

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING**

CASE NUMBER: RZM2021-00010

APPLICANT: SOUTHEAST CAPITAL LAND, LLC

CONTACT: MUSKOKA LAKES LLC, CITY OF LAWRENCEVILLE,
CROGAN STREET – JLC LLC AND DOWNTOWN
DEVELOPMENT AUTHORITY

PHONE NUMBER: 912.355.1311 EXT. 103

LOCATION: 742 COLLINS HILL ROAD

PARCEL ID: R1543 176, R1543 177, R5143 178, R5143 183,
R5143 184, R 5143 185, R 5143 188, R5143 178,
R5143 227, R5142 272, AND FAIR STREET (RIGHT-
OF-WAY)

ACREAGE: 15.02

ZONING PROPOSAL: HSB (HIGHWAY SERVICE BUSINESS DISTRICT) AND
OI (OFFICE INSTITUTIONAL DISTRICT) TO RM-8
(TOWNHOUSE RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: MIXED-USE DEVELOPMENT

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS AS
CMU (COMMUNITY MIXED-USE DISTRICT)**

ZONING HISTORY:

In 1970, the subject properties were zoned RS-120 (Single-Family Residence District); The subject properties have been zoned HSB (Highway Service Business District) and OI (Office Institutional District) since 1985.

PROJECT DATA

The applicant request rezoning of a 15.02-acre parcel assemblage from HSB (Highway Service Business District) and OI (Office Institutional District) to RM-8

(Townhouse Residence District) to allow a mixed-use development consisting of 92 attached and detached dwelling units resulting in a density of 6.12 Units Per Acre (UPA). The property is located at the eastern intersection of West Crogan Street and Gwinnett Drive. The site is developed with multiple buildings consisting of a variety of commercial/retail, multifamily and office related uses. The existing buildings would be demolished, and the property would be redeveloped.

The submitted plan and Letter of Intent proposes 65 townhouse units and 27 single-family dwellings, consisting of two and three-stories, ranging in height from 35 feet to 40 feet, a unit/dwelling width ranging from 18 feet to 25 feet. Additionally the plan proposes 15 of the townhouse units would be constructed with a one-car garage and parking pad, which would be limited to the 18 foot wide sideyard and special townhouse units. The remaining units/dwellings consist of two-car garages. Based on the submitted site plan it appears all unit/dwelling garages would be accessed via a 30 foot wide private alley (rear entry) as measured from building to building (see attached Street Sections). In additions all facades of the proposed units/dwellings would be adjacent to either a 50 foot public right-of-way (see attached Street Sections) or green/common space. In addition, exterior architectural treatments for townhouses and single-family dwellings would be a combination of brick, board and batten, lap siding and stucco materials. Side and rear elevations would consist primarily of siding with a masonry water table.

Project access would be provided from each major street bounding the site: West Pike Street and Gwinnett Drive. An internal street network would be developed with public right-of-way, private drives and alleys (utility easements) serving the single-family homes and townhomes. A total of 315 parking spaces are indicated on the site plan consisting of both garage and on-street parking intended to serve the overall development. Pedestrian connectivity would extend through the entire development, connecting with the required 5 foot sidewalks along West Crogan Street and Gwinnett Drive. As proposed the plan would not only provide pedestrian connectivity within the development, but to the Downtown Entertainment District as well. Additionally, the design would include approximately 13 buildable acres (13.4%) of Green/Common Area, into the overall design as a public green/common space.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Downtown Character Area. This Character Area is the highest intensity district in terms of its density and mixture of uses, particularly because it supports a live-work-play lifestyle, with a variety of housing, options within close proximity to employment and entertainment options. The project introducing housing options and density a short distance from the downtown square could be considered to be consistent with the updated City's

Livable Centers Initiative (LCI) Plan, therefore further supporting the requested rezoning.

In conclusion, the requested rezoning is essentially a request to eliminate the minimum standards for the RM-8 and CMU zoning classifications (see attached Letter of Intent). However, the proposal could be considered consistent with the purpose of the CMU Community Mixed-Use District, which is to promote complementary groupings of small-scale mixed-use buildings that are within walking distance and compatible with the surrounding neighborhood. It is the intent of this district to provide for diverse housing options to accommodate multigenerational communities within a range of residential building forms, lot sizes, dwelling sizes and neighborhood-oriented retail, services, and low-intensity office uses that are within convenient walking distances. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL AS CMU (COMMUNITY MIXED DISTRICT) WITH CONDITIONS** of the requested rezoning.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

The city has a gas main on the property along W Crogan and Gwinnett Dr. with ample capacity to serve the development.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

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

- 1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

The immediate surrounding area includes a commercial, institutional, office and residential developments and zoning. The site is surrounded by developed and undeveloped commercial/retail, institutional and residential properties. A mixed-use development could be suitable in view of the uses and zoning of adjacent and nearby property

- 2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

The Central Block proposal emphasizes the highest design and quality, regardless of cost. As proposed, if properly conditioned with an emphasis on design and quality, regardless of cost the development could potentially have positive impacts on adjacent and nearby properties for years to come.

- 3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**

The property has a reasonable economic use as currently zoned.

- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning.

- 5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

Policies of the City are intended to provide a transition from suburban-style development to a more mixed environment of higher density developments. Positive redevelopments with an emphasis on worth could improve the quality of life for those wanting to live near Downtown, as well as the entire community.

- 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 zoning proposal;**

The request represents an opportunity to redevelop a large tract of underutilized land in close proximity to Downtown Entertainment District, in support of the

goals of the 2040 Comprehensive Plan and updated City's Livable Centers Initiative (LCI) Plan.