

DATE: May 11, 2022

TO: Chairwoman Nicole Love Hendrickson, Gwinnett County Commission
ATTN TO: Catherine Long, Long Range Planning Manager, Gwinnett County
RE: Development of Regional Impact (DRI) Review
FROM: Mike Alexander, Director, ARC Center for Livable Communities

ARC has completed a preliminary regional review of the following DRI. ARC reviewed the DRI's relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Mixed Use Development at Satellite Boulevard DRI 3650

Submitting Local Government: Gwinnett County

Date Opened: May 11, 2022

Deadline for Comments: May 26, 2022 **Date to Close:** May 31, 2022

Description: A DRI review of a proposal to construct a mixed-use development with 648 units of multifamily housing, 64 units of multifamily rental cottages and 25,000 sf of commercial retail space at 2651 Satellite Boulevard in Gwinnett County. The 36 acre project site was previously developed with a one-story office building and extensive surface parking.

Key Comments

The project is very strongly aligned with applicable Regional Center growth policies and recommendations which call for: "These centers should be connected...with existing or planned high-capacity transit service... housing options should be expanded ...especially around existing or planned transit...adaptive reuse of existing buildings... need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks."

The project's reuse of a previously developed site and inclusion of housing, multi-use trail, and bus rapid transit components are directly responsive to the applicable Regional Center growth policies and recommendation.

Additional EV charging stations and bike parking spaces would advance regional transportation and EV infrastructure priorities.

Some adjustments to the building, park, stormwater pond and multi-use trail layout could achieve better outcomes regarding placemaking and park access goals.

General Comments

According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is located within an area designated Regional Center. The Plan details general information and policy recommendations for Regional Centers which are discussed at the end of these comments.

The project includes approximately 712 multi-family residential units along with 25,000 SF of retail and commercial uses. Adjustment of the layout of the southeastern section with the commercial area to achieve more building street frontage at the important corner of Boggs Road and Satellite Boulevard while maintaining parking visible from the street would enhance regional placemaking goals.

Some further adjustment of the overall layout to provide more direct access from buildings to the two proposed pocket parks and central common area would help increase park usage by residents. The central stormwater pond offers the ability to serve as more of a community central focal point rather than simply a functional stormwater system element. Provision of some common courtyard or green space area adjacent to the anticipated restaurant and retail space would enhance those uses as well.

Transportation and Mobility Comments

ARC's Transportation Access and Mobility Group comments will be provided in the Final Report.

The project is expected to generate a total of 4,767 new vehicular trips which is reduced to 4,193 given the viability of alternative modes. A number of improvements are identified to reduced the impact of these new trips on surrounding roadways.

The proposed 12-foot multi-use trail around the project is very supportive of regional policies promoting safe dedicated routes for both recreational and transportation related pedestrian and bicycle trips. Ideally the trail design will be aligned with any planned or future external trail connections. A potential alternate route of part of the Satellite Boulevard segment of the trail through the more central section of the project and partially fronting the commercial elements could provide a more inviting user experience as well as activation of food and beverage spaces.

Approximately 1,200 surface parking spaces are proposed which appears to be close to the minimum allowed which is supportive of multimodal transportation goals, Fifty bike parking spaces are proposed; provision of additional bike parking would be supportive of regional transportation goals.

Fifty EV charging spaces are proposed; provision of additional charging spaces would be supportive of regional policies for expanding EV infrastructure.

The project includes the provision of space for a future BRT station along Satellite Boulevard. Adjusting the location of the stop towards the denser and more mixed-use southeast corner area may promote transit usage.

Care should be taken to ensure that the development, as constructed, promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all streets, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

ARC Natural Resource Group Comments

ARC's Natural Resources Group full comments are attached.

One USGS coverage for the project area shows an unnamed intermittent stream running from northeast to southwest across the project property. A second USGS coverage shows no streams on the property. Based on aerial photos, it appears that most of the stream was put underground when the existing development on the property was built. Only the southwestern portion of the stream remains visible.

