

**PLANNED UNIT DEVELOPMENT AMENDMENT
ANALYSIS AND RECOMMENDATION
Planning and Development Department**

Case No.: 19-05-RZ

County: Gwinnett County/Barrow County

Applicant: Fountainhead Residential Development, LLC.

Owner: Fountainhead Residential Development, LLC

Location: Thompson Mill Road and S.R. 211

SITE CHARACTERISTICS

This site is relatively flat and contains a mixture of woodlands and open field. No structures are currently located on the site

Acreage: 56.585

Proposed Use: To amend existing PUD to include 6.4 acres for Senior Independent Living and 7.7 acres for an Assisted Living and Memory Care Facility.

Land Use Plan Recommendation: The Future Development Map of the Town of Braselton Comprehensive Plan designates this property as mixed use. This property is included in the Hospital Activity Center. Per the land use policy for this particular property, “The existing Chateau Elan development site should be encouraged to consider a higher degree of residential uses and/or complementary mix of activity center uses to hospital area. Multiple uses should be allowed in this area utilizing a mix of commercial, office and residential (“horizontal” or “vertical” mixed use). Town must be careful to prevent competing developments at Chateau Elan (more regional market) and hospital site (more local serving).”

Existing Zoning: PUD (Planned Unit Development)

Proposed Zoning: PUD (Planned Unit Development)

Existing Land Use: undeveloped

Adjacent Land Uses: residential, commercial

Adjacent Zoning: R-3 to the west
PUD to the south and east
G-C to the north

PROJECT DATA

The applicant requests an amendment to the Chateau Elan PUD Master Plan for the inclusion of senior independent living, assisted living, and memory care. This site was annexed by the Town in November 1999 as part of an overall 1300 acre + annexation. The original site plan submitted with that annexation/zoning request designated this area as residential. In 2006, the Town approved a PUD Amendment to designate the eastern portion of the property that is situated in between the stream and SR 211 as office/commercial. At their August 2019 meeting, the Mayor and Council voted to approve the addition of Senior independent, assisted living, and memory care uses to the PUD with the condition that a full PUD Amendment application would be submitted that provided specific information as to the location and site plan for these uses.

Per the application, the senior independent living facility will front SR 211 on the southeastern portion of the property. The core building will be four stories and contain 100 leasable living units totaling 156,000 s.f. 142 parking spaces are proposed for the facility on the submitted site plan. The facility will also include 18 leasable cottages. Services to be provided in the facility include dining with 3 prepared meals daily, barber shop, beauty salon, light housekeeping, transportation, 24-hour concierge, and planned activities and entertainment.

Per the application, the assisted living/memory care facility will be a one hundred (100) unit building, consisting of seventy-six (76) assorted living units with a mixture of studio, one bedroom and two-bedroom units. The total building square footage will be 90,000 s.f. and include 50 parking spaces. Access will be provided via an internal street. Twenty-two (22) memory care units will be composed of studio and semi-private units. The assisted living common area includes a salon, wine bar/bistro, specialty dining, community dining, twenty-five (25) person theater, physical therapy, massage room and pool. The memory care common area will incorporate a large moss wall with a family room, salon and dining area. A library, card game room and business center will also be available for the residents. Adjacent to the building will be an amenity garden with a water fountain.

Assisted care services include providing residents with the help they need with activities of daily life. Many choices are available for dining; by the pool, the bistro or ever-changing restaurants. Weekly outings include traditional trips to stores, shops and library. Special events are arranged for sporting events, concerts, historical attractions and much more. Walking paths, aquatics and exercise are emphasized to help residents maintain independence. A comprehensive memory care program specifically designed to engage the senses, expand the mind and enhance the emotions of residents. Innovative lifestyle approaches are taken in serving residents with Alzheimer's and related dementias.

Specific site plans for the commercial areas and other residential areas are not displayed in this application. These uses were approved as part of the 2006 PUD Amendment approval. A condition will be recommended that final site plans for all developments within this PUD obtain Mayor and Council approval.

SITE PLAN COMMENTS:

The site is subject to the S.R. 211 Overlay District. The submitted information is insufficient in detail to determine full compliance with the overlay standards. However, a condition will be recommended by staff to ensure compliance with the SR 211 Overlay District as well as require final site plan approval to be granted by Town Council prior to permit issuance.

STANDARDS OF OFFICIAL ZONING MAP AMENDMENT

Review of applications is made based upon the “Standards Governing Exercise of the Zoning Power” as provided by the Town of Braselton.

Will the rezoning requested permit a use that is suitable in view of the existing use or usability adjacent or nearby property? Yes. The location of the property is at the junction of two state highways, one of which is an emerging commercial corridor. The site is located in an area within proximity to commercial and residential uses. The proposed senior living uses are considered low impact uses as it relates to impacts on traffic and noise.

Will the rezoning requested adversely affect the existing use or usability of adjacent or nearby property? The proposed Master Plan Amendment would not adversely affect the existing use or usability of adjacent property. Proper buffering and screening between the proposed development and the adjacent residential development would be necessary to avoid an adverse impact.

Does the property for which the rezoning is requested have a reasonable economic use as currently zoned? The property is currently zoned PUD for commercial use. Based on the current zoning, there is a reasonable economic use.

Is the subject property suitable for the zoned purposes?
The property is suitable for the proposed use.

