



To: John McDonough, City Manager

From: Angela Parker, Director of Community Development (PD FOR)

Date: July 22, 2014 for Submission onto the August 5, 2014 City Council Regular Meeting

Subject: TA14-003 An Ordinance to Amend Article 4, General Provisions, of the Sandy Springs Zoning Ordinance to add Multifamily Dwelling Unit Development Standards

Department of Community Recommendation:

APPROVAL of an amendment to the Zoning Ordinance to add multifamily dwelling unit development standards.

Background:

The Economic Development Advisory Committee (EDAC) and staff have been working to develop a set of construction standards for multifamily dwelling units. The intent of these standards is to establish design requirements that encourage long-term investment as well as encourage high quality development. Some of the proposed standards include:

- Key elements of building façade to have maximum amount of permanent materials such as stone, brick or masonry
- Limit the number of 3 bedrooms to 5% or less
- Full amenity package including swimming pool, fitness center and club rooms

Additionally, EDAC has recommended that site plans for multifamily developments should incorporate design elements which encourage walkability, such as bringing the buildings up towards the street and requiring ground floor units to have appearance of retail if retail is not used.

Finally, in areas of multifamily demand in the near term, EDAC also recommends encouraging redevelopments that meet the following:

- Locations that encourage a sense of place.
 - Within close proximity to area amenities, including public parks or commercial areas - Work, live and play locations:
 - City Center
 - Perimeter Center
 - Strategic locations around Medical Center area
 - Mixed-use on site
 - Approximately 26% of existing Class C apartment product are in areas that have these attributes, primarily in areas south of I-285

- Minimal impact on area school capacity but require smaller units with fewer bedrooms per unit
 - Allow increase in overall unit density, but decrease overall bedroom counts. This lowers the value gap involved in redeveloping the property, but minimizes the school impact

Discussion:

Staff has prepared a draft ordinance to reflect EDAC's recommendations regarding construction standards.

Planning Commission Recommendation:

During Work Session at the June 19, 2014 meeting, the Commission recommended the following:

- Development standards that provide for varying classes of multifamily dwelling units to encourage a mix of housing types; higher standards could be used as an incentive for density bonuses.
- Do not limit the number of three bedroom units
- Do not require a full amenity package
- Develop incentives that encourage upgrading existing Class C multifamily developments.

Staff recommendations do not limit the number of three bedroom units, but include all of the other EDAC recommendations. Staff also recommends further research into the other recommendations from the Planning Commission.

The item was heard at the July 17, 2014 Planning Commission meeting. The Commission recommended approval as presented by staff (5-0, Maziar, Porter, Tart, Frostbaum and Squire for; Nickles absent and Duncan not voting).

Amendment Schedule:

Planning Commission Work Session – June 12, 2014

Planning Commission Public Hearing – July 17, 2014

City Council Work Session – August 5, 2014

City Council Public Hearing – August 19, 2014

Attachment(s)

Draft Mark-up

Draft Ordinance

MARK-UP PURSUANT TA14-003

4.4. OPEN, MULTIFAMILY DWELLING UNIT DEVELOPMENT STANDARDS.

A. New multifamily dwelling units developed within all districts shall be constructed with the following minimum development standards:

1. Each unit shall have separate utility metering including, but not limited to, electricity and water.
2. Minimum nine (9) foot ceilings
3. Full amenity package including swimming pool, fitness center and club rooms.
4. Exterior materials shall be a minimum of seventy percent (70%) brick, stone, or other masonry material.
5. All stairs leading to upper levels of buildings shall be screened and not be visible from the public right-of-way.
6. All halls shall be internal to buildings and not be visible from the public right-of-way.