

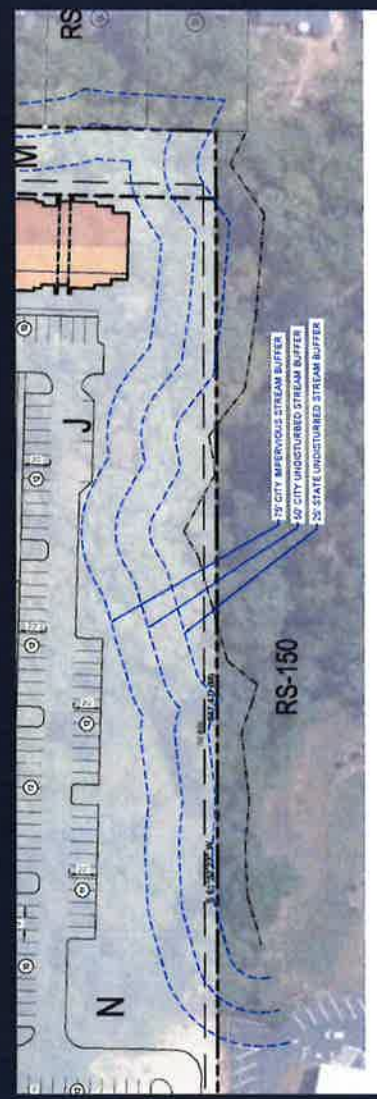


334 Grayson Highway

May 14, 2020



Wetland delineation field work conducted on 05/08/20 by the Corblu Ecology Group resulted in an intermittent stream determination. Based on this new finding, a 75' stream buffer is required and impacts the site plan reviewed during the 03/11/20 City Council work session.



Base Map Source: Aerial Photograph, Georgia, 2018

330 Grayson Highway Site ONE Consulting Group Lawrenceville, Georgia		Figure 1 Aquatic Resource Map Project No. 01-050520
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Site Plan Revisions include the following:

- **Buildable Acreage** for the **Site** reduced by **0.87** acres
- **Residential Buildings** reduced from **7** Structures to **5** Structures
- **Residential Unit** count reduced from **202** (21 dua) to **156** (16 dua)
- **Resident Parking Space** count reduced from **332** (1.6/u) to **250** (1.6/u)
- **Loading Parking Space** count reduced from **10** to **9**
- **Central Courtyard** increased in **Size** by **12.5%**
- **Dog Park Area** added to the **Exterior Amenity Program**

A residential community attracting Family households.

- 156 residences located on 9.708 acres for a density of 16.1 du/a
- 250 parking spaces for a parking ratio of 1.6 spaces per unit
- 5,000 sf Community Building with After School Program, Fitness Center, Computer Lab and Game Room
- Exterior Amenities include Gardens, Splash Pad, Dog Park, Playground and Communal Dining Pavilions



LAWRENCEVILLE
HOUSING
AUTHORITY



SITE PLAN SUMMARY



SITE SUMMARY

SITE AREA	9.708 AC OR 422,866 SF
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF LAWRENCEVILLE
EXISTING ZONING:	BG (GENERAL BUSINESS)
PROPOSED ZONING:	O1 W/ SPECIAL USE PERMIT
ADJACENT ZONING:	BG & RM-HR (NORTH) RS-150 (REAR & SOUTH)
BUILDING SETBACKS	
FRONT:	50'
SIDE:	10' (SIDE YARD); 25' (STREET-SIDE CORNER)
REAR:	40'
BUILDING SUMMARY	
DENSITY:	156 UNITS @ 16.1 PER ACRE
BUILDING COVERAGE:	25% (70% MAX. ALLOWABLE)
PARKING SUMMARY	
REQUIRED:	312 SPACES @ 2 PER UNIT
PROVIDED:	250 SPACES @ 1.6 PER UNIT*
PARKING STALL DIMENSIONS:	9' x 20'
DRIVE AISLE WIDTH:	22'
LOADING SUMMARY	
REQUIRED:	9 SPACES @ 1 FOR 1ST 10 D.U. + 1 / 20 D.U.
PROVIDED:	9 SPACES
MIN. LOADING SPACE DIMENSIONS:	12' x 30'

