

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

REZONING ANALYSIS

PLANNING COMMISSION DATE: SEPTEMBER 21, 2021

CITY COUNCIL DATE: OCTOBER 26, 2021

CASE NAME: **AHS RESIDENTIAL**

CASE NUMBER: **RZ2021-003 / V2021-004**

CURRENT ZONING: M-1

LOCATION: 20-22 TECHNOLOGY PKWY SOUTH

MAP NUMBERS: 6th DISTRICT, LAND LOT 272

ACREAGE: 10.7 ACRES

PROPOSED DEVELOPMENT: REZONING OF 10.7 ACRES FROM M-1 TO MUD WITH
ASSOCIATED VARIANCES TO ALLOW FOR A NEW MIXED-
USE DEVELOPMENT AT 20 AND 22 TECHNOLOGY
PARKWAY SOUTH, DIST. 6, LAND LOT 272, PEACHTREE
CORNERS, GA

CHARACTER AREA MAP: CENTRAL BUSINESS DISTRICT

APPLICANT: AHS RESIDENTIAL
12895 SW 132ND ST
MIAMI FL 33186

CONTACT: JAHNEE PRINCE
678-690-5710

OWNER: 22 TECHNOLOGY PARKWAY LLC
22 TECHNOLOGY PKWY SOUTH
PEACHTREE CORNERS GA 30092

RECOMMENDATION: APPROVE WITH CONDITIONS

UPDATE:

At the Planning Commission hearing, there were no speakers in support or opposition to this request.

After consideration, Commissioner Blum made a motion to approve the request, seconded by Commissioner Willis, subject to staff conditions. With a vote of 3-2, a recommendation for approval moved forward to the City Council.

SUMMARY:

The applicant is requesting the rezoning of 10.7 acres from M-1 (Light Industry District) to MUD (Mixed-Use Development District) to construct a mixture of 382 multi-family apartments (212 one-bedroom units and 170 two-bedroom units), office space, a small retail space and a location for food truck parking for on-site events. The 20 Tech Parkway South building will be reused as a mixed-use structure while 22 Tech Parkway South will be demolished. In its place and on existing surface parking lots, three new multifamily buildings and a small pool house building will be constructed.

The applicant is also requesting a variance to allow for the new building at 22 Tech Parkway South to be rebuilt in the same footprint and to encroach into the stream buffer by the same amount as the existing building currently does and to allow the existing stream buffer encroachment at the 20 Technology Parkway South building to remain. Additionally, the applicant is seeking a variance to reduce the minimum dwelling unit size from for a one-bedroom unit from 600 square feet to 555 square feet.

The property is currently developed as office buildings dating to the early 1980s. The buildings are located on two adjacent parcels on the north side of Technology Parkway South at the intersection of Peachtree Industrial Boulevard. This intersection acts as a major gateway into Technology Park from Peachtree Industrial.

The site plan submitted by the applicant indicates two points of entry into a non-gated development from Technology Parkway South at the same location as the two current entry drives. Both entries are full access as Technology Parkway South has an existing bi-directional center turn lane. The existing wooded landscape fronting Technology Parkway South and buffering the site from Peachtree Industrial Boulevard will not be changed; all new development will occur outside of these areas.

Properties located immediately adjacent to the north and west of the subject property as well as those across Technology Parkway South are zoned M-1; the parcel to the east across Peachtree Industrial Boulevard is also zoned M-1 but is located outside of Peachtree Corners, within the city limits of Norcross.

The subject property is located within the Central Business District Character Area on the Peachtree Corners Character Area Map, more specifically within Technology Park. This area encourages a mixture of uses including those proposed by the applicant.

The applicant held a community meeting both online and in-person on July 7, 2021. The in-person option was held at the site at 20 Technology Parkway South. There were no members of the public in attendance.

DENSITY:

The site plan shows 382 total housing units on the 10.7-acre site. This equates to a density of 35.7 units per acre which exceeds the base of 32 units per acre maximum in the MUD zoning district. However, the applicant is taking advantage of density bonuses permitted in the proposed zoning district by way of open space preservation, underground stormwater detention, adaptive reuse of an existing building, and incorporation of public art into the site.

While these bonuses, below, generate 9.2 additional units/acre and could increase the permitted unit count to as much as 440, the applicant is requesting 382 units. The calculation for the bonuses is as follows:

Incentive Item	Bonus Permitted	Bonus Applied
Open Space dedicated for Public Use	Up to 2 dwelling units per acre for each acre dedicated	2.6 acres dedicated x 2 = 5.2 units bonus
Underground Stormwater Detention	Up to 0.5 dwelling units per acre	0.5 units bonus
Adaptive Reuse of Existing Building	Up to 1 dwelling unit per acre	1 unit bonus
Incorporation of Public Art	Up to 0.5 dwelling units per acre	0.5 units bonus
Parking ready for EV Charging	Up to 0.5 dwelling units per acre	0.5 units bonus
LEED or Comparable Certification	Up to 0.5 dwelling units per acre	0.5 units bonus
Parking for E-scooters	Up to 0.5 dwelling units per acre	0.5 units bonus
Smart Technology Building Enhancements	Up to 0.5 dwelling units per acre	0.5 units bonus
		TOTAL: 9.2 units/acre bonus = up to 98 additional units (for a total unit count of up to 440 for this property)

ZONING HISTORY:

This property has not been the subject of any past zoning cases.

