



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, July 10, 2023
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

Old Business

New Business

- [1.](#) ANNX2023-00007 & RZC2023-00051; J.J. Shah; 475 Philip Boulevard
- [2.](#) North Downtown Lawrenceville Study Update

Public Comment

To participate in the Public Comment part of the Agenda, you must register prior to noon in the Planning and Zoning Office on Friday before the meeting. Presentations will be limited to two minutes.

Final Adjournment



LAWRENCEVILLE

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1.

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: ANN2023-00007 & RZC2023-00051; J.J. Shah; 475 Philip Boulevard

Department: Planning and Development

Date of Meeting: Monday, July 10, 2023

Applicant Request: Annex 475 Philip Boulevard and rezone the parcel from C-2 (Gwinnett County General Business District) to BG (City of Lawrenceville General Business District).

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Approval with Conditions**

Summary: The applicant requests annexation and rezoning of an approximately 1.48-acre parcel at 475 Philip Boulevard from C-2 (Gwinnett County General Business District) to BG (City of Lawrenceville General Business District). The property was developed in 2001 with a three story, 42,992 square foot medical office building. No additional development is proposed at this time.

Attachments/Exhibits:

- ANN2023_00007_Report
- ANN2023_00007_Planning and Development recommendations
- ANN2023_00007_Gwinnett County notification letter
- ANN2023_00007_Application
- ANN2023_00007_Letter of intent
- ANN2023_00007_Legal description
- ANN2023_00007_Site plan
- ANN2023_00007_Aerial map (1:2,750)
- ANN2023_00007_Aerial map (1:5,500)
- ANN2023_00007_Character area map (1:2,750)



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1.

- **ANNX2023_00007_Character area map (1:5,500)**
- **ANNX2023_00007_Zoning map (1:2,750)**
- **ANNX2023_00007_Zoning map (1:5,500)**



LAWRENCEVILLE

Planning & Development

CASE NUMBER: ANN2023-00007
RZC2023-00051

APPLICANT: J. J. SHAH

OWNER(S): GCMT2 LLC

CONTACT: J. J. SHAH - 678.575.5861

LOCATION(S): 475 PHILIP BOULEVARD

PARCEL ID(S): R7009 057

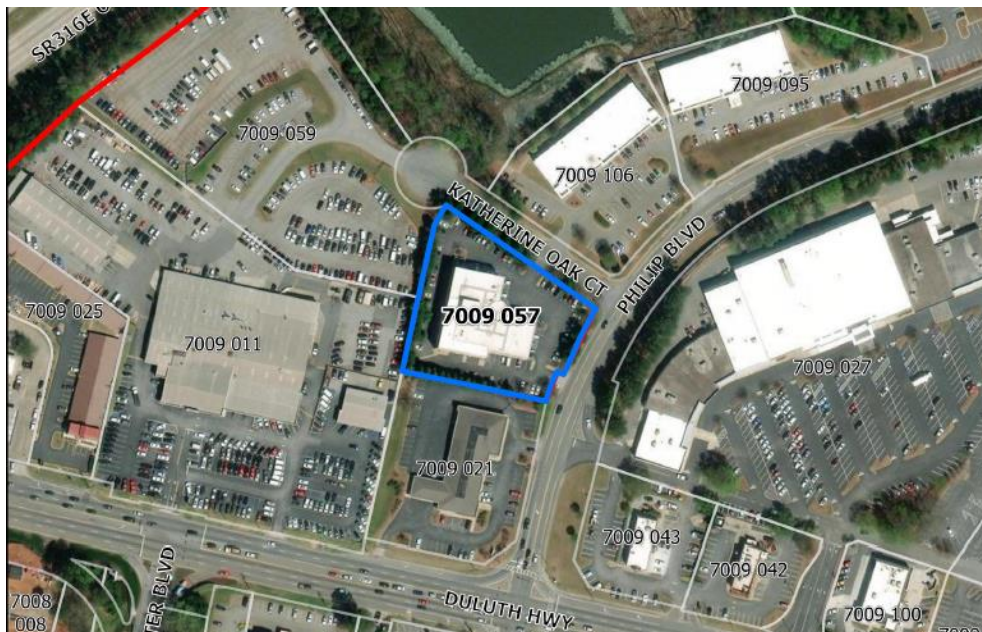
APPROXIMATE ACREAGE: 1.48

ZONING PROPOSAL: GWINNETT COUNTY, C-2 (GENERAL BUSINESS DISTRICT) TO CITY OF LAWRENCEVILLE, BG (GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: MEDICAL OFFICE BUILDING

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

VICINITY MAP





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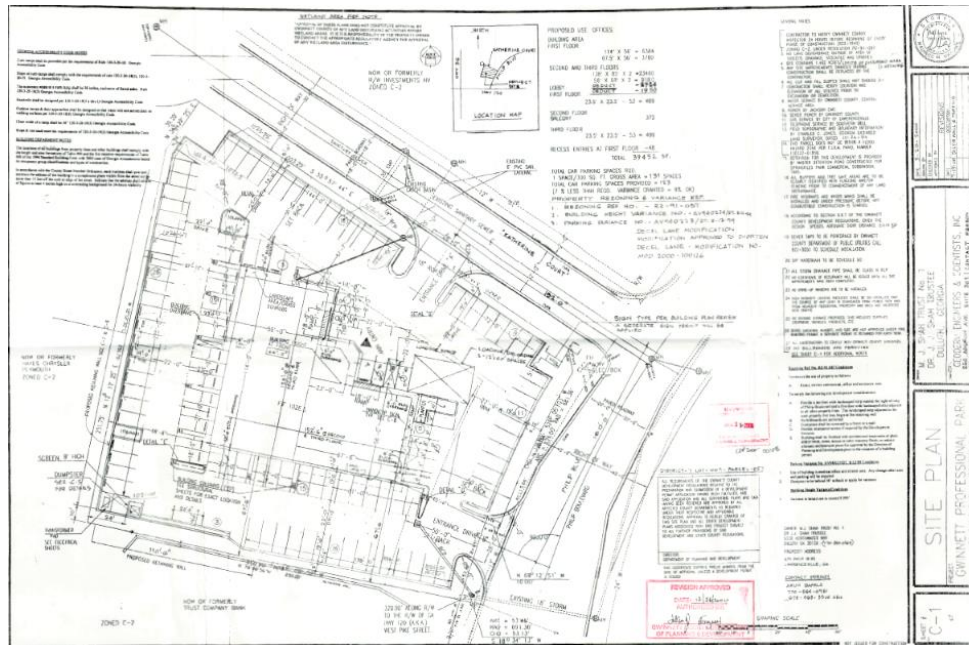
ZONING HISTORY

The subject property at 475 Philip Boulevard (PIN: 7009 057) is located within unincorporated Gwinnett County and has been zoned C-2 (General Business District) since 1960.

PROJECT SUMMARY

The applicant requests annexation and rezoning of an approximately 1.48-acre parcel at 475 Philip Boulevard from C-2 (Gwinnett County General Business District) to BG (City of Lawrenceville General Business District). The property was developed in 2001 with a three story, 42,992 square foot medical office building. No additional development is proposed at this time.

LAND SURVEY



ZONING AND DEVELOPMENT STANDARDS

The applicant requests that all variances and zoning conditions previously approved by Gwinnett County be honored by the City of Lawrenceville. Additionally, the applicant requests that any future renovations (not adding to



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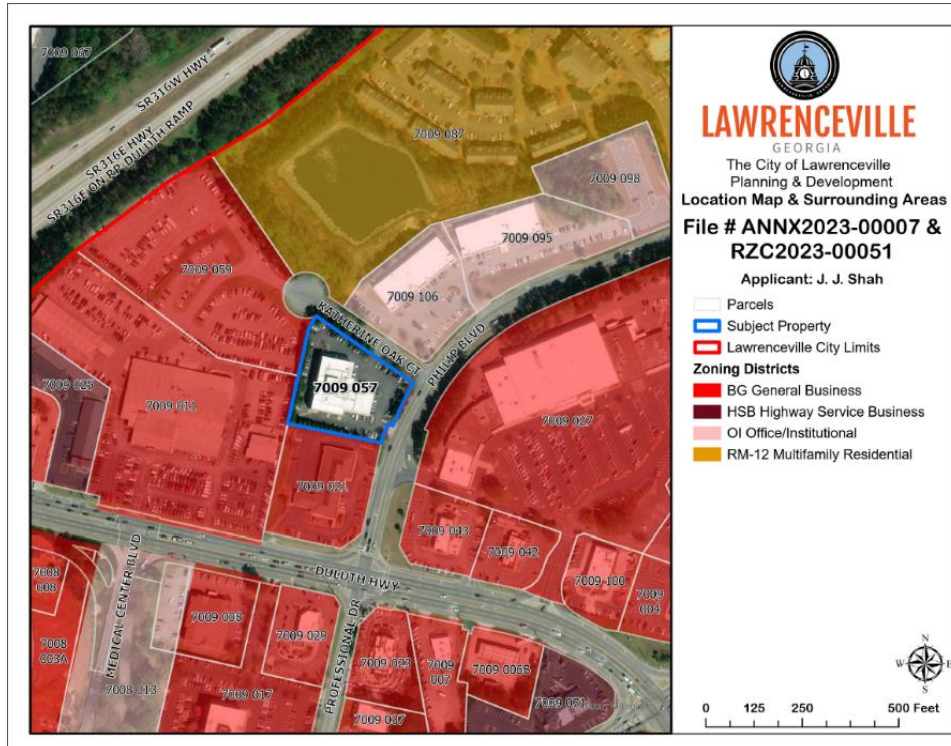
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the total square footage of the building) should be permitted by the City of Lawrenceville honoring those same variances and zoning conditions approved by Gwinnett County.

