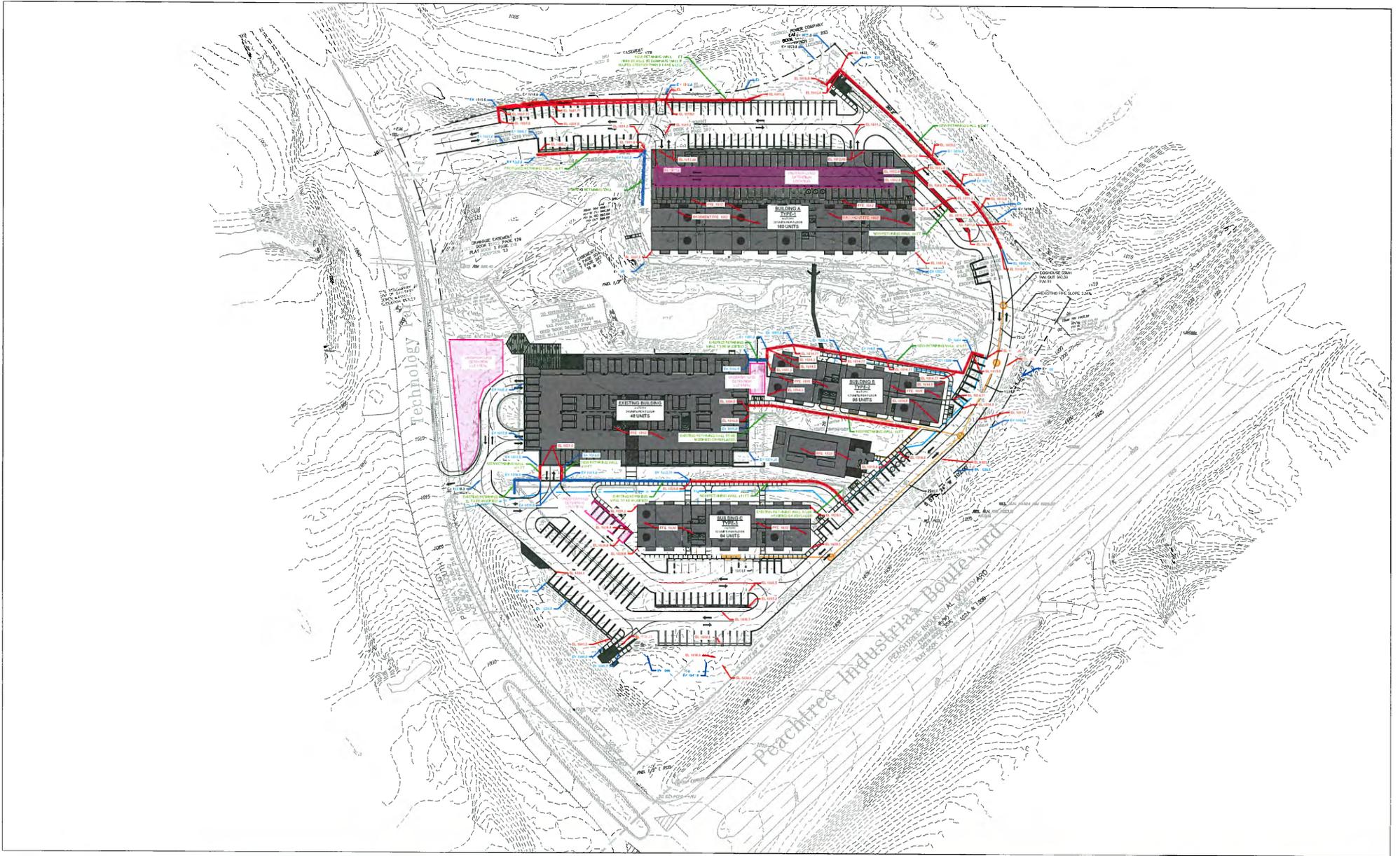
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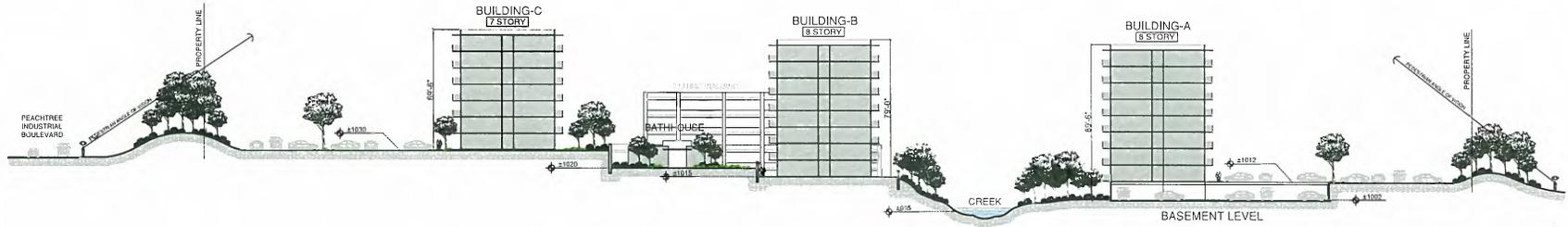


## TECHNOLOGY WHOLE PARCEL LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 272 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA CONTAINING 10.70 ACRES AND BEING DESCRIBED AS FOLLOWS:  
BEGINNING AT A 1/2 INCH REBAR FOUND AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF THE RIGHT-OF-WAY OF TECHNOLOGY PARKWAY SOUTH (90 FOOT RIGHT-OF-WAY WIDTH) WITH THE NORTHWESTERLY LINE OF THE RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD; THENCE FROM SAID POINT OF BEGINNING, AS THUS ESTABLISHED, RUNNING ALONG SAID NORTHEASTERLY LINE OF THE RIGHT-OF-WAY OF TECHNOLOGY PARKWAY SOUTH THENCE, N 33° 54' 07" W FOR A DISTANCE OF 106.70 FEET TO A ONE-HALF INCH REBAR ROUND, THENCE NORTHWEST WITH THE ARC OF A 525.90 FOOT RADIUS CURVE TO THE LEFT, FOR A DISTANCE OF 354.00 FEET (CHORD N 14° 28' 48" W, 347.35 FEET) TO A ONE-HALF INCH REBAR FOUND THENCE, N 04° 49' 18" W FOR A DISTANCE OF 194.37 FEET TO A ONE-HALF INCH REBAR FOUND THENCE, NORTH ALONG THE EAST SIDE OF TECHNOLOGY PARKWAY SOUTH WITH THE ARC OF A 723.78 FOOT RADIUS CURVE TO THE LEFT (CHORD: N 01° 00' 35" W, 139.44 FEET) 139.65 FEET TO A ONE-HALF INCH REBAR FOUND; THENCE, NORTH ALONG THE EAST SIDE OF TECHNOLOGY PARKWAY SOUTH WITH THE ARC OF A 733.48 FOOT RADIUS CURVE TO THE LEFT (CHORD: N 09° 36' 53" W, 80.10 FEET) 80.14 FEET TO A ONE-HALF INCH REBAR FOUND THENCE, N 83° 44' 32" E FOR A DISTANCE OF 90.57 FEET TO A ONE-HALF INCH REBAR FOUND; THENCE, NORTHEAST WITH THE ARC OF A 756.24 FOOT RADIUS CURVE TO THE RIGHT (CHORD: N 87° 53' 09" E, 109.28 FEET) 109.38 FEET TO A ONE-HALF INCH CAPPED REBAR SET; THENCE, SOUTHEAST WITH THE ARC OF A 756.03 FOOT RADIUS CURVE TO THE RIGHT (CHORD: S 83° 39' 44" E, 113.76 FEET) 113.87 FEET TO A ONE-HALF INCH REBAR FOUND; THENCE, S 79° 25' 09" E, 70.49 FEET TO A ONE-HALF INCH REBAR FOUND; THENCE EAST WITH THE ARC OF A 261.63 FOOT RADIUS CURVE TO THE LEFT (CHORD: N 79° 59' 58" E, 184.93 FEET) 189.02 FEET TO A ONE-HALF INCH REBAR FOUND; THENCE, S 30° 43' 31" E, 79.89 FEET TO A ONE-HALF INCH REBAR FOUND; THENCE, S 32° 23' 49" E, 357.16 FEET TO A ONE-HALF INCH REBAR FOUND ON THE NORTHWEST SIDE OF PEACHTREE INDUSTRIAL BOULEVARD; THENCE, S 41° 53' 40" W, 231.30 FEET ALONG THE NORTHWEST SIDE OF PEACHTREE INDUSTRIAL BOULEVARD TO A ONE-HALF INCH CAPPED REBAR SET; THENCE, S 57° 59' 24" W, 102.00 FEET TO A ONE-HALF INCH REBAR FOUND; THENCE, S 57° 27' 49" W 485.24 FEET TO THE POINT OF BEGINNING.







**PEACHTREE CORNER - CROSS SECTION STUDY**

SCALE: 1" = 30'-0"

MARK	DATE	DESCRIPTION

PROJECT No. T.B.C.  
DRAWN BY: FM  
CHECKED BY: LB  
DATE: 03-19-21



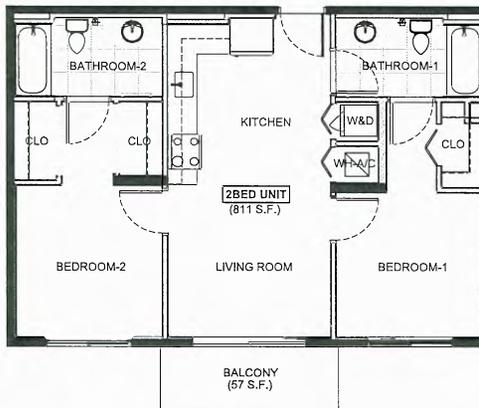
LEOPOLDO BELLÓN, AIA (AP-6737)  
SHEET TITLE

CROSS SECTION  
**SP-2**  
SHEET OF



TYP. ONE BEDROOM UNIT 612 S.F.

