
CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: May 9, 2012

FROM: John McDonough, City Manager

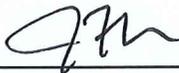
AGENDA ITEM: TA12-006 - An Ordinance to Amend Section 8.2, Mixed Use District, Section 4.23.2, Parking Lot Landscaping, and Section 12B.8, Main Street District Standards, of the Sandy Springs Zoning Ordinance

MEETING DATE: For Submission onto the May 15, 2012, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Mark-up of Ordinance

APPROVAL BY CITY MANAGER:  APPROVED

NOT APPROVED

PLACED ON AGENDA FOR: 5/15/12

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: 

REMARKS:

MAYOR AND CITY COUNCIL

TA12-006

**An Ordinance to Amend Section 8.2,
Mixed Use District, Section 4.23.2,
Parking Lot Landscaping, and
Section 12B.8, Main Street District
Standards, of the Sandy Springs
Zoning Ordinance**

To: John McDonough, City Manager

From: Angela Parker, Director of Community Development 

Date: May 1, 2012 for Submission onto the May 15, 2012 City Council Regular Meeting Agenda

Subject: TA12-006 An Ordinance to Amend Section 8.2, Mixed Use District, Section 4.23.2, Parking Lot Landscaping, and Section 12B.8, Main Street District Standards, of the Sandy Springs Zoning Ordinance

Department of Community Recommendation:

APPROVAL of an amendment to address the recommendations of the Main Street Alliance regarding various sections of the Sandy Springs Zoning Ordinance.

Background:

On April 19, 2011, the Main Street Alliance Report was presented to the Mayor and City Council. The report detailed existing conditions influencing redevelopment in the Main Street Overlay District including aesthetics and sense of place, economics, infrastructure and traffic, and regulatory changes. The report also detailed general recommendations to the Mayor and City Council regarding changes to the Zoning Ordinance.

Since the April 2011 presentation, staff has been working with the Main Street Alliance on developing specific recommendations regarding action items that address concerns raised in the report. On January 17, 2012, the Main Street Alliance provided more detailed recommendations as outlined in the attached spreadsheet (Exhibit 1).

Based on these recommendations, staff has developed a tentative schedule of the timeframe for developing and presenting the proposed changes as formal text amendments to the Zoning Ordinance. Staff intends to present these changes in two stages; the first is for minor amendments that do not require much preparation time and for which significant public impact is not anticipated. The second stage addresses changes to the Ordinance that would be best developed as a result of the City Center Master Plan process currently underway. The proposed schedule is as follows:

Stage 1

Staff recommends that the following items be considered under an amendment titled "TA12-006 An Ordinance to Amend Section 8.2, Mixed Use District, Section 4.23.2, Parking Lot Landscaping, and Section 12B.8, Main Street District Standards, of the Sandy Springs Zoning Ordinance" to be heard at the April Planning Commission and May City Council regular meetings.

Document	Item	Tentative Schedule
Comprehensive Plan	For LW designations, require retail on ground level and leave other uses in development open	Staff finds that there is no specific reference to design of buildings in the Comprehensive Plan policies and believes this comment is better served being addressed in the Zoning Ordinance as described below.
Zoning Ordinance	<i>Section 8.2, Mixed Use District</i> – For MIX zoning classification, require retail on ground level and leave other uses in development open	Planning Commission – 04/19/12 Mayor & City Council – 05/15/12
Zoning Ordinance	<i>Section 4.23.2, Parking Lot Landscaping</i> – Modify parking lot landscaping requirements -- instead of island every 6th space allow for diamond between 4 spaces or other options	Planning Commission – 04/19/12 Mayor & City Council – 05/15/12
Zoning Ordinance	<i>Section 12B.8, Main Street District Standards</i> – Modify parking maximums in Main Street Overlay (e.g. restaurant 10/1,000 sf, multifamily 2.5/unit)	Planning Commission – 04/19/12 Mayor & City Council – 05/15/12
Zoning Ordinance	<i>Article 33, Signs</i> – Amendments to Sign Ordinance to allow projecting signs and larger suspended signs	Planning Commission – 04/19/12 Mayor & City Council – 05/15/12

Stage 2

The remaining items should be considered during the master planning process and formal amendments prepared following adoption of that document.

Document	Item
Comprehensive Plan	Increase density in Town Center Node
Zoning Ordinance	Modify streetscape from back of curb -- 5' planted strip with pedestrian lights and trees, 15' sidewalk with allowance for outdoor seating
Zoning Ordinance	Reevaluate street tree choices
Zoning Ordinance	Incentivize installation of streetscape (e.g. reduced parking, fee waivers)
Zoning Ordinance	Modify minimum building height for one-story buildings in Main Street Overlay
Zoning Ordinance	Interparcel access incentives
Zoning Ordinance	Major revision to sign regulations for Main Street Overlay should be updated so they are both progressive and simple to understand (no specific recommendations provided)

Discussion:

At the February 21, 2012 City Council Work Session, the Council initiated the text amendments outlined in Stage 1 above.