SURROUNDING ZONING AND USE

The surrounding area is composed predominantly of commercial zoning and land uses, including both retail and medical offices. Most of the parcels immediately surrounding the subject property are zoned BG (General Business District), the same zoning district proposed in this request. There are limited residential uses in the area, including the parcel across from Katherine Oak Court, which is zoned RM-12 (Multifamily Residential District) and contains multifamily apartment buildings. Additionally, there are medical offices zoned OI (Office Institutional District) across the northern right-of-way of Katherine Oak Court.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





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2040 COMPREHENSIVE PLAN

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Medical Services Cluster Character Area. The Medical Services Cluster character area recognizes the uniqueness of the Gwinnett Medical Center (GMC). This area will be home to a range of institutions, offices, commercial, warehousing, distribution, and research uses that support GMC and its clustered medical services. It will come about by transitioning the current suburban-style offices to more urban-style forms that support a variety of job types and work, as well as some assisted/senior living opportunities.

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN - FUTURE LAND USE PLAN MAP



STAFF RECOMMENDATION

In conclusion, the proposed annexation and rezoning is consistent with the established zoning patterns and land uses found in the Medical Services Cluster Character Area. Gwinnett’s C-2 zoning classification is equivalent to



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Lawrenceville's BG zoning district and there is no new development proposed, meaning there would be virtually no new development impacts generated by this proposal. Furthermore, the parcel is the last remaining exclave of unincorporated Gwinnett County in the area; granting this request would bring the parcel into conformity with the surrounding area and mitigate potential disputes between the City and County regarding services offered. As such, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the annexation and rezoning request.



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CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



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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;**

As proposed, the plan would be suitable in view of the use and development in the immediate area along Philip Boulevard and Duluth Highway.

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

No; the proposal will not adversely affect the existing use or usability of adjacent or nearby property.

- 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;**

No; the impacts to the City will be virtually none, as there is no new development proposed.

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

Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. The Medical Services Cluster character area is district composed of a wide variety of uses including predominantly medical offices, so this rezoning conforms with the long-range plan.

- 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;**



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Annexing this property would fill in a hole in the City's municipal boundaries and bring service areas into alignment.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_06232023

ANNX2023-00007 & RZC2023-00051

Approval as BG (General Business District) for a commercial/retail development, subject to the following enumerated conditions:

- 1.** To restrict the use of the property as follows:
 - A.** Retail service-commercial uses and accessory uses. The following uses shall be prohibited:
 - Adult Entertainment Facility
 - Auction House
 - Automobile Accessories Sales and Installation
 - Automobile Body Repair, Painting or Rebuilding
 - Automobile Broker
 - Automobile Manufacturing Plant
 - Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
 - Automobile Parts Store (with/without installation)
 - Automobile Repair and Maintenance (Principal Use)
 - Automobile Sales or Auction and Related Service (indoor/outdoor sales)
 - Automobile Wash (Carwash)
 - Bail Bonding
 - Building Materials Sales (indoors/outdoors)
 - Depot / Passenger Terminal (bus or rail)
 - Dollar or Variety Store
 - Garden Supply Center
 - Hookah/Vapor Bar or Lounge

- Machine Shop
- Maintenance Shop (fleet vehicles)
- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility

B. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.

D. Outdoor storage shall be prohibited.

E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

2. To satisfy the following site development considerations:

A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

B. Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.

- C.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.
- D.** Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
- E.** Provide a fifteen (15) foot landscape strip adjacent to all internal property lines.
- F.** Provide a six (6) foot concrete sidewalk adjacent to all public rights-of-way.
- G.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- H.** Electronic Messaging Center (EMC) signs may be permitted as ground signs only. The EMC portion of a sign shall occupy a maximum of 40% of permitted display area square footage, up to 54 square feet. EMC signs light levels shall not increase lighting or brightness levels by more than 0.30 foot-candles above ambient levels as measured using a standard foot-candle meter.
- I.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- J.** Natural vegetation shall remain on the property until the issuance of a development permit.
- K.** Any utility relocations shall be the responsibility of the developer.



LAWRENCEVILLE

GEORGIA

Via Priority Mail and Certified Mail

June 13, 2023

The Honorable Nicole Love Hendrickson, Chairwoman
Gwinnett County Board of Commissioners
75 Langley Drive
Lawrenceville, GA 30046

Re: Lawrenceville Annexation Application - ANNX2023-00007

Dear Ms. Nicole Love Hendrickson:

Please see the attached documents in regards to the Annexation:

- Letter from City Manager, Chuck Warbington, P.E.
- Annexation application.
- Survey and Legal Description for subject property.

Sincerely,

Todd Hargrave | Director
Planning and Development Department



LAWRENCEVILLE
GEORGIA

70 S Clayton St | PO Box 2200,
Lawrenceville GA 30046
Office: 678.407.6563

Enc: Annexation Application; Legal Descriptions; Survey

C: Mr. Matthew Dickison, Gwinnett County, Director of Department of Planning and Development
Mr. Glenn Stephens, Gwinnett County Administrator



LAWRENCEVILLE

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June 13, 2023

The Honorable Nicole Love Hendrickson, Chairwoman
Gwinnett County Board of Commissioners
75 Langley Drive
Lawrenceville, Georgia 30046

Re: City of Lawrenceville Annexation Application - ANNX2023-00007

Owner:
The City of Lawrenceville (see attached legal description and land survey)

Requested Zoning: Gwinnett County C-2 (General Business District) to City of Lawrenceville BG (General Business District)

Dear Chairwoman Love Hendrickson:

Please be advised that the City of Lawrenceville, Georgia, by the authority vested in the Mayor and Council of the City of Lawrenceville, Georgia by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to annex the property, hereinafter described, by ordinance at a regular meeting of the Mayor and City Council.

This letter has been sent to you by certified mail, return receipt requested, within five (5) business days of acceptance of an application for annexation in accordance with O.C.G.A. §36-36-6, O.C.G.A. §36-36-9 and O.C.G.A. §36-36-111.

SEE ATTACHED LEGAL DESCRIPTIONS AND SURVEYS

Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, you are requested to notify the Mayor and City Council of the City of Lawrenceville, in writing and by certified mail, return receipt requested, of any county facilities or property located within the area to be annexed, within five (5) business days of receipt of this letter.

The Honorable Nicole Love Hendrickson, Chairwoman
June 13, 2023
Page 2

In accordance with Georgia law, this letter provides you with a copy of the annexation and zoning/land use request. The rezoning application specifies and identifies the requested zoning and any zoning or land use changes. A copy of the annexation application is enclosed with this notice. The proposed City zoning classification of the property is BG (General Business District). The City of Lawrenceville Planning Commission will consider the proposed rezoning and annexation request during a public hearing scheduled for Monday, July 10, 2023, at 6:00 P.M. The City of Lawrenceville City Council will consider the proposed rezoning and annexation requests during a public hearing scheduled for Monday, July 31, 2023, at 7:00 P.M. The annexation and zoning hearings will take place in the City Hall building at 70 South Clayton Street, Lawrenceville, Georgia.

Notice has been provided in this letter in accordance with O.C.G.A. §36-36-111. If the County governing authority intends to object to this annexation, please notify the Mayor and City Council of the objection within 30 days as provided in O.C.G.A. §36-36-113.

Sincerely,

Chuck Warbington, PE | City Manager



70 South Clayton Street | PO Box 2200
Lawrenceville GA 30046
Office: 678-407-6415 | LawrencevilleGa.org

- Enc: Annexation Application; Legal Description; Survey
- C: Mr. Matthew Dickison, Gwinnett County Director, Department of Planning and Development
Mr. Glenn Stephens, Gwinnett County Administrator



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City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6400
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

APPLICATION FOR ANNEXATION

DATE 5-6-2023

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of C2.

Address of Property to be annexed: 475 PHILIP BOULEVARD, GA 30046

Area: 1.48 Acres acres or _____ square feet.

Tax Map Number: approx R 7009057 (R 7009057)

Owners of Property: GCOT 14, LLC

Address if different from Property: 5330 NORTHWATER WAY, DULUTH GA 30097 Phone: 678-575-5861

Applicant Name and Address: J.J. SHAH, as Manager Phone: 678-575-5861
5330 NORTHWATER WAY,
DULUTH, GA 30097

SUBJECT TO GRAND PAVING AS PER OUR LETTER, ATTACHED HERewith.

J.J. Shah 6-6-23
Signature of Applicant Date

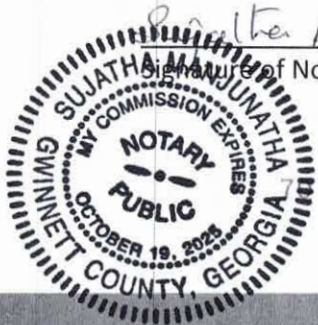
J.J. Shah as Manager 6-6-23
Signature of Owner Date

J.J. SHAH 6-6-23
Print Name of Applicant Date

GCOT 14, LLC 6-6-23
Print Name of Owner Date

Sujatha Manjunatha 06/06/23
Signature of Notary Date

Sujatha Manjunatha 06/06/23
Signature of Notary Date



GCMT14, LLC
475 Philip Boulevard, Lawrenceville, GA 30046

June 6, 2023

To
The City of Lawrenceville,
Lawrenceville, GA 30045

Re: Request for annexation of our property at 475 Philip Boulevard,
Lawrenceville, GA 30046.

Dear

I request you to approve our request to annex above mentioned property with City
of Lawrenceville, Georgia with following conditions grandfathered:

- 1) All zoning, height, parking and other conditions and variances should be honored
by City of Lawrenceville, Georgia, as has been approved by Gwinnett County,
Georgia.
- 2) Any future renovations (not adding to total square footage of building) should be
permitted by City of Lawrenceville honoring the same zoning, height, parking
and other conditions and variances. as has been approved by Gwinnett County,
Georgia.

We are looking forward to a favorable response.



