



MEMO

To: Honorable Mayor and City Council Members
From: Kylie Thomas
CC: Tami Hanlin, City Manager
Date: April 6, 2022
RE: O2022-02-036 SLUP-22-0001, CV-22-0001, CV-22-0002, CV-22-0003, CV-22-0004

UPDATE:

Staff is recommending deferring this application to the May 9, 2022 City Council meeting in order to continue to evaluate the proposed request and finalize conditions regarding the workforce housing component.

Issue:

The applicant is requesting a Special Land Use Permit (SLUP) to allow for a mixed-use, multi-family development (office-residential) with a density greater than 24 units per acre (497 total residential units/38.2 units per acre). The applicant is also requesting four concurrent variances, CV-22-0001, CV-22-0002, CV-22-0003, and CV-22-0004, regarding increased front yard setbacks, parking in the front yard, the elimination of block and street stub-out requirements, and the elimination of inter parcel access requirements, in the NL-2 zoning district.

Recommendation:

Staff recommends denial of the Special Land Use Permit and approval of the concurrent variances, should the SLUP be approved.

Planning Commission recommends approval of the Special Land Use Permit and concurrent variances, with amended staff conditions.

Background:

2059 Northlake Parkway is developed as an office complex, known as the Tucker Exchange, with a 252,091 sq.ft., "Z" shaped office building, that was constructed in 1975. The property is fully developed and is accessed via three full-access drive aisles, two from East Exchange Place and one from Northlake Parkway. The subject property is bounded to the north by East Exchange Place and a rail line to the south. East of the subject property is Oglethorpe Power Corporation and west is Northlake Parkway. Hudson Grille is located to the northwest of the subject property.

The proposed development will contain a total of 497 residential units spread across three new residential buildings (368 units) and the existing office building (129 units). The two residential buildings shown along Northlake Parkway are proposed to be eight stories (approximately 83' tall). The third residential building on the northeastern side of the property, is proposed to be nine-stories (approximately 89' tall). The existing office building, which is located between the residential buildings, is five stories and 87.1' tall.

A large, 32,000-square foot pocket park is located central to the development that will consist of a greenspace and pool. The clubhouse building shown on the site plan is actually an open-air bathroom building that includes no conditioned space. A 10-foot sidewalk/multiuse trail is shown along both Northlake Parkway and East Exchange Place. No trail connection is proposed through the site, but the applicant has shown a 15-foot wide easement for future trail connection that runs from the rail line through the development to East Exchange Place. The Trail Master Plan shows the trail running along the rail line and then cuts northwest to run along East Exchange Place. The applicant is proposing approximately 694 surface level parking spaces, which will consist of 651 standard, 10 compact, and 33 handicapped spaces dispersed throughout the site.

The developer has offered that a minimum of 15% of the units will qualify as workforce housing units, defined as housing that is affordable to households earning between 80 and 140 percent of area median income (AMI).

The intent of the NL-2 (Northlake Office Park) zoning district is to reflect established office, retail and multifamily areas and to allow residents to live close to employment and provide accessibility to shopping areas.

Summary:

Although the request meets the intent of the Comprehensive Plan in terms of primary land uses and development strategies, the massing, scale, and density of the proposed development does not comply with the surrounding area. A parking deck, reduced unit count, integrating work space into the 129 units in the existing office building, and improved architectural features would make the development more compatible with the character of the area. Smaller building massing would also be more appropriate to locate abutting the street, creating a more pedestrian oriented community.

However, the proposal would cater to a demographic who wants the option to live and work in the same location and provide an important workforce housing component in the city.

Financial Impact: NA