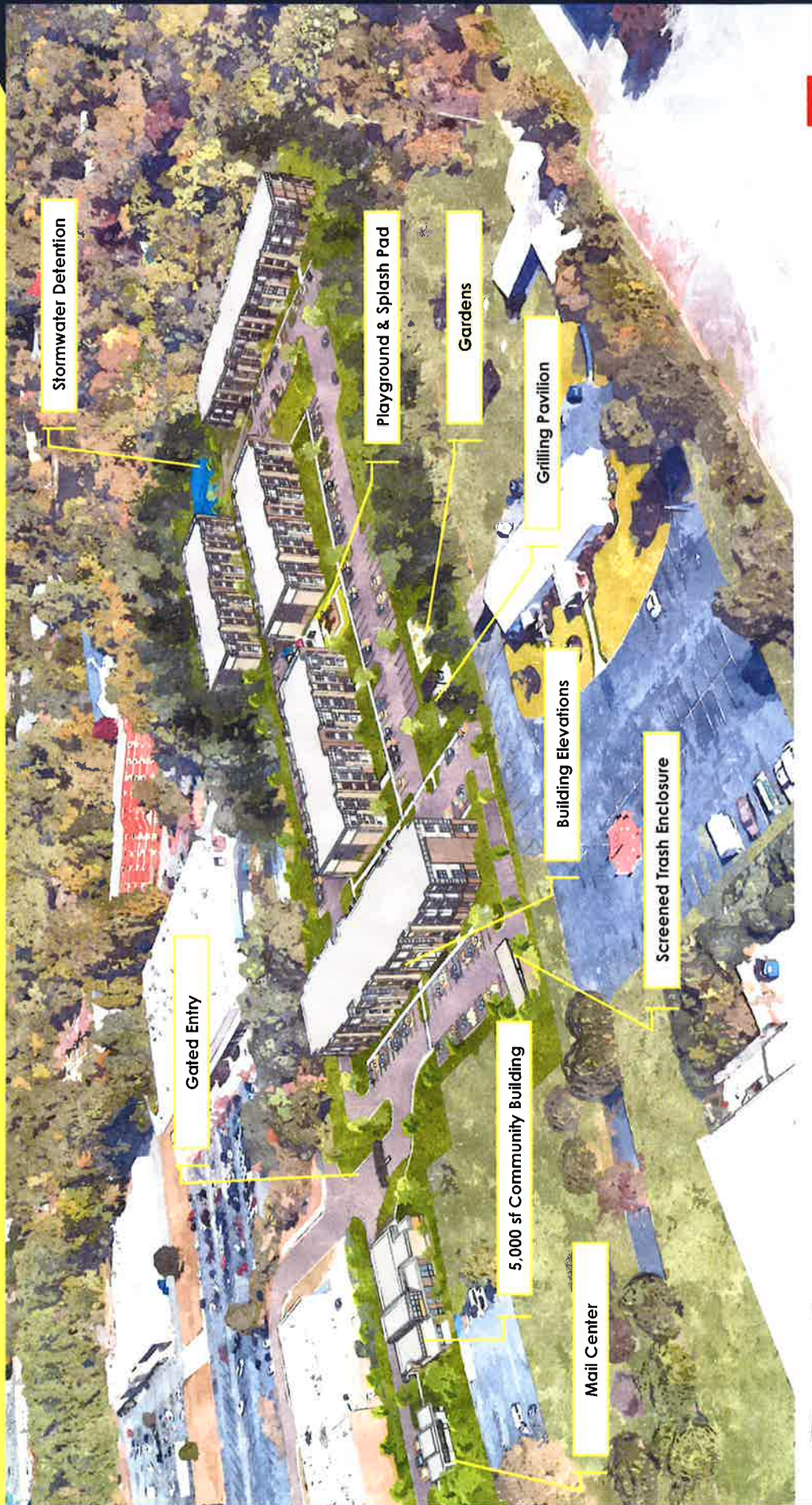
*VARIANCES:

SECTION 9.5 OF THE ZONING ORDINANCE - TO REDUCE THE REQUIRED PARKING RATIO FROM 2 TO 1.6 PER DWELLING UNIT.