SCALE: 1/4" = 1'-0"



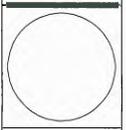
TYP. TWO BEDROOM UNIT 868 S.F.

SCALE: 1/4" = 1'-0"

PEACHTREE CORNERS - AREAS	
<b>MULTIFAMILY</b>	
<b>BUILDING-A</b>	
TYP. FLOOR (1-8)	= 17,720 S.F.
BASEMENT LEVEL (Parking)	= 42,092 S.F.
<b>TOTAL</b>	<b>= 163,892 S.F.</b>
<b>BUILDING-B</b>	
TYP. FLOOR (1-8)	= 11,650 S.F.
<b>TOTAL</b>	<b>= 93,200 S.F.</b>
<b>BUILDING-C</b>	
TYP. FLOOR (1-7)	= 11,650 S.F.
<b>TOTAL</b>	<b>= 81,550 S.F.</b>
<b>EXISTING BUILDING</b>	
FLOOR 1 - 3 (PARKING)	= 39,275 S.F.
FLOOR 4 & 5 (UNITS / AMENITIES)	= 32,389 S.F.
<b>TOTAL</b>	<b>= 182,803 S.F.</b>
<b>AMENITIES</b>	
BATHHOUSE	= 1,269 S.F.
POOL DECK	= 4,767 S.F.
PARTY ROOM*	= 1,124 S.F.
BATHROOMS*	= 422 S.F.
GYM*	= 1,926 S.F.
LEASING OFFICE*	= 1,124 S.F.
STORAGE RENTAL SPACE*	= 928 S.F.
MAIL BOX AREA*	= 140 S.F.
MODEL UNIT*	= 623 S.F.
<b>COMMERCIAL</b>	
COFFEE SHOP*	= 560 S.F.
COVERED TERRACE*	= 832 S.F.
TERRACE	= 1,137 S.F.
<b>OFFICE</b>	
RETAIL / OFFICE*	= 8,291 S.F.
(*) INCLUDED IN THE EXISTING BUILDING.	

MARK	DATE	DESCRIPTION

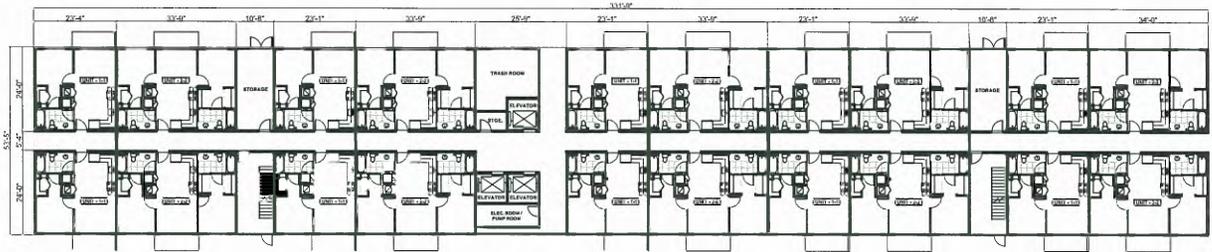
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DATE: 03-15-21



LEOPOLDO BELLÓN, AIA (AP-6737)

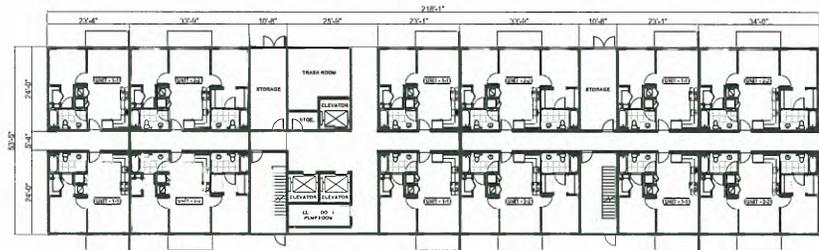
SHEET TITLE

UNITS FLOOR PLANS  
**A-1**  
SHEET OF



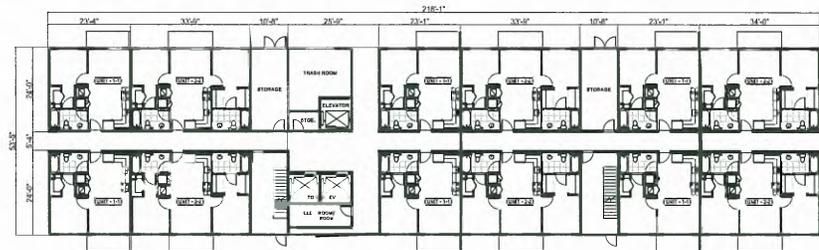
TYPICAL FLOOR PLAN - BUILDING-A 8 STORY

SCALE: 1/16" = 1'-0"



TYPICAL FLOOR PLAN - BUILDING-B 8 STORY

SCALE: 1/16" = 1'-0"



TYPICAL FLOOR PLAN - BUILDING-C 7 STORY

SCALE: 1/16" = 1'-0"

MARK	DATE	DESCRIPTION

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DRAWN BY: FM  
CHECKED BY: LB  
DATE: 03-19-21



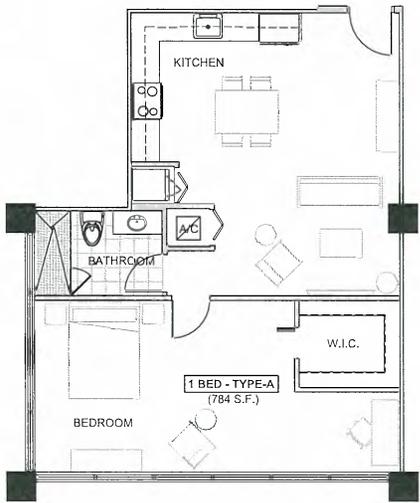
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SHEET TITLE

BUILDINGS  
FLOOR PLANS  
**A-2**  
SHEET OF

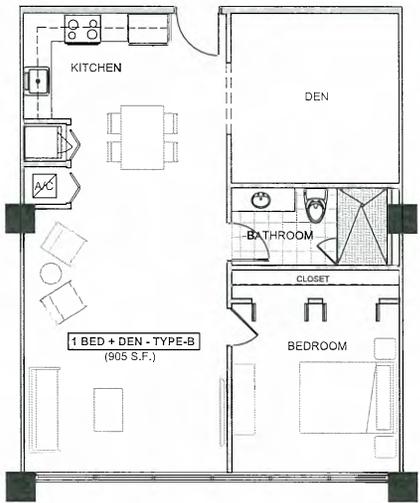
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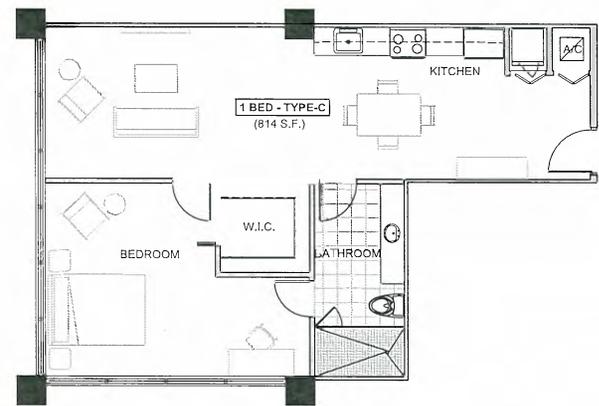
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SHEET TITLE  
STUDIOS FLOOR PLANS  
**A-3**  
SHEET OF



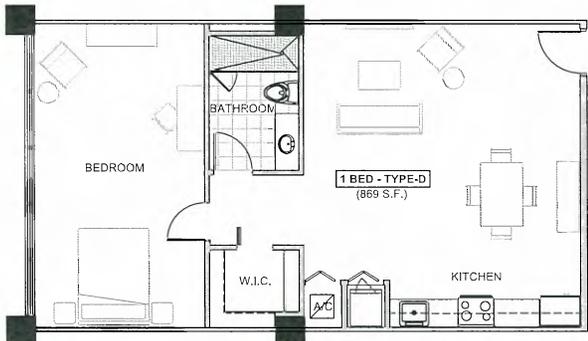
**1 BED - TYPE-A** 784 S.F.  
SCALE: 1/4" = 1'-0"



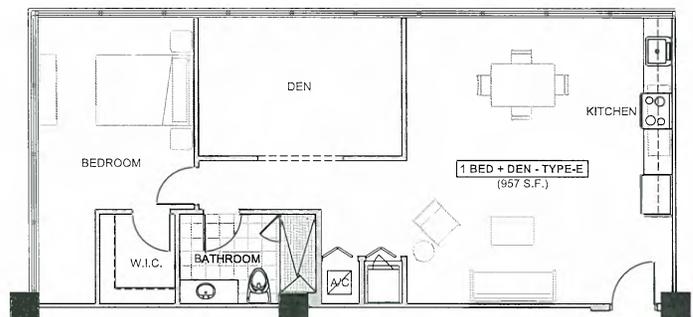
**1 BED + 1 DEN - TYPE-B** 905 S.F.  
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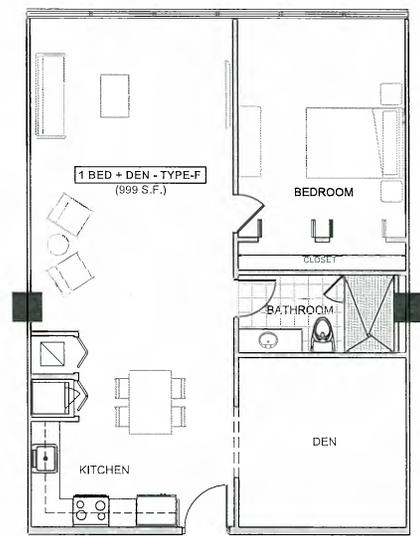
**1 BED - TYPE-C** 814 S.F.  
SCALE: 1/4" = 1'-0"



