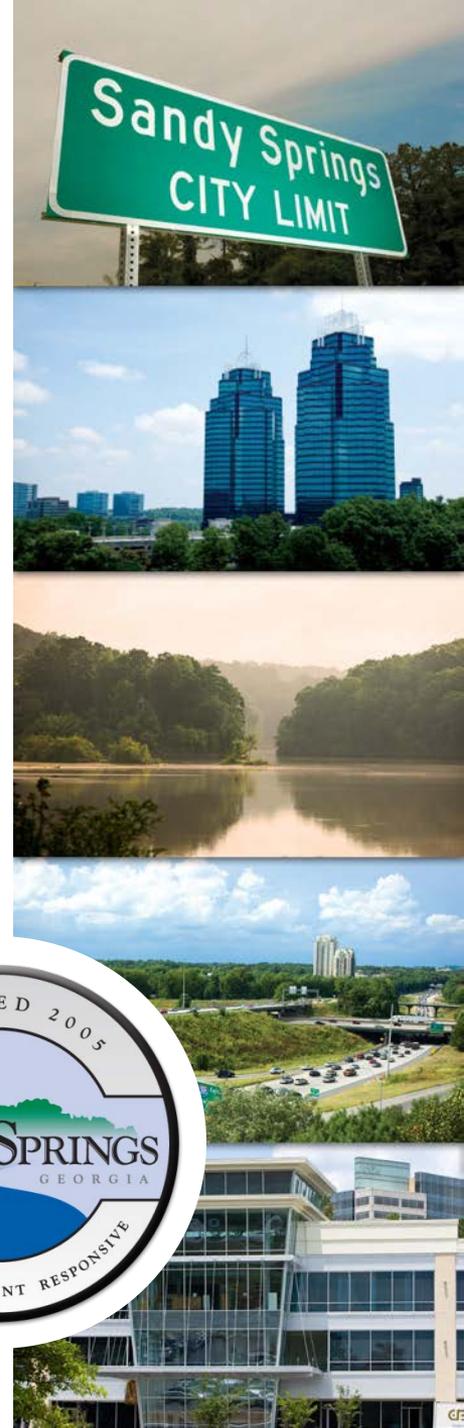


TA13-002 AN ORDINANCE TO AMEND THE ZONING ORDINANCE RELATED TO THE OVERLAY DISTRICT AND THE DESIGN REVIEW BOARD

March 4, 2014



Overlay District Amendment

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Key Focus Areas:

- Increase Suburban Overlay District standards
- Transfer the function of the Design Review Board to the Planning Commission

Overlay District Amendment

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DRB Recommendation:

- Expand Suburban Overlay District boundary to include all commercial areas except PCID
(Powers Ferry and commercial areas in the panhandle area of eastern Sandy Springs)
- Not recommended by Staff and Planning Commission

Enhanced Overlay District Standards

- Addition of prohibited and encouraged building materials for development within the Suburban Overlay District
- Addition of encouraged architectural elements for development within the Suburban Overlay District
- Design standards related to fuel dispenser and convenience store design within the Suburban Overlay District

Enhanced Overlay District Standards

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- Update to streetscape and pedestrian lighting standards to reflect current practices and add flexibility
 - Spacing and plant materials subject to the approval of the City Arborist
 - Pedestrian lighting to be accordance with Public Works standards

Design Review

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Transfers the function of the Design Review Board to the Planning Commission

- Requires Planning Commission review of all projects in the Sandy Springs Overlay Districts (Main Street and Suburban Districts)

Design Review

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- Staff will continue to review all plans to ensure compliance with Overlay Standards as a part of the permitting process
- Variance approval by Board of Appeals or City Council is required if the Zoning Ordinance Overlay District Standards are not met