REDUCE THE REQUIRED 20' GRASS AND LANDSCAPE STRIP REQUIRED BETWEEN THE BUILDING AND PARKING BY 5' TO A 15' GRASS AND LANDSCAPE STRIP.

FLOOD HAZARD AREA NOTE:

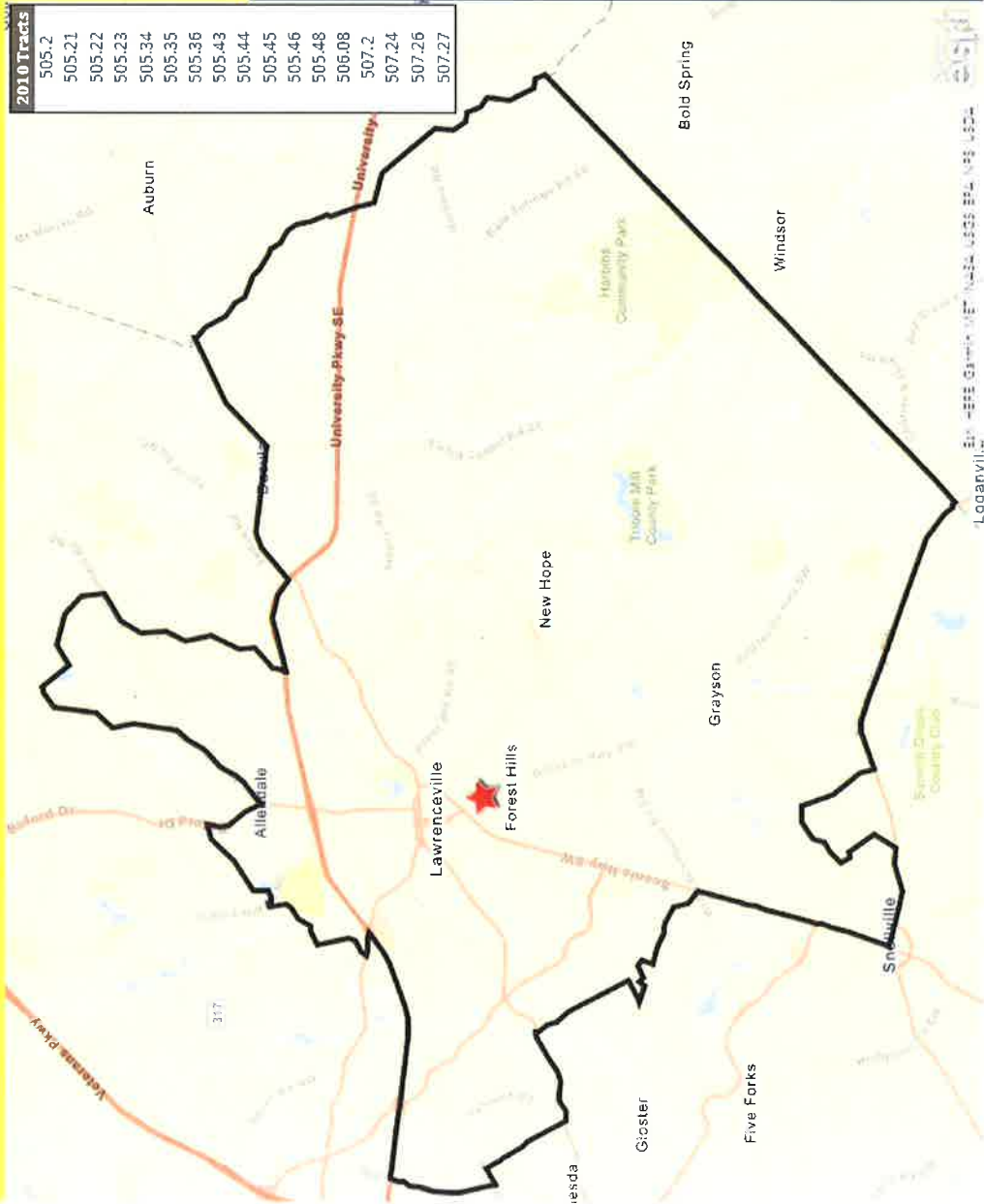
FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM PANEL NUMBER 13135C0089F, DATED SEPTEMBER 29, 2006