**1 BED - TYPE-D** 869 S.F.  
SCALE: 1/4" = 1'-0"



**1 BED + 1 DEN - TYPE-E** 957 S.F.  
SCALE: 1/4" = 1'-0"



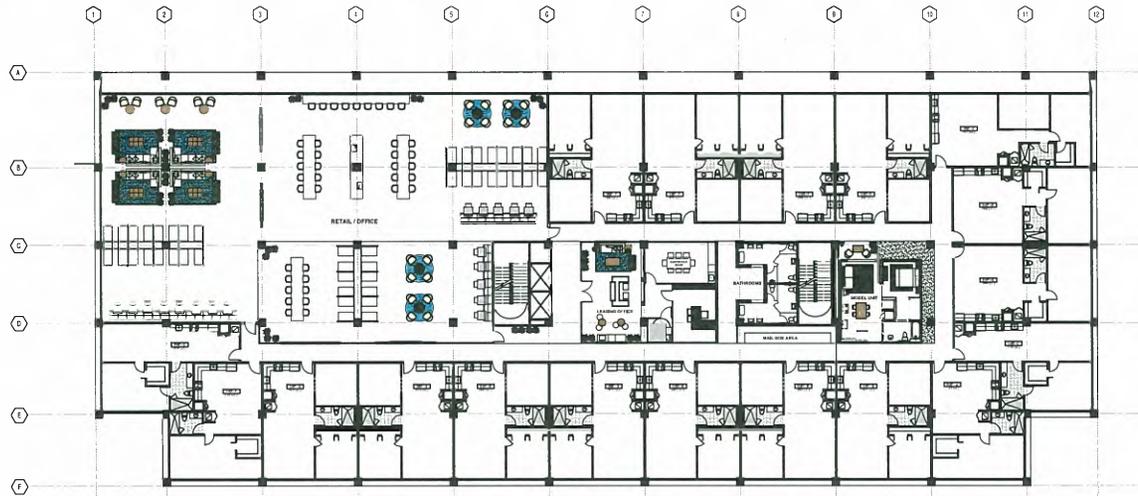
**1 BED + 1 DEN - TYPE-F** 999 S.F.  
SCALE: 1/4" = 1'-0"





THIRD LEVEL FLOOR PLAN - EXISTING BUILDING

SCALE: 1/4" = 1'-0"

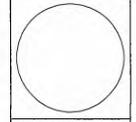


FOURTH LEVEL FLOOR PLAN - EXISTING BUILDING

SCALE: 1/16" = 1'-0"

MARK	DATE	DESCRIPTION

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DRAWING BY: PM  
CHECKED BY: LB  
DATE: 03-19-21

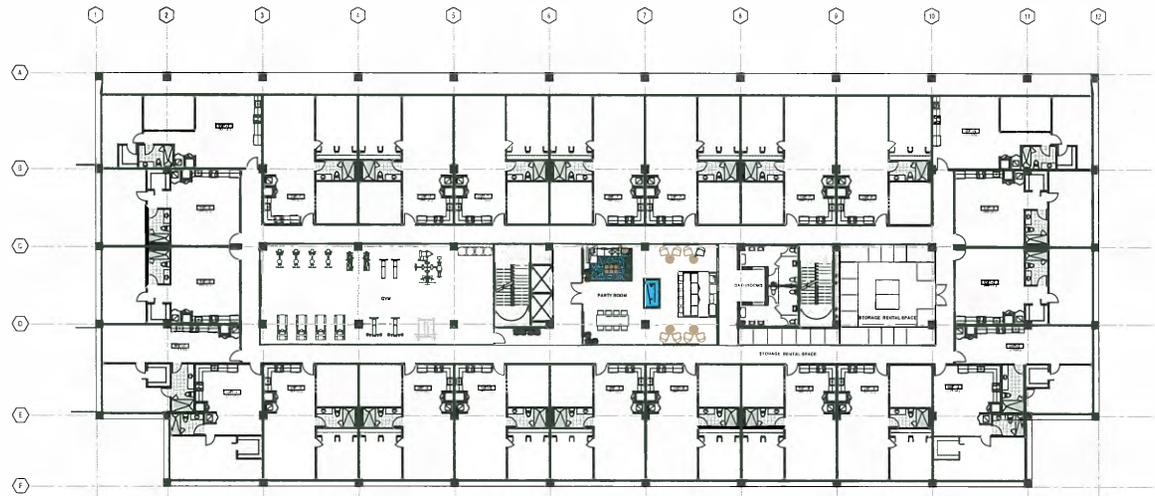


LEOPOLDO BELLÓN, AIA (A#-6737)

SHEET TITLE:  
EXISTING BUILDING FLOOR PLANS

A-5  
SHEET 07

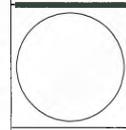
AHS - PEACHTREE CORNER  
A RENTAL COMMUNITY  
ATLANTA, GA



FIFTH LEVEL FLOOR PLAN - EXISTING BUILDING  
SCALE: 1/16" = 1'-0"

MARK	DATE	DESCRIPTION

PROJECT No. T.B.O.  
DRAWN BY: FM  
CHECKED BY: LB  
DATE: 03-19-21



LEOPOLDO BELLÓN, AIA (PP-67,27)

SHEET TITLE  
EXISTING BUILDING  
FLOOR PLANS  
**A-6**

SHEET OF



  
**RESIDENTIAL**  
DEVELOP • BUILD • MANAGE  
12885 SW 137th St • 202  
MIAMI, FLORIDA 33186

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**BELLÓN**  
 architecture  


12930 S.W. 129 STREET  
 SUITE 203  
 MIAMI, FLORIDA 33156  
 T. (305) 276-7776  
 F. (305) 276-7473  
 WWW.BELLONARCHITECTS.COM  
 AA 2600261.G

ARCHITECTURE  
 LAND PLANNING  
 INTERIORS  
 CONSTRUCTION MANAGEMENT

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**AHS - PEACHTREE CORNER  
 A RENTAL COMMUNITY**  
ATLANTA, GA

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MARK	DATE	DESCRIPTION

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PROJECT No. T.B.O.  
 DRAWN BY: FM  
 CHECKED BY: LB  
 DATE: 03-18-21

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LEOPOLDO BELLÓN, AIA (A-6737)  
**SHEET TITLE**  
**BUILDINGS  
 RENDERINGS**  
**A-7**  
SHEET OF



1 BED - 1 BATH UNIT

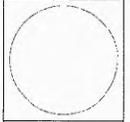


2 BED - 2 BATH UNIT



MARK	DATE	DESCRIPTION

PROJECT No. 1-B.U.  
DRAWN BY: FM  
CHECKED BY: LB  
DATE: 03-19-21



LEOPOLDO BELLÓN, AIA (AR-0737)

SHEET TITLE

UNITS RENDERINGS

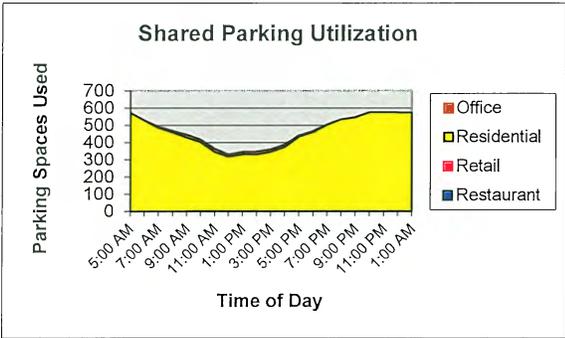
**A-8**  
SHEET OF

## Shared Parking Calculator and Graphic Representation

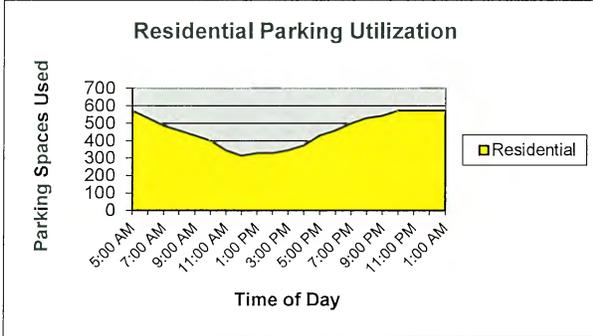
	Size of Project	Parking Requirement	Spaces Required
Retail	0 <small>(sq. ft. GFA)</small>	(per 1000 sq. ft. GFA)	0
Restaurant	560 <small>(sq. ft. GFA)</small>	6.67 <small>(per 1000 sq. ft. GFA)</small>	4
Office	8,291 <small>(sq. ft. GFA)</small>	2.00 <small>(per 1000 sq. ft. GFA)</small>	17
Residential	382 <small>(# units)</small>	1.50 <small>(per unit)</small>	573

<b>Results:</b>	
Total Spaces following Minimum Requirements:	593
Total Spaces if Shared Parking is Permitted:	576
Total Reduction in Spaces using Shared Parking:	17



### How and When Each Use Type Utilizes Required Parking



**APPLICANT'S CERTIFICATION**

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council.

Juan G. Fernandez  
Signature of Applicant 6/25/21  
Date  
Juan G. Fernandez, Esq.-Dir of R/Est Development  
Type or Print Name and Title

[Signature]  
Signature of Notary Public 6/25/21  
Date   
Notary Seal

**PROPERTY OWNER'S CERTIFICATION**

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council. As the property owner, I authorize the above noted applicant to act on my behalf with regard to this application.

