STATE OF GEORGIA
GWINNETT COUNTY

ORDINANCE 2016-02-67

AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO RZ2015-006 / SUP 2015-005/ V2016-002 TWIN LAKES, REQUEST TO REZONE TEN PARCELS IN DISTRICT 6 OF PEACHTREE CORNERS, GA TO ALLOW COMMERCIAL, MULTI-FAMILY RESIDENTIAL AND TRAIL DEVELOPMENT, AND APPROVE A SPECIAL USE PERMIT FOR A LIQUOR STORE AND ASSOCIATED VARIANCES ON A TOTAL OF 38.73 acres, AS FOLLOWS:

•Parcel #1 Rezone from M-1, Light Industry, to TO, Trails and Open Space, an 8.87 acre tract located in LL284, parcel 015 at 3550 Engineering Dr.
•Parcel #2 Rezone from M-1, Light Industry, to C2, Commercial, a 1.9 acre tract LL284, parcel 016 and 018 on Peachtree Parkway at Engineering Dr.
•Parcel #3 Rezone from M-1, Light Industry, to C2, Commercial, and approve a special use permit for a liquor store on a 4.7 acre tract located in LL284, parcel 018 on Peachtree Parkway at Engineering Dr.
•Parcel #4 Rezone from M-1, Light Industry, to C2, Commercial, a 1.23 acre tract located in LL 285, parcel 056 on Technology Parkway near Westech Dr.
•Parcel #5 Rezone from M-1, Light Industry, to C2, Commercial, a .73 acre tract located in LL284, parcel 040 on Technology Pkwy. near Westech Dr.
•Parcel #6 Rezone from M-1, Light Industry, to TO, Trails and Open Space, a .35 acre tract located in LL284, parcel 041 on Technology Pkwy. near Westech Dr.
•Parcel #7 Rezone from M-1, Light Industry, to TO, Trails and Open Space, a 4.33 acre tract located in LL285, parcel 010 on Technology Pkwy. near Westech Dr.
•Parcels #8, #9, #10 Rezone from M-1, Light Industry, to RM-13, Multi-Family Residence, three tracts consisting of 14.03 acres located in LL272, parcels 061, 062, and 064 on Peachtree Industrial Blvd. and 510 and 520 Guthridge Ct.

WHEREAS: Notice to the public regarding said modification to conditions of zoning 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 16, 2016 and March 15, 2016;

NOW THEREFORE, The Mayor and City Council of the City of Peachtree Corners while in Regular Session on March 15, 2016 hereby ordain and approve the Zoning Case RZ2015-006 / SUP 2015-005/ V2016-002, for the above referenced property with the following enumerated conditions:
With regard to Parcels #1, 6, and 7 as shown on 'Attachment A', Property Zoning Map, dated 1/2/16:

1. These properties shall be rezoned T-O, Trails and Open Space

VOTE: (Y)(N)(A) Sadd / (Y)(N)(A) Wright / (Y)(N)(A) Mason / (Y)(N)(A) Aulbach / (Y)(N)(A) Christopher / (Y)(N)(A) Gratwick

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2. Prior to the issuance of the first Certificate of Occupancy on Parcels zoned C-2 or RM-13, Parcels #1, 6 and 7 shall be deeded to the City of Peachtree Corners Downtown Development Authority. In conjunction with the transfers, the property owner shall cause $41,250.00 to be contributed to an account designated by the City of Peachtree Corners which funds shall be used by the City (or its designee) to construct a multi-use trail (and/or related infrastructure such as a lake dock) between the termination of the Engineering Drive extension and Technology Park lake (within Parcel 7).

3. Pursuant to Ordinance 2015-11-59, Trails and Open Space, the 13.55 acres attributed to the T-O zoned parcels shall be assigned 13 multi-family density unit credits per acre for a total of 176 density units. 113 of the 176 total density units shall be allocated to the multi-family residential development shown on Parcels #8, #9, and #10. The remaining 63 surplus density units shall be credited to an account established for the property owner.

