

Rezoning Analysis

Criteria, Indicators, and Tools
Mayor/Council Retreat 2017



SANDY SPRINGS
GEORGIA



Topic Overview

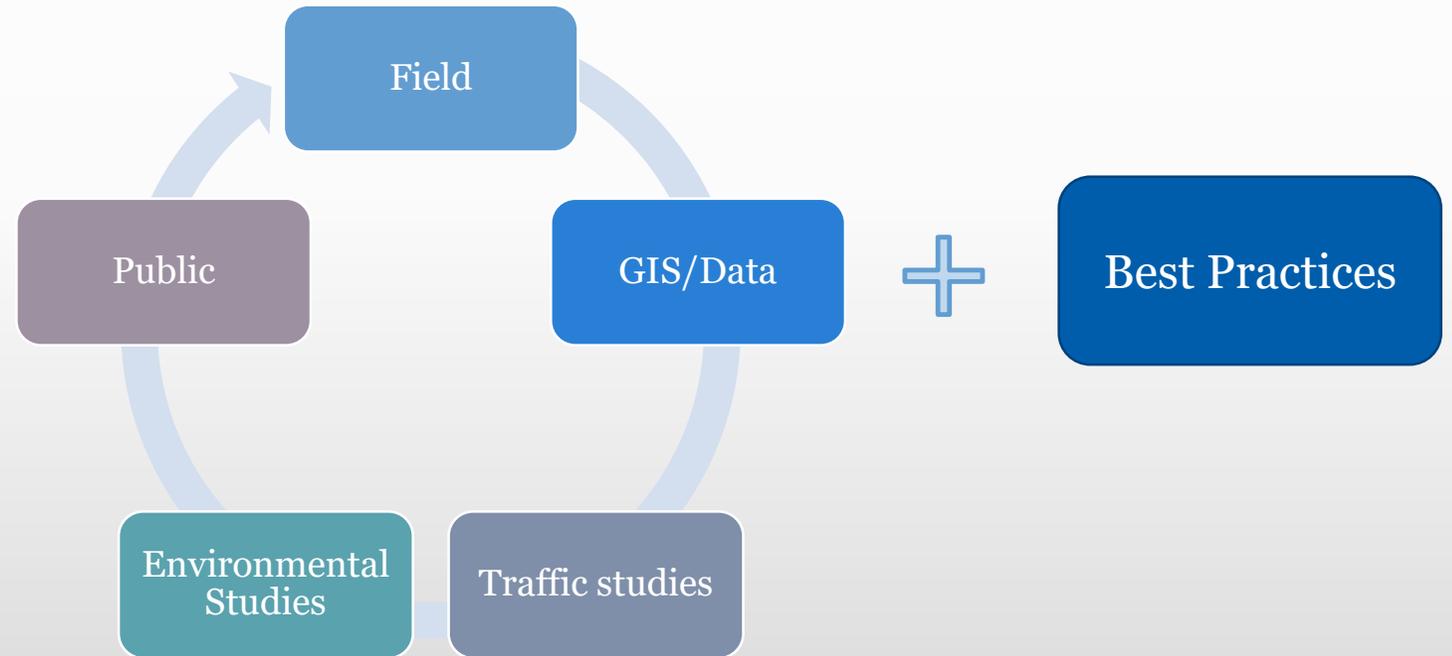
- Structure of Zoning Analysis
- Zoning Analysis – the Letter of the Law
- Indicators and Tools Staff Uses
- Best Practices – intent of the law and best case use
- Recommendations
- Discussion

Structure for Zoning Analysis Discussion

Criteria

Staff Tools & Analysis

Indicators



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

Sec 28.4.1 - Is is Suitable continued

Indicators

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

Table 1: EXISTING LAND USES AND ZONING OF SURROUNDING PROPERTIES

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

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:

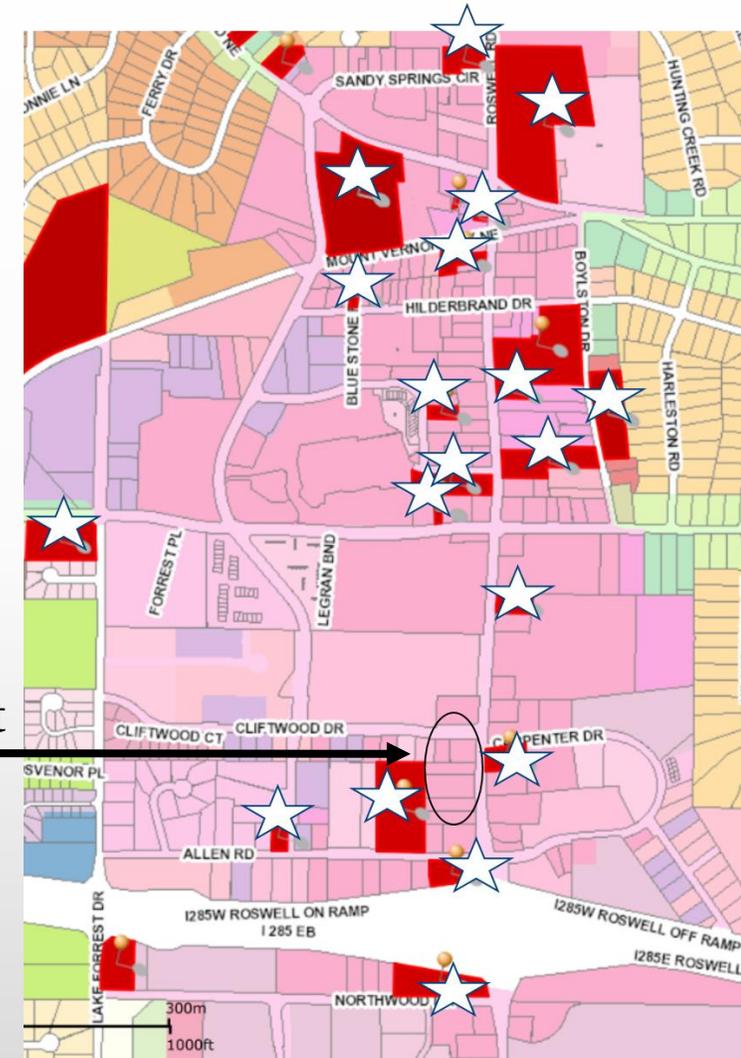
- Market & housing data
- Economic dev policies
- Housing policies
- Planned infrastructure

