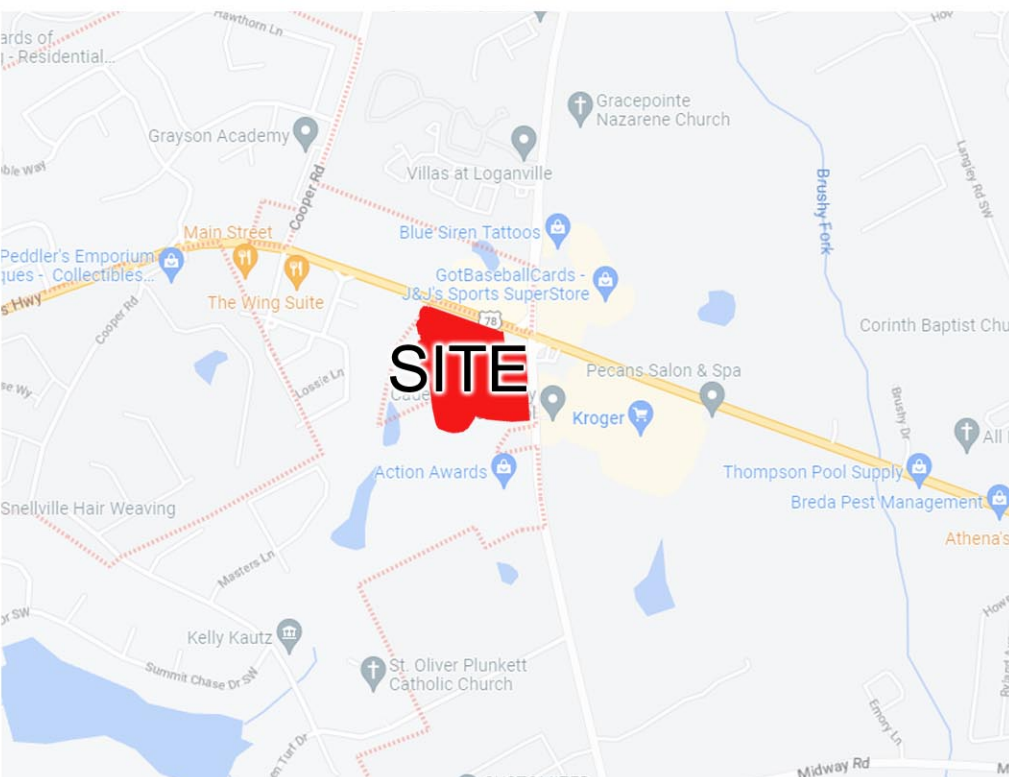




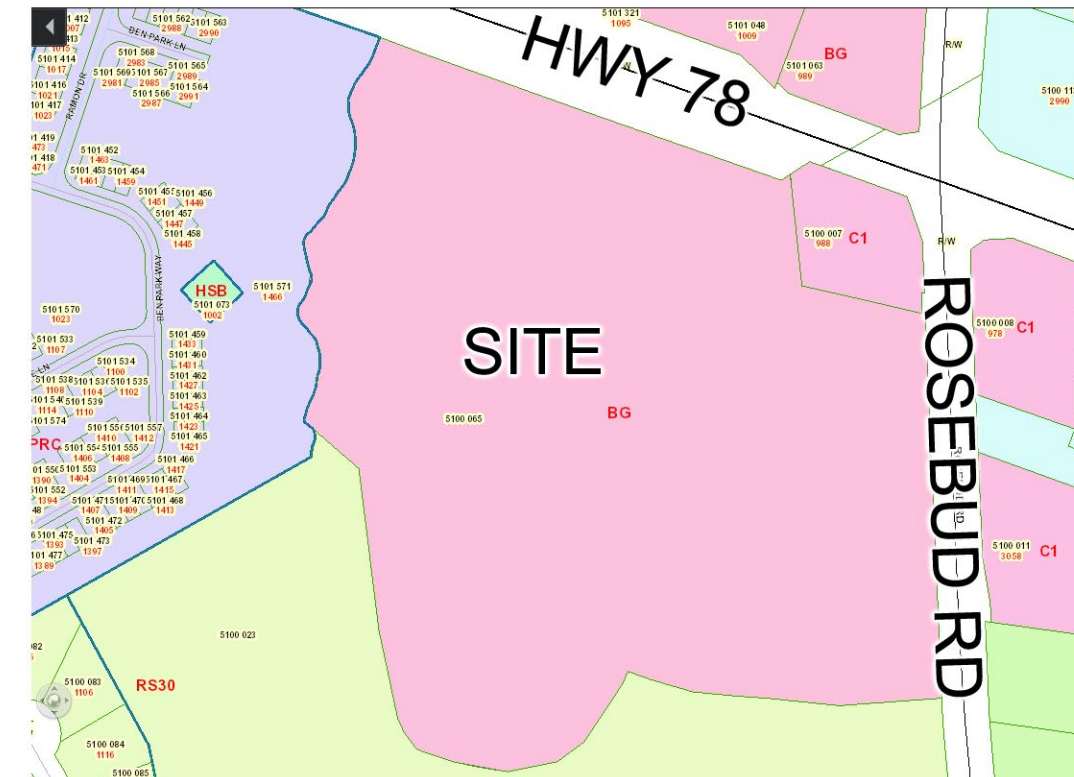
Multi-family mixed use



Retail mixed use



LOCATION MAP



ZONING MAP

| Site Plan Specifications | | | | | | | | | | | | | | | | |
|--|--|--------|-------|------------|-------|-------|----------------|--------|---------------|-----------------|---------------------------|-------------|----------------------------------|------------|--------------|--------------|
| Parcel | Use | s.f. | Acres | Total s.f. | Units | Bldgs | Footprint s.f. | Floors | Building s.f. | Building Height | Spaces Prov. ¹ | Spaces Req. | Note | Open Space | Open Space % | Lot Coverage |
| A.1 | Retail (first level) | 122689 | 2.8 | 21000 | | 2 | 10500 | 1 | 10500 | 24' | 132 | 42 | 1/500 s.f. required ² | 41392 | 34% | 21000 |
| A.2 | Office (second level) | 0 | 0.0 | 6000 | | 2 | 1500 | 1 | 1500 | 24' | 22 | 12 | 1/500 s.f. required | NA | NA | NA |
| A.3 | Outparcel | 43773 | 1.0 | 4500 | | 1 | 4500 | 1 | 4500 | 15' | 59 | 33 | 1/150 s.f. required | 13412 | 31% | 4500 |
| A.4 | Outparcel | 33149 | 0.8 | 2500 | | 1 | 2500 | 1 | 2500 | 15' | 36 | 33 | 1/150 s.f. required | 12858 | 39% | 2500 |
| Subtotal | | | | 34000 | | | | | | | | | | | | |
| B | Multi-Family ³ | 691864 | 15.9 | 285000 | 300 | 1 | 87000 | 3 to 4 | | 45' | 450 | 300 | 1.5 space/unit | 429821 | 62% | 90333 |
| B.1 | M.F. amenity space (first level) | | | 7000 | | | 7000 | 1 | | | 14 | 14 | | | | |
| B.2 | Commercial/Non-residential (first level) | | | 10000 | 10 | | 1000 | 1 | 10000 | | 10 | 10 | | | | |
| C | Townhome | 103070 | 2.4 | 67200 | 28 | 5 | | | | 30' | 38 | 35 | 1 per unit + 1 per 4 | 34424 | 33% | 34000 |
| Totals | | 994545 | 22.8 | 403200 | | | | | | | | | | 531907 | 53% | |
| Total non-residential s.f. parcels A-C | | | | 51000 | | | | | | | | | | | | |

¹25% compact allowed

²1/150 for restaurant including outdoor dining areas in excess of 25% of floor area

³Building is not yet fully designed; 300 units are proposed at an average unit size of approximately 950 s.f..

Variance 1:

In compliance with the MU district requirement of 25% nonresidential uses, the original project site plan indicated 71k sf of non-residential space, which included 20k sf of office buildings along Rosebud Road. However, Highpoint received feedback from the city suggesting a fee simple component be included along Rosebud Road, rather than the office use. The Applicant adjusted the site to meet the request, thus proposing 51k sf of non-residential uses (see Table 1). This change requires a variance from Section 203-4.2 B. 1 to reduce the nonresidential uses from 25% to 18%.

Variance 2:

Applicant is requesting a variance from 203-4.2 B.2 that would move the requirement for 10k sf of nonresidential space to receive a Certificate of Occupancy (CO) prior to receiving a CO for more than 100 dwelling units. Instead, applicant proposes that this requirement is a condition to receiving the Final CO for the residential component of the site. For avoidance of doubt, the applicant can receive a Temporary CO on all residential units, but must receive a CO for 10k sf of nonresidential space prior to the Final CO. This allows the applicant to select the best commercial tenants for the property regardless of external considerations.

Variance 3:

Applicant is seeking a variance from Section 401-3.4 (C & H) Vehicular Access. Applicant proposes to include stub out streets to the north parcel only, and not the west and south parcels.

Special Use Permit:

Section 206.2 allows multifamily dwellings with a special use permit. This permit will ensure a great mixed-use component where residents may live, work and play.

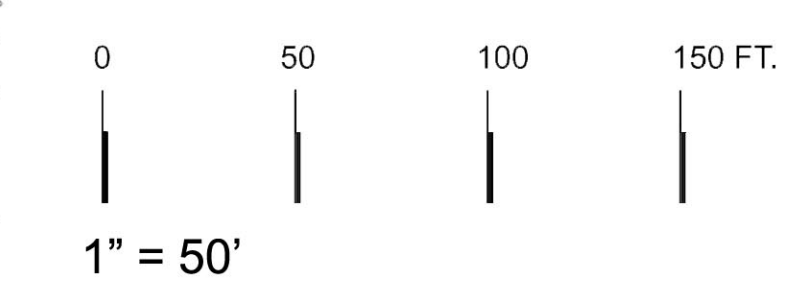


Table 1

| The Enclave at Rosebud Non-Residential Uses | | |
|--|--|---------------|
| Retail (first level) | | 21,000 |
| Office (second level) | | 6,000 |
| Outparcel | | 4,500 |
| Outparcel | | 2,500 |
| M.F. Amenity Space (1st Floor of M.F. building) | | 7,000 |
| Commercial/Non-residential (1st Floor M.F. building) | | 10,000 |
| total | | 51,000 |



| DATE | RELEASE | REV. |
|------|---------|------|
| | | |
| | | |
| | | |
| | | |
| | | |



Highpoint - Zoning Plan

Snellville, Georgia

May 16, 2023

LANDSCAPE ARCHITECTURE | DESIGN + PLANNING