GA HWY 20 /
GRAYSON HIGHWAY
(VA (OAKLE RD))

MARKET AREA DEFINITION



The Market Area consists of census tracts in comparable residential neighborhoods surrounding the Subject Site

Based on the homogeneity of the housing stock and ease of access via major thoroughfares, renter households living throughout the Market Area would consider these residences as an acceptable shelter option

The boundaries of the Market Area are:

SR-316, Yellow River, Winder Highway (4.6 mi. north),

Gwinnett/Walton County line (9.1 mi east),

Atlanta Hwy (5.2 mi. South),

Herrington Rd, Patterson Rd, Scenic Hwy (5.4 mi. west)

EXTERIOR AMENITIES



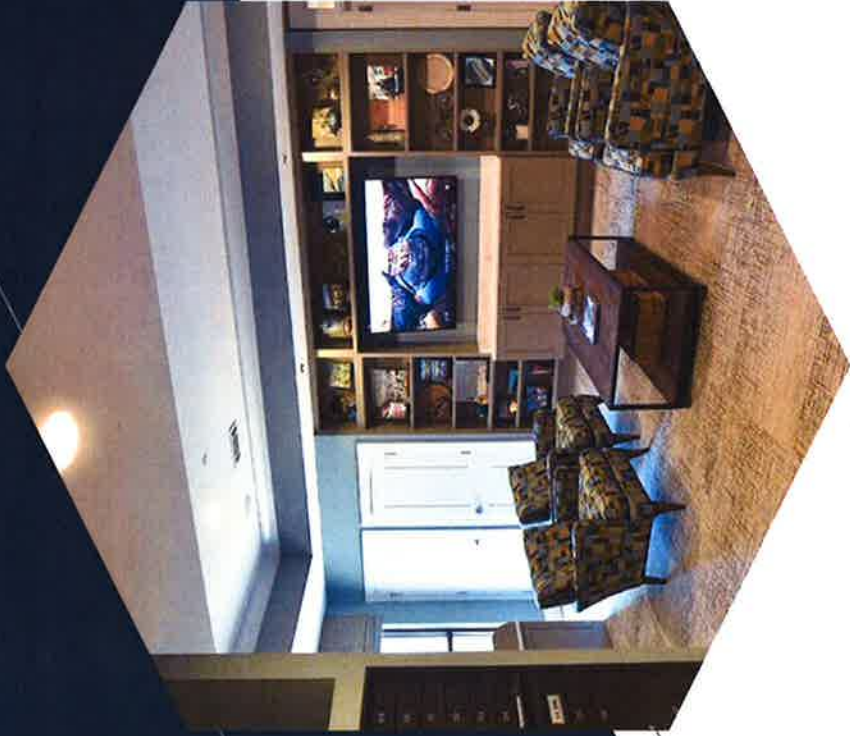








INTERIOR AMENITIES



COMMUNITY BUILDING Conceptual Elevation



**Minimum 50% Masonry
on each elevation
(accessory structure)**



COMMUNITY BUILDING



- Community Room
- Game Room
- Fitness Center
- Computer Lab
- Laundry Facilities
- After School Program
- Management Suite









AFTER SCHOOL Program

- Build on the community development initiative Lawrenceville Resource Center -- of which LHA is a co-founding partner -- to provide sustainable opportunities for socio economic mobility for the families we serve
- The program will include after school and tutoring activities, conducted by local partners, to complement and support the educational goals of local schools that serve this area
- Self sufficiency programs for adults who wish to improve their financial situation, or increase their educational attainment
- Centralized location where our partners at Gwinnett Tech and Money Management can hold classes and recruit graduating seniors and adults for various vocational and academic tracks



