



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: October 1, 2014

FROM: John McDonough, City Manager

AGENDA ITEM: Minor Amendment to Node 8: Town Center Policy Language

MEETING DATE: For Submission onto the October 7, 2014, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Node 8 Agenda

CITY MANAGER APPROVAL: _____

PLACED ON AGENDA FOR: **10/7/2014**

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: _____



To: John McDonough, City Manager
From: Angela Parker, Director of Community Development
Date: October 1, 2014 for Submission onto the October 7, 2014 City Council Consent Agenda

Agenda Item: Minor Amendment to Node 8: Town Center Policy Language

Background:

The Sandy Springs 2027 Comprehensive Plan was adopted on November 20, 2007. Chapter 5, *Policies*, provides for both general policies and specific land use policies related to the various nodes identified on the Future Land Use Map.

Node 8: Town Center is identified in the policy language of the Comprehensive Plan and on the Future Land Use map as a Live Work Community (LWC) area. Throughout the Comprehensive Plan document, the LWC designation recommends a density of up to 20 units per acre of residential development and up to 25,000 square feet per acre of commercial development. However, in the specific policy text for Node 8, staff has identified a scrivener's error that has conflicting language that would recommend higher than the LWC densities.

Based on this, staff is making the following change to the Comprehensive Plan policy text related to Node 8 to correct this scrivener's error:

6. Development of the Town Center area is recommended at the following levels:
 - a. Maximum residential density: ~~greater than~~ up to 20 units/acre.
 - b. Maximum commercial density: ~~greater than~~ up to 25,000 sq. feet/acre.
 - c. Minimum open/green space (and shall not include parking lots): 15%.
 - d. Largest single retail tenant: 30,000 sq. ft. or less.

Attachment(s)

Node 8: Town Center policy section and map

COMMUNITY DEVELOPMENT

7840 Roswell Road, Building 500 • Sandy Springs, Georgia 30350 • 770.730.5600 • SandySpringsGA.gov

Node 8: Town Center

Boundaries:

- North – Cromwell Road
 - South - Cliftwood Drive and Carpenter Drive
 - East - Boylston Drive
 - West – Sandy Springs Circle
1. The Sandy Springs Town Center shall be established as a separate and distinct area of the city and shall be developed as the “heart”, marketplace and cultural center serving its residents shopping, dining, socializing and entertainment needs. It shall be mixed-use, include a sense of place that defines the city and the community, and be designed to a human scale, through building design and the use of green and public spaces. It shall have a “village-like” atmosphere (Sense of Place QCO).
 2. Automobile-related facilities and services are not appropriate in Town Center redevelopment areas because they do not facilitate pedestrian friendly design, and thus, new highway business uses are discouraged in such areas.
 3. Where an extension of the grid street system is illustrated on studies or plans for the Town Center redevelopment area or on the future land use plan map, development should incorporate the proposed grid-pattern street extension with small block patterns and emphasize connectivity to existing city streets.
 4. To encourage pedestrian activity, the Town Center should emphasize contiguous store frontages to add visual interest to the city’s central marketplace.
 5. The following guidelines shall highlight the growth and development of the Town Center:
 - a. While the development of a mixed-use area is encouraged, individual projects do not have to be mixed-use.
 - b. Regulations should discourage the creation of a “canyon effect” in the Town Center.
 - c. Heights and architectural elements shall be varied.
 - d. Retail uses are essential to maintaining pedestrian activity; therefore, the development of ground floor retail uses shall be strongly encouraged along Roswell Road, Hildebrand Drive, Sandy Springs Circle and Hammond Drive.
 - e. Interparcel connectivity shall also be encouraged.
 - f. Building heights shall be limited to 6 stories; however additional height may be approved consistent with the Town Center assemblage policy described below.
 6. Development of the Town Center area is recommended at the following levels:
 - a. Maximum residential density: greater than 20 units/acre.
 - b. Maximum commercial density: greater than 25,000 sq. ft./acre.
 - c. Minimum open/green space (and shall not include parking lots): 15%.
 - d. Largest single retail tenant: 30,000 sq. ft. or less.
 7. Town Center assemblage policy:

- a. Density and/or height bonuses, beyond the recommendations of the Comprehensive Plan, may be approved by the Mayor and City Council for the development or redevelopment of assembled properties consisting of a minimum of five (5) or more acres. The approval of bonuses will be based on the merits of the project relative to whether it provides desirable attributes that meet or exceed the goals and objectives of the Comprehensive Plan. Such goals may include, but not be limited to:
 - i. Providing significant green space or public space.
 - ii. Providing uses that contribute to the public good such as museums, art galleries, public art, art galleries, and theatres.
 - iii. Providing shared parking to other properties in the area or encouraging/requiring employees to participate in alternative transportation options.
 - iv. Provide for the relocation of utilities underground or at the rear of new developments resulting from assemblage.

8. Town Center transition policy:

- a. Development on the borders of the Town Center shall accommodate an appropriate transition to less intense development outside the area. Appropriate forms of transition shall include, but not be limited to:
 - i. Utilizing less intense uses
 - ii. Building heights, bulk, and architecture compatible with nearby developments
 - iii. The use of green space and possible linear or pocket parks.

Map of Town Center Node 8 follows.

Node 8: Town Center