(J. J. Shah, MD)
Manager
(as President of Eastern Horizons Management, Inc.)
Cell Number: (678) 575-5861

BK48886 PG0354

SCHEDULE A (Continued)

Agent's

File No.: 91-M-315

Commitment No. GF

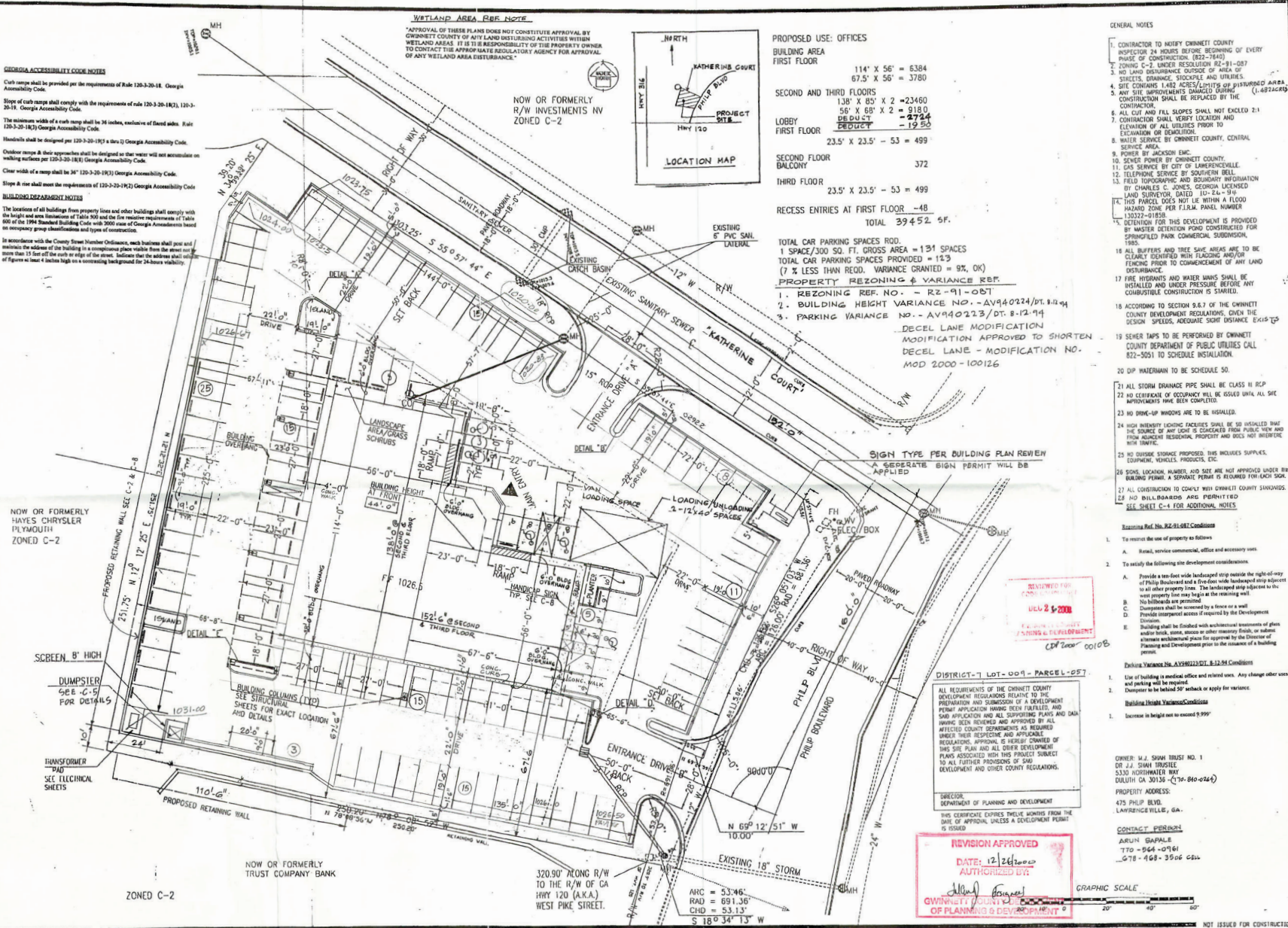
Policy No. GF

EXHIBIT "A"

BEGINNING at a point located at the intersection of the northerly right-of-way line of Georgia Highway 120 (a.k.a. West Pike Street) and the westerly right-of-way line of Philip Boulevard; thence running northeasterly along the westerly right-of-way line of Philip Boulevard 320.90 feet to a point; which is the TRUE POINT OF BEGINNING; continuing thence N 78 degrees 08 minutes 52 seconds W a distance of 250.20 feet to a point; thence N 12 degrees 12 minutes 25 seconds E a distance of 251.75 feet to an iron pin; thence N 34 degrees 12 minutes 25 seconds E a distance of 39.20 feet to a point; thence S 55 degrees 57 minutes 44 seconds E a distance of 303.25 feet to a point on the westerly right-of-way line of Philip Boulevard; thence in a southwesterly direction along said right-of-way line along the arc of a curve to the left; said curve having a radius of 681.36 feet, said arc being subtended by a chord line having a magnetic bearing of S 26 degrees 05 minutes 03 seconds W and a chord length of 125.82 feet, and an arc distance of 126.00 feet to a point; running thence in a northwesterly direction along said right-of-way line N 69 degrees 12 minutes 51 seconds W a distance of 10.00 feet to a point; running thence in a southwesterly direction along said right-of-way line along the arc of a curve to the left; said curve having a radius of 691.36 feet; said arc being subtended by a chord line having a magnetic bearing of S 18 degrees 34 minutes 13 seconds W and a chord length of 53.45 feet, an arc distance of 53.46 feet to a point which is the TRUE POINT OF BEGINNING; according to that certain boundary survey prepared for Dr. J.J. Shah by Horlbeck Engineering Corp., dated December 12, 1991 (said survey bearing the certification of Robert E. Horlbeck, Georgia Registered Professional Land Surveyor No. 1942), and said tract containing 1.482 acres as shown on said survey.

Lawrenceville

ORIGINAL - INSURED



GEORGIA ACCESSIBILITY CODE NOTES
Curb ramps shall be provided per the requirements of rule 120-3-20-18, Georgia Accessibility Code.
Slope of curb ramps shall comply with the requirements of rule 120-3-20-18(2), 120-3-20-19, Georgia Accessibility Code.
The minimum width of a curb ramp shall be 36 inches, exclusive of flared sides. Rule 120-3-20-18(2) Georgia Accessibility Code.
Handrails shall be designed per 120-3-20-19(2) Georgia Accessibility Code.
Outdoor ramps & their approaches shall be designed so that water will not accumulate on walking surfaces per 120-3-20-18(E) Georgia Accessibility Code.
Clear width of a ramp shall be 36" 120-3-20-18(3) Georgia Accessibility Code.
Slopes & rise shall meet the requirements of 120-3-20-19(2) Georgia Accessibility Code.

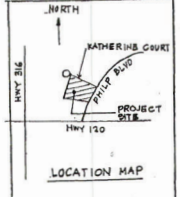
BUILDING DEPARTMENT NOTES
The locations of all buildings from property lines and other buildings shall comply with the height and area limitations of Table 200 and the fire resistance requirements of Table 600 of the 1994 Standard Building Code with 2000 code of Georgia Amendments based on occupancy group classifications and types of construction.
In accordance with the County Storm Water Ordinance, each business shall post and maintain the address of the building in a conspicuous place visible from the street and more than 15 feet of the curb or edge of the street. Indicate that the address shall include figures at least 4 inches high on a contrasting background for 24-hour visibility.

NOW OR FORMERLY
HAYES CHRYSLER
PLYMOUTH
ZONED C-2

NOW OR FORMERLY
TRUST COMPANY BANK

ZONED C-2

WETLAND AREA REF. NOTE
"APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY GWINNETT COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE."



PROPOSED USE: OFFICES

BUILDING AREA	
FIRST FLOOR	114' x 56' = 6384 67.5' x 56' = 3780
SECOND AND THIRD FLOORS	138' x 85' x 2 = 23460 56' x 68' x 2 = 9180
LOBBY FIRST FLOOR	23.5' x 23.5' = 53 = 499 DEDUCT - 1950
SECOND FLOOR BALCONY	372
THIRD FLOOR	23.5' x 23.5' = 53 = 499
RECESS ENTRIES AT FIRST FLOOR	- 48
TOTAL	39452 SF.

TOTAL CAR PARKING SPACES REQD.
1 SPACE/300 SQ. FT. GROSS AREA = 131 SPACES
TOTAL CAR PARKING SPACES PROVIDED = 123
(7% LESS THAN REQD. VARIANCE GRANTED = 9%, OK)
PROPERTY REZONING & VARIANCE REF.

1. REZONING REF. NO. - RZ-91-08T
 2. BUILDING HEIGHT VARIANCE NO. - AV940224/DT. 8-12-14
 3. PARKING VARIANCE NO. - AV940223/DT. 8-12-14
- DECEL LANE MODIFICATION APPROVED TO SHORTEN
DECEL LANE - MODIFICATION NO. MOD 2000 - 100126

SIGN TYPE PER BUILDING PLAN REVIEW
A SEPARATE SIGN PERMIT WILL BE APPLIED

DISTRICT-1 LOT-009 - PARCEL-057
ALL REQUIREMENTS OF THE GWINNETT COUNTY DEVELOPMENT REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A DEVELOPMENT PERMIT APPLICATION HAVING BEEN FULFILLED, AND SAID APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY ALL AFFECTED COUNTY DEPARTMENTS AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS, APPROVAL IS HEREBY GRANTED OF THIS SITE PLAN AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS PROJECT SUBJECT TO ALL FURTHER PROVISIONS OF SAID DEVELOPMENT AND OTHER COUNTY REGULATIONS.