Will the rezoning requested result in a use that could cause an overcrowding condition with respect to the existing streets, utilities, or schools?
The applicant will need to negotiate with the applicable service provider for the necessary water and wastewater system improvements that will be required for this proposed development.

The submitted traffic generation information demonstrate that these senior uses are lower traffic generators than typical commercial, or office uses. All access to Thompson Mill Road shall be regulated and permitted through Gwinnett County. All access to SR 211 shall be regulated and permitted through the Georgia Department of Transportation.

This project will have no impact on school overcrowding.

Does the rezoning requested conform to the Town of Braselton Future Land Use Map?

Yes. The comprehensive plan designates this property as mixed use.

Does the hardship imposed upon the individual property owner under the current zoning conditions outweigh the benefits to the public in maintaining those zoning conditions?

Staff is of the opinion that there no substantial benefits to the public to maintaining the entirety of the project site as commercial/retail/office.

Will the rezoning request have a significant impact on the environment, including, without limitation, soil erosion and sedimentation, flooding, air and water quality and water quantity? The proposed development could potentially present an adverse impact on the environmental factors noted above. All development activities shall meet local and state environmental regulations as it pertains to soil erosion, stream protection, and stormwater. Based on the submitted site plan, there may be a conflict with a portion of the independent living site with the required undisturbed stream buffer area and impervious surface setback.

Will the rezoning request have a significant adverse impact on the aesthetics of the property or the surrounding area? The proposed development could have an adverse impact on the surrounding area. Proper buffering between the proposed development and residential uses, and adherence to the SR 211 Overlay District should help ensure a positive aesthetic impact to the area.

Are there other existing or changing conditions regarding the use and development of the property which give support for approval or disapproval of the rezoning request? The proposed use represents a growing need in the community to provide quality living and care options for seniors. The proposed use will be of a lower impact than if the acreage proposed for senior uses was developed for retail or other commercial uses.

ADDITIONAL CRITERIA FOR PUD ZONING DISTRICTS

1. *The proposed use(s) and intensities would not be detrimental to surrounding properties or uses.* The proposed use would not be detrimental to surrounding properties or uses. The addition of the senior living uses would represent a low impact use as it pertains to traffic and noise.
2. *Mitigation of impacts are proposed and are considered to be adequate with regard to the protection of surrounding properties.* The existing conditions for the property require buffering between adjacent neighborhoods and deeper setbacks along SR 211.
3. *The proposed use is compatible with surrounding uses.* The proposed uses in general are compatible with surrounding uses.
4. *The proposed use or proposed density is not out of character with the Comprehensive Land Use Plan.* The proposed uses are in character with the Comprehensive Plan which recommended a mixture of commercial and residential uses.

4. *The proposed development would not otherwise be accommodated by a typical zoning district.* The mixture of uses proposed would not be accommodated in a typical zoning district.
5. *There are substantial design and use concepts that make the proposed development distinct and unique.* This department could not identify design concepts in the submitted material that would make the development unique or distinct. The lot sizes, proposed home sizes, and setbacks may be considered unique in comparison to existing development patterns for conventional residential subdivisions.
6. *Impacts to surrounding properties is mitigated with the use of open space and buffering.* Buffering should be required between the adjacent residential subdivision. Except for the environmentally sensitive areas and the assisted living section, the open spaces are not well defined.
7. *Environmentally sensitive areas are protected to the standards set forth in this Ordinance and Code.* Stream buffer corridors and wetland areas shall be protected in accordance Town of Braselton stream buffer regulations.
8. *The proposed development would not encumber or exhaust Town infrastructure*
The applicant will need to undertake all necessary water and wastewater system improvements that will be required for this proposed development. Overall, the Town has enough wastewater and water capacity to serve the project.

PLANNING DIRECTOR RECOMMENDATION:

Master Plan Amendment

***Approval of Concept Plan with the following conditions and revisions:**

*These conditions shall override the conditions imposed on the 2006 PUD Amendment (ref. 06-400-RZ). These conditions apply to the entire 56-acre PUD Tract.

1. The development shall be in substantial conformance with the submitted application site plan, exhibits, and narrative with such conformance to be determined by the Planning Director. Exceptions shall be granted for any approved variances and any changes necessary to comply with the conditions set forth by Town Council, and for or any requirements set forth from the Town of Braselton regulations related to the S.R. 211 Overlay District, stream buffer protection, flood plain restrictions, stormwater management, streets, and utilities. Any changes deemed necessary by any other applicable governmental reviewing agency with jurisdiction shall be permitted.
2. A 50-foot buffer shall be provided along all property lines that directly abut existing residential subdivisions. Such buffer shall provide for year-round opaque screening.
3. All development on the site shall comply with the S.R. 211 Overlay District.
4. All buildings and parking areas shall be setback 75 feet from the existing centerline of S.R. 211.

5. There shall be pedestrian sidewalks connecting all buildings and to the public sidewalks (both existing and planned) located on SR 211 and Thompson Mill Road.
6. Final site plan, landscape plan, and architectural approval shall be obtained by the Mayor and Council prior any Development Permit issuance for all developments within the entire 56-acre PUD tract. The site plan submitted for permitting shall be consistent with the site plan submitted with the Master Plan Amendment except for required revisions dictated by the S.R. 211 Overlay District and other applicable local, state, and federal regulations.