



REGIONAL REVIEW NOTICE

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: April 3, 2017

ARC REVIEW CODE: R17040302

TO: Chairman Charlotte Nash
ATTN TO: Jerry Oberholtzer, Manager, Current Planning Section
FROM: Douglas R. Hooker, Executive Director
RE: Development of Regional Impact Review – Notification Only

For Doug Hooker
Digital signature
Original on file

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following development. ARC reviewed the development with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions as well as state, federal, and other agencies.

Name of Proposal: Legacy Park

Review Type: DRI – Notification Only **Submitting Local Government:** Gwinnett County

Date Opened: April 3, 2017

Deadline for Comments: April 13, 2017 **Date to Close:** April 13, 2017

Description: This proposed development is located north of Duluth Highway (Georgia State Route 120) near its intersection with Meadow Church Road and Primerica Parkway. This proposed mixed-use development will consist of office, retail and residential uses.

PRELIMINARY COMMENTS: According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is located in the Developed Suburbs Area of the region. Developed Suburbs are areas that have developed from roughly 1995 to today and are projected to remain suburbs through 2040. ARC's Regional Development Guide (RDG) details recommended policies for areas on the UGPM. General information and recommendations for Developed Suburbs and Regional Industrial and Logistics Areas are listed at the bottom of these comments.

Further to the above, regional policy recommendations for Developed Suburbs include:

- New development should connect to the existing road network and adjacent developments and use of cul-de-sacs or other means resulting in disconnected subdivisions should be discouraged
- Maximize the usefulness of existing recreational facilities in addition to providing new recreational opportunities
- Eliminate vacant or under-utilized parking areas through mechanisms such as out-parceling or conversion to community open space
- Use rain gardens, vegetated swales or other enhanced water filtration design to enhance the quality of stormwater run-off
- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH AND ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF DULUTH

ARC TRANSPORTATION ACCESS
ARC AGING AND HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com. This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/landuse>.



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DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Commission for review. A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. Although this proposed development does not cross ARC DRI review thresholds, we would like to consider your comments on this proposed development in our DRI Notification Only review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RC on or before the specified return deadline.

Preliminary Findings of the RDC: **Legacy Park** *See the Preliminary Report.*

Comments from affected party (attach additional sheets as needed):

Individual Completing Form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please return this form to:

Andrew Smith, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-5581 Fax (404) 463-3254
asmith@atlantaregional.com

Return Date: *April 13, 2017*

Development Summary

Current Zoning	O-I/C-2
Proposed Zoning	MU-R
Site Acreage	
Gross Acreage	21.709 ac (945,663 sf)
Net Acreage*	21.624 ac
*Excludes 50% of 100-year floodplain (0.17 ac/2 = 0.085 ac)	
Residential	
Multi-family	302 units (340,872 sf)
Density	14.0 un/acre
FAR	0.360
Retail	26,783 sf
Office	100,000 sf
Provided Parking	
Residential	453 sp
Retail	89 sp
Office	300 sp
Total Parking	842 sp
Common Area	
Total Site Area	21.709 ac
100-yr Floodplain and Wetlands	0.21 ac
Required Common Area	3.22 ac (15%**)
Provided Common Area	6.02 ac (28%**)
Total Open Space	6.23 ac
**Based on total site area minus floodplain and wetlands	



Split level multi-family with 4 levels over amenity area, and 3-5 levels along frontage, +/- 66 un

3/4 split with ground level retail and multi-family, and multi-family above, +/- 56 un

3/4 split levels of multi-family, +/- 46 un

Tie into existing sidewalk

3/4 split levels of multi-family, +/- 46 un

3/4 split with ground level retail and multi-family, and multi-family above, +/- 88 un

Gates located for private access to residential, typical

Existing vegetation line

Multi-use trail throughout site to tie into existing trail

Pedestrian connection between Retail/Residential and Office