DIRECTOR
DEPARTMENT OF PLANNING AND DEVELOPMENT
THIS CERTIFICATE EXPRESSLY REVOKES MONTHS FROM THE DATE OF APPROVAL, UNLESS A DEVELOPMENT PERMIT IS ISSUED

REVISION APPROVED
DATE: 12/26/2023
AUTHORIZED BY:
[Signature]
GWINNETT COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT



GENERAL NOTES

1. CONTRACTOR TO NOTIFY GWINNETT COUNTY INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION. (822-7140)
2. ZONING C-2 UNDER RESOLUTION RZ-91-08T
3. NO LAND DISTURBANCE OUTSIDE OF AREA OF STREETS, DRIVEWAYS, STOCKPILE AND UTILITIES.
4. SITE CONTAINS 1.402 ACRES/LIMITS OF DISTURBED AREA. ANY SITE IMPROVEMENTS OUTSIDE DISTURBED AREA CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR.
5. ALL CUT AND FILL SLOPES SHALL NOT EXCEED 2:1
6. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO EXCAVATION OR REMEDIATION.
7. WATER SERVICE BY GWINNETT COUNTY, CENTRAL SERVICE AREA.
8. POWER BY JACKSON EMC.
9. SEWER POWER BY GWINNETT COUNTY.
10. GAS SERVICE BY CITY OF LAWRENCEVILLE.
11. TELEPHONE SERVICE BY SOUTHERN BELL.
12. FIELD TOPOGRAPHIC AND SURVEYING INFORMATION BY CHARLES C. JONES, GEORGIA LICENSED LAND SURVEYOR, DATED 10-24-2014
13. THIS PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD ZONE PER F.I.R.M. PANEL NUMBER 13022Z-01018.
14. DETENTION FOR THIS DEVELOPMENT IS PROVIDED BY MASTER DETENTION POND CONSTRUCTED FOR PRINCIPAL PARK COMMERCIAL SUBDIVISION, 1985.
15. ALL BUFFERS AND TREE SAVES AREAS ARE TO BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FLAGGING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
16. FIVE HYDRANTS AND WATER MAINS SHALL BE INSTALLED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.
17. ACCORDING TO SECTION 9.6.7 OF THE GWINNETT COUNTY DEVELOPMENT REGULATIONS, GIVEN THE DESIGN SPEEDS, ADEQUATE STOP DISTANCE EXIST?
18. SEWER TAPS TO BE PERFORMED BY GWINNETT COUNTY DEPARTMENT OF PUBLIC UTILITIES CALL 822-5051 TO SCHEDULE INSTALLATION.
19. DIP WATERMAIN TO BE SCHEDULED 50.
20. ALL STORM DRAINAGE PIPE SHALL BE CLASS III RCP
21. ALL CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
22. NO DRINK-UP WINDOWS ARE TO BE INSTALLED.
23. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO INSTALLED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
24. NO OUTSIDE STORAGE PROPOSED THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
25. SPOIL, LOCATION, NUMBER AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SPOIL.
26. ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS.
27. NO BILLBOARDS ARE PERMITTED.
28. SEE SHEET C-4 FOR ADDITIONAL NOTES.

Exemption Ref. No. RZ-91-08T Conditions
1. To restrict the use of property as follows:
A. Retail, service commercial, office and accessory uses.

2. To satisfy the following site development considerations:
A. Provide a two-foot wide landscaped strip inside the right-of-way of Philip Boulevard and a five-foot wide landscaped strip adjacent to all other property lines. The landscaped strip adjacent to the west property line may begin at the retaining wall.
B. No billboards are permitted.
C. Driveways shall be screened by a fence or a wall.
D. Provide interlocked access to the development.
E. Building shall be finished with architectural treatments of glass and/or brick, stone, stucco or other masonry finish, or submit a formal architectural plan for approval by the Director of Planning and Development prior to the issuance of a building permit.

Exemption Variance No. AV940223/DT. 8-12-14 Conditions
1. Use of building in medical, office and related uses. Any change other uses and parking will be required.
2. Driveway to be behind 30' setback or apply for variance.

Building Height Variance Conditions
1. Increase in height not to exceed 9.999'

OWNER: M. J. SHAH TRUST NO. 1
DR. J. J. SHAH TRUSTEE
5330 NORTHWATER WAY
DULUTH, GA 30038 (770-810-0242)
PROPERTY ADDRESS:
475 PHILIP BLVD.
LAWRENCEVILLE, GA.

CONTACT PERSON:
ARJUN GAJALIA
770-964-0161
-G78-468-3506 cell

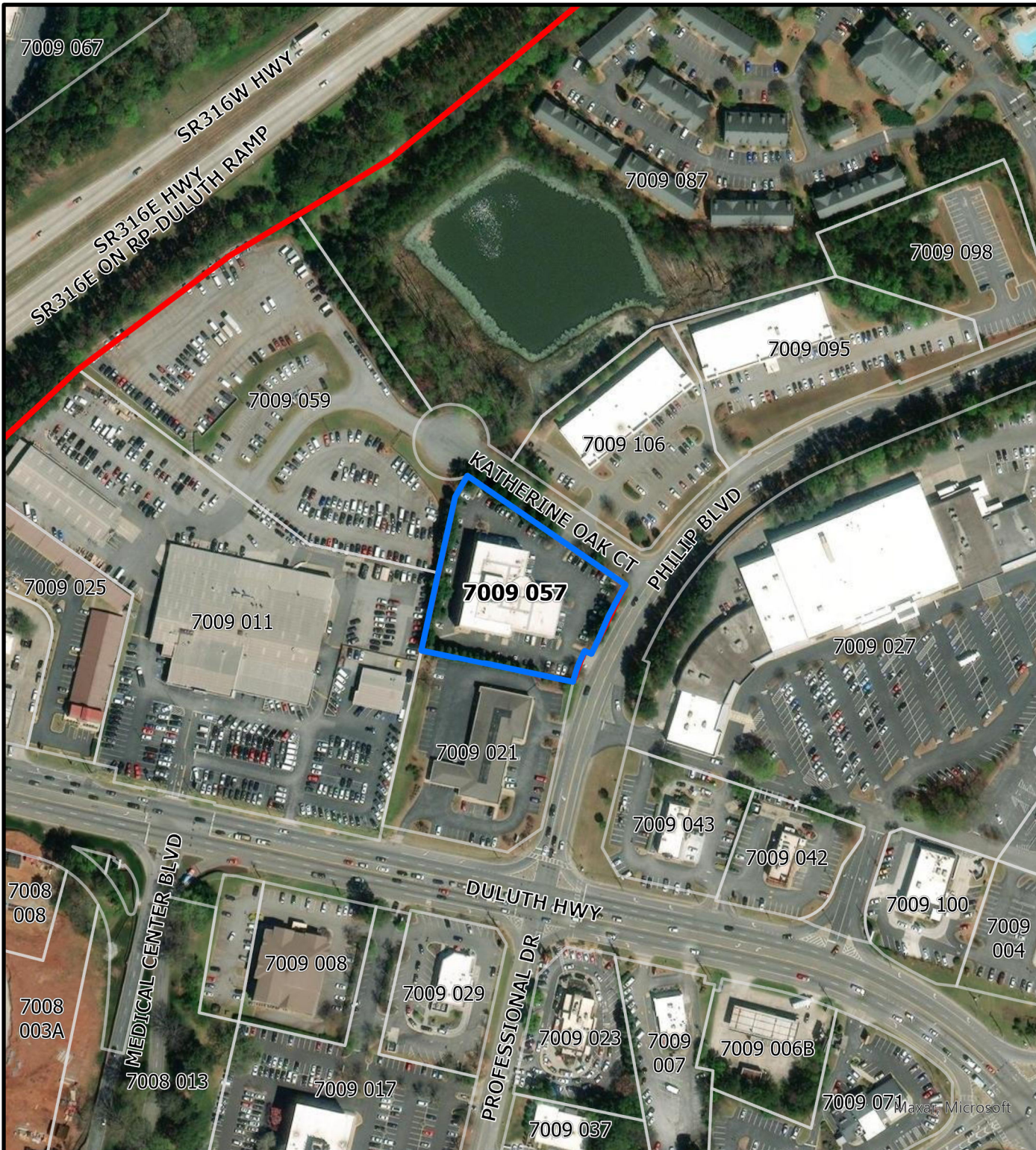


DATE: 3-10-2023	REVISIONS
DESIGNED BY:	REVISION:
APPROVED BY:	DATE:
DATE:	BY:
DATE:	BY:
DATE:	BY:

M. J. SHAH TRUST NO. 1
DR. J. J. SHAH TRUSTEE
DULUTH, GEORGIA
GWINNETT ENGINEERS & SCIENTISTS, INC.
250 ASHFURN AVE., SUITE 305 | CONTACT: BRADSON
ATLANTA, GA 30303 | ARJUN GAJALIA | 770-964-3506

SITE PLAN
PROJECT: GWINNETT PROFESSIONAL PARK
475 PHILIP BLVD. LAWRENCEVILLE, GA.

SHEET # C-1
OF



LAWRENCEVILLE

GEORGIA

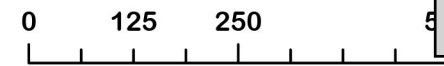
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