\_\_\_\_\_  
Signature of Property Owner Date

\_\_\_\_\_  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Notary Public Date Notary Seal

**APPLICANT'S CERTIFICATION**

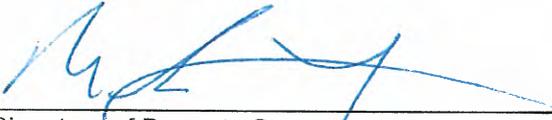
The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council.

\_\_\_\_\_  
Signature of Applicant Date  
**Juan G. Fernandez, Esq.-Dir of R/Est Development**  
\_\_\_\_\_  
Type or Print Name and Title

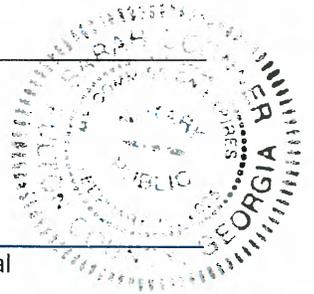
\_\_\_\_\_  
Signature of Notary Public Date Notary Seal

**PROPERTY OWNER'S CERTIFICATION**

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\_\_\_\_\_  
Signature of Property Owner 06/28/2021  
Date  
**Mark Metz**  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public 6/28/21 Notary Seal  
Date



**APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Pursuant to section 1702 of the 2012 zoning resolution, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- 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 will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed development will enhance surrounding properties in a manner consistent with the Comprehensive Plan.

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

The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. The proposed development is a complement to the adjacent and nearby property.

- 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?

Given the length of time that the property has been vacant and the decreased demand for office space, the subject property does not have reasonable economic use as currently zoned.

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

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

The proposed rezoning is in conformity with the policy and intent of the land use plan. The land use plan encourages open space and expanded housing for young professionals. Both are included in this development

- F. Are there are 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 Peachtree Corners Town Center and shifting demographics are some of the many existing and changing conditions affecting the use and development of the property which give supporting grounds for approval of the proposed rezoning.

**DISCLOSURE REPORT FORM  
CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS**

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL?

CHECK ONE:       YES       NO  
(If yes, please complete the "Campaign Contributions" section below)

Juan Fernandez  
Print Name

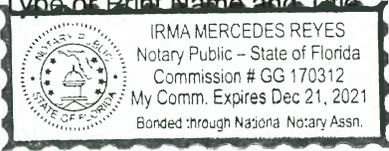
1. CAMPAIGN CONTRIBUTIONS

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

2. THE UNDERSIGNED ACKNOWLEDGES THAT THIS DISCLOSURE IS MADE IN ACCORDANCE WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1 ET. SEQ. CONFLICT OF INTEREST IN ZONING ACTIONS, AND THAT THE INFORMATION SET FORTH HEREIN IS TRUE TO THE UNDERSIGNED'S BEST KNOWLEDGE, INFORMATION AND BELIEF.

Juan G. Fernandez      6/25/21      Juan G. Fernandez, Esq.-Dir. of R/Est Development  
Signature of Applicant      Date      Type or Print Name and Title

Signature of Applicant's Attorney or Representative      Date      ~~Type or Print Name and Title~~

Irma Mercedes Reyes      6/25/21        
Signature of Notary      Date      Notary Seal

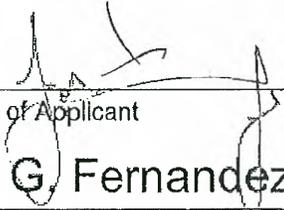
VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF PEACHTREE CORNERS PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL A PUBLIC HEARING APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

PARCEL I.D. NUMBER:  
(Map Reference Number)

6 - 272 - 044  
District Land Lot Parcel

  
Signature of Applicant

6/25/21  
Date

Juan G. Fernandez, Esq.-Dir of R/Est Development

Type or Print Name and Title

*Tax Commissioners Use Only*

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Megan Kittrell  
NAME

Assistant Manager  
TITLE

6-30-21  
DATE

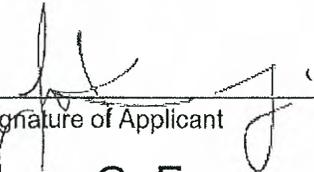
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A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

PARCEL I.D. NUMBER:  
(Map Reference Number)

6 - 272 - 069  
District Land Lot Parcel

  
Signature of Applicant

6/25/21  
Date

Juan G. Fernandez, Esq.-Dir of R/Est Development

Type or Print Name and Title

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*Tax Commissioners Use Only*

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Megan Kittrell  
NAME

Assistant Manager  
TITLE

6-30-21  
DATE

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES



AHS Residential, LLC  
12895 SW 132nd St. 202  
Miami, FL 33186  
(305)255-5527

City National Bank  
25 W. Flagler Street  
Miami, FL 33130  
(305) 577-7496

3884

DATE 07/01/2021

PAY City of Peachtree Corners \$ **\*\*3,450.00**

THREE THOUSAND FOUR HUNDRED FIFTY AND 0/100\*\*\*\*\* DOLLARS

TO THE ORDER OF City of Peachtree Corners  
310 Technology Parkway  
PEACHTREE CORNERS GA 30092

Memo CR 06.29.21

⑈003884⑈ ⑆066004367⑆ 1955075886⑈

AHS Residential, LLC

3884

Date	Type	Reference	Assignment	Original Amt.	Retainage	Discount	07/01/2021 Payment
06/29/2021	Bill	CR 06.29.21	L.0000031	3,450.00	0.00	0.00	3,450.00

Totals 0.00 3,450.00

City National Bank

Check Amount 3,450.00



**Jahnee Prince**  
*Associated Professional*  
t: 678.690.5750  
f: 404.869.6972  
jahneeprince@parkerpoe.com

Atlanta, GA  
Charleston, SC  
Charlotte, NC  
Columbia, SC  
Greenville, SC  
Raleigh, NC  
Spartanburg, SC  
Washington, DC

June 25, 2021

**Re: Rezoning Application for 20 and 22 Technology Parkway South**

Dear Property Owner,

This letter is to inform you of a Community Information Meeting for the upcoming rezoning application for 20 and 22 Technology Parkway South, Peachtree Corners, Georgia 30092. AHS Residential intends to submit a rezoning application to change the zoning of 20 and 22 Technology Parkway South from M to MUD (Mixed Use Development). The proposed change is to accommodate redevelopment of the property for 388 apartments and 3,000 to 5,000 square feet of commercial/office space.

The AHS Residential team will host a Community Information Meeting via Microsoft Teams at 3 pm on Wednesday, July 7. Join the meeting on your computer or mobile app: [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_OTc4ZTZjZWEtZWE1NS00MjlmLThhMzEtYmVhYjQ5N2M2YjE3%40thread.v2/0?context=%7b%22Tid%22%3a%22435f066a-0da5-4333-96ef-945dd1a54fb1%22%2c%22Oid%22%3a%224589b0c6-e3bc-4af8-80bb-4976f5c5c1d4%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_OTc4ZTZjZWEtZWE1NS00MjlmLThhMzEtYmVhYjQ5N2M2YjE3%40thread.v2/0?context=%7b%22Tid%22%3a%22435f066a-0da5-4333-96ef-945dd1a54fb1%22%2c%22Oid%22%3a%224589b0c6-e3bc-4af8-80bb-4976f5c5c1d4%22%7d)

Join with a video conferencing device  
[176326143@teams.bjn.vc](https://teams.bjn.vc/176326143)  
Video Conference ID: 112 701 242 3  
[Alternate VTC dialing instructions](#)

Or call in (audio only)  
[+1 980-729-7974](tel:+19807297974), [45474980#](tel:+145474980) United States, Charlotte  
[833\) 803-5415](tel:+18338035415), [45474980#](tel:+145474980) United States (Toll-free)  
Phone Conference ID: 454 749 80#

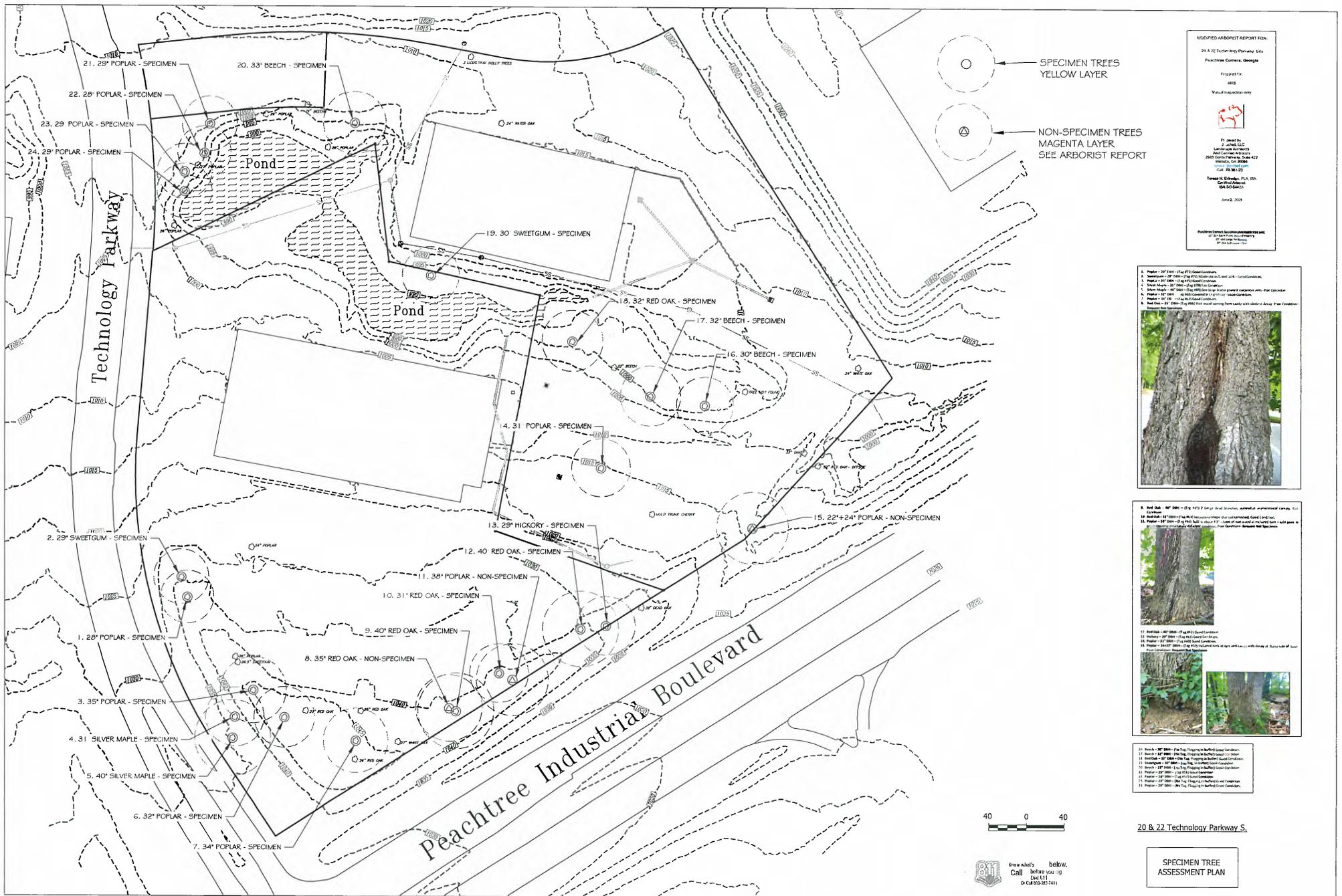
A site tour will be offered by the AHS Residential Team on Wednesday, July 7, at 5:30 pm, at 20 Technology Parkway South. Copies of the plans for the project will be available for review in addition to the hosted site tour.