The site plan shows the County 50-foot stream buffer and 75-foot impervious setback along the visible portion of the stream, with a break where an existing detention pond dam crosses the stream. The State 25-foot Sediment and Erosion Control buffer is not shown on the plans. An access road crosses the stream at the edge of the property and a portion of a parking area is shown extending into a portion of the 75-foot County buffer. The parking area, as well as any other proposed intrusions into the buffers, may require a variance from the County. The State 25-foot Sediment and Erosion Control buffer needs to be shown. Any unmapped streams on the property may be subject to the County and State buffers. Any unmapped waters of the state will also be subject to the State 25-foot Sediment and Erosion Control buffer.

Other Environmental Comments

The reuse of the existing large surface parking areas is highly supportive of regional stormwater and redevelopment goals. Ensuring maximum tree canopy in these parking areas would further advance regional goals regarding heat island effect mitigation.

There is a substantial wooded area at the southwest corner of the project in between Driveway 1 and 2 where a stormwater pond is proposed; adjusting this pond to maximize tree retention would be further supportive of tree canopy and heat island reduction goals.

The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

Unified Growth Policy Recommendations: Regional Center

According to the Atlanta Region's Plan, Regional Centers reflect concentrated uses that have generally defined boundaries and typically included areas of concentrated employment. People travel from around the region to these centers for employment, shopping, and entertainment. These centers should be connected to the regional transportation network with existing or planned high-capacity transit service. In most cases, these centers have a jobs-housing imbalance, so housing options should be expanded within their boundaries, especially around existing or planned transit.

Some Regional Centers could also be considered "Edge Cities," developed in a suburban, auto-oriented way. They have limited multi-modal transportation options and are challenged by increasing congestion. Local plans and policies should support efforts to transform these areas into highly accessible mixed-use urban hubs.

The demand for infill development, redevelopment, and adaptive reuse of existing buildings in this area needs to be balanced with the preservation of existing residential neighborhoods, as well as the need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks. The intensity and land use of this proposed project strongly aligns with The Atlanta Region's Plan's recommendations for Regional Centers.

The project's creation of a mixed-use hub, reuse of an existing site, provision of housing, inclusion of a multiuse trail and bus rapid transit stop all directly respond to Regional Center policy recommendations. This alignment could be furthered through the allocation of additional greenspace and adjustment of some urban design aspects of the project related to placemaking, parks, and the multiuse trail. Gwinnett County staff and leadership and staff, along with the applicant team, should collaborate closely to ensure maximum sensitivity to the needs of nearby local governments, neighborhoods, and stakeholders.

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

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
FULTON COUNTY

GEORGIA CONSERVANCY
CITY OF DULUTH

GWINNETT COUNTY

If you have any questions regarding this review, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

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DRI #3650

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Gwinnett

Individual completing form: Catherine Long

Telephone: 678.518.6106

E-mail: catherine.long@gwinnettcountry.com

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Mixed Use Development at Satellite Boulevard

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 33°58'11.39N 84°6'0.02"W

Brief Description of Project: The proposed mixed use development will include 648 units of multifamily housing units, 64 units of multifamily rental cottages and 25,000 sf of commercial retail space.

Development Type:

- | | | |
|--|---|---|
| ☐ (not selected) | ☐ Hotels | ☐ Wastewater Treatment Facilities |
| ☐ Office | ☒ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☐ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 648 multifamily housing units, 6 units of multifamily rental cottages, 25,000 sf commercial retail s

Developer: Brand Properties

Mailing Address: 3328 Peachtree Road NE

Address 2:

City:Atlanta State: GA Zip:30326

Telephone: 770.407.0579

Email: aforgey@brandproperties.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: BD 2651 Satellite Boulevard II, LLC, a Delaware limited liability company

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☒ Yes ☐ No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI?

(not selected)Yes

No

If yes, provide the following information:

Project Name:

Project ID:

The initial action being requested of the local government for this project:

Rezoning

Variance

Sewer

Water

Permit

Other

Is this project a phase or part of a larger overall project?

