



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: TA14-005 An Ordinance to Amend Article 9, Commercial District Regulations, of the Sandy Springs Zoning Ordinance, Apartment Uses

Department of Community Recommendation:

To amend to the Zoning Ordinance provisions regarding multifamily dwelling units as an allowable use in the commercial zoning districts.

Background:

Currently, the commercial zoning districts allow for “apartments, above or behind commercial and office uses in the same building”. However, there are no standards that clearly outline how these apartments are to be developed or the amount of commercial and/or office space that is required. In addition, there is no definition of apartment as the Zoning Ordinance refers to multifamily dwelling units and does not distinguish between owner and renter occupancy types.

Discussion:

Staff prepared a draft ordinance to clarify the standards for multifamily dwelling units in commercial districts. This ordinance was presented to the Planning Commission in a Work Session on June 19, 2014. The Planning Commission recommended:

- Multifamily dwelling units should not be a permitted use in the commercial districts.

Staff revised the proposed amendment to prohibit multifamily dwelling uses in commercial districts as recommended by 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).

At the August 5, 2014 City Council Work Session staff will present several amendment options for consideration by Council. Upon receiving further direction from Council, staff will prepare an amendment for Council Consideration at the August 19, 2014 meeting.

Attachment:

Power Point

COMMUNITY DEVELOPMENT