**File # ANNX2023-00007 &
RZC2023-00051**

Applicant: J. J. Shah

- Parcels
- Subject Property
- Lawrenceville City Limits





LAWRENCEVILLE




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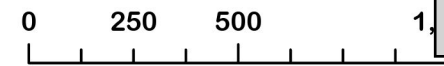
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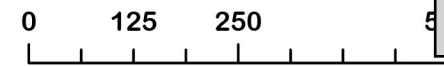
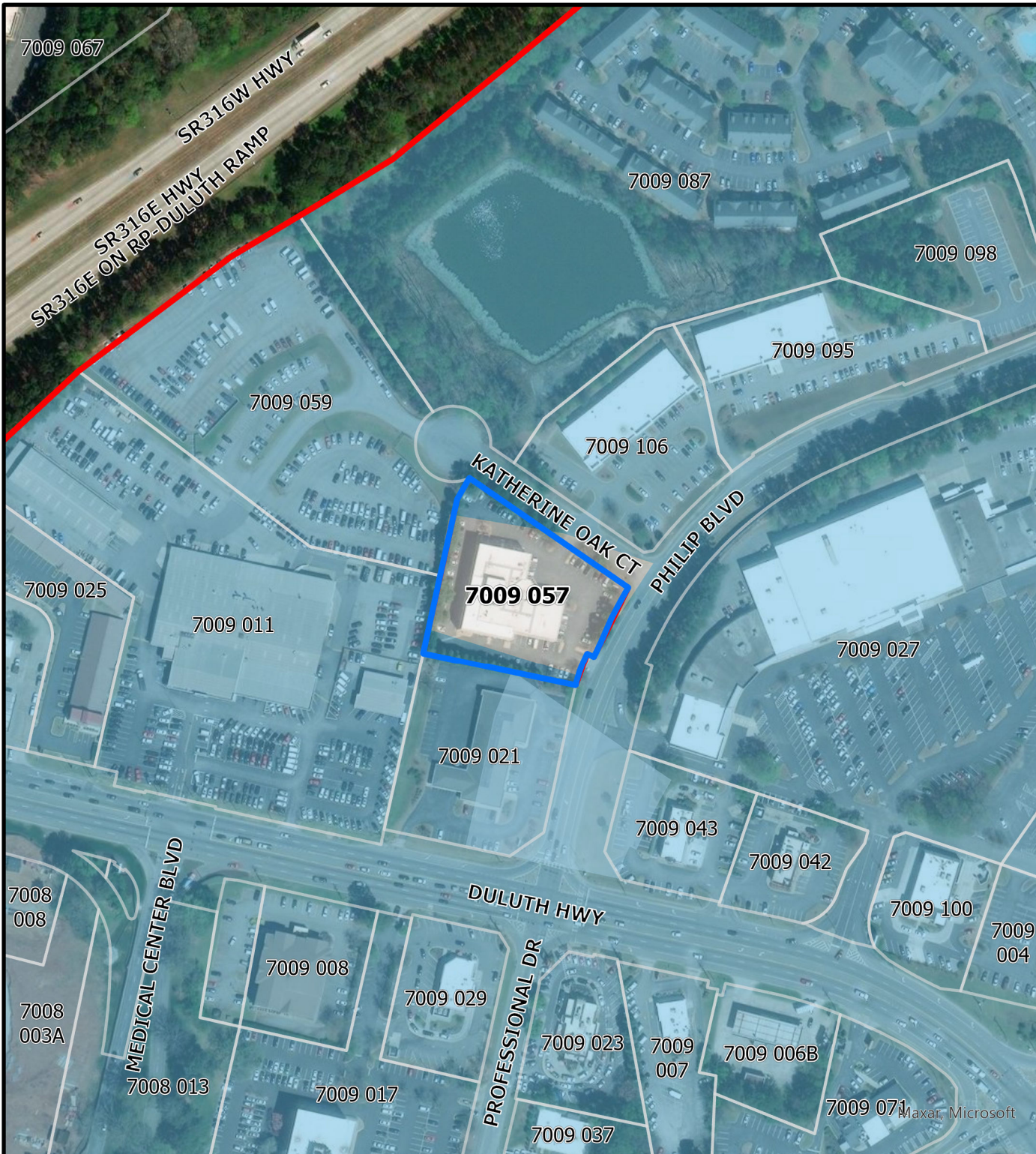
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- Character Areas**
-  Unincorporated
 -  Medical Services Cluster





LAWRENCEVILLE








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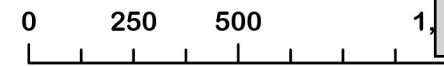
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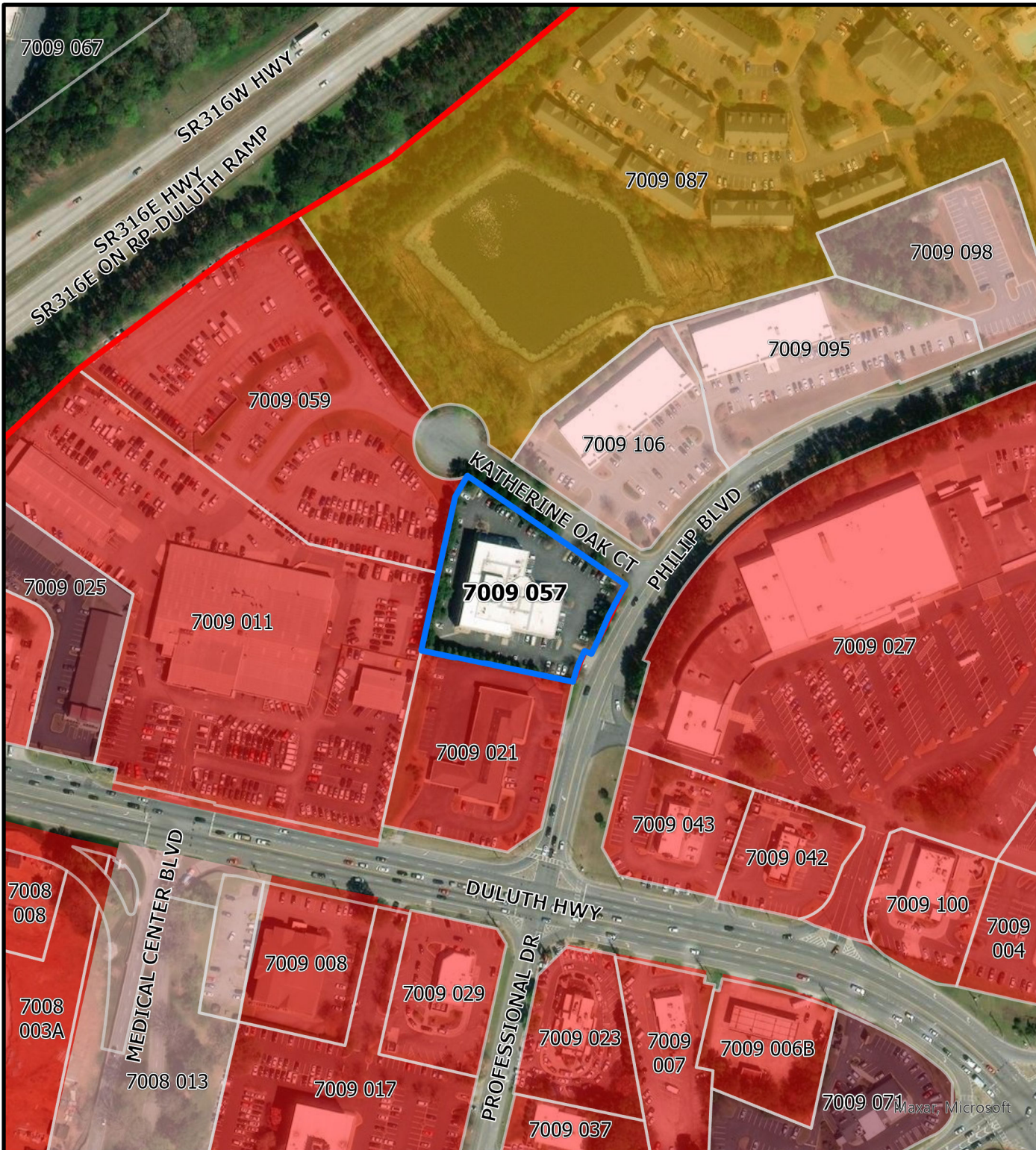
Location Map & Surrounding Areas

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Applicant: J. J. Shah

-  Parcels
 -  Subject Property
 -  Lawrenceville City Limits
- Character Areas**
-  Unincorporated
 -  Community Mixed Use
 -  College Corridor
 -  Medical Services Cluster





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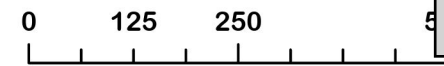
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Location Map & Surrounding Areas

**File # ANNX2023-00007 &
RZC2023-00051**

Applicant: J. J. Shah

-  Parcels
-  Subject Property
-  Lawrenceville City Limits
- Zoning Districts**
-  BG General Business
-  HSB Highway Service Business
-  OI Office/Institutional
-  RM-12 Multifamily Residential





LAWRENCEVILLE

GEORGIA

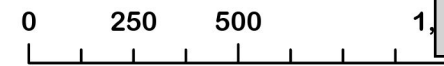
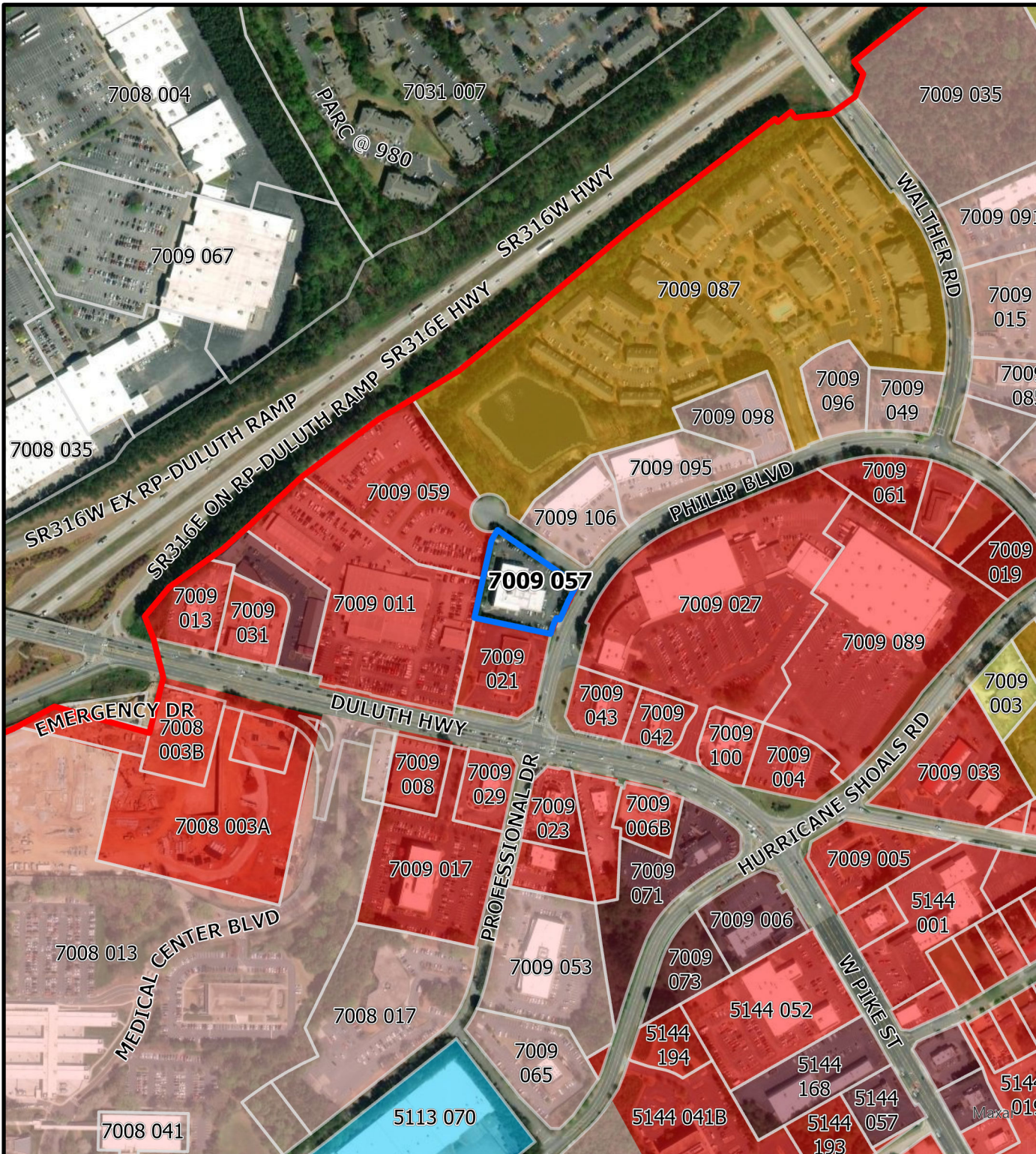
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