(not selected)Yes

No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates:

This project/phase: 2025

Overall project: 2025

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Developments of Regional Impact

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DRI #3650

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Gwinnett
 Individual completing form: Catherine Long
 Telephone: 678.518.6106
 Email: catherine.long@gwinnettcountry.com

Project Information

Name of Proposed Project: Mixed Use Development at Satellite Boulevard
 DRI ID Number: 3650
 Developer/Applicant: Brand Properties
 Telephone: 770.407.0579
 Email(s): aforgey@brandproperties.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$185,435,309

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$2,403,185

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☒ Yes ☐ No

If yes, please describe (including number of units, square feet, etc): existing office building to be demolished, estimated at 302,000 sf

Water Supply

Name of water supply: Gwinnett County

provider for this site:

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.23 MGD

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site: Gwinnett County

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.23 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☐ Yes ☒ No

If no, describe any plans to expand existing wastewater treatment capacity: Awaiting capacity verification form from the County at this time

Is a sewer line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

24 hour daily trips (two way): 4,567 AM Peak Hour: 99 entering, 252 exiting, 353 total; PM Peak Hour: 233 entering, 174 exiting, 392 total

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: see detailed DRI traffic study for summary of transportation improvements

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

1395 tons

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be

30%

impervious surface once the proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: On-site RRV, water quality and detention ponds will be provided. There are existing ponds and wetland areas on site that will be preserved.

Environmental Quality

Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No
- 2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
- 3. Wetlands? ☐ (not selected) ☐ Yes ☒ No
- 4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
- 5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
- 6. Floodplains? ☐ (not selected) ☐ Yes ☒ No
- 7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
- 8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

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MIXED USE DEVELOPMENT AT SATELLITE BOULEVARD DRI
Gwinnett County
Natural Resources Group Comments
May 10, 2022

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Group has identified County and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Watershed Protection

The proposed project is in the Yellow River watershed which is not a water supply watershed within the Atlanta Region or the Metropolitan North Georgia Water Planning District and is not subject to the Part 5 Water Supply Watershed Criteria of the 1989 Georgia Planning Act.

Stream Buffers

One USGS coverage for the project area shows an unnamed intermittent stream running from northeast to southwest across the project property. A second USGS coverage shows no streams on the property. Based on aerial photos, it appears that most of the stream was put underground when the existing development on the property was built. Only the southwestern portion of the stream remains visible. The site plan shows the County 50-foot stream buffer and 75-foot impervious setback along the visible portion of the stream, with a break where an existing detention pond dam crosses the stream. The State 25-foot Sediment and Erosion Control buffer is not shown on the plans. An access road crosses the stream at the edge of the property and a portion of a parking area is shown extending into a portion of the 75-foot County buffer. The parking area, as well as any other proposed intrusions into the buffers, may require a variance from the County. The State 25-foot Sediment and Erosion Control buffer needs to be shown. Any unmapped streams on the property may be subject to the County and State buffers. Any unmapped waters of the state will also be subject to the State 25-foot Sediment and Erosion Control buffer.

Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction (or post-development) stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, and methods. Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.



1. ALL STREETS INTERNAL TO DEVELOPMENT TO BE PRIVATE STREETS.
2. ALL SIDEWALKS PROPOSED ON SITE TO BE CONCRETE AND FIVE IN WIDTH, UNLESS OTHERWISE NOTED ON PLAN.
3. ALL OFF-STREET SURFACE PARKING SHALL COMPLY WITH GWINNETT COUNTY UDO SECTION 620-30 OFF-STREET SURFACE PARKING LOT PLANTING REQUIREMENTS.
4. NO DAMN BREACH ZONE WAS LOCATED ON SITE.
5. SITE SHALL COMPLY WITH SECTION 210-225.10 OF THE GWINNETT UDO FOR STREETScape DESIGN.

