

Narrative

Friendship LUXE Development

H-B & PRD Zoning

Existing Site Description

The proposed development is a 10.07-acre parcel located on the north side of Friendship Road (S.R. 347) just east of the intersection with Reunion Way. The current zoning is AR-IV. The surrounding adjacent properties are zoned AR IV, PCD & PRD. The site is undeveloped and wooded with a creek running through the middle of site. This property was originally part of the Celebration Church that was cut off when Friendship Road was constructed.

Proposed Development

The proposed property will be split up as two parcels roughly separated by the creek. Each parcel will be an independent development with a common access drive on Friendship Road. The eastern parcel will be a 7.4-acre PRD zoned apartment complex. The western parcel will be a 2.72-acre H-B zoned development.

The apartment development (PRD) will have 185 units configured in a four-story building. The average size will be 900 square feet per unit for a total of 169,408 square feet. The average monthly costs will be \$1,950. All units will have full kitchens and their own washer and dryer.

Outside amenities will be interior in the middle of the building and will include a pool, outdoor recreation and covered pavilion. There will be a game room/meeting room, mail center, gym and business office inside the facility. There are 287 parking spaces provided for the development.

The western 2.72 acres of the property will be a future H-B development. There are no current specific plans at this time.

Friendship Road is a limited access state road. One entrance driveway will be constructed to access both developments. This driveway will comply with Georgia DOT requirements.

Lighting will be LED non-spill fixtures. Professional landscaping will encompass the entire development in accordance with the Hall County requirements.

An entrance monument sign will give directions at the entrance drive off of Friendship to each property and each development will have their own independent monument sign in front of their parcel in a similar fashion as shown on the Rezoning Plan. All signs will comply with the current county sign requirements.

The proposed project is consistent with the Revitalization use as recommended by the county's Comprehensive Future Land Use Plan.

Building Setbacks and Buffers

Front: 30' Friendship Road

Side: 20'

Rear: 15'

Buffers: 25' Landscaped Buffer to adjacent residential zoned properties on the north and west side of the development as shown on the Rezoning Plan.

15' Landscaped Buffer adjacent to the golf course.

Storm Water Detention

Storm water will be detained in a combination of a proposed pond and infiltration trenches. The pond discharges into an existing creek which runs through the property. The pond will comply with all current storm water regulations for Hall County.

Preliminary investigation has shown some adverse runoff into the cul-de-sac of Poarch Swing Place. The proposed Enhanced Buffer will allow the area of this project that currently drains to this cul-de-sac to be regraded. This will redirect the majority of any runoff from this proposed development. Although it will not eliminate all the runoff as most of it comes from the adjacent property to the north, it will improve the current situation.

Gateway Corridor Overlay District

Conditional Use Request

This application is requesting approval for a 4-story building inside the Gateway Corridor Overlay District.

Buffer Reduction

This application is requesting the transitional buffer on the western property line be reduced from 25 feet to 15 feet where it is adjacent to the golf course. While this zoning is a residential zoning, the intent of this ordinance is to protect adjacent residential homeowners. The golf course is not a typical residential use envisioned by this ordinance. A 15 foot buffer will still provide a transition.

Apartment Style

The proposed apartments will be upscale luxury consistent with similar current developments in the neighborhood. Below are concepts for the proposed apartments.