We anticipate that the application will be filed on July 6, 2021. Copies of the application will also be available on the City of Peachtree Corners website when the Planning Commission meeting agenda is posted.

Sincerely,

A handwritten signature in blue ink that reads 'Jahnee Prince'. Below the signature, the name and title are printed in a black serif font.

Jahnee Prince  
Associated Professional



MODIFIED ARBORIST REPORT FOR  
 20 & 22 Technology Parkway East  
 Peachtree Corners, Georgia

Prepared for:  
 AHS  
 Visual Inspection only

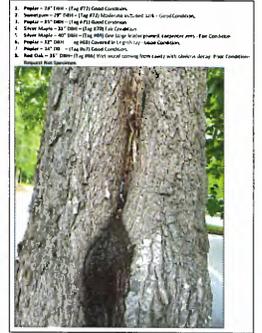
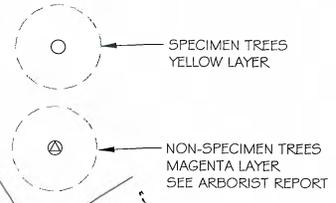


Prepared by:  
 J. JAMES BEECH  
 Georgia Forestry Commission  
 2865 Central Expressway, Suite 412  
 Marietta, GA 30066  
 (770) 576-2271  
 (404) 392-2272

Tomas H. Edwards, P.E., P.A.  
 Certified Arborist  
 045504241

June 2, 2018

Peachtree Corners location is shown on page 10 of the report from the Forestry Commission website.



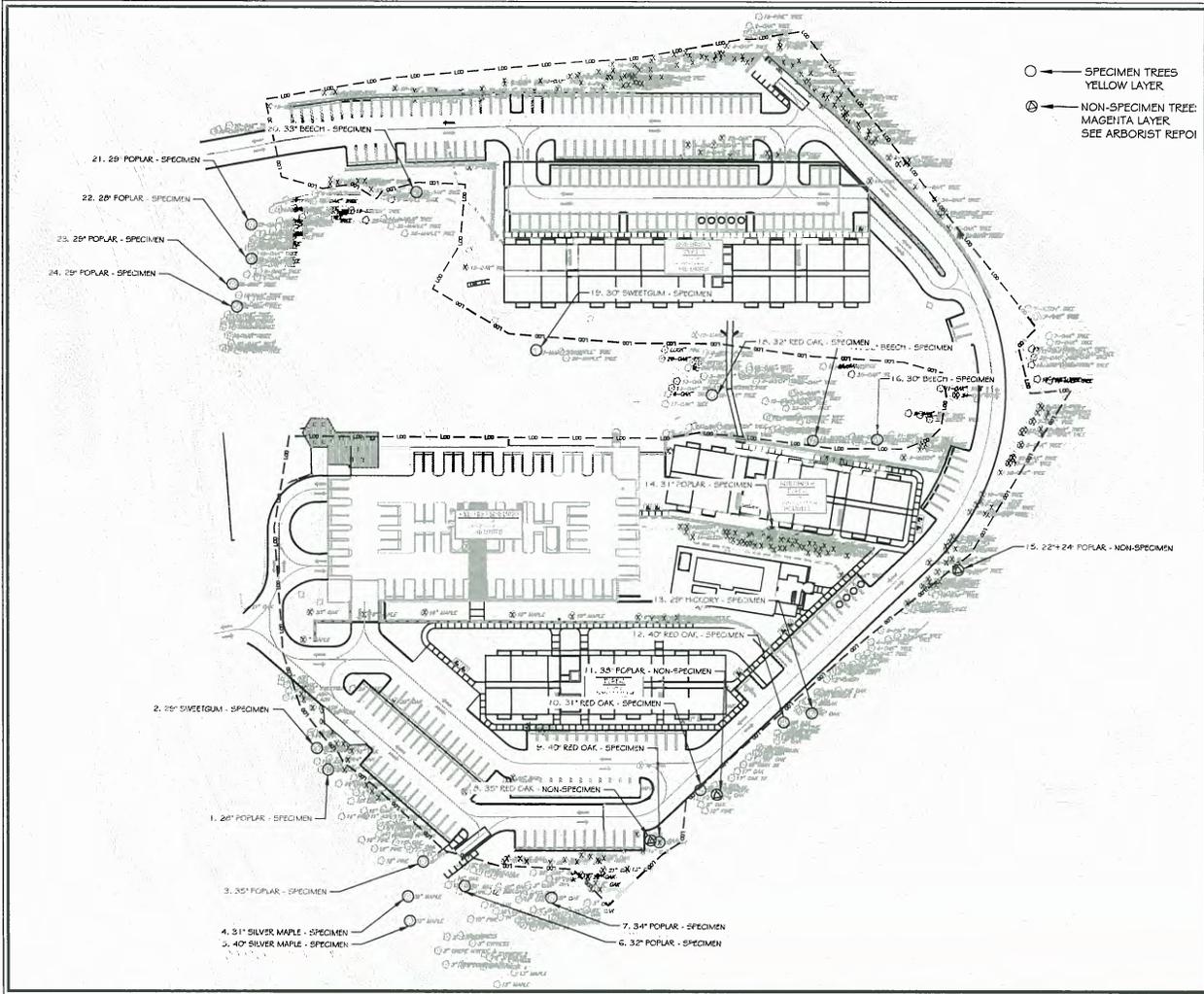
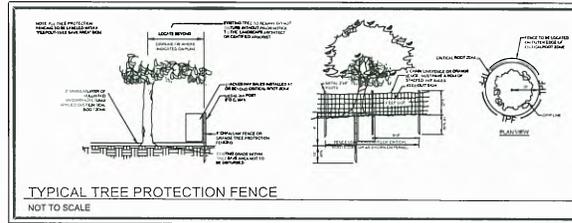
- 11. Branch - 20" DBH - One Tree, Hanging on Burled Good Condition
- 12. Branch - 20" DBH - One Tree, Hanging on Burled Good Condition
- 13. Branch - 20" DBH - One Tree, Hanging on Burled Good Condition
- 14. Branch - 20" DBH - One Tree, Hanging on Burled Good Condition
- 15. Branch - 20" DBH - One Tree, Hanging on Burled Good Condition
- 16. Branch - 20" DBH - One Tree, Hanging on Burled Good Condition
- 17. Branch - 20" DBH - One Tree, Hanging on Burled Good Condition
- 18. Branch - 20" DBH - One Tree, Hanging on Burled Good Condition
- 19. Branch - 20" DBH - One Tree, Hanging on Burled Good Condition
- 20. Branch - 20" DBH - One Tree, Hanging on Burled Good Condition



Know what's below.  
 Call before you dig.  
 Dial 811 or call 800-285-7411

20 & 22 Technology Parkway S.