RESIDENCES



RESIDENTIAL BUILDING Conceptual Front Elevation



BUILDING MATERIALS

Masonry:	51%
Hardiboard Panel	20%
Hardiboard Siding	20%
Metal Panel	9%



Metal Panel
example



RESIDENTIAL BUILDING Conceptual West Elevation



BUILDING MATERIALS

Masonry:	51%
Hardiboard Panel:	25%
Hardiboard Siding:	24%

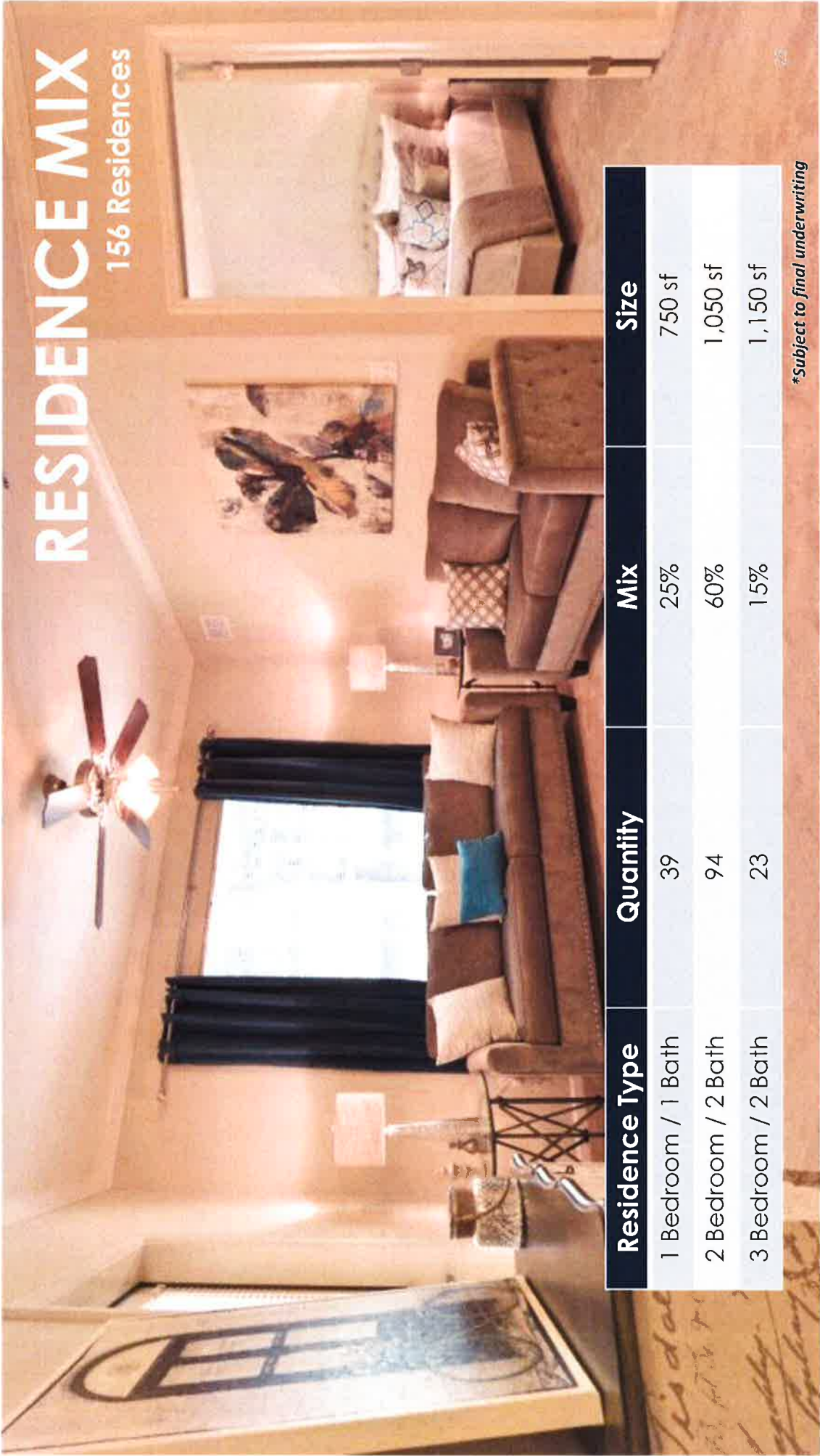
RESIDENTIAL BUILDING Conceptual East Elevation



