

City of Sugar Hill
Planning Staff Report
CBD Design Review 18-00615

DATE: May 30, 2018
TO: Mayor and Council, Design Review Board
FROM: Planning Director
SUBJECT: Central Business District (CBD) Design Review
Mixed Use Development, Prestwick Development Company

RECOMMENDED ACTION

Approval of the site plan and residential buildings in material and architectural detail with the following conditions:

- 1. Final designs shall substantially resemble the attached exhibits labeled Exhibit 1 - 6. The attached photographs labeled as Exhibits 5 and 6 are for illustrative purposes only and the final material and color selections for the carriage houses, club house and brew house shall resemble the palate illustrated in Exhibits 2 and 3.**
- 2. The plaza at the corner of Hillcrest Drive and Highway 20 on the commercial parcel shall incorporate a substantial gateway art feature. The design shall incorporate a water feature and must be approved by the design review board prior to receiving building permits for any structures on the commercial parcel. Prior to releasing a certificate of occupancy for any residential building the developer shall post a performance bond of \$75,000 as surety to ensure the gateway feature is successfully incorporated into the project.**

ISSUE The City of Sugar Hill has received an application from Prestwick Development Company requesting design review board approval for a mixed-use project at the corner of Hillcrest Drive and Nelson Brogdon Boulevard, located within the Central Business District Overlay.

DISCUSSION

- The Central Business District overlay requires design review approval by City Council.
- The application adequately addresses the overlay design standards.

BACKGROUND

APPLICANT: Prestwick Development Company
PROPERTY OWNER: Ansley Hillcrest LLC.
EXISTING ZONING: General Business (BG).

REQUEST: Mixed Use Project – Design Review Approval.

PROPERTY SIZE: ± 11.73 Acres, Tax Parcel #7-305-062.

LOCATION: Corner of Hillcrest Drive and Nelson Brogdon Boulevard.

Section 1002.F. requires Mayor and City Council approval of all new construction or land improvements within the TCO and CBD. The TCO and CBD requirements are designed to promote attractive and integrated urban design features, small town urban character, and pedestrian-oriented public and commercial spaces.

DESIGN REVIEW CRITERIA

1. *Is the proposed project consistent with the adopted design guidelines for the type of development, and/or the proposed use?*

The CBD requirements are designed to foster development of the city center using traditional block patterns characterized by common side walls, building fronts abutting the sidewalk and on-street parking; breaking up large blocks; optimizing multi-modal connectivity and incorporating small public gathering spaces.

The proposed design is consistent with the adopted design guidelines. The buildings provide pedestrian-scale architectural elements and commercial uses at the ground floor. The site includes public gathering areas.

2. *Is the proposed project consistent and compatible with the nature and character of the surrounding areas?*

The proposed designs are consistent with the emerging nature of the area being developed under the Central Business District Overlay. This location along Georgia Highway 20 provides an opportunity for Sugar Hill to promote the city with a high quality/high profile development that addresses building character, pedestrian experience and a small town/urban feel. The expansion of the Central Business District is a natural expansion of the traditional downtown onto the adjacent main corridor through Sugar Hill.

3. *Are the site design, landscaping, general design, character, arrangement and scale of buildings, texture, materials and colors of the project similar to or compatible with features or structures in the area.*

The proposed elevations and conceptual site plans are compatible with the emerging character of the area.

4. *Will the interior arrangement or use have any effect on exterior architectural features and otherwise complies with the standards of this ordinance?*

The design team will need to ensure that any interior changes to the configuration do not adversely affect the layout of the facade.

5. *Does the project contribute or resemble the following criteria for considering a design inappropriate?*

Character foreign to the area / Arresting and spectacular effects / Violent contrasts of material or color, or intense or lurid colors / A multiplicity or incongruity of details resulting in a restless and disturbing appearance / The

absence of unity and coherence in composition not in consonance with the density and character of the present structure or surrounding area.

The proposed changes do not contribute to any of the listed inappropriate design criteria.