SPECIMEN TREE ASSESSMENT PLAN



**EXISTING TREES TO BE REMOVED**

Tree Type	Quantity	Tree DBH	Tree Density Unit Conversion	Total Density Unit
Oak	14	3"	0.5	7
Magnolia, Maple, Oak	31	4"	0.6	18.6
Copernic, Cypress	14	5"	0.7	9.8
Oak	30	6"	0.9	27
Oak	15	7"	1.1	16.5
Magnolia, Oak	30	8"	1.1	33
Oak	9	9"	1.2	10.8
Oak, Pine	10	10"	1.3	13.0
Oak, Pine	15	11"	1.4	21
Oak, Pine	13	12"	1.6	20.8
Pine	7	13"	1.8	12.6
Maple, Oak	10	14"	2.2	22
Beech, Oak, Pine	12	15"	2.4	28.8
Maple, Oak	12	16"	2.8	33.6
Pine	9	17"	3.2	28.8
Oak, Pine	14	18"	3.6	50.4
Beech, Oak, Pine	4	19"	4	16
Oak	7	20"	4.4	30.8
Pine	11	21"	4.8	52.8
Oak, Pine	3	22"	5.2	15.6
Oak, Pine	2	23"	5.8	11.6
Maple, Oak	9	24"	6.2	55.8
Beech, Oak	4	25"	6.8	27.2
Oak, Pine	2	26"	7.4	14.8
Pine	2	27"	8	16
Oak, Pine	3	28"	8.6	25.8
Oak	4	29"	9.2	36.8
Pine	1	30"	9.8	9.8
Pine	1	31"	10.4	10.4
Maple, Oak	3	32"	11.2	33.6
Beech, Maple	1	33"	11.8	11.8
NA	1	34"	12.6	12.6
NA	0	35"	13.4	0
NA	0	36"	14.2	0
NA	0	37"	15	0
NA	0	38"	15.8	0
NA	0	39"	16.6	0
NA	0	40"	17.4	0
NA	0	41"	18.2	0
NA	0	42"	19.2	0
Oak	0	43"	20.2	0
NA	0	44"	21.2	0
NA	0	45"	22	0
NA	0	46"	23	0
NA	0	47"	24	0
NA	0	48"	25.2	0
NA	0	49"	26.2	0
Maple	2	50"	27.2	54.4
<b>Total Density Units</b>				<b>732.8</b>

**EXISTING TREES TO REMAIN**

Tree Type	Quantity	Tree DBH	Tree Density Unit Conversion	Total Density Unit
Copernic, Cypress, Oak	11	3"	0.5	5.5
Oak, Beech, Copernic, Cypress, Oak, Pine	30	4"	0.6	18
Copernic, Cypress	3	5"	0.7	2.1
Oak, Pine	26	6"	0.9	23.4
Oak	13	7"	1.1	14.3
Oak	23	8"	1.1	25.3
Oak	10	9"	1.2	12
Oak	30	10"	1.3	39
Oak, Pine	10	11"	1.4	14
Oak, Pine	22	12"	1.6	35.2
Maple, Oak	9	13"	1.8	16.2
Maple, Oak	10	14"	2.2	22
Beech, Oak, Pine	16	15"	2.4	38.4
Maple, Oak	14	16"	2.8	39.2
Pine	12	17"	3.2	38.4
Oak, Pine	14	18"	3.6	50.4
Beech, Oak, Pine	7	19"	4	28
Oak	8	20"	4.4	35.2
Pine	4	21"	4.8	19.2
Oak, Pine	10	22"	5.2	52
Oak, Pine	3	23"	5.8	17.4
Maple, Oak	7	24"	6.2	43.4
Beech, Oak	5	25"	6.8	34
Beech, Maple, Pine	9	26"	7.4	66.6
Pine	0	27"	8	0
Oak, Pine	4	28"	8.6	34.4
Pine	0	29"	9.2	0
Pine	1	30"	9.8	9.8
Pine	0	31"	10.4	0
Maple, Oak	9	32"	11.2	100.8
Beech, Maple	4	33"	11.8	47.2
NA	0	34"	12.6	0
Maple	0	35"	13.4	0
Beech, Oak	0	36"	14.2	56.8
NA	0	37"	15	0
Oak	1	38"	15.8	15.8
Maple	3	39"	16.6	49.8
Maple	1	40"	17.4	17.4
NA	0	41"	18.2	0
NA	0	42"	19.2	0
Oak	1	43"	20.2	20.2
Oak	0	44"	21.2	0
Oak	1	45"	22	22
NA	0	46"	23	0
NA	0	47"	24	0
NA	0	48"	25.2	0
NA	0	49"	26.2	0
Maple	1	50"	27.2	27.2
<b>Total Density Units</b>				<b>1108.0</b>

**TREE PROTECTION NOTES:**

TREE PROTECTION DEVICES ARE NECESSARY TO ELIMINATE ACTIVITIES DETERIMENTAL TO TREES INCLUDING, BUT NOT LIMITED TO:

- SOIL COMPACTION IN THE CRITICAL ROOT ZONE RESULTING FROM HEAVY EQUIPMENT, VEHICULAR OR EXCESSIVE PEDESTRIAN TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS.
- ROOT DISTURBANCE DUE TO CUTS, FILLS OR TRENCHING.
- WOUNDS TO EXPOSED ROOTS, TRUNKS, OR LIMBS BY MECHANICAL EQUIPMENT; AND
- OTHER ACTIVITIES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, FIRE, ETC.

EXISTING TREES IDENTIFIED TO BE PRESERVED AND COUNTED AS CREDIT TOWARD MEETING REQUIRED SITE TREE DENSITY SHALL HAVE A FOUR-FOOT TREE PROTECTION FENCE INSTALLED AT THE CRITICAL ROOT ZONES. TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. ALL TREE PROTECTION ZONES SHALL BE DESIGNATED AS SUCH WITH "TREE SAFE AREA" SIGNS POSTED VISIBLE ON ALL SIDES OF THE FENCE IN AREA. NO CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS. AREAS DESIGNATED FOR PARKING, MATERIALS AND EQUIPMENT STORAGE OR STAGING AREAS ARE TO BE LOCATED OUTSIDE OF THE BUFFER LINE OF EXISTING TREES.

IT IS ADVISABLE TO CUT MINIMUM TWO-FOOT TRENCHES (E.G. WITH A DITCH WITCH) ALONG THE LIMITS OF LAND DISTURBANCE, SO AS TO CUT, RATHER THAN TEAR, THE ROOTS. TRENCHING MAY BE REQUIRED FOR THE PROTECTION OF SPECIMEN TREES. THE CUTTING DOWN AND THEN GRINDING THE STUMP OF THE ADJACENT REMOVED TREES, AS OPPOSED TO BULLDOZING THEM AND RIPRAPING THEIR ROOTS, CAN ALSO AID THE PROTECTED TREES.

THE CITY ADMINISTRATOR OR HIS/HER DESIGNEE WILL CONDUCT PERIODIC INSPECTIONS OF THE SITE BEFORE WORK BEGINS AND DURING CLEARING, CONSTRUCTION AND POST-CONSTRUCTION PHASES OF DEVELOPMENT IN ORDER TO ENSURE COMPLIANCE WITH THESE REGULATIONS AND THE INTENT OF THIS CHAPTER. TREE PROTECTION MEASURES MUST REMAIN FUNCTIONING THROUGHOUT ALL PHASES OF DEVELOPMENT. FAILURE TO COMPLY WITH AND/OR MAINTAIN APPROVED TREE PROTECTION MEASURES MAY RESULT IN A STOP WORK ORDER ISSUED BY THE CITY ADMINISTRATOR OR HIS/HER DESIGNEE.

CONTACT THE CITY ADMINISTRATOR OR HIS/HER DESIGNEE TO ARRANGE A PRE-CONSTRUCTION CONFERENCE PRIOR TO ANY LAND DISTURBANCE.

ALL TREE PROTECTION MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE START OF ANY LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. CALL THE CITY ADMINISTRATOR OR HIS/HER DESIGNEE FOR AN INSPECTION.

NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNER AT THE TIME OF THE MAINTENANCE INSPECTION IS RESPONSIBLE FOR ORDINANCE COMPLIANCE.

**TREE PROTECTION CALCULATIONS:**

TOTAL TREES REMOVED: 351  
 TOTAL TREES SAVED: 339

TOTAL SITE AREA: 10.7 ACRES  
 TOTAL POND AREA: 0.55 ACRES  
 TOTAL BUFFER AREA: 2.07 ACRES  
 20 UNITS PER ACRE

10.70 - 0.55 - 2.07 = 8.08 NET ACRES  
 8.08 x 20 = 161.6 TREE DENSITY UNITS REQUIRED

**TREE DENSITY STANDARD CALC:**

REQUIRED DENSITY UNITS  
 8.08 TOTAL ACRES

NO BUFFER AREA REQUIRED WITHIN SITE BOUNDARY  
 8.08 X 20 DENSITY UNITS PER ACRE = 161.6 DENSITY UNITS REQUIRED

SITE DENSITY CALCULATION  
 (EXISTING) + (SPECIMEN) + (PROPOSED) / TOTAL SITE AREA  
 (995.3) + (70) + (398.8) / 8.08 = 181.2

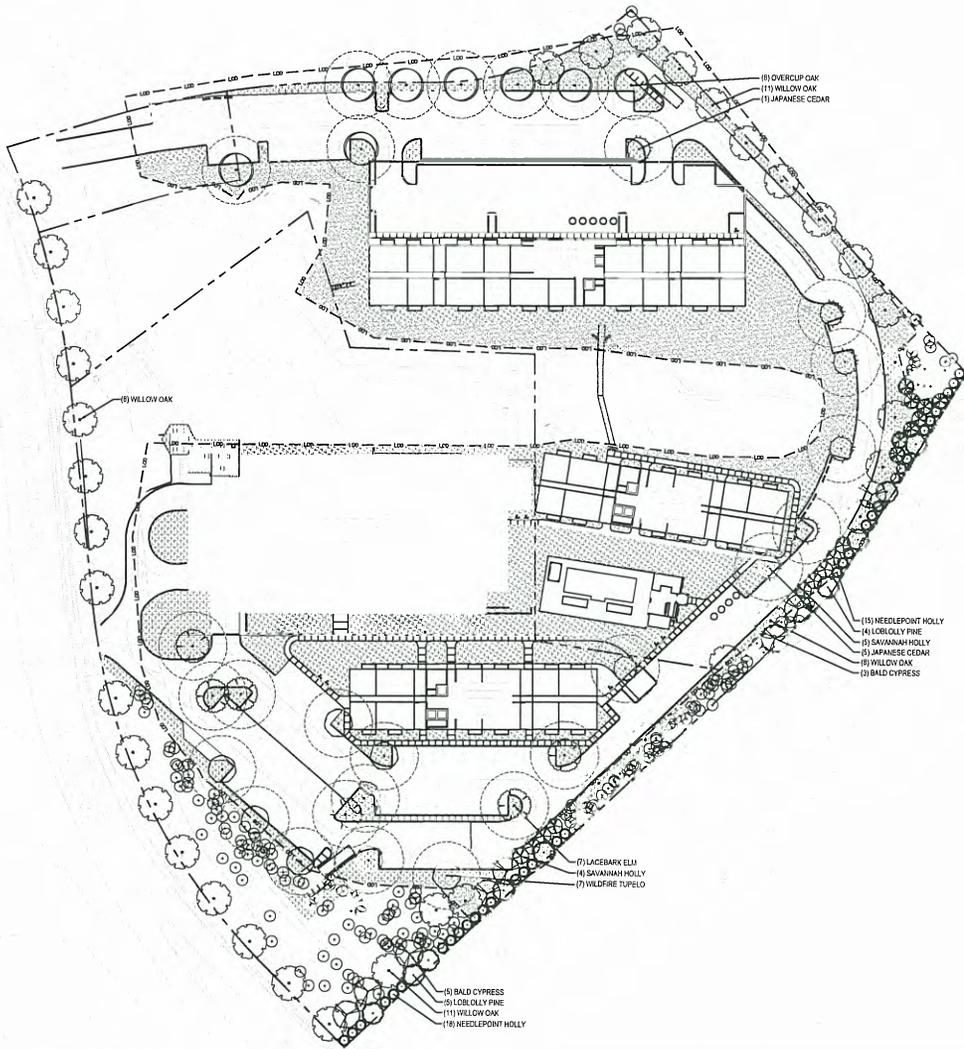
TREE DENSITY REQUIRED: 161.6  
 TREE DENSITY STANDARD PROVIDED: 181.2  
 REQUIREMENT SATISFIED