BUILDING MATERIALS

Masonry:	51%
Hardboard Panel:	25%
Hardboard Siding:	24%





RESIDENCE MIX

156 Residences

Residence Type	Quantity	Mix	Size
1 Bedroom / 1 Bath	39	25%	750 sf
2 Bedroom / 2 Bath	94	60%	1,050 sf
3 Bedroom / 2 Bath	23	15%	1,150 sf

*Subject to final underwriting

HOUSEHOLD INCOME RANGES



SET ASIDE	MINIMUM INCOME	MAXIMUM INCOME
60% AMI	\$28,457	\$49,740
MARKET RATE	\$34,000	Unlimited

*Subject to final underwriting

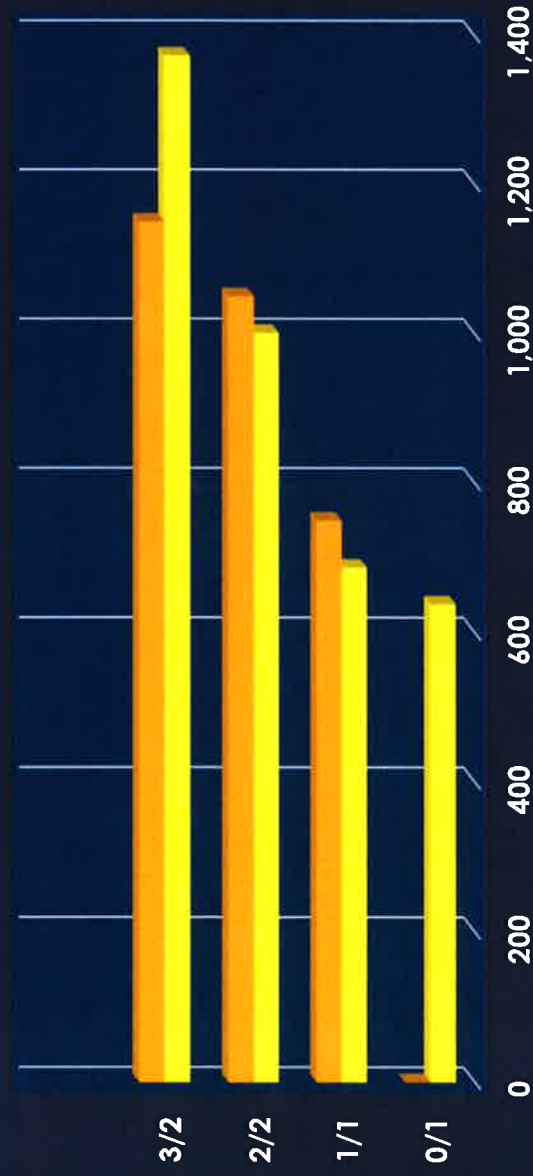
RENTAL RATES



RESIDENCE TYPE	RENT RANGE *
One Bedroom	Starting at \$784
Two Bedroom	Starting at \$939
Three Bedroom	Starting at \$1,071

* Excludes LHA residences

RESIDENCE SIZE COMPARISON



	0/1	1/1	2/2	3/2	
GRAYSON HIGHWAY	0	750	1050	1150	
SOUTHLAWN	638	687	1001	1373	

GRAYSON HIGHWAY

SOUTHLAWN

* South Lawn 3 Bedroom Residences targeted to an Empty Nester demographic



1 BEDROOM RESIDENCE PLAN



1 BEDROOM RESIDENCE PLAN



2 BEDROOM RESIDENCE PLAN



2 BEDROOM RESIDENCE PLAN



**3 BEDROOM
RESIDENCE PLAN**





END OF PRESENTATION