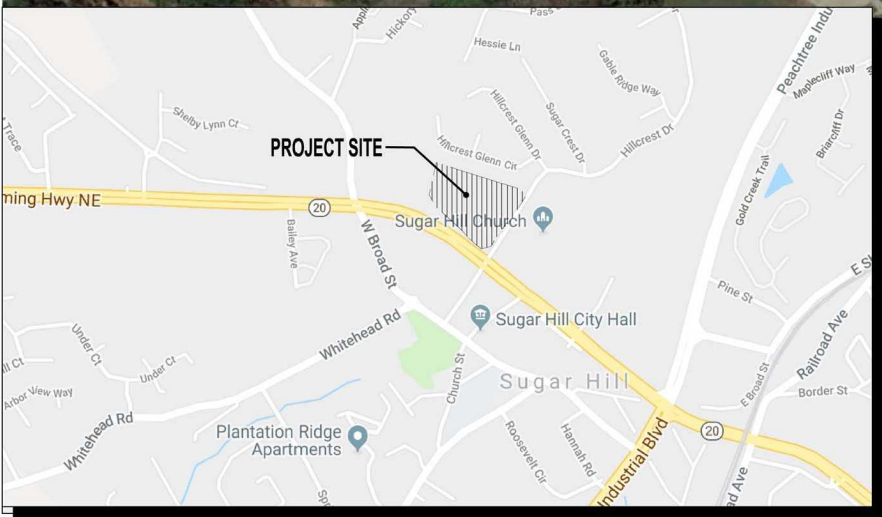
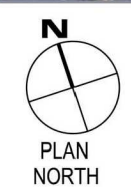


EXHIBIT 1 (1 OF 2) - Separated for e-pack.



HUMPHREYS & PARTNERS ARCHITECTS, LP
HPA #2018125

Project Summary

3/4 SPLIT - I (WITH GARAGES)

| UNIT DESIGNATION | UNIT TYPE | UNIT NET SF (PER UNIT) | UNIT BALCONY (PER UNIT) | UNIT COUNT | BDRM COUNT | UNIT GROSS SF | TOTAL NET SF | TOTAL GROSS SF | |
|--------------------|-----------|------------------------|-------------------------|------------|------------|---------------|---------------|----------------|-------|
| Residential | | | | | | | | | |
| A1 | 1BR/1BA | 627 | 39 | 16 | 16 | 666 | 10,032 | 10,656 | 42.1% |
| A2 | 1BR/1BA | 759 | 100 | 8 | 8 | 859 | 6,072 | 6,872 | |
| B1 | 2BR/2BA | 1113 | 35 | 29 | 58 | 1148 | 32,277 | 33,292 | 50.9% |
| B2 | 2BR/2BA | 0 | 0 | 0 | 0 | 0 | - | - | 7.0% |
| C1 | 3BR/2BA | 1438 | 98 | 4 | 12 | 1536 | 5,752 | 6,144 | |
| UNIT TOTALS | | | | 57 | 94 | | 54,133 | 56,964 | |

3/4 SPLIT - II (WITHOUT GARAGES)

| UNIT DESIGNATION | UNIT TYPE | UNIT NET SF (PER UNIT) | UNIT BALCONY (PER UNIT) | UNIT COUNT | BDRM COUNT | UNIT GROSS SF | TOTAL NET SF | TOTAL GROSS SF | |
|--------------------|-----------|------------------------|-------------------------|------------|------------|---------------|---------------|----------------|-------|
| Residential | | | | | | | | | |
| A1 | 1BR/1BA | 627 | 39 | 18 | 18 | 666 | 11,286 | 11,988 | 39.4% |
| A2 | 1BR/1BA | 759 | 100 | 8 | 8 | 859 | 6,072 | 6,872 | |
| B1 | 2BR/2BA | 1113 | 35 | 36 | 72 | 1148 | 40,068 | 41,328 | 54.5% |
| B2 | 2BR/2BA | 0 | 0 | 0 | 0 | 0 | - | - | 6.1% |
| C1 | 3BR/2BA | 1438 | 98 | 4 | 12 | 1536 | 5,752 | 6,144 | |
| UNIT TOTALS | | | | 66 | 110 | | 63,178 | 66,332 | |

BIG HOUSE - II (2/3 SPLIT WITH GARAGES) --- 10 TOTAL BUILDINGS

| UNIT DESIGNATION | UNIT TYPE | UNIT NET SF (PER UNIT) | UNIT BALCONY (PER UNIT) | UNIT COUNT | BDRM COUNT | UNIT GROSS SF | TOTAL NET SF | TOTAL GROSS SF | |
|--------------------|-----------|------------------------|-------------------------|------------|------------|---------------|---------------|----------------|-------|
| Residential | | | | | | | | | |
| A1 LOWER | 1BR/1BA | 745 | 82 | 0 | 0 | 827 | - | - | |
| A1 UPPER | 1BR/1BA | 803 | 82 | 10 | 10 | 885 | 8,030 | 8,850 | 20.0% |
| A2 LOWER | 1BR/1BA | 735 | 44 | 0 | 0 | 779 | - | - | |
| A2 UPPER | 1BR/1BA | 860 | 33 | 0 | 0 | 893 | - | - | |
| B1 LOWER | 2BR/2BA | 1028 | 79 | 0 | 0 | 1107 | - | - | |
| B1 UPPER | 2BR/2BA | 1105 | 56 | 10 | 20 | 1161 | 11,050 | 11,610 | 80.0% |
| B2 LOWER | 2BR/2BA | 1207 | 126 | 20 | 40 | 1333 | 24,140 | 26,660 | |
| B2 UPPER | 2BR/2BA | 1263 | 126 | 10 | 20 | 1389 | 12,630 | 13,890 | |
| C1 LOWER | 3BR/2BA | 1438 | 1340 | 0 | 0 | 2778 | - | - | 0.0% |
| C1 UPPER | 3BR/2BA | 1438 | 1413 | 0 | 0 | 2851 | - | - | |
| UNIT TOTALS | | | | 50 | 90 | | 55,850 | 61,010 | |