TRAFFIC ENGINEER CIVIL ENGINEER/ SITE PLANNER

A & R ENGINEERING
ABDUL AMER
2160 KINGSTON COURT, SUITE O
MARIETTA, GEORGIA 30067
PHONE: (770) 690-9255

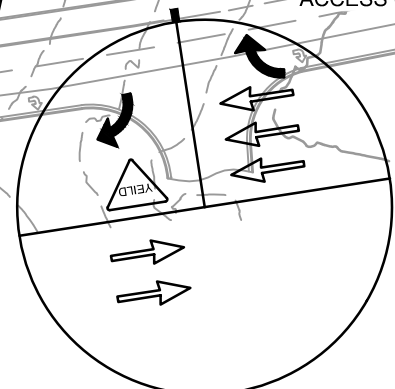
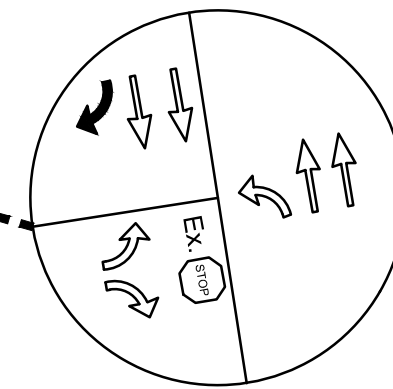
PLANNERS & ENGINEERS COLLABORATION
MATT KACZENSKI
350 RESEARCH COURT
PEACHTREE CORNERS, GEORGIA 30092
PHONE: (770) 451-2741

BRAND PROPERTIES
ANNA FORGEY
3328 PEACHTREE ROAD, NE, SUITE 100
ATLANTA, GEORGIA 30326
PHONE: (770) 407-0579

TOTAL FAR PROVIDED	.45 (712,123 SF/ 1,581,315 SF)
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MU-R DISTRICT BONUSES PROVIDED:

COMMON AREA:	.1 FAR (ADDITIONAL .01 FAR/ EACH 1% OVER MIN. (21.3% IN TOTAL PROVIDED)
MIXED-USE DEVELOPMENT:	.5 FAR
MULTI-USE PATHS:	1.2 FAR (2 FAR/ 1,000' OF PATH) (6,000 LF OF PATH PROVIDED)
BASE FAR OF 0.4 + 1.8 FAR(BONUS)= 2.2 FAR	



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ATLANTA, GEORGIA 30326
PHONE: (770) 407-0579

<u>SITE DATA MU-R TRACT:</u>	
MU-R TRACT SITE AREA	3.788 ACRES
FLOODPLAIN & GAS EASEMENT	N/A
NET LOT AREA	3.788 ACRES
<u>ZONING</u>	
EXISTING ZONING	M-1
PROPOSED ZONING	MU-R
ZONING JURISDICTION	GWINNETT COUNTY
<u>SETBACK/BUFFER REQUIREMENTS</u>	
EXTERNAL FRONT YARD (BOGGS RD/SATELLITE BLVD.)	20 FEET
EXTERNAL SIDE YARD	20 FEET
EXTERNAL REAR YARD	20 FEET
FRONTAGE LANDSCAPE STRIP OFF R/W	10 FEET
<u>DEVELOPMENT STANDARDS</u>	
MAXIMUM HEIGHT OF BUILDINGS w/ BONUSES	15 STORIES (210 FEET)
TOTAL COMMERCIAL AREA PROVIDED	25,000 SF
TOTAL MULTI-FAMILY UNITS PROVIDED	52 UNITS
GROSS SITE DENSITY PROVIDED	13.72 UNITS PER ACRE
NET SITE DENSITY PROVIDED	13.72 UNITS
<u>PARKING REQUIREMENTS</u>	
COMMERCIAL PARKING MIN. REQUIRED	1/400 SF x 25,000 SF = 63 SPACES
COMMERCIAL RETAIL PARKING PROVIDED	63 SPACES (1/400 SF)
MULTI-FAMILY PARKING MIN. REQUIRED	1.5 SP/UNIT x 52 UNITS = 78 SPACES
MULTI-FAMILY PARKING MAX. REQUIRED	3.0 SP/UNIT x 52 UNITS = 156 SPACES
MULTI-FAMILY PARKING PROVIDED	78 SPACES (1.5 SP/UNIT)
<u>COMMON AREA CALCULATIONS</u>	
COMMON AREA REQUIRED	0.57 ACRES (15% OF TOTAL SITE AREA)
TOTAL COMMON AREA PROVIDED	0.65 ACRES (28,180 SF) 17.2% OF SITE AREA
<u>FLOOR AREA RATIO CALCULATIONS</u>	
MULTI-FAMILY FLOOR AREA PROVIDED	54,837 SF
TOTAL RESIDENTIAL GFA PROVIDED	54,837 SF (68.7% OF GFA)
TOTAL COMMERCIAL GFA PROVIDED	25,000 SF (31.3% OF GFA)
TOTAL GFA PROVIDED	79,837 SF
GROSS LAND AREA	3.79 ACRES (165,092 SF)
TOTAL FAR PROVIDED	.484 (79,837 SF/ 165,092 SF)