**TREE CANOPY CALCULATION:**

TOTAL SITE AREA: 351,865 (8.08 AC)  
 EXISTING TREE CANOPY: 538,700 SF  
 PROPOSED TREE CANOPY: 108,500 SF

(EXISTING) + (PROPOSED) / TOTAL SITE AREA (SF) = CANOPY (%)  
 (538,700 SF) + (108,500 SF) / 351,865 SF = 183.88%

TREE CANOPY COVERAGE: 183.88%



TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT
	7	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	4" CAL	12-14' HT.
	8	QUERCUS LYRATA	OVERCUP OAK	4" CAL	12-14' HT.
	37	QUERCUS PHellos 'HIGHTOWER'	WILLOW OAK	4" CAL	12-14' HT.
	8	TAXODIUM DISTICHUM	BALD CYPRESS	4" CAL	13-14' HT.
	7	ULMUS PARVIFOLIA	LACEDARK ELM	4" CAL	12-14' HT.
	199	EXISTING TREE TO REMAIN	EXISTING TREE TO REMAIN	3" CAL OR GREATER	
EVERGREEN TREES					
	7	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	4" CAL	10-12' HT.
	8	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	4" CAL	10-12' HT.
	9	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY - TREE FORM	4" CAL	10-12' HT.
	9	PINUS TAEDA	LOBLOLLY PINE	4" CAL	10-12' HT.
SHRUBS					
	33	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	7 GAL	15-24"
SOIL/SEED					
	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	FILL AREA	CYNODON DACTYLON 419 HYBRID	BERMUDA GRASS	SDO	
	FILL AREA	STANDARD SEED MIX	STANDARD SEED MIX	-	

**TREE PROTECTION NOTES:**

- TREE PROTECTION DEVICES ARE NECESSARY TO ELIMINATE ACTIVITIES DETRIMENTAL TO TREES INCLUDING, BUT NOT LIMITED TO:
  - SOIL COMPACTION IN THE CRITICAL ROOT ZONE RESULTING FROM HEAVY EQUIPMENT, VEHICULAR OR EXCESSIVE PEDESTRIAN TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS.
  - ROOT DISTURBANCE DUE TO CUTS, FILLS, OR TRENCHING.
  - WOUNDS TO EXPOSED ROOTS, TRUNKS, OR LIMBS BY MECHANICAL EQUIPMENT, AND
  - OTHER ACTIVITIES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, FIRE, ETC.

EXISTING TREES IDENTIFIED TO BE PRESERVED AND COUNTED AS CREDIT TOWARD MEETING REQUIRED SITE TREE DENSITY SHALL HAVE A FOUR-FOOT TREE PROTECTION FENCING INSTALLED AT THE CRITICAL ROOT ZONES. TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. ALL TREE PROTECTION ZONES SHALL BE DESIGNATED AS SUCH WITH "TREE SAVE AREA" SIGNS POSTED VISIBLY ON ALL SIDES OF THE FENCING IN AREA. NO CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS. AREAS DESIGNATED FOR PARKING, MATERIALS AND EQUIPMENT STORAGE OR STAGING AREAS ARE TO BE LOCATED OUTSIDE OF THE DRIP LINE OF EXISTING TREES.

IT IS ADVISABLE TO CUT MINIMUM TWO-FOOT TRENCHES (E.G., WITH A DITCH WATCH) ALONG THE LIMITS OF LAND DISTURBANCE, SO AS TO CUT, RATHER THAN TEAR, THE ROOTS. TRENCHING MAY BE REQUIRED FOR THE PROTECTION OF SPECIFIC TREES. THE CUTTING DOWN AND THEN GRINDING THE STUMP OF THE ADJACENT REMOVED TREES, AS OPPOSED TO BULLDOZING THEM AND RIPPERING THEIR ROOTS, CAN ALSO AID THE PROTECTED TREES.

THE CITY ADMINISTRATOR OR HIS/HER DESIGNEE SHALL CONDUCT PERIODIC INSPECTIONS OF THE SITE BEFORE WORK BEGINS AND DURING CLEARING, CONSTRUCTION, AND POST CONSTRUCTION PHASES OF DEVELOPMENT IN ORDER TO ENSURE COMPLIANCE WITH THESE REGULATIONS AND THE INTENT OF THIS CHAPTER. TREE PROTECTION MEASURES MUST REMAIN FUNCTIONING CONDITION THROUGHOUT ALL PHASES OF DEVELOPMENT. FAILURE TO COMPLY WITH AND/OR MAINTAIN APPROVED TREE PROTECTION MEASURES MAY RESULT IN A STOP WORK ORDER ISSUED BY THE CITY ADMINISTRATOR OR HIS/HER DESIGNEE.

CONTACT THE CITY ADMINISTRATOR OR HIS/HER DESIGNEE TO ARRANGE A PRE-CONSTRUCTION CONFERENCE PRIOR TO ANY LAND DISTURBANCE.

ALL TREE PROTECTION MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE START OF ANY LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. CALL THE CITY ADMINISTRATOR OR HIS/HER DESIGNEE FOR AN INSPECTION.

NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDNANCE COMPLIANCE.

**TREE PROTECTION CALCULATIONS:**

TOTAL TREES REMOVED: 359  
TOTAL TREES SAVED: 351

TOTAL SITE AREA: 10.7 ACRES  
TOTAL POND AREA: 0.55 ACRES  
TOTAL BUFFER AREA: 2.07 ACRES  
20 UNITS PER ACRE REQUIRED

10.70 - 0.55 - 2.07 = 8.08 NET ACRES  
8.08 x 20 = 161.6 TREE DENSITY UNITS REQUIRED

**TREE DENSITY STANDARD CALC:**

REQUIRED DENSITY UNITS  
8.08 TOTAL ACRES

NO BUFFER AREA REQUIRED WITHIN SITE BOUNDARY

8.08 X 20 DENSITY UNITS PER ACRE = 161.6 DENSITY UNITS REQUIRED

**SITE DENSITY CALCULATION**  
(EXISTING) + (SPECIMEN) + (PROPOSED) / TOTAL SITE ACREAGE  
(95.3) + (70) + (359.8) / 8.08 = 181.2

TREE DENSITY REQUIRED: 161.6  
TREE DENSITY STANDARD PROVIDED: 181.2

REQUIREMENT SATISFIED

**TREE CANOPY CALCULATION:**

TOTAL SITE AREA: 351,665 (8.08 AC)

EXISTING TREE CANOPY: 538,700 SF  
PROPOSED TREE CANOPY: 108,500 SF

(EXISTING) + (PROPOSED) / TOTAL SITE AREA (SF) = CANOPY (%)  
(538,700 SF) + (108,500 SF) / 351,665 SF = 183.88%

TREE CANOPY COVERAGE: 183.88%



## MEMORANDUM

To: Ms. Amy Bellon, AHS Residential, LLC

From: Mr. Jin Seo, P.E., Kimley-Horn and Associates, Inc.

Date: July 6, 2021

**RE: AHS Peachtree Corners Multifamily Development – Traffic Memorandum**

Kimley-Horn is pleased to provide this memorandum summarizing the trip generation for the proposed *AHS Peachtree Corners Multifamily* development in the City of Peachtree Corners, Georgia.

### PROJECT OVERVIEW

The proposed development is located on an approximate 10.7-acre property at 20 & 22 Technology Parkway South in the City of Peachtree Corners, Georgia. The development consists of approximately 382 residential units, 8,291 SF office, and 560 SF coffee shop. The site will utilize the existing full-movement driveways along Technology Parkway South. Note: there are two existing buildings on site. One building will be demolished and the other will remain.

This memorandum provides density and trip generation for the proposed *AHS Peachtree Corners* development. Additionally, the site plan for the proposed development is provided in the attachments. **Figure 1** provides an aerial imagery of the project site.

### TRIP GENERATION

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the development. Anticipated trip generation for the proposed development were calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10<sup>th</sup> Edition, 2017.

The density and the project trip generation for the proposed development are summarized in **Table 1**.