Design Review Board Recommendation:

The amendment was heard at the March 27, 2012 Design Review Board meeting. The Board recommended approval as presented by staff (4-0, Landeck, Mobley, Porter, and Richard for; Lichtenstein not voting; Ealick-Anderson and Gregory absent).

Planning Commission Recommendation:

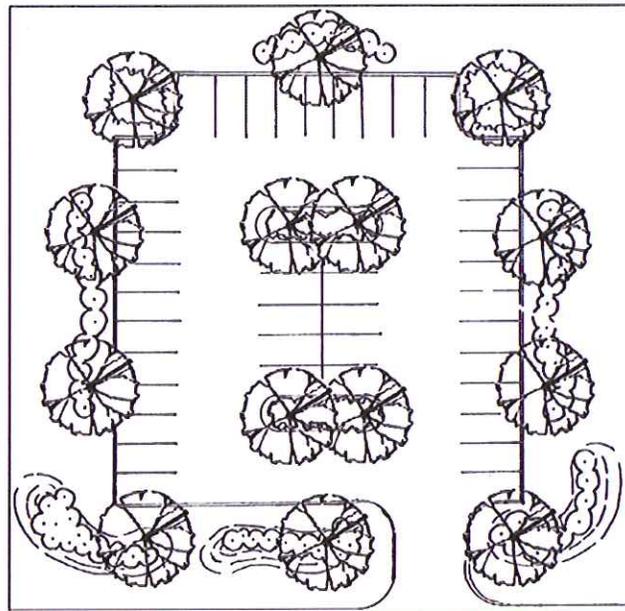
The amendment was heard at the April 19, 2012 Planning Commission hearing. The Commission recommended approval as presented by staff (4-0, Frostbaum, Maziar, Pond, and Rubenstein for; Duncan not voting; Squire and Tart absent).

Alternatives:

The Board could choose not to recommend approval of the amendments to Section 12B.8, Main Street District Standards, or TA12-006 (Stage 1) of the Main Street Alliance recommended amendments at this time.

4.23.2.

PARKING LOT LANDSCAPING. At-grade, non-single family parking lots shall have a landscaped area equal to or greater than 10% of the total paved area provide minimum ten (10) foot wide landscape islands at the end of each parking bay, and a ten (10) foot wide landscape island every sixth (6th) space (ex. landscape island, then five (5) parking spaces, then a landscape island, etc.). The 10% or greater area to be landscaped shall be located in islands within the paved area and within ten (10) feet of the perimeter of the paved area. Such landscape ~~islands~~ areas shall include minimum three (3) inch caliper shade trees as approved by the City Arborist and minimum soil volume as stated in Section A.12, *Landscape Strips, Buffers, and Parking*, of the Administrative Standards. Landscaping in landscape ~~islands~~ areas shall preserve and maintain adequate sight lines from the minor lane to the major lane. Alternate methods of landscaping parking lots (i.e. vegetative systems that can be used to quantify a reduction in parking lot runoff and improvement of water quality, and/or an overall reduction in the heat island effect of parking lots) may be approved whenever the Director determines that the alternate method equals or exceeds this standard.



SECTION 8.2

MIX MIXED USE DISTRICT

8.2.1.

MIX DISTRICT SCOPE AND INTENT. Regulations in this section are the MIX district regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by administrative permit or use permit. The MIX district is intended to encourage flexible, innovative and creative concepts in site planning and efficient use of land and to provide a stable multiple use environment that is compatible with surrounding uses. The MIX district is particularly encouraged in areas designated by the Comprehensive Plan Land Use Map as suitable for

commercial (including retail, service commercial and office) uses and in living-working corridors.

8.2.2. USE REGULATIONS. The MIX district mandates:

1. ~~a~~ A residential component of single family dwellings, duplexes, townhouses, multifamily dwellings or any combination thereof along with at least two (2) of the following for a multi-structure development: retail, service commercial, office or institutional uses.; or
- 1.2. For a single-structure development, retail, service commercial, office, and/or institutional uses on the ground-level of the building and any other use permitted in subsection A below on the upper levels of the building.

Within the MIX district, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by administrative permit or use permit shall be prohibited.