AMENITIES PROVIDED FOR FAR BONUS FOR MUR-DISTRICT:	
COMMON AREA:	.1 FAR (ADDITIONAL .01 FAR/ EACH 1% OVER MIN.) (21.3% IN TOTAL PROVIDED)
MIXED-USE DEVELOPMENT:	.5 FAR
MULTI-USE PATHS:	1.2 FAR (2 FAR/ 1,000' OF PATH) (6,000 LF OF PATH PROVIDED)
BASE FAR OF 0.4 + 1.8 FAR (BONUS)= 2.2 FAR	





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<u>TRAFFIC ENGINEER</u>	<u>CIVIL ENGINEER/ SITE PLANNER</u>
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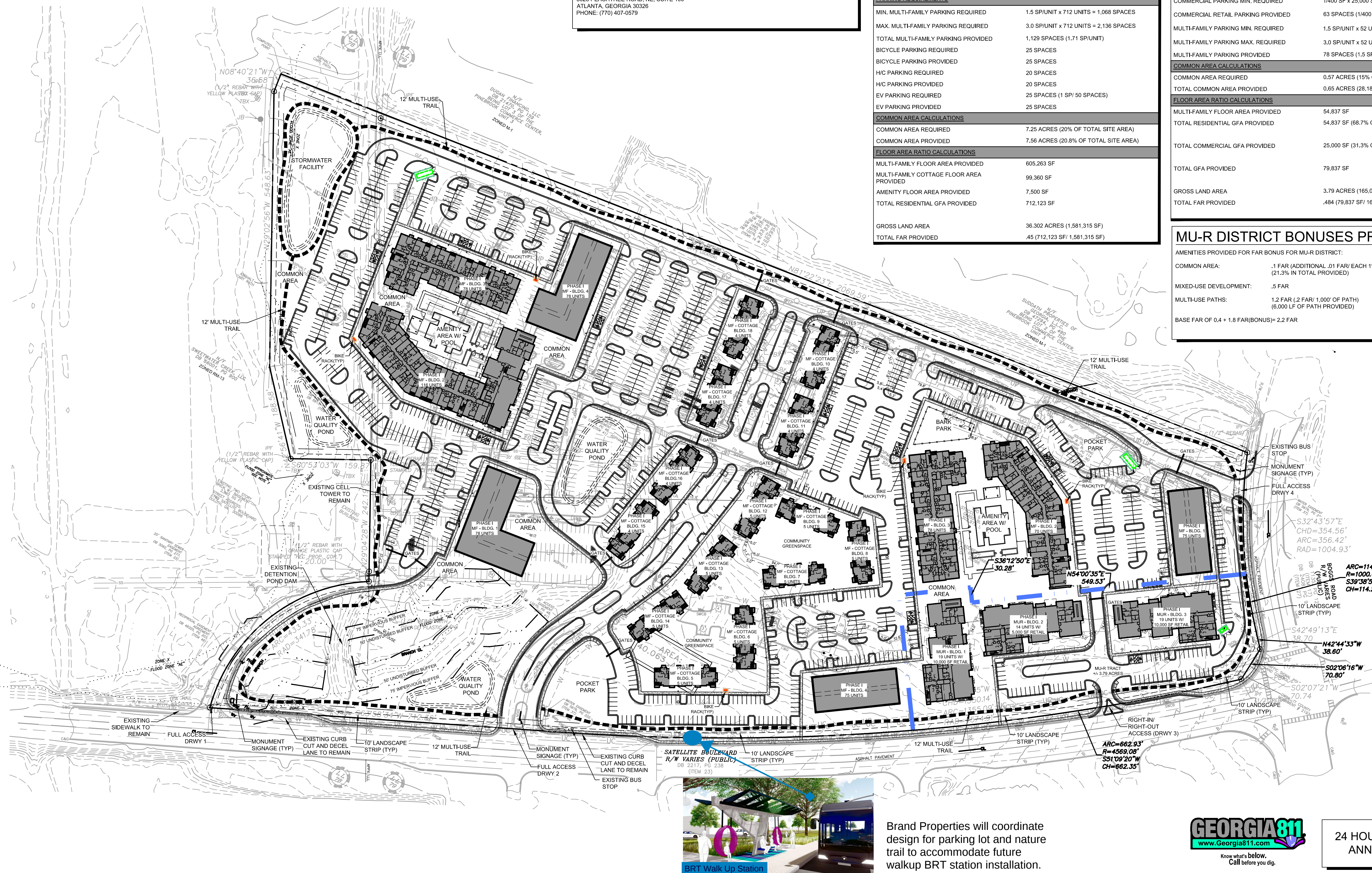
OWNER/ DEVELOPER CONTACT