BIG HOUSE - III (2 STORY WITH GARAGES) --- 2 TOTAL BUILDINGS

| UNIT DESIGNATION | UNIT TYPE | UNIT NET SF (PER UNIT) | UNIT BALCONY (PER UNIT) | UNIT COUNT | BDRM COUNT | UNIT GROSS SF | TOTAL NET SF | TOTAL GROSS SF | |
|--------------------|-----------|------------------------|-------------------------|------------|------------|---------------|---------------|----------------|-------|
| Residential | | | | | | | | | |
| A1 LOWER | 1BR/1BA | 745 | 82 | 0 | 0 | 827 | - | - | |
| A1 UPPER | 1BR/1BA | 803 | 82 | 4 | 4 | 885 | 3,212 | 3,540 | 40.0% |
| A2 LOWER | 1BR/1BA | 735 | 44 | 2 | 2 | 779 | 1,470 | 1,558 | |
| A2 UPPER | 1BR/1BA | 860 | 33 | 2 | 2 | 893 | 1,720 | 1,786 | |
| B1 LOWER | 2BR/2BA | 1028 | 79 | 0 | 0 | 1107 | - | - | |
| B1 UPPER | 2BR/2BA | 1105 | 56 | 4 | 8 | 1161 | 4,420 | 4,644 | 40.0% |
| B2 LOWER | 2BR/2BA | 1207 | 126 | 2 | 4 | 1333 | 2,414 | 2,666 | |
| B2 UPPER | 2BR/2BA | 1263 | 126 | 2 | 4 | 1389 | 2,526 | 2,778 | |
| C1 LOWER | 3BR/2BA | 1438 | 1340 | 2 | 6 | 2778 | 2,876 | 5,556 | 20.0% |
| C1 UPPER | 3BR/2BA | 1438 | 1413 | 2 | 6 | 2851 | 2,876 | 5,702 | |
| UNIT TOTALS | | | | 20 | 30 | | 21,514 | 22,528 | |

