Rezoning Analysis
Criteria, Indicators, and Tools
Mayor/Council Retreat 2017
Topic Overview

• Structure of Zoning Analysis
• Zoning Analysis – the Letter of the Law
• Indicators and Tools Staff Uses
• Best Practices – intent of the law and best case use
• Recommendations
• Discussion
Structure for Zoning Analysis Discussion

Criteria

Indicators

Staff Tools & Analysis

GIS/Data

Traffic studies

Environmental Studies

Field

Public
Sec 28.4.1: Letter of the Law

- Is use *suitable* in view of ... nearby property?
- Will use *adversely affect* usability of...nearby property?
- Does property have a *reasonable economic use*...currently?
- Could use cause excessive *burdensome* use of *streets*...*schools*?
- Is it in conformity with the policies and intent of *Comprehensive Plan*?
- Are there existing or *changing conditions*...?
- Will use be considered *environmentally* adverse?
Sec 28.4.1 - Is Use Suitable in View of Nearby Property?

**Indicators**

- “Nearby” = Node: ½ mile radius
  Corridor: 500 ft radius
- Compatibility: Architectural style, materials, landscaping
- Activity intensity: Commercial/Res SF-Res/MF-Res

**Staff Tools & Analysis**

**GIS Data:**
- Zoning district
- Density (avg)
- Lot size (avg)
- Access
- Road type

**Field Observations:**
- Building conditions
- Environment
- Public Realm
- New build/aging
- Vacancies, etc.

- **Public Comment:** adjacent, nearby, general community, history
Indicators

• “Nearby” = Node: ½ mile radius
  Corridor: 500 ft radius

Table 1: EXISTING LAND USES AND ZONING OF SURROUNDING PROPERTIES

<table>
<thead>
<tr>
<th>Location relative to subject property</th>
<th>Zoning/ Land Use</th>
<th>Address</th>
<th>Land Area (acres)</th>
<th>Total square footage or units</th>
<th>Density (sq. ft./acre or units/acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Development</td>
<td>R-3</td>
<td>0 &amp; 5111 Peachtree Dunwoody Road</td>
<td>1.64 (after ROW dedication and parcel subdivision)</td>
<td>3</td>
<td>1.83</td>
</tr>
<tr>
<td>North</td>
<td>R-4 1986Z-0279</td>
<td>Woodchase Subdivision</td>
<td>~5.72</td>
<td>20</td>
<td>~3.5</td>
</tr>
<tr>
<td>North</td>
<td>R-3A 1992Z-0053</td>
<td>Telford Subdivision</td>
<td>~11.24</td>
<td>18</td>
<td>~1.6</td>
</tr>
<tr>
<td>South</td>
<td>R-3A 1994Z-0132</td>
<td>The Haven at Peachtree Dunwoody Subdivision</td>
<td>~2.4</td>
<td>5</td>
<td>~2.1</td>
</tr>
<tr>
<td>Southwest</td>
<td>R-3A, 1986Z-0238 R-4A, 1988Z-0155</td>
<td>The Claridges Subdivision</td>
<td>~3.3</td>
<td>4</td>
<td>~0.8</td>
</tr>
<tr>
<td>Southwest</td>
<td>R-3 1997Z-0139</td>
<td>Regency Forest Subdivision</td>
<td>~4.33</td>
<td>8</td>
<td>~1.85</td>
</tr>
<tr>
<td>West</td>
<td>R-2</td>
<td>5100 Peachtree Dunwoody Road</td>
<td>0.92</td>
<td>1</td>
<td>1.09</td>
</tr>
<tr>
<td>East</td>
<td>R-2</td>
<td>1115 Curry Drive</td>
<td>1.15</td>
<td>1</td>
<td>0.87</td>
</tr>
<tr>
<td>All parcels within 500’ (mean)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2.59</td>
</tr>
</tbody>
</table>
Sec 28.4.1 - Is it Suitable: Examples

Indicators

“Nearby” = Node: ½ mile radius
Corridor: 500 ft radius

- Compatibility: Architectural style, materials, landscaping

Activity intensity: Commercial/Res
SF-Res/MF-Res

City Walk

The Cliftwood

Mill Creek
### Sec 28.4.1 - Will Use Adversely Affect Nearby Property?