**File # ANNX2023-00007 &
RZC2023-00051**

Applicant: J. J. Shah

- Parcels
 - Subject Property
 - Lawrenceville City Limits
- Zoning Districts**
- BG General Business
 - HSB Highway Service Business
 - HM Heavy Manufacturing
 - OI Office/Institutional
 - RM-12 Multifamily Residential
 - RS-150 Single-Family Residential





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

- Item:** North Downtown Lawrenceville Study Update
- Department:** Planning and Development
- Date of Meeting:** Monday, July 10, 2023
- Fiscal Impact:** None
- Presented By:** Paul Lorenc, Planning and Development Planner
Helen Balch, Planning and Development Deputy Director
- Action Requested:** No action is necessary

Summary: The City of Lawrenceville is in the process of examining existing zoning codes, classifications, and land uses through a study conducted by the consulting firm Pond & Company. The North Downtown study area is located north of Pike Street and is near the thriving downtown core of the city. The decision to conduct this study was prompted by recent activities that were not aligned with the long-term vision for the area. The objective of this project is to determine the most suitable course of action for the city and the subject area, with the aim of implementing appropriate land uses.

Attachments/Exhibits:

- **North Downtown Lawrenceville Zoning Analysis Memo**



North Downtown Lawrenceville

ZONING ANALYSIS MEMO

May 2023



1 Overview of Study Area

PROJECT INTRODUCTION

The City of Lawrenceville has identified the study area shown in Figure 1 as North Downtown Lawrenceville (North DTL). The study area is north of Pike Street and is in very close proximity to the city’s thriving downtown core. This proximity, along with recent activity that was not aligned with the long term vision for the area has sparked this study. The goal of this project is to identify the best path forward for the city and for this subject area so that appropriate land uses can be implemented.

The first step of this process and the purpose of this memo is to analyze the existing conditions of the study area and document the vision. The last section will outline potential solutions for this study area including the creation of a new zoning district that can specifically address the issues and spark redevelopment in this area.

STUDY AREA

Boundary

The study area is delineated by the following boundary - Born Street to the north, North Perry Street to the west, Buford Drive/SR-20 to the east, and East Pike Street to the south.

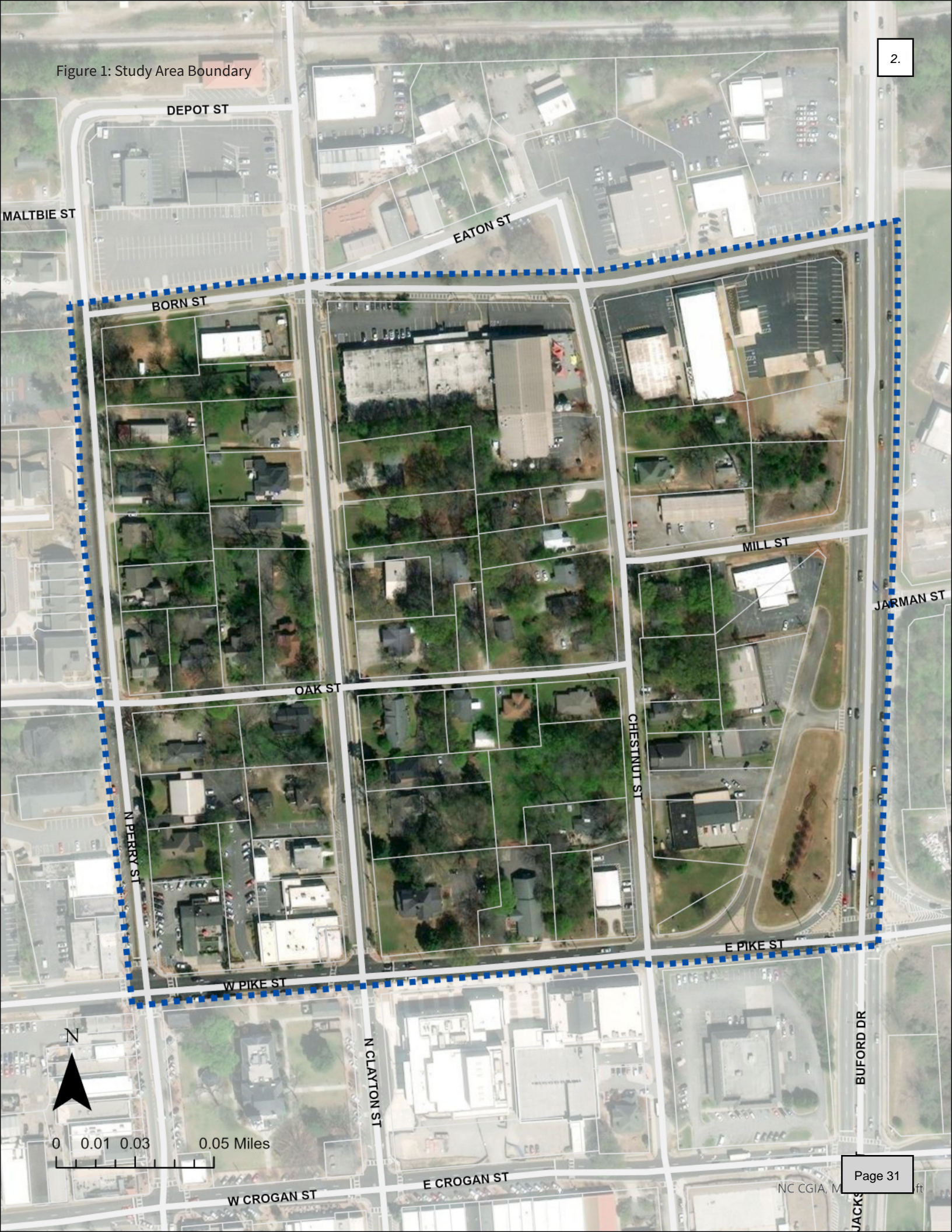
Size

The north DTL area is approximately .05 square miles and is comprised of sixty-eight individual lots. Analysis of the North Downtown Lawrenceville (DTL) area reveals that the maximum lot size is 2.54 acres, the median lot size is 0.32 acres, and the minimum lot size is 0.02 acres.

TOPOGRAPHY

The northern section of the study area is characterized by rolling hills and a relatively higher elevation compared to the southern portion. This hilly terrain could impact redevelopment of the area, as the construction of buildings may require more extensive site preparation, grading, and foundation work. This could increase construction costs and potentially limit the types of buildings that can be developed in the area.

Figure 1: Study Area Boundary



EXISTING LAND USES & BUILDING FORM

Residential conversions

The study area has several residential structures that have been converted to commercial spaces. One major challenge with these conversions in the North DTL neighborhood is non-conformity. For instance, a structure that was originally built as a residence in the 1950's may not meet the requirements of present-day commercial building codes or zoning laws. This creates legally non-conforming uses and structures.



Non-conforming structures can cause issues including zoning restrictions, building code violations, or other regulatory non-compliances. This has led to difficulties for property owners in obtaining permits, insurance, or financing, as well as potential legal liabilities.

Residential

Most of the built environment in the North DTL neighborhood dates to 1954 when predominantly residential structures were constructed. Despite being predominantly residential in nature, the area underwent a zoning shift, with the residential properties being rezoned to a commercial zoning district and overlaid with a live/work overlay district. Nevertheless, the exterior transformation of these residential structures into commercial ones has yet to take place, and the envisioned commercial redevelopment of the area has not been realized to date.

Historic Structures

As of the time of this writing, there are no properties within the study area that have been listed on the National Register of Historic Places, nor have any received local historic designations.



PEDESTRIAN EXPERIENCE

Proximity to Downtown

The North DTL neighborhood is in close proximity to the historic downtown area of Lawrenceville. A ten to fifteen minute walk would be enough time for the average walker to get to the downtown core from the farthest point within the study area. The North DTL’s proximity to the downtown core of Lawrenceville provides residents with convenient access to a wide range of amenities, including shopping, restaurants, entertainment, and essential government services.

Sidewalks/safety

In terms of facilitating north-south connectivity, the urban fabric boasts well-defined pedestrian networks along the eastern and western edges of N Perry Street, N Clayton Street, and Buford Drive. The eastern side of N Chestnut Street also offers a comprehensive sidewalk system for those traversing in a north-south direction. However, for east-west connectivity, the pedestrian infrastructure exhibits some gaps, as intermittent or altogether absent sidewalks are prevalent along Bron Street, Mill Street, and E Oak Street. Addressing these deficiencies could greatly enhance the overall walkability and accessibility of the community.



SITE VISIT OBSERVATIONS

The Pond team conducted a site visit to the study area on April 14, 2023. This site visit allowed the project team to speak with staff about and see firsthand the challenges of development in the study area. The site visit is summarized below:

- Study area is walkable to Downtown Lawrenceville.
- Topography could make development challenging.
- Considerations should be given to the potential impacts of future mixed use development, like traffic, parking, and potential building height.
- Surrounding amenities are walkable to study area and some are expanding due to recent success.
- Clayton Street has several residential conversions, while Chestnut Street is primarily still residential structures with residential uses.
- New development should have a focus on high-quality materials.
- Smaller infill developments might be appropriate in the study area.
- Event facilities only being permitted in the Entertainment District may pose a threat.



