

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

CASE NUMBER:	RZM2022-00011
APPLICANT:	AVROHOM WOLF
CONTACT:	AVI WOLF
PHONE NUMBER:	917.586.5179
LOCATION:	419 HURRICANE SHOALS ROAD
PARCEL ID:	R5145 080
ACREAGE:	7.31
ZONING PROPOSAL:	(RM-12) GENERAL RESIDENCE, 3,600 SQ. FT. DISTRICT TO RM-12 (MULTIFAMILY RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	MULTIFAMILY REDEVELOPMENT
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The subject property was rezoned from RM (Multifamily Residence District) and R-75 (Single-Family Residence District, Gwinnett) to RM in 1972 pursuant to case RZ-72-01. Later on it was rezoned to RM-12 (General Residence, 3,600 Sq. Ft. District) sometime in the 1980s.

PROJECT DATA

The applicant request rezoning of a 7.31-acre parcel from RM-12 (General Residence, 3,600 Sq. Ft. District) to RM-12 (Multifamily Residence District) to allow the expansion of the existing Ridgewood Apartment complex with an additional thirty-five (35) multifamily residential dwelling units. The subject property was partially developed in 1972 with fifty-two (52) multifamily units resulting in a density of 7.11 Units Per Acre. The remaining balance of the property or approximately three (3) acres has remained undeveloped since the initial construction in 1972. The property is located along the southern right-of-way of Hurricane

Shoals Road, and the western right-of-way of Curtis Road. Access to the overall project is provided from two curb cuts extended from Hurricane Shoals Road, and Curtis Road.

The applicant intends to develop the remaining balance of the property with a three (3) story building consisting of thirty-five (35) multifamily units and increase the overall number of multifamily units to eighty-seven (87) resulting in a overall density of 11.9 Units Per Acre. As proposed, the plan includes two alternating roof types (flat and gable), common entrances and faux windows on the side elevations, exterior treatments include patios and porches, as well as the required seventy-five (75) brick veneer, with lap siding used on the remaining balance of the proposed building. Additionally, each unit would be accessed internally, via a double-loaded corridor and stairwells, with individual access points on both sides of the passage corridor. In addition, the plan proposes seventy (70) additional parking spaces, a dumpster enclosure, sidewalks (pedestrian connectivity), a cabana and swimming pool. Furthermore, the plan includes stormwater facilities near the southwestern portion of the property, and a retaining wall along the northern and eastern property lines due to topographic constraints. As proposed the plan appears to be consistent with the intent of the rules and regulations of the City of Lawrenceville.

In addition to the application the request includes relief from various development standards relating to the existing multifamily units which includes minimum side yard setbacks, landscape requirements, and staking lanes relating to mail kiosk. As previously mentioned the site was developed in 1972, and the rules and regulations at the time required a twenty (20) foot Side Yard Building Setback, and did not specifically address landscaping and mail kiosk requirements. Therefore, the applicants request for variances from the development standards could be justified due to the initial approvals in 1972. In addition, the applicant has indicated a desire to improve the overall appearance of the site with major improvements to the exterior and interior of the existing fifty-two (52) multifamily units. Initial steps have been taken to improve the exterior of the units; which consist primarily of improvements to landscaping, painting the exterior trim work and routine maintenance. However, redevelopment of the entire site is contingent upon the approval of this request for rezoning. Based on these factors staff could support the applicants requests for variances from the development standards of the Zoning Ordinance.

The surrounding area includes a mix of commercial and residential developments and zoning. Directly adjacent to the south and southwest, is a developed RM-12 (General Residence, 3,600 Sq. Ft. District) duplex neighborhood. To the west, and north across Hurricane Shoals Road, are properties zoned BG (General Business District). Adjacent to the east is another property zoned BG used as a commercial plaza for local services such as small grocery stores and laundry facilities. Southeast across Curtis Road there is a neighborhood zoned RM-12 (General Residence, 3,600 Sq. Ft. District) developed with duplexes. Based on these factors the scale of

the development may be consistent with the developments in the immediate vicinity. The request may be compatible with the zoning and development pattern of its surrounding area.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the College Corridor Character Area. The vision for this character area is a multi-modal, vibrant, mixed-use corridor. Over time, this area will transition from suburban-style development to a more mixed environment of higher density development and green space. It will also have services and housing products that appeal to college faculty, students, and staff, as well as those who want to live near Downtown. The citywide goals of the Plan includes improving land use patterns, transportation, housing, economic development, and the overall quality of life for the entire community. The proposed redevelopment may be considered consistent with goals and policies of the Comprehensive Plan promoting residential and mixed-use developments throughout the city limits.

In conclusion, the proposed redevelopment could contribute land use patterns that may be consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested rezoning.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT

LDP2021-00062 - Ridgewood Apartments Expansion currently in review.

ELECTRIC DEPARTMENT

This property will be served by City of Lawrenceville Electric Department. Please provide panel schedules for review. A meeting with City of Lawrenceville Power is required before the start of construction.

GAS DEPARTMENT

The property will be served by the City of Lawrenceville Gas Department.

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;**

Yes.

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

The existing use and zoning of adjacent or nearby properties would not be adversely impacted by the zoning proposal. As proposed, the plan is consistent with the policies of the City of Lawrenceville.

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 and schools; 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 development and green space. It will also have services and housing products that appeal to college faculty, students, and staff, as well as those who want to live near Downtown.

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 proximity to the Georgia Gwinnett College and the College Corridor, in support of the goals of the 2040 Comprehensive Plan.