#### Indicators
- Adjacent = more weight; “Nearby”
- Quality and value
- Materials, landscaping
- Activity intensity: “nuisance” factors compatibility (traffic, etc.)
- Environmental impact

#### Staff Tools & Analysis
- **Transportation**
  - Trip generation
  - Access
- **Compare Field to Proposed:**
  - Architecture
  - Topography/Tree
  - New build/aging
  - Vacancies, etc.
- **Public Comment:** adjacent, nearby, general community, history
Sec 28.4.1 - Does it Have a Reasonable Economic Use as Currently Zoned?

Indicators

- Currently developed? Occupied? Surrounding parcels? Trends?
- If vacant...duration?
- Existing market, future market, other properties?
- Infrastructure investment

Staff Tools & Analysis

GIS Data:
- Zoning district
- Tax data

Field Observations:
- New build/aging
- Surrounding parcels viability and uses

Comprehensive Plan:
- Market & housing data
- Economic dev policies
- Housing policies
- Planned infrastructure
Sec 28.4.1 - Reasonable Economic Use

Indicators

• Currently developed? Occupied? Surrounding parcels? Trends

• If vacant...duration?

• Existing market, future market, other properties?

• Infrastructure investment
Sec 28.4.1 - Is Use Excessive, Burdensome Use of Streets, Schools, Facilities etc.

Indicators

- Depends on Comp Plan level of service
- And base-line data in usable form
- Volume/Capacity

Staff Tools & Analysis

GIS Data:
- Funded transportation projects
- Road Classification
- Schools/ Facilities
- Assess population and capacity
- Average Daily Trips
- Public parks within ¼ mile real walking

Fulton County BOE:
- Capacity
- Schools on-line

Traffic Studies:
- Applicant provides
- Staff: verify assumptions and determine preferred design
Sec 28.4.1 - Conformity with Policies & Intent of the Comp Plan

Indicators

- Character Area: Scale or Density
- Future Conditions
- Policy Statements
- Growth Expectations

Staff Tools & Analysis

Each Chapter:
- Character Area Map and Goals
- Green space concept
- Assessment: Population Forecast, Traffic, Econ Dev
- Definitions and Assumptions
- Policies for future: “If or when...then...”
- Small Area Plans
- Work Program

See Also:
- Changing conditions criteria and analysis
- Iterative, cross-reference
Sec 28.4.1 - Conformity with Comp Plan continued
Sec 28.4.1 - Conformity with Comp Plan continued

**MASTER PLAN GOALS**
- Create vibrant, walkable City Center.
- Catalyze private market-driven investment.
- Create appropriate setting for a new civic facility.
- Create a system of appropriate infrastructure.
- Introduce active, connected green space network.

*Source: Sandy Springs City Council*

**CONCEPT: CONSERVE, ACQUIRE, AND PROTECT GREEN SPACE [GS-A1]**

**Legend**
- Proposed
- Conservation areas

**Existing & Planned**
- Existing public parks, green spaces, golf courses, and recreation centers (in CDS)
- Regional existing green space and parks (not in CDS)
- Existing private golf courses and other recreation areas (in CDS)
- Planned and proposed parks
Sec 28.4.1 - Are There Existing or Changing Conditions

**Indicators**

- Historic trends
- Infrastructure improvements since Comp Plan?
- New/recent development
- Technologies or other things not anticipated in Comp Plan?

**Staff Tools & Analysis**

**Data:**
- Transportation projects programmed
- New infrastructure
- # and type new construction/permits
- New markets built products: demographics + preference

**Traffic Studies:**
- ADTs/Impact (test model assumptions)
- Assess/test proposed design

**Unanticipated:**
- Parking/Uber
- Cell – lots
- Utility needs
- Accessory uses
- Hospital technology (space needs)

**Field Observations:**
- New build/aging
- Surrounding parcels viability
Sec 28.4.1 - Existing or Changing Conditions continued

Indicators

- Historic trends
- New/recent development
Sec 28.4.1 - Existing or Changing Conditions continued

Indicators

• Infrastructure improvements since Comp Plan?
Sec 28.4.1 - Environmentally Adverse?

Indicators

- Topography: steep slopes, hydrology
- Green space; habitats

Staff Tools & Analysis

GIS Data:
- Stormwater
- Topography

Studies Submitted:
- Grade changes
- Landscape plan
- Hydrology study

Comprehensive Plan:
- Sustainability
- Green space plan
Recommendations

Criteria
Other reasons to support approval or denial?

Legal vulnerability?

Is the project the “Best we can do?”

Staff Tools & Analysis

- Field
- GIS
- Public
- Environmental Studies
- Traffic studies
- Best Practices
Questions: