

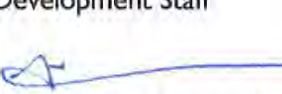
## Department of Planning and Development

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### MEMORANDUM

To: Department of Planning and Development Staff

From: Kathy S. Holland, Director 

Subject: Amendment to the Unified Development Ordinance,  
Effective October 25, 2016

Date: November 8, 2016

The Gwinnett County Board of Commissioners approved an amendment to Title 2, Chapter 220 of the Unified Development Ordinance (UDO) effective October 25, 2016 to establish the Venture Drive Redevelopment Overlay District that:

- promotes a mix of high end, dense, residential housing, commercial business and office buildings in an urban setting while offering the residents the opportunities for recreation and alternative modes of transportation;
- encourages efficient land use;
- creates a live-work-play environment that offers residents and employees the opportunity to fulfill their daily activities with minimal use of single-occupant vehicle trips;
- encourages density; and,
- encourages the revitalization of underutilized commercial areas into pedestrian oriented developments that provide a mix of uses, including residential options, within convenient walking distance.

This new zoning district functions wherein the underlying zoning remains effective until which time the property owner elects to proceed with a redevelopment project (See attached map).

### Summary of Key Changes

#### **Definitions:**

- The following definitions pertain specifically to the Venture Drive Redevelopment Overlay District and can be found in Section 220-40.3:
  - Active Uses
  - Block Length
  - Block Area
  - Director
  - Gross Land Area
  - Open Space
  - Pedestrian Way
  - Sidewalk Level
  - Supplemental Zone

#### **Uses:**

- Permitted Uses within the Venture Drive Redevelopment Overlay District are found within Section 220-40.4.
- Special Uses are found within Section 220-40.6 and are subject to review and approval of a Special Use Permit.

**Design Standards:**

- Maximum allowable density is 5.0 Floor Area Ratio (FAR) which is based on gross land area prior to subtracting proposed streets and pedestrian ways (See Exhibit A).
- Block to be no greater than 600 feet by 400 feet without an intervening street or pedestrian way.
- Minimum width for a sidewalk is 15 feet and includes a:
  - Five foot wide zone for street tree lighting, street trees and furniture,
  - Ten foot wide clear zone for circulation; and,
  - An additional 5 foot wide supplemental zone (paved or landscaped) See Exhibit B.
- Pedestrian Ways are a minimum 45 feet in width from building to building facades.
- Public Zones are a minimum 30 foot wide and contain landscape, seating, lighting and a minimum 8 foot wide clear zone sidewalk.
- Twenty percent of net lot area is required for common area and the following elements may be counted toward meeting the minimum:
  - Clear zone and supplemental zone sidewalks,
  - The 30 foot wide public zone of pedestrian ways,
  - Stormwater management facilities if developed as an amenitized element.
- Areas counted as open space must be within 5 feet of elevation (above or below) adjoining street/sidewalk elevations.

**Architectural Requirements:**

- Building facades facing a street (public or private) or pedestrian way must have a variety of treatments in the form of materials, textures, windows, door patterns and colors.
- Residential and office buildings to have at least one major entry via a sidewalk level lobby.
- Lobbies to be clearly articulated.
- Active uses shall be provided along all designated streets and/or pedestrian ways.
- The finished floor elevation of any active use to be no greater than 5 feet (above or below) the adjacent sidewalk.
- External storefront security grilles shall be designed to appear as part of the building architecture; be fully retractable; not be solid or opaque; and allow visibility into the store when in use.

**Submittal and Approval Process:**

- Any new construction and renovation of more than 60% of the principle structure of an existing property requires the issuance of a Special Administrative Permit (SAP) prior to the application for any demolition, land disturbance, or building permit.
- Applicants needing a SAP shall schedule a pre-application meeting with the Director prior to any submission of a SAP.
- Three weeks after submission of a SAP, Director will issue comments.
- Upon re-submission, and once all comments are addressed the Director will issue the SAP within 10 days of re-submittal.

**Variations:**

- The Director may grant variation from any of the standards set forth in Section 220-40 with the exception that there will be no variations granted for uses not listed as permitted.  
Reason for variations may include:
  - The strict adherence to a provision that creates a hardship due to extreme topographical or site conditions.
  - The applicant proposes a solution which meets and exceeds the minimum standards of Section 220-40.

**Venture Drive Redevelopment  
Overlay District**

