



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: January 16, 2014

FROM: John McDonough, City Manager

AGENDA ITEM: City Center Development Regulations Overview

MEETING DATE: For Submission onto the January 21, 2014, City Council Work Session Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Presentation

APPROVAL BY CITY MANAGER: JPM APPROVED

PLACED ON AGENDA FOR: 1/21/2014

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: [Signature]

REMARKS:

CITY CENTER DEVELOPMENT REGULATIONS



Background

- The City Center Master Plan contract included a sub-consultant charged with development of a zoning code that implements the Master Plan vision
- During the development of the Master Plan, the community was intimately involved in defining the vision that they wanted for the City Center
- This new code is envisioned as a new zoning district to replace the existing zoning code and conditions for properties located within the City Center area
- This document is a *form based code* as opposed to a conventional zoning code



June 25-27, 2012 Vision workshops



Residential buildings: 4-6 stories

PRECEDENT STUDIES



Multi-story building with bays, roofs, and balconies that reduce apparent scale.



Lofts and townhouses framing one edge of a large and pedestrian-friendly greenway.

PLACE NOTES HERE



Loft apartments surrounding a landscaped walkway.

PLACE NOTES HERE



Buildings



Residential buildings: 4-6 stories



Mixed-use buildings

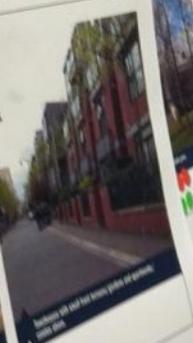


Loft apartments framing active streets.



Loft buildings positioned close to the street and workspaces nearby from the street.

PLACE NOTES HERE



Buildings with flat roof having positive and negative effects.

PLACE NOTES HERE



Conventional Zoning Code

- Focuses on allowable uses
- Promotes the separation of uses, with separate zoning districts for commercial, office and residential uses
- Tends to segregate housing types, often resulting in limited housing choices
- Applies standards and design requirements generically, in a “one size fits all” manner throughout the entire community
- Uses controlling measures for development intensity such as density, which are hard to visualize, with little attention paid to the built environment

Form Based Zoning Code

- Focuses on the physical character of development (its form), and is customized to implement the vision of the community
- De-emphasizes the regulation of land uses
- Emphasizes site design and building form, focusing on the importance that streetscape design and individual building character have in defining public spaces and creating a “sense of place”
- Promotes a mix of housing types
- Provides information that is easier to use in a shorter, more concise format, emphasizing illustrations over text

Metro Area Form Based Codes

- **Atlanta:** Special Public Interest Districts (SPI): Buckhead, Midtown, Beltline Districts, first one adopted in 2001
- **Roswell:** Grove Community Overlay District: Grove Way Community historic area, adopted in 2012
- **Woodstock:** Downtown Districts: in the vicinity of Main Street, adopted in 2010

Status of City Center Code

- A draft of the code is complete
- The Design Review Board and the Planning Commission have conducted an initial review of the document
- A series of meetings have been held with the Main Street Alliance; numerous suggestions made by the Alliance were incorporated into the draft code
- Submittal of the new code for Council action is on hold awaiting input from the City's development partner



SANDY SPRINGS

GEORGIA