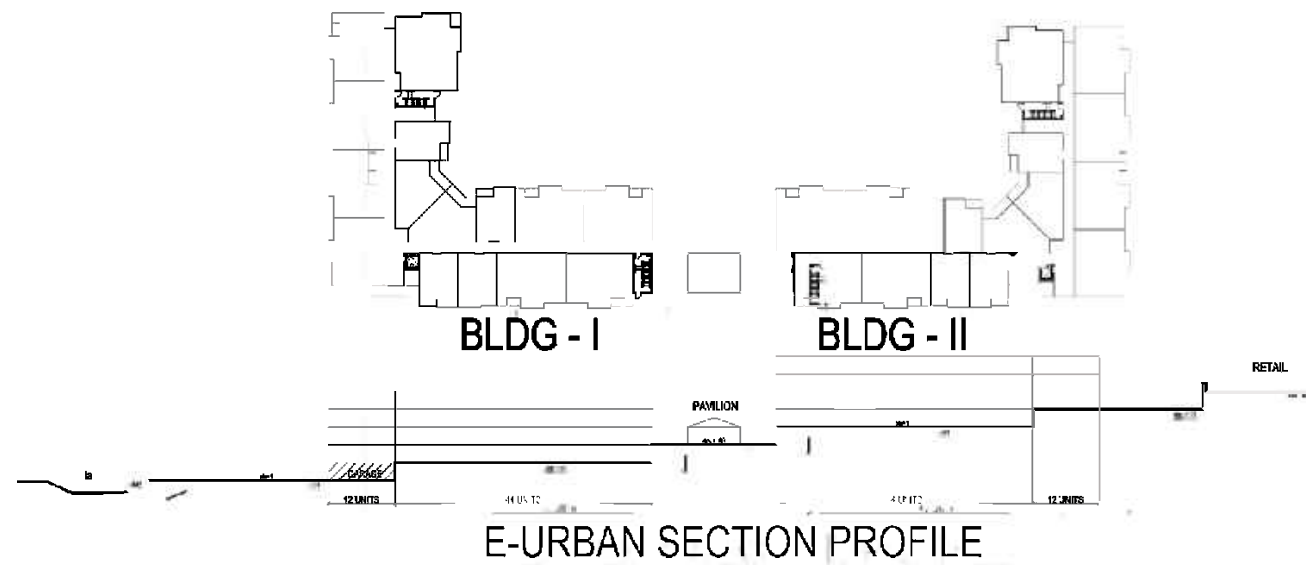
SUMMARY

| RESIDENTIAL BLDG DESIGNATION | 1BR UNITS | 2BR UNITS | 3BR UNITS | TOTAL UNIT COUNT | TOTAL BDRM COUNT | UNIT GROSS SF | UNITS TOTAL NET SF | UNITS TOTAL GROSS SF |
|------------------------------|-----------|------------|-----------|------------------|------------------|---------------|--------------------|----------------------|
| 3/4 SPLIT - I | 24 | 29 | 4 | 57 | | | 54,133 | 56,964 |
| 3/4 SPLIT - II | 31 | 36 | 4 | 71 | | | 63,178 | 66,332 |
| BH-II | 10 | 40 | 0 | 50 | | | 55,850 | 61,010 |
| BH-III | 8 | 8 | 4 | 20 | | | 2,876 | 5,702 |
| CARRIAGE | 2 | 0 | 0 | 2 | | | 1,608 | 1,608 |
| UNIT TOTALS | 75 | 113 | 12 | 200 | 337 | | 177,645 | 191,616 |
| | 38% | 57% | 6% | | | | | |

CLUBHOUSE (SF) TBD SF(AC)
CORRIDOR (SF) TBD SF

Unit Average
Parking Required
Ratio Required
TBD square feet
TBD spaces
TBD spaces/unit

| | | | |
|------------------------------|-----------------------|--------------------------|------------------|
| TOTAL RESIDENTIAL | 200 UNITS | Surface Parking Provided | 214 spaces |
| GROSS RES. (SF) | 191616 SF | Garage Parking Provided | 81 spaces |
| NET RES. (SF) | 177645 SF | Tandem Parking | 77 spaces |
| EFFICIENCY | TBD | Total Parking Provided | 295 spaces |
| TOTAL RESIDENTIAL GROSS AREA | 191616 SF | Ratio Provided | 1.48 spaces/unit |
| TOTAL GROSS COMM'L AREA | 1.52 Acres (Approx.) | Ratio Provided w/tandem | 1.86 spaces/unit |
| TOTAL SITE AREA | 10.17 Acres (Approx.) | | |



E-URBAN SECTION PROFILE



BIG HOUSE FRONT ELEVATION

BIG HOUSE SIDE ELEVATION



BUILDING - I ELEVATION

PAVILION

BUILDING - II ELEVATION

E-URBAN SOUTH ELEVATIONS (VIEW FROM BUFORD SR 20)

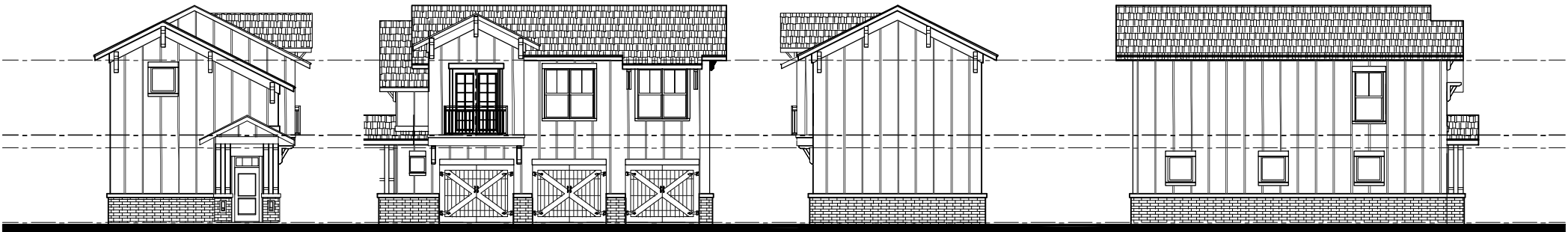




FRONT ELEVATION
CLUBHOUSE



FRONT ELEVATION
POOL HOUSE/ FITNESS/ MAIL ROOM



SIDE

FRONT

SIDE

REAR

CARRIAGE HOUSE