BRAND PROPERTIES
ANNA FORGEY
3328 PEACHTREE ROAD, NE, SUITE 100
ATLANTA, GEORGIA 30326
PHONE: (770) 407-0579

<u>SITE DATA RM-24 TRACT:</u>	
RM-24 TRACT SITE AREA	36.273 ACRES
FLOODPLAIN & GAS EASEMENT	3.46 ACRES (50% = 1.73 ACRES)
NET LOT AREA	34.543 ACRES
<u>ZONING</u>	
EXISTING ZONING	M-1 & RA200
PROPOSED ZONING	RM-24
ZONING JURISDICTION	WINNETT COUNTY
<u>SETBACK/BUFFER REQUIREMENTS</u>	
EXTERNAL FRONT YARD (BOGGS RD/SATELLITE BLVD.)	15 FEET
EXTERNAL SIDE YARD	15 FEET
EXTERNAL REAR YARD	30 FEET
FRONTAGE LANDSCAPE STRIP OFF R/W	10 FEET
<u>DEVELOPMENT STANDARDS</u>	
MAXIMUM HEIGHT OF BUILDINGS	4-STORIES (85 FEET)
MULTI-FAMILY 4 STORY UNITS	648 UNITS
MULTI-FAMILY COTTAGE UNITS	64 UNITS
TOTAL NUMBER OF UNITS MF	712 UNITS
GROSS SITE DENSITY PROVIDED	19.39 UNITS PER ACRE
NET SITE DENSITY PROVIDED	20.61 UNITS PER ACRE
<u>PARKING REQUIREMENTS</u>	
MIN. MULTI-FAMILY PARKING REQUIRED	1.5 SP/UNIT x 712 UNITS = 1,068 SPACES
MAX. MULTI-FAMILY PARKING REQUIRED	3.0 SP/UNIT x 712 UNITS = 2,136 SPACES
TOTAL MULTI-FAMILY PARKING PROVIDED	1,129 SPACES (1.71 SP/UNIT)
BICYCLE PARKING REQUIRED	25 SPACES
BICYCLE PARKING PROVIDED	25 SPACES
H/C PARKING REQUIRED	20 SPACES
H/C PARKING PROVIDED	20 SPACES
EV PARKING REQUIRED	25 SPACES (1 SP/ 50 SPACES)
EV PARKING PROVIDED	25 SPACES
<u>COMMON AREA CALCULATIONS</u>	
COMMON AREA REQUIRED	7.25 ACRES (20% OF TOTAL SITE AREA)
COMMON AREA PROVIDED	7.56 ACRES (20.8% OF TOTAL SITE AREA)
<u>FLOOR AREA RATIO CALCULATIONS</u>	
MULTI-FAMILY FLOOR AREA PROVIDED	605,263 SF
MULTI-FAMILY COTTAGE FLOOR AREA PROVIDED	99,360 SF
AMENITY FLOOR AREA PROVIDED	7,500 SF
TOTAL RESIDENTIAL GFA PROVIDED	712,123 SF
<u>ADDITIONAL CALCULATIONS</u>	
GROSS LAND AREA	36.302 ACRES (1,581.315 SF)
TOTAL FAR PROVIDED	45 (712,123 SF/ 1,581,315 SF)