2 Current Regulations

ZONING OVERVIEW

The North DTL neighborhood is an important commercial and residential hub within the city and is home to a diverse mix of land uses. There are a total of 68 lots within the North DTL neighborhood, with each lot being designated to a particular zoning district. Most of the lots in the North DTL neighborhood are zoned as Central General Business (BGC), comprising 42 lots or 61% of the total lots in the neighborhood. The BGC zoning district allows for a wide range of commercial uses, such as retail, office, and personal services, as well as higher density residential development.

The second most common zoning district in the North DTL neighborhood is General Business (BG), comprising 11 lots or 16% of the total lots in the neighborhood. The BG zoning district allows for commercial uses that are less intensive than those allowed in the BGC zoning district, such as small-scale retail and personal services.

Table 1 also shows that the North DTL neighborhood includes a mix of residential zoning districts. The Residential Single Family-150 (RS-150) zoning district is the third most common zoning district in the neighborhood, comprising 8 lots or 12% of the total lots in the neighborhood. The RS-150 zoning district allows for low-density residential development, such as single-family homes on large lots.

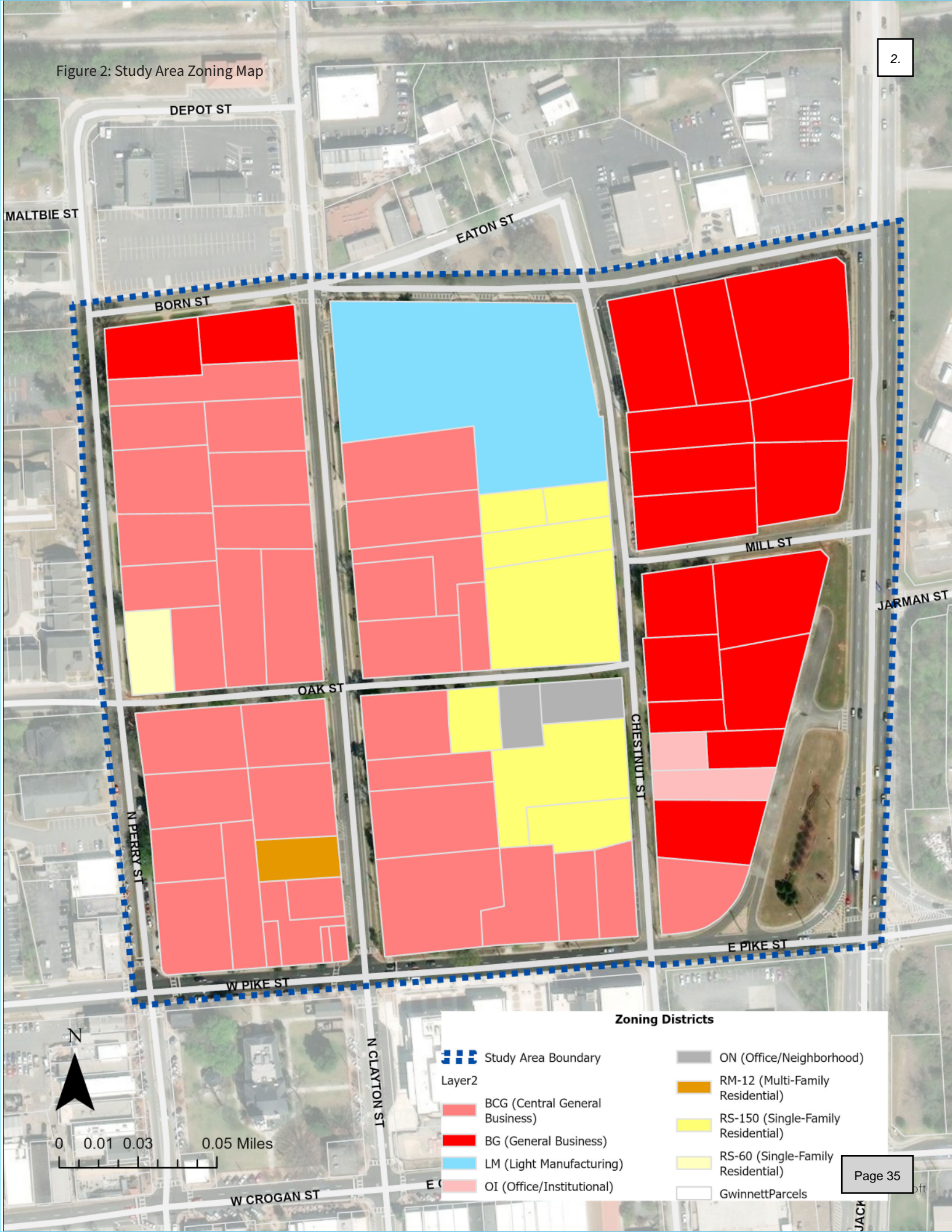
Other zoning districts represented in the North DTL neighborhood include the Office Institutional (OI), Office Neighborhood (ON), Light Manufacturing (LM), Residential Multi-Family 12 (RM-12), and Residential Single Family-60 (RS-60) zoning districts. These zoning districts allow for a variety of uses such as offices, light manufacturing, and residential development.

Overall, the table highlights the diversity of land uses in the North DTL neighborhood and the range of zoning districts that accommodate these uses. Understanding the distribution of zoning districts in the neighborhood is important for planners and developers to make informed decisions about future development and zoning changes.












Table 1: Current Zoning Districts in North DTL Study Area

District	Number of Parcels	Percent of Study Area
BGC	42	61%
BG	11	16%
RS-150	8	12%
OI	2	3%
ON	2	3%
LM	1	1%
RM-12	1	1%
RS-60	1	1%
TOTAL	68	100%

Figure 2: Study Area Zoning Map



Zoning Districts

-  Study Area Boundary
-  Layer2
-  BCG (Central General Business)
-  BG (General Business)
-  LM (Light Manufacturing)
-  OI (Office/Institutional)
-  ON (Office/Neighborhood)
-  RM-12 (Multi-Family Residential)
-  RS-150 (Single-Family Residential)
-  RS-60 (Single-Family Residential)
-  GwinnettParcels

PERMITTED USES + FORMS

The City of Lawrenceville Zoning Ordinance includes a Use Table, where permitted uses in each zoning district are identified.

The BGC zoning district allows a variety of uses that fall into the following categories:

- General Retail
- Neighborhood Services (eg. restaurants, dry cleaning)
- Community Spaces
- Education Centers

Although the permitted uses in the BG zoning district generally overlap with those allowed in the BGC district, the BG zoning district allows for a wider variety of uses, including (in addition to those listed above):

- Building Materials Sales 
- Consignment Shops
- Contractors Offices
- Emissions Inspection Stations

In both zoning districts, several uses are permitted with City Council approval through a Special Use Permit such as:

- Farmers Markets
- Automobile Uses
- Craft Breweries

Building Form + Site Design

- For residential structures, the existing architectural and design standards require high quality exterior materials like stone or brick, and a small allowance for fiber cement.
- For non-residential structures, the permitted materials list is greatly expanded to include concrete block, metal accents, and tile.
- The height allowances for the study area’s current zoning districts range from 35’-50’ with structures in BGC permitted up to 40’ in height.
- BGC allows development with no minimum setbacks where BG requires a minimum 50’ front setback, and 10’ side and rear setbacks.



OTHER APPLICABLE STANDARDS

Opt-In Downtown Overlay

An opt-in zoning overlay is a type of zoning regulation that allows property owners within a designated area to choose whether to participate in a specific zoning overlay district. Within the study area, property owners can currently opt into the Downtown Overlay District. Three parcels have opted into this district:

- 112 West Oak Street
- 120 South Perry Street
- 402 North Perry

Downtown Zoning Subareas

Of the nine Downtown zoning subareas, three are represented in the study area: live/work a, live/work b, and courthouse square.

- 32 properties are located within the live/work a subarea
- 24 properties are located within the live/work b subarea
- 4 properties are located within the courthouse square subarea


Downtown Entertainment District

The entire study area is in the Downtown Entertainment District. This district was create to allow an alcohol ordinance and indoor special event facilities. The study area is also directly adjacent to the Depot District to the north. Recent public and private investments have been made in the Depot District, including the planned expansion of Slow Pour Brewing, and the installation of new arched street signs to deter large vehicles from circulating in the heart of Downtown Lawrenceville. The proximity of the study area to both the square and the Depot District highlight the potential of the area and the need to plan future structures and uses appropriately.

Policy Map

The city has a policy map wherein the study area is designated as a Commercial/Mixed Use Opportunity Area. The strategy for the Commercial/Mixed Use Opportunity Area is to “target business relocation, retention, façade enhancements, and revised regulations in these areas identified in the Economic Development Strategic Plan to encourage quality commercial and mixed-use redevelopment”


Historic District

At present, there are no properties within the study area that have been registered on the National Register of Historic Places. However, it should be noted that the area does contain forty properties that have been overlaid with a historic district. 

Downtown Development Authority

A Downtown Development Authority (DDA) is typically created to revitalize and spur development within their boundary. In 2020, Lawrenceville’s DDA boundary was greatly expanded and it includes the North DTL study area.

The Façade Grant Program

The Façade Grant Program has been recently reintroduced by the Downtown Development Authority of Lawrenceville. Eligible businesses operating within the Downtown Entertainment District can apply for the program to receive reimbursement for expenses incurred while undertaking exterior façade renovations. These renovations may include activities such as painting, restoration, stabilization, installation of awnings, or upgrading signage, among others. The purpose of the program is to encourage and support property owners in enhancing or updating the exterior of their buildings to improve the overall visual appeal and vibrancy of the district. 



