

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING AND SPECIAL USE REPORT**

CASE NUMBER: RZC2021-00030 & SUP2021-00053

APPLICANT: HIGHLANDS RESIDENTIAL, LLC

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LOCATION: 77 EAST PIKE STREET, 250 MCARTHUR STREET AND
CITY OF LAWRENCEVILLE PUBLIC RIGHT-OF-WAY

PARCEL ID: R5146B110, R5146B111A, R5146B113, R5146B115,
R5146B116, R5146B117, R5146B118, AND A
PORTION OF McARTHUR STREET (VARIABLE RIGHT-
OF-WAY)

ACREAGE: 3.81

ZONING PROPOSAL: LM LIGHT MANUFACTURING DISTRICT AND OI
OFFICE INSTITUTIONAL DISTRICT, TO OI OFFICE
INSTITUTIONAL DISTRICT WITH A SPECIAL USE
PERMIT FOR THE DEVELOPMENT OF AN ACTIVE-
ADULT/SENIOR LIVING COMMUNITY

PROPOSED DEVELOPMENT: RETIREMENT COMMUNITY, INDEPENDENT LIVING

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ZONING HISTORY:

In 1960, the subject property has been zoned BG (General Business District) and LM (Light Manufacturing District).

The subject property has been zoned OI (Office Institutional District), with a Special Use Permit allowing a Retirement Community, Independent Living Facility since 2020, pursuant to RZC2020-00017 and SUP2020-00036.

PROJECT DATA

The applicant requests rezoning of an approximately 3.81-acre parcel assemblage from LM (Light Manufacturing District) and OI (Office Institutional District) to OI (Office Institutional District) with a Special Use Permit to allow a Retirement Community, Independent Living facility. The proposal is directly related to an approved rezoning and Special Use Permit (RZC2020-00017 & SUP2020-00036) which would expand on the previously approved request by proposing additional property (0.53-acres), units (18) and structures all of which will affect the overall plan. The property is located at the northeast intersection of the East Pike Street and Buford Drive, bounded to the north by Jarman Street, and to the east McArthur Street and CSX Railroad (f.k.a. Seaboard Air Line Railway Co.). The subject properties are developed and consist of industrial buildings, associated driveways and parking.

According to the submitted materials, the facility would be marketed as a retirement community, designed for independent living. The development would consist of an approximately 65-foot, five-story building containing 150-units to be used as an independent multifamily living facility, resulting in a density of approximately 40 units per acre; exceeding the allowable tolerance of 24 units per acre. Unit types will range from one-bedroom and two-bedrooms at an average unit size of approximately 965 square feet. The project would include amenities such as a business center, community room, fitness center, and social gathering areas. However, the proposed plan does not include specifics relating to the gross floor area (GFA) for any common interior space associated with the development. The plan proposes 190 parking spaces; assuming the proposal includes 8,250 square feet of common interior space, the number of proposed parking spaces may be consistent with the minimum number of parking spaces required for the proposed development. Access to the proposed development would be via two curb cuts, one located along East Pike Street and the other on Jarman Street.

As proposed, the applicant is requesting variances to allow a 30-foot building height increase, an increase in the maximum impervious surface requirement of 70-percent, the elimination or reduction of the required 50-foot Front Yard Setback along Buford Drive and 10-foot Side Yard Setback along the CSA Railway Right-of-Way. Additionally the proposal includes a reduction of the required 10-foot landscape strip adjacent adjacent to all right-of-ways. Therefore, variances will be required to for each of the encroachments and may be considered by City Council with the requests.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Downtown Character Area. The vision for this character area is to encourage a mixture of residential, retail, office, recreational, and educational facilities. The citywide goals of the Plan include improving land use patterns, transportation, housing, economic development, and the overall quality of life for the entire community. The proposed development is considered consistent with goals and policies of the Comprehensive Plan to promote residential and mixed-use development in proximity to the Courthouse Square, and the request is compatible with the zoning and development pattern of its surrounding neighbors. The

project is also considered consistent with the City's Livable Centers Initiative (LCI) Plan, introducing residential housing density a short distance from the downtown square, establishing an enhanced street grid system, and promoting access to local parks, as well as walking and biking alternatives.

The immediate surrounding area includes a mix of commercial, institutional, office, residential and mixed-use developments and zoning. To the south, across East Pike Street, are commercial uses and zoning; which includes a financial institution, a restaurant and several vacant parcels of land. Further to the south, along Jackson Street is the Lawrenceville Lawn; which host a variety of events on routine basis, as well as the Lawrenceville South Lawn mixed-use development consisting of variety of housing options, as well as a similar density to the proposed. To the west, across Buford Drive, are other commercial retail establishments appropriately zoned BG, BGC (Central General Business District) and OI (Office Institutional District). To the north and east, across Jarman Street, is a building materials supply company and auto repair facilities zoned LM. Further to the east, across the CSX Railway is mixture of light industrial and residential uses and zoning. The scale of the development may be consistent with the developments in the immediate vicinity.

In conclusion, the proposed development could contribute land use patterns and design elements that support walkability and an enhanced sense of place and may be consistent with the City of Lawrenceville 2040 Comprehensive Plan policies. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested rezoning and Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

The City of Lawrenceville Electric Department has single-phase and three-phase power available. The site will be served underground and there will be cost per unit for underground electric to be paid by the developer. Site lighting to be installed and owned by the developer.

GAS DEPARTMENT

No comment.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Will the Rezoning and Special Use Permit proposal allow a use that is suitable in view of the use and development of an adjacent and nearby property?** *Yes.*
2. **Will the Rezoning and Special Use Permit proposal adversely affect the existing use or usability of adjacent or nearby property?** *No. The proposed development is compatible with surrounding uses in the immediate area.*
3. **Does the property to be affected by the Rezoning and Special Use Permit proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the Rezoning and Special Use Permit proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*
5. **Is the Rezoning and Special Use Permit proposal in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan?** *Yes.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Rezoning and Special Use proposal?** *Yes, the proposed development would provide housing options for seniors, promote walkability, and potentially spur redevelopment in the immediate area.*