<u>SITE DATA MU-R TRACT:</u>	
MU-R TRACT SITE AREA	3.79 ACRES
FLOODPLAIN & GAS EASEMENT	N/A
NET LOT AREA	3.79 ACRES
<u>ZONING</u>	
EXISTING ZONING	M-1
PROPOSED ZONING	MU-R
ZONING JURISDICTION	GWINNETT COUNTY
<u>SETBACK/BUFFER REQUIREMENTS</u>	
EXTERNAL FRONT YARD (BOGGS RD/SATELLITE BLVD.)	20 FEET
EXTERNAL SIDE YARD	20 FEET
EXTERNAL REAR YARD	20 FEET
FRONTAGE LANDSCAPE STRIP OFF R/W	10 FEET
<u>DEVELOPMENT STANDARDS</u>	
MAXIMUM HEIGHT OF BUILDINGS w/ BONUSES	15 STORIES (210 FEET)
TOTAL COMMERCIAL AREA PROVIDED	25,000 SF
TOTAL MULTI-FAMILY UNITS PROVIDED	52 UNITS
GROSS SITE DENSITY PROVIDED	13.72 UNITS PER ACRE
NET SITE DENSITY PROVIDED	13.72 UNITS
<u>PARKING REQUIREMENTS</u>	
COMMERCIAL PARKING MIN. REQUIRED	1/400 SF x 25,000 SF = 63 SPACES
COMMERCIAL RETAIL PARKING PROVIDED	63 SPACES (1/400 SF)
MULTI-FAMILY PARKING MIN. REQUIRED	1.5 SP/UNIT x 52 UNITS = 78 SPACES
MULTI-FAMILY PARKING MAX. REQUIRED	3.0 SP/UNIT x 52 UNITS = 156 SPACES
MULTI-FAMILY PARKING PROVIDED	78 SPACES (1.5 SP/UNIT)
<u>COMMON AREA CALCULATIONS</u>	
COMMON AREA REQUIRED	0.57 ACRES (15% OF TOTAL SITE AREA)
TOTAL COMMON AREA PROVIDED	0.65 ACRES (28,180 SF) 17.2% OF SITE AREA
<u>FLOOR AREA RATIO CALCULATIONS</u>	
MULTI-FAMILY FLOOR AREA PROVIDED	54,837 SF
TOTAL RESIDENTIAL GFA PROVIDED	54,837 SF (68.7% OF GFA)
TOTAL COMMERCIAL GFA PROVIDED	25,000 SF (31.3% OF GFA)
TOTAL GFA PROVIDED	79,837 SF
GROSS LAND AREA	3.79 ACRES (165,092 SF)
TOTAL FAR PROVIDED	.484 (79,837 SF/ 165,092 SF)

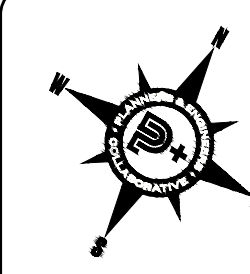
AMENITIES PROVIDED FOR FAR BONUS FOR MUR-DISTRICT:	
COMMON AREA:	.1 FAR (ADDITIONAL .01 FAR/ EACH 1% OVER MIN, (21.3% IN TOTAL PROVIDED)
MIXED-USE DEVELOPMENT:	.5 FAR
MULTI-USE PATHS:	1.2 FAR (2 FAR/ 1,000' OF PATH) (6,000 LF OF PATH PROVIDED)
BASE FAR OF 0.4 + 1.8 FAR (BONUS)= 2.2 FAR	



Brand Properties will coordinate design for parking lot and nature trail to accommodate future walkup BRT station installation.



24 HOUR CONTACT:
ANNA FORGEY



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SHEET

P: (770) 451-2741 F: (770) 451-3915

WWW.PEC.PLUS



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

**DRI# 3650
MIXED USED
DEVELOPMENT**

**A MASTER PLANNED RESIDENTIAL
DEVELOPMENT**

AT

2651 SATELLITE BLVD.
DULUTH, GEORGIA 30096

CITY OF DULUTH/
GWINNETT COUNTY JURISDICTION

FOR

BRAND PROPERTIES

MUNICIPALITY PROJECT #

REVISIONS

[illegible]

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.

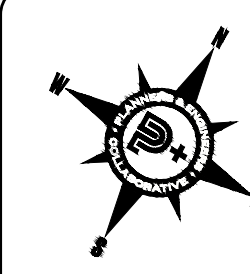


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000066476 EXP. 06/27/2024

GRTA SITE PLAN



SCALE: 1" = 100'
DATE: 03/02/2022
PROJECT: 22038.00



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