APPLICABLE TO CURRENT PROJECT

With regard to Parcels #2, 3, 4 and 5 as shown on 'Attachment A', Property Zoning Map, dated 1/2/16:

4. The properties shall be rezoned C-2, commercial and shall be developed in general conformity with the submitted site plan prepared by Planners and Engineers Collaborative dated 11/15/15 (except as noted in condition #11).

5. A Special Use Permit shall be approved on Parcel #3 for a Liquor Store use.

6. The property owner or subsequent developer shall construct an 8' wide paved path along the Engineering Drive extension. The paved path shall be completed prior to the issuance of the first Certificate of Occupancy for the first building constructed on the C-2 zoned parcels.

6.5. For the portion of the property which is developed to accommodate the commercial pads, the landscape strip adjoining the paved path shall be planted with hardwood trees which are a minimum of 10 feet tall at the time of planting and are spaced on 25 foot centers in order to create a boulevard effect along Engineering Drive. The entire C-2 development shall have a cohesive landscape plan which shall be approved by staff.

7. If the City's Multi-Use Trail winds around back of the convenience store, the right-in only driveway shall be designed to accommodate a trail crossing.

8. The property owner or subsequent developer shall be responsible for all traffic and roadway improvements required to construct a new intersection at Engineering Drive and Peachtree Parkway and to extend Engineering Drive to Technology Parkway. These improvements shall

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include, but not be limited to: traffic light, crosswalks, the paved path referenced in Condition 6, bike lane, and, where necessary, deceleration lanes.

9. Development parcels shall be designed to mitigate the amount of impervious surface associated therewith as is reasonably possible in order to retain as much of the existing topography, trees, and stream as reasonably practicable. Retaining walls shall be built to minimize the footprint of the commercial buildings and parking areas. Setback requirements may be reduced if doing so benefits the preservation of trees or stream. However, the landscape strip along Peachtree Parkway required by Overlay Design Standards (and as modified by Condition 10) shall be provided.

10. Prior to an issuance of the Certificate of Occupancy for each building, an enhanced landscape strip shall be planted along the entire frontage of the property frontage along Peachtree Parkway. This enhanced landscape strip shall consist of, at a minimum, double staggered rows of evergreen plants, to be at least 3 feet at maturity, sufficient to prevent, within one year of planting, the view of all pavement surrounding the gas pumps and buildings by passengers in vehicles traveling along Peachtree Parkway. Said landscape strip shall be approved by the Community Development Director and maintained for this purpose at all times by the property owner.

11. To retain as many of the natural features at the rear of the properties, surface parking spaces shall be located to the front and sides of the buildings.

12. Architectural elevations for the gas station and liquor store shall be substantially similar to the drawings submitted [illegible] and dated [illegible]/16. The gas pump canopy columns shall be clad in masonry and the design and material approved by the Director of Community Development.

13. Stream buffer requirements shall be waived in order to accommodate the developments on C-2 zoned properties. Piping of the stream shall be permitted provided that only the least amount of piping that can be demonstrated to be reasonably necessary is installed.

14. The property owner or subsequent developer shall be responsible for median landscaping (installation and maintenance) in Peachtree Parkway for the length of the median contiguous to the application property. Landscaping plans shall be subject to Staff's approval.

15. Sanitary sewer line relocation shall be accomplished in the manner that will have the least environmental impact to the site.

16. Detention ponds visible from roadways shall be screened with landscape plantings to be approved by Staff.

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With regard to Parcels #8, #9, and #10 as shown on 'Attachment A', Property Zoning Map, dated 1/2/16:

17. The property owner or subsequent developer shall be responsible for all traffic and roadway improvements required at Peachtree Industrial Boulevard and Guthridge Ct. and along Guthridge Ct in connection with the development of the subject property for millennial housing.

18. The property owner or subsequent developer shall make every reasonable effort to acquire a pedestrian / bicycle access easement between the Guthridge Ct. residential development and Technology Parkway South. The residential development shall include a dedicated pedestrian / bicycle access at the closest point of the easement.