A. Permitted Uses. Structures and land may be used for the following purposes:

1. Single family dwelling unit
2. Two (2) family dwelling units
3. Townhouse dwelling units
4. Multifamily dwelling units
5. Rooming house and boarding house
6. Art gallery
7. Assembly hall
8. Car wash, detail shop and/or service stations located inside a parking garage as long as such uses are not visible from the exterior of the parking garage
9. Church, temple or other place of worship
10. Clinics
11. Community center building
12. Nursing home/hospice
13. Dancing school
14. Day care facility
15. Financial establishment/institution
16. Funeral home
17. Group residence/shelter
18. Gymnasium
19. Health club/spa
20. Hospital
21. Hotel/motel
22. Institution of higher learning, business college, music conservatory, and similar institutions
23. Library

24. Museum
25. Office
26. Parking garage/deck
27. Parking lot
28. Personal care home/assisted living
29. Recording studio
30. Research laboratory
31. Retail and/or commercial service establishment
32. Restaurant and/or fast food restaurant
33. Stadium
28. Theater

- B. Accessory Uses. Structures and land may be used for uses customarily incidental to any permitted use and the principal dwelling unit may be used for a home occupation. No more than twenty-five percent (25%) of the total floor area of a building may be devoted to storage.
- C. Additional Uses. Additional uses may be allowed by administrative or use permit, pursuant to Article XIX of this Ordinance.

8.2.3. DEVELOPMENT STANDARDS.

A. Height Regulations:

A building shall be no higher than sixty (60) feet except when a use permit to exceed the maximum height is approved.

B. Minimum Front Yard:

As specified in zoning conditions

C. Minimum Side Yard:

As specified in zoning conditions

D. Minimum Rear Yard:

As specified in zoning conditions

E. Minimum Development Frontage:

Thirty-five (35) feet

F. Minimum Internal Setbacks, Separations, Landscaping and Buffering Between Uses:

As specified in zoning conditions

G. Minimum Lot Area:

1. Single family or duplex dwelling unit - As specified in zoning conditions
2. All other uses – Parcels in living-working corridors shall have a minimum parcel size of ten (10) acres.

H. Minimum Lot Frontage for Single Family or Duplex Dwelling Units:

Twenty (20) feet adjoining a street

I. Minimum Lot Width for Single Family or Duplex Dwelling Units:

None, unless specified in zoning conditions

J. Minimum Interior Setbacks for Single Family or Duplex Dwelling Units:

1. Minimum front yard – As specified in zoning conditions
2. Minimum side yard – As specified in zoning conditions
3. Minimum rear yard – As specified in zoning conditions

K. Minimum Building Separations:

All building separations shall be as specified by the International Building Code.

L. Minimum Heated Floor Area Per Dwelling Unit:

As specified in zoning conditions.

M. Minimum Accessory Structure Requirements:

Single family, duplex and townhouse uses – Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.

Multifamily use – Accessory structures shall not be located in the minimum front yard.

N. Minimum Common Outdoor Area:

Twenty percent (20%) of the total site area shall be common outdoor area and shall be maintained by the property owner(s).

O. Pedestrian Connectivity:

All components are required to be interconnected with pedestrian paths constructed of either colored/textured materials or conventional sidewalk materials and clearly identified.

P. Parking:

Subject to the approval of the Director, off-street parking, as required by Article XVIII of this Ordinance, may be reduced and shared parking among uses may be permitted.

8.2.4. OTHER REGULATIONS. The headings below contain some additional, but not necessarily all, provisions applicable to the MIX district:

- A. Development Regulations, Chapter 103, Code
- B. Exceptions, Section 4.3., Zoning Ordinance
- C. Floodplain Management, Chapter 109, Article II, Code
- D. Off Street Parking and Loading, Article XVIII, Zoning Ordinance
- E. Outside Storage, Section 4.2., Zoning Ordinance
- F. Tree Conservation Ordinance, Administrative Standards and Best Management Practices, Section 4.23., Zoning Ordinance
- G. River Protection, Metropolitan River Protection Act
- H. Signs, Article XXXIII, Zoning Ordinance

12B.8. MAIN STREET DISTRICT STANDARDS.

12B.8. A. Parking

12B.8.A. Parking Spaces			
	Land Uses	Minimum Number	Maximum Number
	Retail commercial	1.5 spaces/1,000 gsf	4.5 spaces/1,000 gsf

12B.8.A. Parking Spaces			
	Land Uses	Minimum Number	Maximum Number
A.1.			
A.2.	Office	1.0 space/1,000 gsf	3.0 4 spaces/1,000 gsf
A.3.	Restaurant	1.5 spaces/1,000 square feet.	6-10 spaces/1,000 square feet.
A.4.	Multi-Family Residential	One (1) space per dwelling unit	2.0 2.25 spaces per dwelling unit
The minimum standards are available to properties which comply with the streetscape standards and have pedestrian access to the street.			

5. All parking, except residential, shall be shared.
6. Parking spaces are permitted off-site per Article 18.
7. Parking areas are not permitted between the sidewalk and the front of the building.

I.