

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

REZONING ANALYSIS

PLANNING COMMISSION DATE: AUGUST 16, 2022

CITY COUNCIL DATE: SEPTEMBER 27, 2022

CASE NAME: 3802 MEDLOCK TOWNHOMES

CASE NUMBER: RZ2022-007, V2022-004

CURRENT ZONING: R-100

LOCATION: 3802 MEDLOCK BRIDGE ROAD

MAP NUMBERS: 6th DISTRICT, LAND LOT 300

ACREAGE: 1.28 ACRES

PROPOSED DEVELOPMENT: REZONING TO ALLOW A NEW 6-UNIT
TOWNHOUSE DEVELOPMENT

FUTURE DEVELOPMENT MAP: SUBURBAN NEIGHBORHOOD

APPLICANT: EXECUTIVE REAL ESTATE LLC
PO BOX 923208
NORCROSS GA 30010

CONTACT: SCOTT LARAVEA
404-307-4191

OWNER: EXECUTIVE REAL ESTATE LLC
PO BOX 923208
NORCROSS GA 30010

RECOMMENDATION: APPROVE WITH CONDITIONS

UPDATE:

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

After consideration, Chairman Kaplan made a motion to approve the request, subject to staff's recommended conditions with modifications, which was seconded by Commissioner Willis. The Commission voted unanimously to recommend approval of this request with the conditions as amended.

SUMMARY :

The applicant is requesting the rezoning of 1.28 acres from R-100 (Single Family Residence District) to R-TH (Single Family Residence Townhouse District) to construct 6 townhomes. The applicant is also requesting a variance to reduce the front yard setback from 50 feet to 15 feet to allow for the full buffer between the proposed development and the existing single-family neighborhood to the rear of the property.

The property, which is currently developed as a single-family dwelling, is located on the northern side of Medlock Bridge Road directly opposite of the intersection of Town Center Boulevard and approximately 600' east of Bush Road.

The site plan submitted by the applicant indicates one point of entry into a non-gated development from Medlock Bridge Road with the buildings having their fronts facing Medlock Bridge Road.

Properties located immediately adjacent to the subject property are zoned R-75 Single Family Residential while the parcels across Medlock Bridge Road are zoned MUD Mixed Use Development and contain townhomes as part of the Town Center development. The Medlock Bridge corridor is largely characterized by a mixture of offices, townhomes and single-family homes.

The property directly adjacent to the subject property at 3812 Medlock Bridge Road is another existing single-family home. If it becomes available, the applicant would like to acquire that property in the future to construct an additional three townhomes and incorporate them into this development. That possibility is the reason for the proposed layout with the driveway access at the far west side of the applicant's property, allowing for future connections to the 3812 Medlock Bridge Road parcel.

The subject property is located within the Suburban Neighborhood Character Area on the Peachtree Corners Character Area Map. While this area generally encourages single-family detached residential, it also prefers new development which is compatible with adjacent existing character and infill development which transitions scale appropriately between new developments and existing neighborhoods. Given this property's location, it can effectively achieve this goal because the townhomes have been pushed forward to the street and will be in harmony with the existing Town Center townhomes while also providing a transition, with generous green space buffer, to the existing neighborhood to the rear of the property.

The applicant held a community meeting with the surrounding neighborhood on June 29, 2022 with 10 members of the community in attendance.

DENSITY:

The site plan shows 6 units with an amenity area located near the center-rear of the property. The RT-H zoning designation permits a maximum density of 8 dwelling units per acre. The proposed development results in 4.69 dwelling units per acre.

ZONING HISTORY:

This property has not been the subject of any past zoning cases. The existing home has been in place since its construction in 1978.

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: Yes.

Staff Comments: Townhome uses are appropriate in the vicinity of the Town Center. While this property is identified as Suburban Neighborhood in the Character Area Map, this type of infill development which transitions scale appropriately between new developments and existing neighborhoods, is appropriate for the area and therefore is in alignment with the 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: No.

Staff Comment: Residential uses are not out of character with the mixed residential nature of the Medlock Bridge corridor. Appropriate buffering is being proposed which ensures that a suitable transition exists from the proposed development to the single-family homes along the property's rear boundary.

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: Yes.

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: No.

Staff Comment: Given the relatively small number of units proposed here, it is unlikely that transportation facilities would be overburdened by the proposed development. The project is within the attendance boundaries of Berkeley Lake Elementary School, Duluth Middle School and Duluth High School. Analysis by Gwinnett County Schools indicates that the project could generate up to 2 elementary school students, 1 middle school student and 1 high school student.

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: Yes.

Staff Comment: The proposed rezoning transitions scale appropriately between new developments and existing neighborhoods. Given this property’s location, it can effectively achieve this character area goal because the townhomes have been pushed forward to the street and will be in harmony with the existing Town Center townhomes while also providing a transition, with generous green space buffer, to the existing neighborhood to the rear of the property (See “Comprehensive Plan” section analysis below.)

