

Planning and Development Recommendations

RCZ2021-00030

Approval as OI (Office Institutional District) for a Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. The proposed development shall be limited to a total of 150 multifamily residential units. The development shall be fenced and gated. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.
 - B. The maximum building height shall be 65 feet.
 - C. Allow a 45-foot encroachment into the required front yard setback along East Pike Street and Buford Drive.
 - D. Maximum impervious surface requirement shall not exceed 80-percent
 - E. The development shall be age-restricted to residents 55 years of age and older.
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the submitted site rezoning site plan, dated September 7, 2021, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Planning and Development Department.
 - B. The buildings shall be constructed in general accordance with the submitted elevations and floor plans dated September 21, 2021. Building elevations shall be subject to the review and approval by the Planning and Development Department.
 - C. Ingress/Egress to the subject property shall be limited to one point of access along East Pike Street and Jarman Street. Point of access shall meet City and GDOT regulations as appropriate, including any dedication of Right-of-Way.
 - D. Parking spaces shall be limited to 190 total spaces, including required parking spaces for common space. Parking and driveway surfaces shall be paved and striped to City standards.

- E. Elimination of a 10-foot landscape strip along all right-of-ways shall be permitted consistent with the submitted site rezoning site plan dated September 7, 2021 with minor adjustments as may be approved by the Planning and Development Department. Internal and external landscaping and screening shall be subject to review and approval of the Planning and Development Department.
- F. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
- G. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. The maximum sign display area shall be limited to 32 square feet. The supporting base and structure shall consist of brick, stone, or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. Other signage will be allowed consistent with the submitted site rezoning site plan, presented September 21, 2021 with minor adjustments as may be approved by the Planning and Development Department.
- H. All grassed areas shall be sodded.
- I. The utilities internal to the development must be placed underground.
- J. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.

- K. Lighting, other than streetscape lighting, shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-ways. Streetscape lighting along Buford Drive and East Pike Street shall be consistent with the minimum requirements of the City of Lawrenceville Zoning Ordinance, Article 6, Architectural and Design Standards, Section 603 Performance Standards-Lighting.
- L. Outdoor storage shall be prohibited.
- M. City dumpsters shall be utilized for the entire development. Dumpsters shall be located in the side yard or rear yard area and outside of any required stream or zoning buffer a minimum of 5-feet. The dumpster shall be screened on all sides by a minimum 6-foot high masonry wall with access via an opaque gate. The project may incorporate a trash room inside the building.
- N. Dumpster Pad shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.
- O. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- P. The development shall be a gated community, with automated car access at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made in a timely manner. Fencing along public Right-of-Way shall be wrought iron style type fencing with masonry columns spaced 25 feet. The building itself can function as a fence along the public right-of-way.
- Q. Unless provided underground, Stormwater Detention facilities shall be screened from view with double-row evergreen trees and shrubs. Final Landscape Plans shall be subject to the review and approval of the Planning and Development Department.

SUP2021-00053

Approval of a Special Use Permit for a 150-unit Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:
 - A. The proposed development shall be limited to a total of 150 residential units. The final site and building design shall be subject to review and approval of the Planning and Development Department.
 - B. Each multifamily living unit shall be accessed internally, via a double-loaded conditioned corridor (hallway), consisting of apartment units on both sides of the passage corridor.
 - C. Interior unit features include stainless steel appliances and stone countertops.
 - D. The development shall include outdoor amenities for residents including active common spaces that may include a community garden, covered pavilion and grilling areas. Interior amenities may include a community room with bistro, cardio/fitness center, as well as additional areas for residential activity. The design and location of the amenities shall be subject to the review and approval by the Planning and Development Department.