Land Use	Density	ITE Code	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
<i>Multifamily Housing (Mid-Rise)</i>	382 units	221	2,080	1,040	1,040	127	33	94	160	98	62
<i>General Office Building</i>	8,291 SF	710	80	40	40	10	9	1	10	2	8
<i>Coffee/Donut Shop without Drive-Through Window</i>	560 SF	936	422	211	211	57	29	28	20	10	10
<b>Total</b>			<b>2,582</b>	<b>1,291</b>	<b>1,291</b>	<b>194</b>	<b>71</b>	<b>123</b>	<b>190</b>	<b>110</b>	<b>80</b>

## SUMMARY

Based on the trip generation shown in **Table 1**, the proposed development is projected to generate approximately 2,582 daily trips (1,291 in, 1,291 out), 194 AM peak hour trips, and 190 PM peak hour trips.

We hope this information is helpful. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jin Seo, P.E.  
Project Engineer

### Attachments:

- Figure 1
- Trip Generation Analysis
- Site Plan



Trip Generation Analysis AHS - Peachtree Corners Peachtree Corners, GA								
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<b>Proposed Site Traffic</b>								
221 Multifamily Housing (Mid-Rise) - General Urban/Suburban	382 d.u.	2,080	127	33	94	160	98	62
710 General Office Building - General Urban/Suburban	8,291 s.f.	80	10	9	1	10	2	8
936 Coffee/Donut Shop without Drive-Through Window	560 s.f.	422	57	29	28	20	10	10
<b>Gross Trips</b>		<b>2,582</b>	<b>194</b>	<b>71</b>	<b>123</b>	<b>190</b>	<b>110</b>	<b>80</b>

k:\atl\_tpto\013504015\_ahs\_peachtree\_corners\_mfanalysis\2021-07-06\_ahs\_peachtree\_corners\_mf\_analysis.xls\trip generation







Case Number: \_\_\_\_\_ Received Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

**Variance Application from the Zoning Resolution  
(Zoning Board of Appeals)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>AHS RESIDENTIAL, LLC</u>	Name <u>22 TECHNOLOGY PARKWAY, LLC</u>
Address (all correspondence will be mailed to this address): <u>12895 SW 132 Street</u>	Address <u>22 Technology Parkway S</u>
City <u>Miami</u>	City <u>Peachtree Corners</u>
State <u>FL</u> Zip <u>33186</u>	State <u>GA</u> Zip <u>30024</u>
Phone <u>786-745-1154</u>	Phone <u>404-452-2662</u>
Contact Person Name: <u>Jahnee Prince</u> Phone: <u>678-690-5710</u>	
Email Address: <u>jahneeprince@parkerpoe.com</u>	
Applicant is the (please check or circle one of the following): <input type="radio"/> Property Owner <input type="radio"/> Owner's Agent <input checked="" type="radio"/> Contract Purchaser	

Address of Property 20 and 22 Technology Parkway South

Subdivision or Project Name Technology Park Lot & Block \_\_\_\_\_

District, Land Lot, & Parcel (MRN) \_\_\_\_\_

Proposed Development \_\_\_\_\_

Permit Number (if construction has begun) \_\_\_\_\_

Variance Requested Reduction of Required Stream Buffer

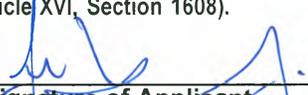
**A complete application includes the following:**

- |  |   |
|--|---|
| <input type="checkbox"/> Application Form (1 original and 1 electronic copy)   | <input type="checkbox"/> Application Fee  |
| <input type="checkbox"/> Site Plan and/or Boundary Survey (1 original, 1 8 1/2"x11" or 11"x17" reduction and 1 electronic copy.) | <input type="checkbox"/> Adjacent owner(s) written support (1 original and 1 electronic copy) |
| <input type="checkbox"/> Letter of Intent (1 original and 1 electronic copy)   | <input type="checkbox"/> Additional Documentation as needed                                   |
| <input type="checkbox"/> Signed & notarized Certification page   |   |



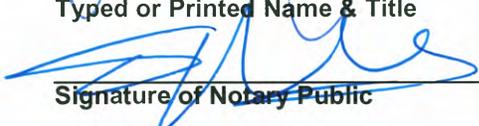
**Applicant Certification**

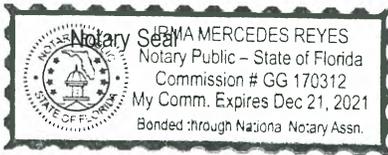
The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for a variance denied by the Board of Zoning Appeals may not be made earlier than 12 months from the date of original application (Article XVI, Section 1608).

 6/25/21  
\_\_\_\_\_  
**Signature of Applicant** **Date**

Juan G. Fernandez, Esq.-Dir. R/Est & Development

\_\_\_\_\_  
**Typed or Printed Name & Title**

 6/25/21  
\_\_\_\_\_  
**Signature of Notary Public** **Date**



**Property Owner Certification**

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for a variance denied by the Board of Zoning Appeals may not be made earlier than 12 months from the date of original application (Article XVI, Section 1608). I, as the property owner, authorize the above noted applicant to represent me with regards to this application.

\_\_\_\_\_  
**Signature of Property Owner** **Date**

Notary Seal

\_\_\_\_\_  
**Typed or Printed Name & Title**

\_\_\_\_\_  
**Signature of Notary Public** **Date**

**Community Development Use Below Only**

**Fees Paid:** \_\_\_\_\_ **By:** \_\_\_\_\_

**Related Cases & Applicable Conditions:**

\_\_\_\_\_

**Variance Description:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



CITY OF PEACHTREE CORNERS  
COMMUNITY DEVELOPMENT  
310 Technology Parkway, Peachtree Corners, GA 30092  
Tel: 678.691.1200 | [www.peachtreecornersga.gov](http://www.peachtreecornersga.gov)

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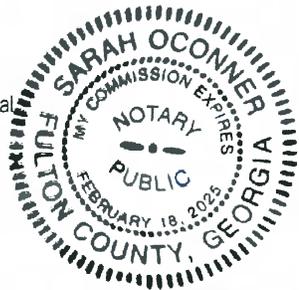
\_\_\_\_\_  
Signature of Applicant Date  
Juan G. Fernandez, Esq.-Dir. R/Est & Development  
\_\_\_\_\_  
Typed or Printed Name & Title

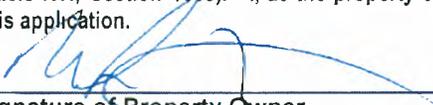
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Notary Seal



  
\_\_\_\_\_  
Signature of Property Owner Date  
6/28/2021  
Mark Metz CEO  
\_\_\_\_\_  
Typed or Printed Name & Title

  
\_\_\_\_\_  
Signature of Notary Public Date  
6/28/21

Community Development Use Below Only

Fees Paid: \_\_\_\_\_ By: \_\_\_\_\_

Related Cases & Applicable Conditions:

\_\_\_\_\_

Variance Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





**LEGEND:**

	75 FT BUFFER
	50 FT BUFFER

**BUFFER ENCROACHMENT SUMMARY:**

AREA:	
EXISTING 50' BUFFER:	0.31 ACRES
PROPOSED 50' BUFFER:	0.28 ACRES
EXISTING 75' BUFFER:	0.64 ACRES
PROPOSED 75' BUFFER:	0.63 ACRES
IMPERVIOUS PERCENTAGE:	
EXISTING:	0.88 ACRES (83%)
PROPOSED:	0.76 ACRES (83%)



**CITY OF PEACHTREE CORNERS  
COMMUNITY DEVELOPMENT**  
310 Technology Parkway, Peachtree Corners, GA 30092  
Tel: 678.691.1200 | [www.peachtreecornersga.gov](http://www.peachtreecornersga.gov)

Case Number: \_\_\_\_\_ Received Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

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State <u>FL</u> Zip <u>33186</u>	State <u>GA</u> Zip <u>30024</u>
Phone <u>786-745-1154</u>	Phone <u>404-452-2662</u>
Contact Person Name: <u>Jahnee Prince</u> Phone: <u>678-690-5710</u>	
Email Address: <u>jahneeprince@parkerpoe.com</u>	
Applicant is the (please check or circle one of the following):	
<input type="radio"/> Property Owner <input type="radio"/> Owner's Agent <input checked="" type="radio"/> Contract Purchaser	

Address of Property 20 and 22 Technology Parkway South

Subdivision or Project Name Technology Park Lot & Block \_\_\_\_\_

District, Land Lot, & Parcel (MRN) \_\_\_\_\_

Proposed Development \_\_\_\_\_

Permit Number (if construction has begun) \_\_\_\_\_

Variance Requested Reduction in minimum unit size for one bedroom apartments from 600 sq ft to 550 sq ft

**A complete application includes the following:**

- |  |   |
|--|---|
| <input type="checkbox"/> Application Form (1 original and 1 electronic copy)   | <input type="checkbox"/> Application Fee  |
| <input type="checkbox"/> Site Plan and/or Boundary Survey (1 original, 1 8 1/2"x11" or 11"x17" reduction and 1 electronic copy.) | <input type="checkbox"/> Adjacent owner(s) written support (1 original and 1 electronic copy) |
| <input type="checkbox"/> Letter of Intent (1 original and 1 electronic copy)   | <input type="checkbox"/> Additional Documentation as needed                                   |
| <input type="checkbox"/> Signed & notarized Certification page   |   |



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Juan G. Fernandez 6/25/21  
Signature of Applicant Date

Juan G. Fernandez, Esq.-Dir. R/Est & Development

Juan G. Fernandez  
Typed or Printed Name & Title

[Signature] 6/25/21  
Signature of Notary Public Date

**Property Owner Certification**

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Signature of Property Owner Date

Notary Seal

\_\_\_\_\_  
Typed or Printed Name & Title

\_\_\_\_\_  
Signature of Notary Public Date

**Community Development Use Below Only**

Fees Paid: \_\_\_\_\_ By: \_\_\_\_\_

Related Cases & Applicable Conditions:

\_\_\_\_\_

Variance Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