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

Proposed project



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

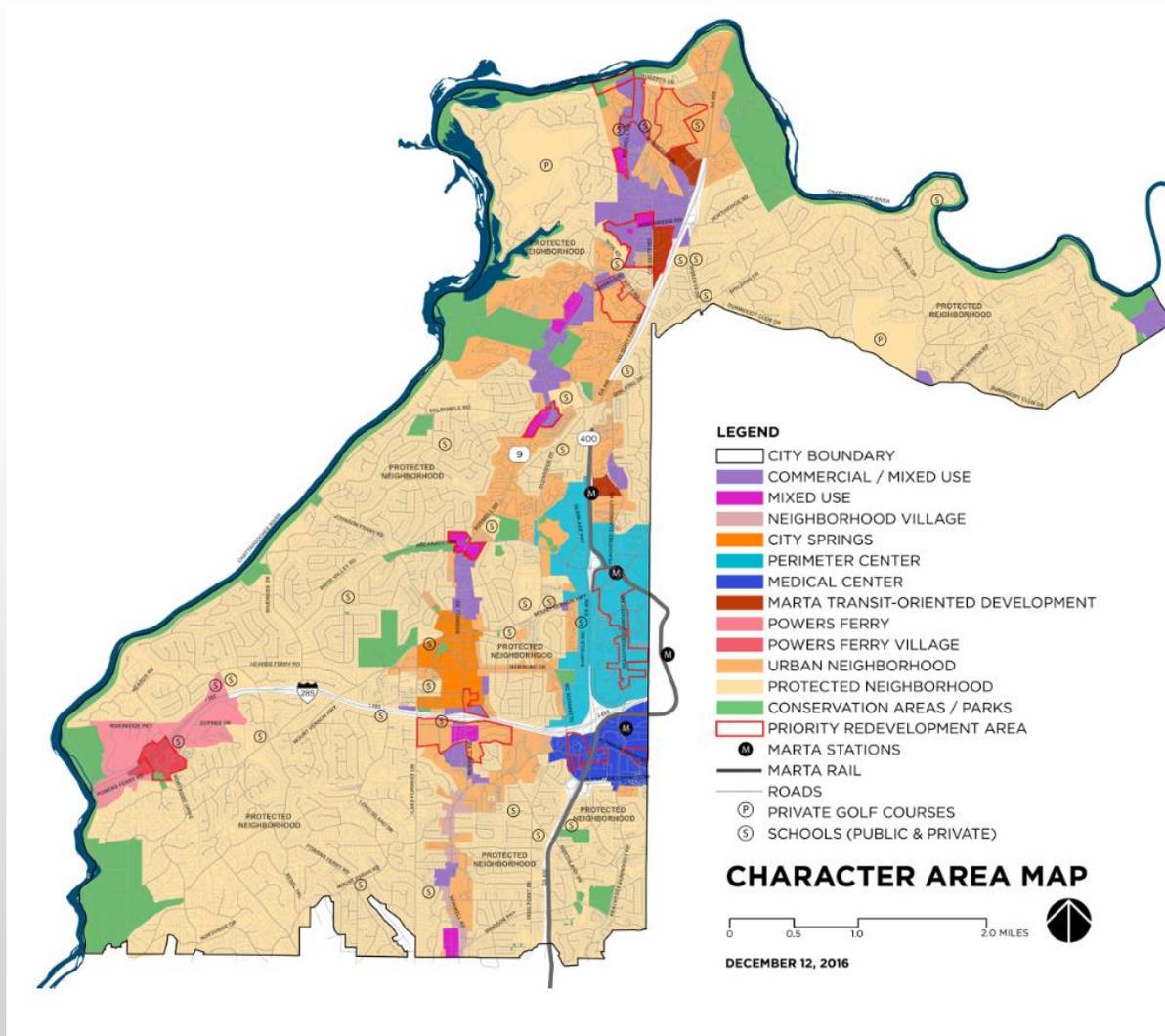
Each Chapter:

- 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

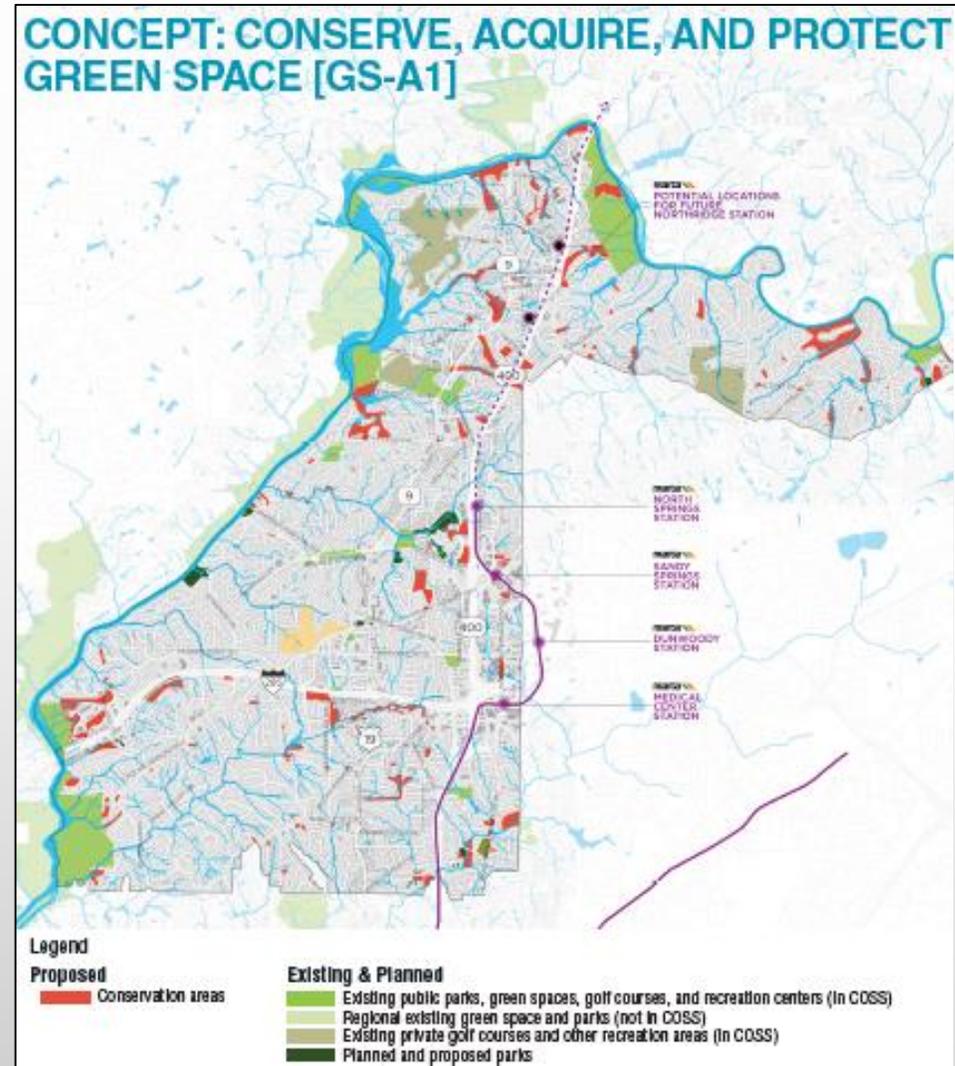
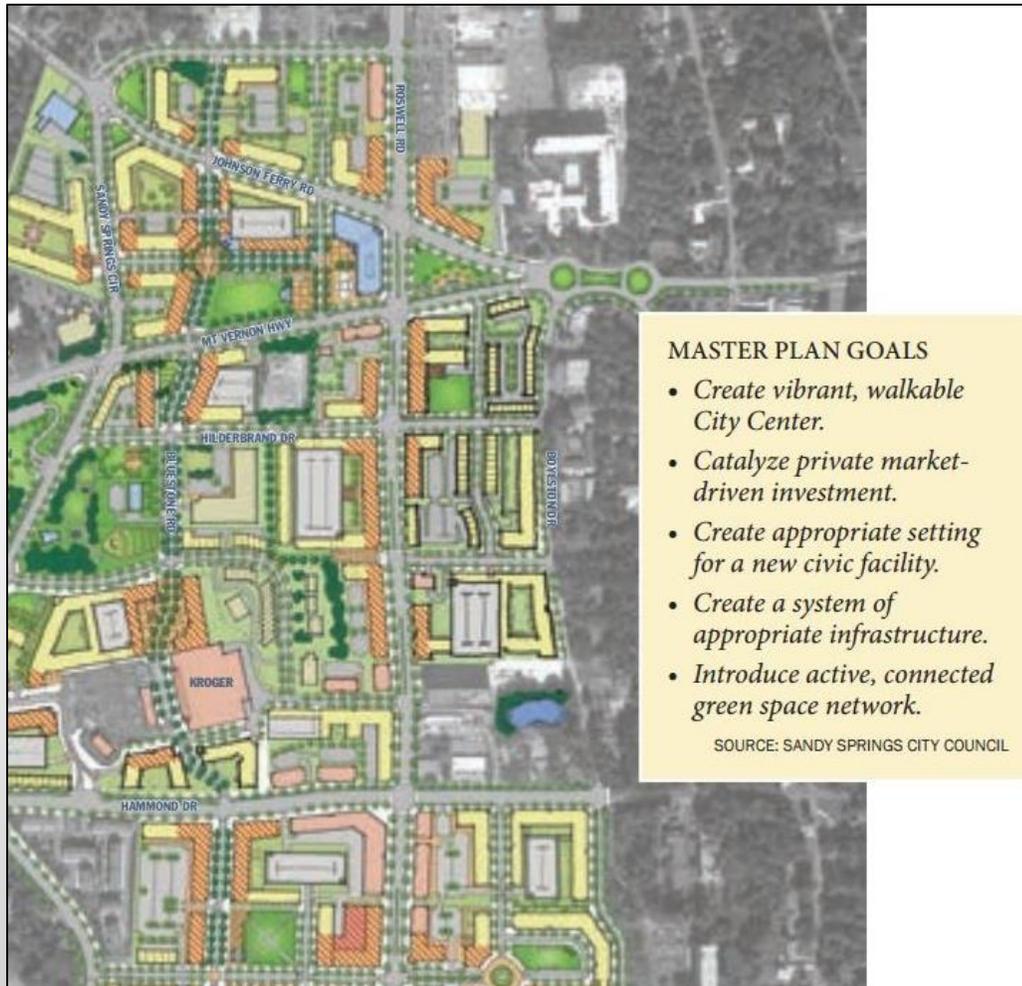
See Also:

- 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



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

Field Observations:

- New build/aging
- Surrounding parcels viability

Traffic Studies:

- ADTs/Impact (test model assumptions)
- Assess/test proposed design

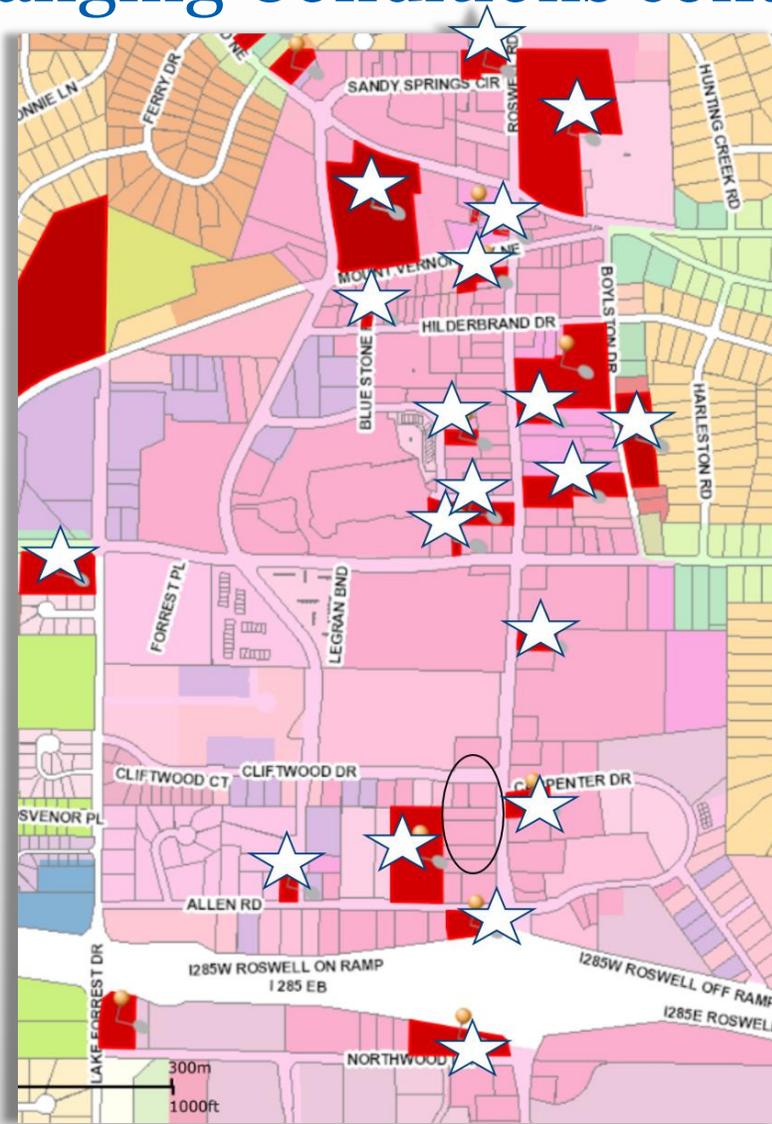
Unanticipated:

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

Sec 28.4.1 - Existing or Changing Conditions continued

Indicators

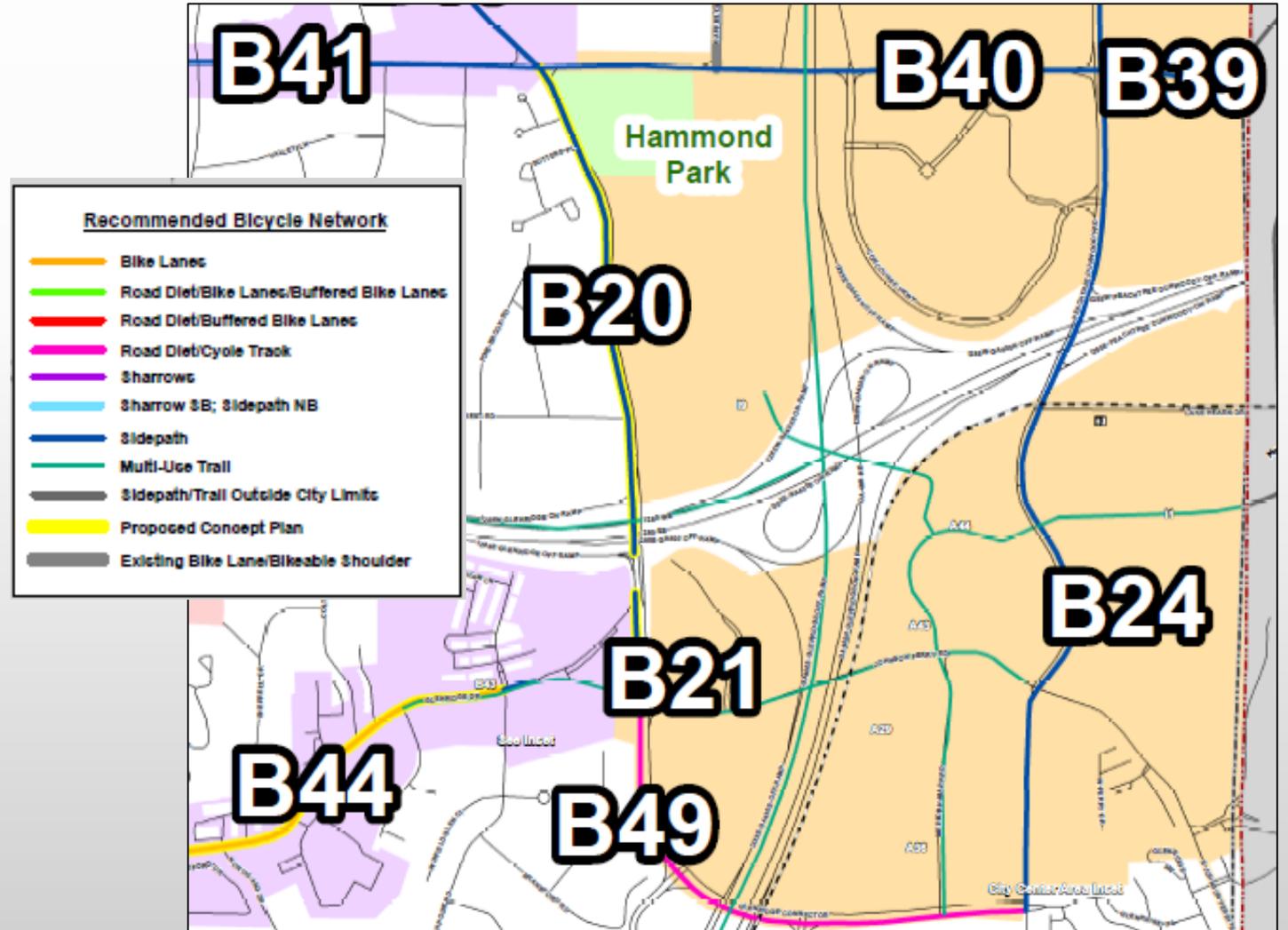
- Historic trends
- New/recent development