19. Millennial housing development shall not exceed 285 units. The units shall be limited to one and two bedroom floor plans. Two bedroom plans shall be limited to a maximum of [illegible]% of the units.

20. Site development shall be substantially similar to plans prepared by Planners and Engineers Collaborative dated 11/18/15 except that buildings located along Guthridge Ct. and Peachtree Industrial Boulevard shall maintain a 10 ft. setback from the property line and that 10 ft. strip shall be landscaped with plant material approved by Staff.

21. The owner or subsequent developer shall landscape and maintain the right-of-way immediately in front of the millennial housing project along Peachtree Industrial Boulevard.

22. Site amenities shall include pedestrian/bike trail, fitness facility, a dog park, an electric car recharge station, and a lake dock. No children's playground equipment shall be permitted.

23. A central mail kiosk and a trash and recycling station shall be designed to match the main buildings and shall be located near Guthridge Ct.

24. Every reasonable effort shall be made to preserve specimen trees near the lakes.

25. Building designs shall incorporate features that are compliant with Peachtree Corners' Green Building Ordinance wherever practical.

26. Interior features for residential units shall be in general conformity with the pictures presented to the Planning Commission on February 9, 2016 and include:

- Stainless appliances
- Gourmet kitchens with granite countertops
- Designer ceramic tile back splashes
- Wood cabinets
- Upscale plank or engineered wood flooring

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- Designer lighting
- Granite countertops and ceramic tile tub surrounds in bath
- Nine foot ceilings
- Ceiling fans in primary living space
- Generous closets
- Connections for full size, stackable washer/dryer units
- Walkout balconies

27. Community features for millennial housing shall be in general conformity with the pictures presented to the Planning Commission on February 9, 2016 and include:

- Resort-style pool and courtyard with tanning deck
- Dock with aquatic amenities (i.e. paddle boards and kayaks)
- Expansive clubhouse with cyber café / wi-fi and business center
- Outdoor grilling and entertainment space with fireplace and bocce ball court
- State-of-the-art fitness center

28. Prior to the issuance of the first Certificate of Occupancy on Parcels zoned RM-13, the property owner shall deed a 25' wide strip along the subject property's western boundary and the area of the property beginning 25' from the top of the lake bank and extending to the property line within the lake to the City of Peachtree Corners Downtown Development Authority. Prior to such transfer, the property owner and/or developer shall install a 12' wide multi-use trail and lake dock within said area.

29. If there are any material changes to the site plans and/or architectural elevations, as applicable, for the C-2 and/or RM-13 components of the development, then the property owner and/or developer shall submit such revised site and architectural plans to the Planning Commission for approval.

30. The millenial housing development shall participate in the crime-free multi-family housing program.

Effective this 15th day of March, 2016.

So signed and Witnessed | Approved :

this 15th day of March, 2016
Attest:

Kymberly Chereck, City Clerk

CITY OF PEACHTREE CORNERS ESTABLISHED 2012

Mike Mason, Mayor

VOTE: (Y)(N)(A) Sadd / (Y)(N)(A) Wright / (Y)(N)(A) Mason / (Y)(N)(A) Aulbach / (Y)(N)(A) Christopher / (Y)(N)(A) Gratwick

Order Plans @ www.LDILine.com

CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

NO.	JURISDICTIONAL COMMENTS	DATE
1	JURISDICTIONAL COMMENTS	02/26/18

Columbia Engineering
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

GEORGIA REGISTERED No. 030074 PROFESSIONAL ENGINEER JENNIFER N. LOSURDO

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS: ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY,
SUITE 900, ATLANTA, GA 30339
(770) 431-7600

ZONING CONDITIONS

PEACHTREE CORNERS RACETRAC

5780 PEACHTREE PARKWAY
PEACHTREE CORNERS, GEORGIA
GWINNETT COUNTY
DIST. 6, LL 284, PARCELS: 6-284-16, 18, 40, 56

DRAWN-BY	JCW
DATE	01/15/2018
SCALE	N/A
DRAWING NAME: 4607.00.dwg	
GR-2	1
SHEET NO.	VERSION