

City of Sugar Hill
Planning Staff Report
CBD Design Review 20-00520

DATE: July 1, 2020
TO: Mayor and Council, Design Review Board
FROM: Planning Director
SUBJECT: Central Business District (CBD) Design Review
4888 Roosevelt Circle

RECOMMENDED ACTION

Approval the design concept in material and architectural detail as shown on the attached Exhibits 1 and 2.

REQUEST The City of Sugar Hill has received an application from Uktha Global, LLC requesting design review approval for additional parking, landscaping, and exterior improvements including painting. for the Commercial Office project at 4888 Roosevelt Circle, 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.
- Additional engineering and development review will be carried out prior to permitting.

BACKGROUND

APPLICANT: Guy Abernathy on behalf of Uktha Global, LLC
PROPERTY OWNER: Uktha Global, LLC
EXISTING ZONING: Highway Service Business District (HSB)and Central Business District (CBD).
REQUEST: Design review approval for building and site improvements for an existing office building.
PROPERTY SIZE: ± 0.56 acres
LOCATION: 4888 Roosevelt Circle

Applicant requests design review approval to make the following site and building improvements.

1. Cut down four trees on Roosevelt Circle frontage.
2. Extend driveway apron and culvert.
3. Dig out sediment from ditch.

7/1/2020

4. Install five new parking spaces and increase driveway width.
5. Paint brick structure light gray color with white trim.

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.

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.

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.*

Yes. The applicant is proposing to clean up and repaint the existing buildings. The proposed improvements will enhance the visual appeal of the property and remain consistent with the surrounding businesses.

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

No adverse impacts.

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.

No. The proposed changes do not contribute to any of the listed inappropriate design criteria.

TOTAL AREA: 0.561 ACRES

PROPOSED IMPERVIOUS AREA: 1,700 SF
 EXISTING IMPERVIOUS AREA: 3,907 SF
 TOTAL IMPERVIOUS AREA: 5,607 SF = 23% OF SITE

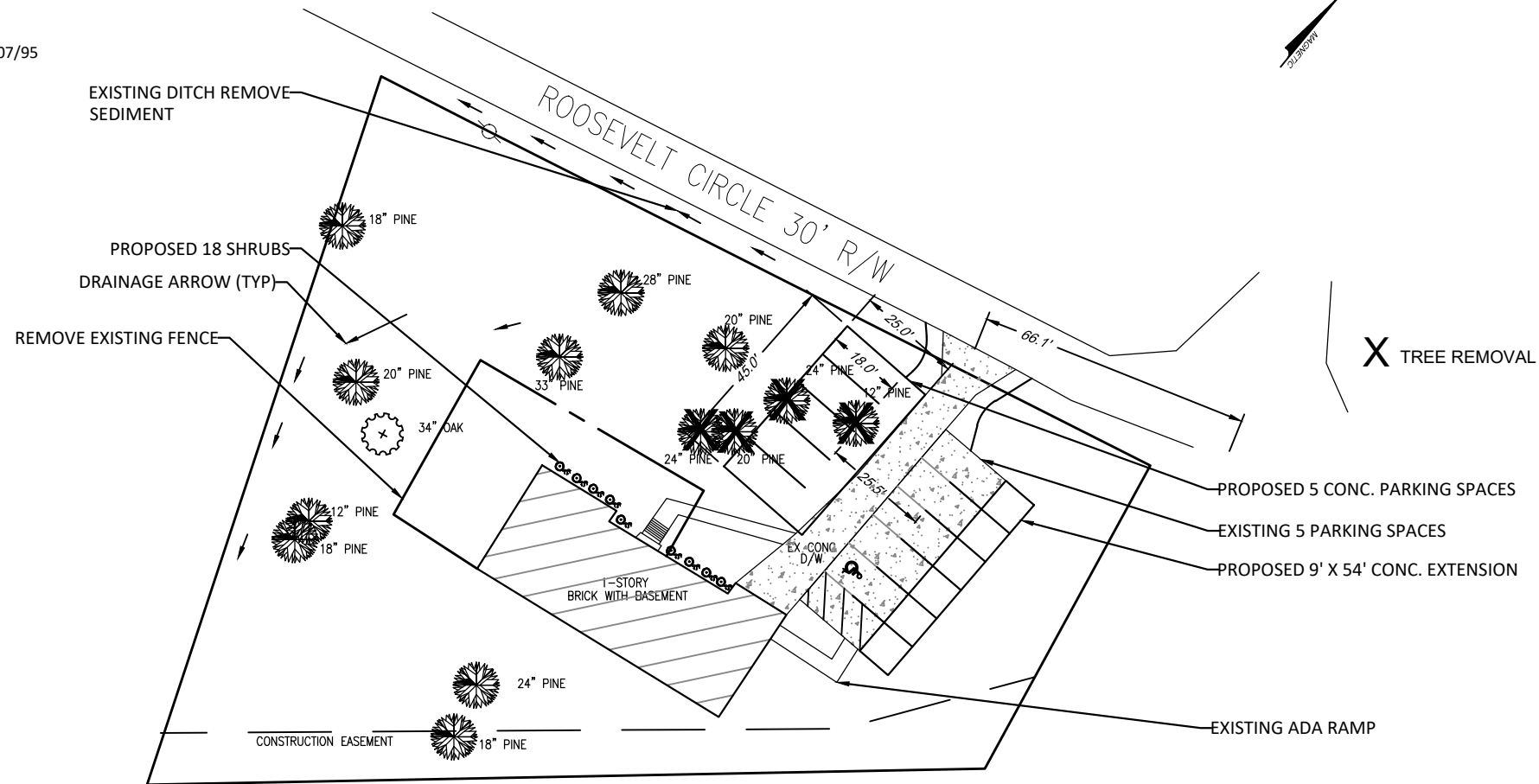
PURPOSE OF THIS CONCEPT:

- INDICATE CURRENT CONDITIONS
- SHOW PROPOSED IMPROVEMENTS
- OBTAIN DIRECTION FROM THE CITY OF EXPECTATIONS TO COMPLETE LDP

TASKS FOR THIS SITE:

1. CUT DOWN 4 TREES IN THE FRONT YARD
2. EXTEND DRIVEWAY APRON & CULVERT
3. DIG OUT SEDIMENT FROM DITCH
4. INSTALL EXTRA 5 PARKING SPACES & INCREASE DRIVEWAY WIDTH TO MAKE PARKING TO CODE
5. PAINT BRICK STRUCTURE LIGHT GRAY WITH WHITE TRIM

SURVEY FROM GWINNETT COUNTY D.O.T. PLAT DATED 12/07/95
 PLAT BOOK 68 PAGE 262



PEACHTREE INDUSTRIAL BLVD R/W VARIES



CONSULTANTS
 SURVEYORS
 ENGINEERS
 PLANNERS



COUNTY:	GWINNETT
LAND LOT/DISTRICT:	2911/17TH
PARCEL(S):	
DATE:	05/25/20
SCALE:	1" = 40'
JOB NO.:	19068

CITY OF SUGAR HILL
 CONCEPT PLAN FOR:
4888 ROOSEVELT CIRCLE

REVISIONS	NO.	DATE



KNOW WHAT'S BELOW. CALL BEFORE YOU DIG
 IF YOU DIG GEORGIA ... CALL FIRST!

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

