

Memorandum

To: City of Dacula Planning Commission /
City of Dacula Mayor and City Council

From: Hayes Taylor, City Planner

Date: November 27, 2023 (*Revised March 26, 2024*)

Subject: 2023-CD-RZ-03

Proposed Zoning: R-TH Single-Family Residence Townhouse District

Existing Zoning: MH Mobile Home Park District

Size: 4.04 acres

Proposed Use: Attached Single Family Townhome Neighborhood

Applicant: Archon Homes
2160 Morningside Dr. Suite 250
Buford, Georgia 30518
770-616-9774

Owner: Dacula Real Estate
3975 Stone Village Ct
Duluth, Georgia 30097
678-643-6257

Location: Land Lot 275 - 5th District

Existing Land Use and Zoning:

The subject property is located at 2263 Stanley Rd and is approximately 4.04 acres. Jody Avenue and Shane Lane surround the property on all sides. The parcel is zoned MH (Mobile Home Park District) and is occupied by 16 mobile homes (net density = 3.96 units/acre). Properties to the northeast and northwest are zoned R-1200 (Single Family Residential). A 173-lot single-family residential development zoned TRD (Transitional Residential District) is currently under construction across Stanley Road to the south of the subject property.

The Proposed Rezoning & Development:

The applicant has requested to rezone the 4.04-acre subject property from MH (Mobile Home Park District) to R-TH (Single Family Residence Townhouse District) to construct a 24-unit (net density = 5.9 units/acre), 4 building town home development. The updated application materials officially submitted March 26, show an internal private drive with sidewalks that bisects the parcel, connecting Jody Ave and Shane Ln. The concept plan also shows a mail kiosk center, pedestrian pathways, an amenity area, seven (7) off street parking spots, a twenty-five (25) foot landscape buffer, and an additional fifty (50) foot building setback from Stanley Rd.

The 2019 Future Land Use Map designates the subject parcel as a Village Area Density character area (3.5-6 units/acre). The proposed development falls within the recommended density for the character area. The townhomes could serve as a logical transition from medium density residential and commercial to lower density suburban development.

Summary:

The proposed townhouse development meets the recommended Village Area Density Character Area residential density and is consistent with the City’s Future Land Use Map. For these reasons, the Department recommends that the rezoning be approved with conditions.

Comprehensive Plan:

The City of Dacula’s 2019 Comprehensive Plan labels the subject property as Village Density Residential on the Future Land Use Map. Village Density Residential character areas are defined as being “in close proximity to activity centers and are relatively dense compared to Suburban Residential areas” and that “residents are more likely to walk or bike to nearby centers rather than forced to rely on automobiles.” The Village Density Residential uses include: “low density residential (0.5 to 4 units/acre), medium density residential (4-6 units/acre), traditional neighborhood development, duplexes, parks/recreation/greenspace, and small institutional development.” (The City of Dacula, Georgia 2019 Comprehensive Plan, page 7.26). Furthermore, the character area description states that developments should encourage diverse housing opportunities proximal to places of employment (The City of Dacula, Georgia 2019 Comprehensive Plan, page 7.27). The concept plan approved industrial developments on Stanley Rd and the under-construction Rowen Project could provide proximal employment opportunities for future residents.

The analysis of the application should be made based upon the “Standards Governing Exercise of the Zoning Power” as stated in Section 1702 of the 2000 Zoning Resolution of the City of Dacula.

1. Whether the proposed rezoning request will permit a use that is suitable in view of the use and development of an adjacent and nearby property?

The proposed townhouse development is a suitable use because it falls within the recommended density for the character area and would improve the pedestrian infrastructure within the character area. In addition, the proposed development provides a gradient in the transition from the Neighborhood Mixed Use and General Commercial character area designated to the north on the 2019 Future Land Use map.

2. Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby properties?

The proposed rezoning would not be expected to adversely affect the existing use or usability of adjacent or nearby properties along Stanley Rd.

3. Whether the property to be affected by the proposed rezoning request has a reasonable economic use as currently zoned?

The property has reasonable economic use as currently zoned.

4. *Whether the proposed rezoning request will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

With the provided conditions, excessive or burdensome use of streets, transportation facilities or schools should be minimized. The utility and school needs should not be substantially affected due to the maintenance of the current residential density.

5. *Whether the proposed rezoning request conforms with the policy and intent of the Land Use Plan?*

The City of Dacula's Future Land Use Map designates the property for a Village Density Residential character area. Village Density Residential character area serves as a transition from higher density residential and commercial to traditional single-family density. The proposed rezoning restructures the current infrastructure into a more grid-like format, encouraging walkability. As properties to the east develop within the Community Mixed Use Activity Center character area, the townhouses could serve as a transition in the gradient from attached and village density units to low density. As such, the proposed rezoning would be considered suitable at this location.

6. *Whether 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?*

If approved, the requested rezoning would provide an opportunity for a mixture of housing types and provide a transition between land uses of potential future developments.

Recommendation:

Based on the application, the requested rezoning is recommended for approval with the following conditions:

The Department notes the Planning Commission unanimously recommended approval with staff's recommended conditions for the requested rezoning at the Public Hearing on November 27, 2023. Said conditions are below.

A revised concept plan was officially submitted on March 26, 2024.

1. The property shall be developed in accordance with the conceptual site plan prepared by LJA Engineering submitted March 26, 2024, and with the provided zoning conditions. Any substantial deviation from the approved conceptual plan and/or remaining conditions of zoning shall be resubmitted to the City Council for consideration. The City Administrator shall determine what constitutes substantial deviation.
2. The open space shall not be subdivided and shall be owned and maintained by a mandatory homeowners' association. The deed to the mandatory homeowners' association shall require that the open space be perpetually maintained.
3. The maximum number of dwelling units shall not exceed four (4) buildings consisting of twenty-four (24) units total.
4. The minimum heated floor area per dwelling unit shall be 1,800 square feet.
5. The front and side façades of all dwelling units shall consist of architectural treatments of brick, stone, or stucco with fiber cement siding for the remainder of the elevation. The remainder of the structures shall be constructed of brick, stone, stucco, concrete fiber, or similar material.
6. The proposed elevation, building materials, and colors shall be approved by the City prior to building permit issuance.
7. Delineated street parking outside of travel lanes along the internal road must be provided by the developer.
8. Collection of solid waste, recycling, and recovered materials from the townhome development shall be arranged by an agreement with a franchised contractor.
9. The development shall include an amenity area with park benches, picnic tables and a commercial quality bicycle rack. The benches and tables will be included in a walking trail, gathering space, or central green as approved by the City.
10. The development shall include a cabana, pavilion, or shade provision alternative in the designated mail kiosk space as approved by the City.
11. All non-amenity or stormwater grassed areas shall be sodded.
12. The amenity and stormwater maintenance areas may include lower maintenance grass alternatives such as Blue Star Creeper, Corsican Mint, Microclover, or Fescue as approved by the City Administrator.
13. Five (5) foot-wide sidewalks shall be constructed on both sides of the internal private drive.

14. 5-foot-wide sidewalks shall be constructed along the property frontage of Stanley Road, Shane Lane, and Jody Avenue.
15. The developer shall provide street trees along the external sidewalk, internal sidewalk and internal walkways at 20-foot increments on center. All trees should be 6 to 8 feet tall at the time of installation with a minimum DBH of 2.5 inches. Subject to review and approval by the City Administrator or their designee.

Street and walkway trees shall be of one or a combination of the following species:

- a. Sweet Bay Magnolia
 - b. Blood Good Japanese Maple
 - c. Eastern Redbud
 - d. Willow Oak
 - e. Carolina Silverbell
 - f. Nuttal Oak
 - g. Shumard Oak
 - h. White Oak
 - i. Japanese Zelkova
 - j. Red Maple
 - k. North Red Oak
16. The developer will provide pedestrian crosswalks at the stop signs of the internal private drive.
 17. The developer shall submit the Final Plat to the City of Dacula prior to the issuance of any building permits.
 18. Each townhome building shall have landscape features to include, but not necessarily limited to flowerbeds, landscape trees, evergreen understory plantings and the like. Subject to review and approval by the City Administrator or their designee.
 19. Underground utilities shall be provided throughout the development.
 20. Street light service fees and maintenance are the responsibility of the homeowner's association. Street light fixtures must be reviewed and approved by the City.
 21. Ownership and maintenance of internal drives, roads, sidewalks and/or parking area found on the subject site shall be the responsibility of the developer and/or private property owner.