ZONING STANDARDS:

Zoning Code Section 1702 identifies specific criteria that should be evaluated when considering a zoning decision. These criteria are enumerated as 'A' through 'F', below. Following each item is the applicant's response followed by Staff's comment.

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?

Applicant's Response: 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.

Staff Comment: This property is located in the Central Business District in the Character Area Map and the proposed use is in alignment with the plan and with the Technology Park area plan.

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

Applicant's Response: 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.

Staff Comment: A mixed-use development is not out of character with the mixed nature of the larger Central Business District area nor with the goals of the Technology Park plan.

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?

Applicant's Response: 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.

Staff Comment: The site 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?

Applicant's Response: 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.

Staff Comment: Given the access points to a collector road which leads to a major roadway, 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 61 elementary school students, 33 middle school students and 40 high school students. However, the price point for new rental

apartments, the relatively small size of the units, the lack of child-friendly amenities such as playgrounds, and the marketing of the project as workforce housing for young tech workers, single adults and childless couples means that the estimates are very likely to be higher what would actually occur; however, even if the estimates are accurate, all of the impacted schools have excess capacity to handle the new 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?

Applicant's Response: 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.

Staff Comment: The proposed rezoning fits with the character area and goals of the Comprehensive Plan.

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?

Applicant's Response: 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.

Staff Comment: The City's Comprehensive Plan envisions mixed-use development in the Central Business District. This location at the critical juncture of Peachtree Industrial Boulevard and the edge of Technology Park, near amenities such as the Corners Connector trail system, is an ideal location for this type of development.

COMPREHENSIVE PLAN:

The Peachtree Corners Comprehensive Plan lists the subject property in the Central Business District Character Area. This area encourages a wide range of mixed uses, including residential, commercial and office.

Specifically, the plan identifies the Central Business District as "the most intense concentration of development and density" in the city and states that "high quality mid-rise mixed-use development with significant residential components is desired." Additionally, the plan states that "larger scale developments should locate...on the primary corridors."

This property is also on the edge of Technology Park. The Central Business District Character Area envisions Tech Park redevelopment to be mixed-use in nature and to include retail and housing uses to serve office workers.

DEPARTMENT ANALYSIS:

The property is located on the north side of Technology Parkway South at the intersection of Peachtree Industrial Boulevard and has not been the subject of any past zoning requests.

The Peachtree Corners Comprehensive Plan shows the property located in the Central Business District Character Area, indicating that the location is desirable for mixed-use development and higher density than may be appropriate elsewhere in the city. Additionally, the Tech Park area encourages redevelopment to take the form of mixed-use projects which include housing and retail space which can benefit employees of the park.

The property is also close to the city's Corners Connector trail system which intersects Technology Parkway South approximately 650 feet from the edge of this property. A sidewalk connection already exists between the site and the trail.

The applicant submitted architectural elevations as part of the rezoning request which show attractive modern designs with flat rooflines, rectilinear massing, a mixture of exterior cladding materials and a variety of earth-tone colors. The proposed structures will blend with the office building to remain on the site.

The existing office building which will be reused is a five-story structure which includes two levels of parking at the base of the building. Additional parking is proposed to be **added to the third floor. The retail space, proposed to be a coffee shop or café, is** located on the second floor with a generous outdoor deck overlooking the pond and landscape. Upper floors include office space and residential units.

The multifamily building which is proposed to replace the 20 Tech Parkway South building will have integral parking under the building with 8 floors of residential units above. The other two multifamily buildings will be 7 and 8 stories with surface parking. While the height is taller than most existing structures in Technology Park, the architecture of the buildings stresses horizontality rather than verticality. Additionally, the sloped terrain at the site means that the new buildings sit at a base level below that of Peachtree Industrial Boulevard, thus reducing the overall height in pure elevation terms. The heavily wooded nature of the periphery of the property also serves as a visual buffer obscuring the development from adjacent roadways. Most importantly, the increased height allows for the preservation of all specimen trees and mature landscaping on the site by concentrating the footprint of the new development.

RECOMMENDATION:

After review of the applicant 's proposal and other relevant information, it is recommended that RZ2020-005 / V2020-008 be approved with 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 the amount currently impacted by existing development 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 382 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 general conformance with the site plan submitted with this application and prepared by Bellon Architecture dated July 1, 2021 (with revisions to meet these conditions and zoning and development regulations).
5. The 2.6 acres of open space being dedicated for public use for a density bonus shall be subject to an easement which ensures its open access to the public.
6. Development shall include no more than the two access points as shown on the submitted site plan.
7. 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.
8. 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.
9. 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.
10. The developer shall provide a central mailbox for the community with adequate pedestrian access.
11. Building elevations shall be in general conformance with the elevations submitted with this application.
12. The development shall incorporate public art in the form of a large wall mural on the side of a building visible from Technology Parkway South. The design of the mural shall be approved by Staff with assistance from the Arts Council. Completion of the mural shall occur prior to the issuance of the Certificate of Occupancy for the building on which it is installed. Total cost of the mural shall not exceed \$25,000.
13. Bicycle racks shall be provided within the development in accordance with the overlay standards.
14. The multi-family site shall incorporate an outdoor grilling and seating area with fireplace or fire pit.
15. The multi-family building shall have controlled access at all pedestrian entry points.
16. 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.
17. All existing vegetation along Peachtree Industrial Boulevard and Technology Parkway South shall be preserved as shown on preliminary landscape plans submitted with this application.
18. This property shall participate in the crime-free multi-family housing program.