3 Future Vision

FUTURE DEVELOPMENT OVERVIEW

Future Development Map

According to the City of Lawrenceville 2040 Future Development Map, the study area is designated as belonging to the Downtown Character Area. The Downtown character area serves as the vibrant center of the city, characterized by its lively atmosphere, diverse mix of businesses, and emphasis on a live-work-play lifestyle. The area is designed to accommodate various demographics, including families, students, millennials, empty nesters, and seniors. In this character area, the city focuses on enhancing and maintaining historic buildings while encouraging new developments that are complementary in scale and possess their own distinct style. Downtown boasts public facilities, gathering spaces, and parks, with a focus on providing ample green space and easy access to Rhodes Jordan Park. The transportation infrastructure downtown is well-planned, accommodating cars, pedestrians, cyclists, and transit users. Smart parking solutions are utilized instead of large surface lots.

The designated land uses in downtown encompass main street retail, townhomes, multi-family residential units, live-work spaces, mixed-use developments, general commercial areas, office/professional spaces, and civic/public places of worship, including plazas, parks, and gathering spaces.

The existing comprehensive plan includes several policies that apply to the entire Downtown Character Area, but that may be helpful to consider for the future of the North DTL study area:

- Policy LU1 “[e]ncourage[s] buildings in walkable areas to be oriented to the street and have facades designed with abundant windows and human scale architectural features”
- Policy QL5.3 “[e]ncourage[s] new development that is compatible with historic structures in terms of scale and character, but not necessarily replicative in style” (p. 59).

The North DTL study area underwent residential development during the 1950s. Consequently, adhering to the policies outlined in the Comprehensive Plan, any future development within this area should align with the scale and character of historic structures.

It should be noted that the city is currently engaged in the process of revising its Comprehensive Plan, wherein the Future Developmental Map may be altered contingent upon the receipt and incorporation of public feedback, as well as the subsequent adoption of said plan.

SPECIAL DRAINAGE DISTRICT

The City of Lawrenceville is planning to establish a Special Drainage District that includes twenty eight parcels within the study area at the intersection of Buford Drive and Pike Street, along Chestnut Street. Within the district, stormwater detention would not be required, and the applicant would instead pay a detention fee. This is possible due to a recent development expanding their detention facilities to capture some off-site stormwater, and the detention fee in the Special Drainage District will vary based on the final cost of the expansion.

CITY INPUT

Due to conflicting plan guidance and regulatory framework, the North DTL area has been marked by the emergence of numerous nonconformities in relation to land use and building code violations. This has made administration and enforcement of the area challenging.

The proposed rezonings and developments currently under consideration demonstrate a lack of compatibility with the existing neighborhood character and aspirations of the residents, Planning Commission, and City Council.

WHAT DOES A NEW ZONING DISTRICT OR OVERLAY NEED TO REGULATE?

A zoning code should regulate several aspects related to land use and development to promote a well-planned and organized urban environment. Some key elements that a zoning code typically regulates include:

- Land Use Categories: Zoning codes should establish different land use categories or zones, such as residential, commercial, industrial, recreational, and mixed-use, to ensure compatible land uses and prevent incompatible activities from coexisting.
- Density and Intensity: Zoning codes typically prescribe regulations on building density and intensity, specifying parameters such as maximum building height, floor area ratio (FAR), lot coverage, and setbacks. These regulations help control population density, building size, and the relationship between structures and open spaces.
- Setbacks and Building Placement: Zoning codes often define setbacks, which are minimum distances required between buildings and property lines, streets, or other structures. These regulations help ensure adequate spacing, light, air circulation, and privacy.
- Building Design and Architectural Standards: Zoning codes may include provisions regarding building design and architectural standards to maintain a cohesive aesthetic within a specific area or preserve historic character. This may encompass guidelines for façade materials, roof forms, architectural features, and other design elements.
- Parking and Access: Zoning codes commonly address parking requirements, specifying the number of parking spaces per building or land use type. They may also regulate access to streets, driveways, sidewalks, and transportation infrastructure to ensure safe and efficient circulation.
- Environmental Considerations: Some zoning codes incorporate provisions related to environmental protection, such as regulations on open space requirements, tree preservation, stormwater management, and sustainable development practices.
- Special Overlay Districts: Zoning codes may establish special overlay districts to address unique circumstances or promote specific goals, such as historic preservation districts, waterfront areas, transit-oriented developments, or conservation areas.

4 Potential Standards

OBJECTIVES

Maintain Live/Work Objective

To preserve the prevailing residential character of the North Downtown Lawrenceville (DTL), while permitting select commercial activities, it would be prudent for the city to consider nullifying the live-work overlay zoning districts. Instead, it would be advantageous to introduce a new zoning district that prioritizes residential usage and building forms, while accommodating commercial activities as a secondary function.



Preserve Residential Character and Uses

To maintain the current residential character and uses of the North DTL, the city could consider annulling the live/work overlays and rezoning a portion of the properties to an already established residential zoning district.

OPTION 1: CREATE A NEW ZONING DISTRICT

Residential Priority (RP) Zoning District

The Residential Priority (RP) district is a new zoning designation for the City of Lawrenceville that emphasizes residential uses as the primary use of the district. Commercial uses are secondary and are intended to provide support services for the residents of the district.

Allowed Uses

The RP district allows for a mix of residential uses, including single-family homes, townhomes, and multifamily buildings, such as apartments and condominiums. The district also allows for commercial uses, such as small-scale neighborhood retail, personal services, and professional offices, as well as community facilities, such as parks and schools.

Development Standards

The RP zoning district is designed to promote a high-quality residential environment that is compatible with the surrounding neighborhood context. To achieve this, the following development standards are required:

Building height

Maximum building height is limited to three stories or 35 feet, whichever is less.

Setbacks

Front yard setbacks are required to be at least 20 feet, side yard setbacks are required to be at least 10 feet, and rear yard setbacks are required to be at least 25 feet.

Open space

At least 25% of the lot area must be dedicated to open space, including private and common open space.

Parking

On-site parking is required for all residential and commercial uses, with a minimum of one parking space per residential unit and two parking spaces per 1,000 square feet of commercial space.

Benefits

- The RP zoning district provides several benefits to the City of Lawrenceville, including:
- Encourages the development of high-quality, mixed-income residential neighborhoods that are compatible with the surrounding context.
- Supports the development of small-scale, neighborhood-serving commercial uses that provide support services for residents.
- Promotes a pedestrian-friendly environment that encourages walking and alternative modes of transportation.
- Supports the city’s goals of increasing housing density and affordability while maintaining a high quality of life.

OPTION 2: REVISE CURRENT BASE ZONING

It is feasible to amend the current base zoning. However, it is important to note that such changes would have citywide implications, affecting all areas governed by the revised zoning regulations.

OPTION 3: ESTABLISH A NEW OVERLAY

While it is technically feasible to establish a new overlay district for the study area, it is recommended that such a measure be avoided. This is due, in part, to the difficulties associated with administering the existing live/work overlay zoning districts, which did not fully realize the vision for the study area. Given these challenges, it is advisable that alternative zoning strategies be explored in lieu of a new overlay district.

5 Examples of Successful Live/Work Districts

LARGER CITIES

Denver, Colorado

The U-RX-3 (Residential - Mixed Use – 3 story) district is primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the district and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed-Use district can have commercial uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the district purpose.

Portland, Oregon

In Portland, the Residential Mixed Use (RM) zone allows for a mix of residential and commercial uses, but with an emphasis on residential development. The zone is intended to encourage compact, walkable, and transit-oriented development that includes a mix of housing types and affordability levels.

San Francisco, California

San Francisco's Mixed Use (MU) district includes both commercial and residential uses, but with a focus on residential development. The district is intended to encourage the development of mixed-income housing and to support the city's goal of increasing housing density.

Seattle, Washington

In Seattle, the Lowrise Multifamily (L) zone allows for a mix of residential and commercial uses, but with an emphasis on residential development. The zone is intended to promote a range of housing options, including small-scale multifamily buildings, townhouses, and courtyard apartments.

Chicago, Illinois

Chicago's Residential Business (B) district allows for a mix of residential and commercial uses, but with an emphasis on residential development. The district is intended to encourage the development of affordable housing and to support small-scale commercial uses that serve the surrounding residential community.

Austin, Texas

In Austin, the Residential Mixed Use (RM) district allows for a mix of residential and commercial uses, but with an emphasis on residential development. The district is intended to promote a range of housing types and affordability levels, as well as to encourage walkable and transit-oriented development.

MID-SIZED CITIES:

Chattanooga, Tennessee

Chattanooga's Southside neighborhood has become a thriving live/work district that features a mix of artists, designers, and tech startups. The district includes affordable live/workspaces, galleries, and performance venues, and has helped to revitalize the city's urban core.

Pittsburgh, Pennsylvania

Pittsburgh's Lawrenceville neighborhood has been transformed into a vibrant live/work district that is home to a mix of artists, makers, and tech startups. The district features affordable live/workspaces, galleries, and shops, and has helped to attract new businesses and residents to the area.

Providence, Rhode Island

Providence's Jewelry District has become a hub for creative businesses and startups, thanks in part to its live/work zoning district. The district includes affordable live/workspaces, coworking facilities, and incubators, and has helped to establish Providence as a center for innovation and entrepreneurship.

Tempe, Arizona

Tempe's Mill Avenue District is a live/work zoning district that has revitalized the city's downtown area. The district features affordable live/workspaces, galleries, and shops, and is home to a mix of artists, designers, and small businesses.

SMALL CITIES:

Hudson, New York

This small city in upstate New York has a thriving live/work district that includes converted industrial buildings and warehouses that now house a mix of artist studios, galleries, and residential units. The district has become a hub for creative businesses and cultural events.

Paducah, Kentucky

Paducah has transformed its historic downtown into a vibrant live/work district that is home to more than 70 creative businesses, including artists, designers, and makers. The district features loft-style residential units, galleries, shops, and restaurants.

Carlsbad, California

The Barrio Arts District in Carlsbad is a live/work district that has revitalized an historic neighborhood. The district is home to a mix of artists, designers, and creative businesses, and features affordable live/work units, galleries, and community spaces.

Astoria, Oregon

The Cannery Pier Hotel in Astoria is a unique live/work development that has transformed an historic cannery building into a luxury hotel with live/work units for artists and writers. The development has helped to revive the city's waterfront and has become a popular destination for tourists and creatives alike.