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: Yes.

Staff Comment: The busy nature and expansion of Medlock Bridge Road makes it unsuitable for single-family development. The natural fit for the property is a transitional type of housing which provides a buffer between the busy street the single-family neighborhoods to the rear. This proposed development provides that transition.

COMPREHENSIVE PLAN:

The Peachtree Corners Comprehensive Plan lists the subject property in the Suburban Neighborhood Character Area. This area encourages single-family detached residential as well as institutional uses like schools and churches when located on primary streets. It also identifies infill development as suitable when appropriately designed to transition between newer developments and existing single-family neighborhoods.

The busy nature of Medlock Bridge Road makes it unlikely that single-family homes will continue to front the street in the longer term. The next best option to provide a

transitional type of use between the existing neighborhood to the rear and the more intensive use at the Town Center is the type of townhome development being proposed. The applicant has maintained the required buffer in the rear and will be located just across from the intersection of Town Center Boulevard, making the Town Center an easily walkable destination for these new residents.

DEPARTMENT ANALYSIS:

The property is located on the northern side of Medlock Bridge Road opposite the intersection of Town Center Boulevard, approximately 600' east of Bush Road. The site is currently zoned R-100 (Single Family Residence District) and has not been the subject of any past zoning cases.

The Peachtree Corners Comprehensive Plan shows the property located in the Suburban Neighborhood Character Area, indicating that the location is in proximity to a mostly single-family residential area. However, the property is directly adjacent to properties within the Central Business District Character Area which envisions a much wider range of uses, including multifamily and townhome development.

The small size of the subject property and its location on a busy road makes it an unlikely candidate for new single-family residential development. Additionally, the proximity to the Town Center and adjoining Central Business District Character Area properties, plus the existing mixed residential nature of the Medlock Bridge Road corridor, lend support to the request to rezone the property for a small townhome development.

The proposal for townhomes at this location is suitable given the proximity to the Town Center. The applicant also proposes to maintain the code-required 35' undisturbed buffer between this development and the single-family properties to the rear.

The parking requirement is 3 spaces per unit, which equals 18 spaces on the site. The plan shows parking both within each unit's 2-car garage and on adjacent driveways as well as several shared spaces throughout the community. Given all of this, the parking is well above the minimum requirement.

The site has just one specimen tree, a dogwood, which is not proposed for preservation in the submitted site plan. However, the large undisturbed rear buffer will have numerous preserved (non-specimen) trees.

The applicant submitted architectural elevations as part of the rezoning request. These show attractive, modern buildings with flat rooflines. The materials are primarily brick in a cool color palette with accents of wood, glass and metal. The staggered layout of the units also provides visual interest and relief from the rectilinear massing.

RECOMMENDATION:

After review of the applicant 's proposal and other relevant information, it is recommended that RZ2022-007, V2022-004 be approved with the following conditions:

1. The property shall be rezoned from R-100 to R-TH
2. Variance shall be approved so that the front setback along Medlock Bridge Road is reduced to 15 feet.
3. The site may be developed with up to 6 townhome units. However, the maximum number of units is dependent on site conditions, compliance with zoning conditions, and fully engineered plans that meet regulations, incorporate trees to be preserved, and require no parking variances.
4. The site plan layout shall be in general conformance with the site plan submitted with this application and prepared by Foresite Group dated June 30, 2022 (with revisions to meet these conditions and zoning and development regulations).
5. The amenity area shall be designed to preserve as many trees as possible and shall have any lighting designed to be pointed downward and inward to the site to avoid any spillover to adjacent areas.
6. Development shall include no more than the one access point on Medlock Bridge Road, as shown on the submitted site plan.
7. A minimum of 6 parking spaces, outside of driveways, shall be provided internal to the development. Driveways must be at least 18 ft. in length to ensure that vehicles do not overhang sidewalks, streets, or alleys.
8. All stormwater detention shall be located within existing facilities or 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.
9. 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.
10. The developer shall provide sidewalks along all internal streets and provide a pedestrian sidewalk connection from the development onto the public sidewalk along Medlock Bridge Road.
11. The internal street and parking shall be privately owned and the termination point of the private street shall conclude with a design meeting the requirements of the Public Works Department to accommodate trash vehicles, etc.
12. A deceleration lane along Medlock Bridge Road shall be provided. The site plan shall be further evaluated by city traffic engineering staff to determine if additional traffic improvements are warranted. The deceleration lane and any such additional required improvements shall be funded by the developer. The developer shall provide a central mailbox for the community with adequate pedestrian access.
13. Building elevations shall be in substantial conformance with the elevations labeled "Medlock Bridge Townhomes" dated June 30, 2022 and submitted with this application. Buildings shall be four-sided brick with metal, glass and wood accents.
14. Construction hours shall be limited to weekdays from 7:00AM to 8:00PM. No weekend construction shall be permitted.