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

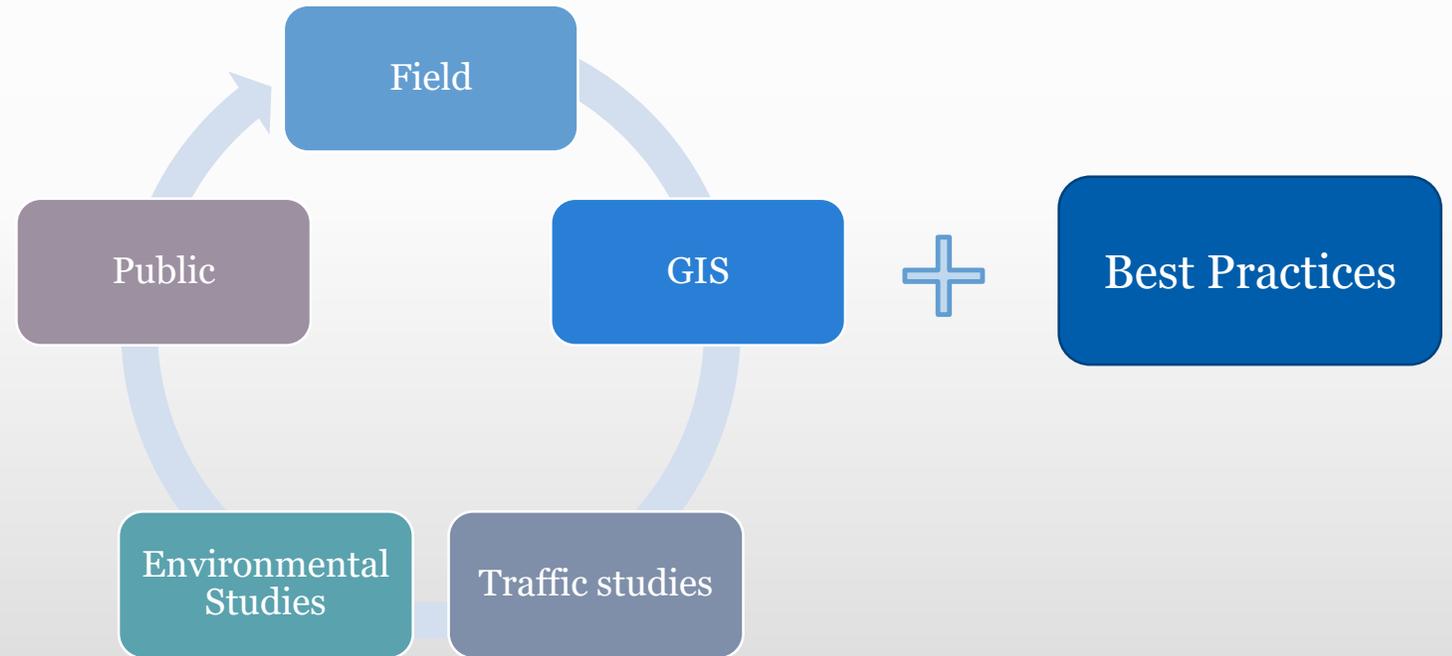
Criteria

Other reasons to support approval or denial?

Legal vulnerability?

Is the project the “*Best* we can do?”

Staff Tools & Analysis



Questions: