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**CITY COUNCIL AGENDA ITEM**

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**TO:** Mayor & City Council                      **DATE:** February 24, 2012

**FROM:** John McDonough, City Manager

**AGENDA ITEM:** TA12-005 - An Ordinance to Amend Section 12B.8, Main Street District Standards, of the Sandy Springs Zoning Ordinance

**MEETING DATE:** For Submission onto the March 6, 2012, City Council Regular Meeting Agenda

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*BACKGROUND INFORMATION: (Attach additional pages if necessary)*

See attached:

Memorandum  
Ordinance

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APPROVAL BY CITY MANAGER:   JFM   APPROVED

\_\_\_\_\_ NOT APPROVED

PLACED ON AGENDA FOR:   3/6/2012  

CITY ATTORNEY APPROVAL REQUIRED: (  ) YES    (    ) NO

CITY ATTORNEY APPROVAL:   WKEW  

REMARKS:



To: John McDonough, City Manager

From: Angela Parker, Director of Community Development 

Date: February 21, 2012 for Submission onto the March 6, 2012 City Council Regular Meeting

Subject: TA12-005, An Ordinance to Amend Section 12B.8, Main Street District Standards, of the Sandy Springs Zoning Ordinance

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***CMO (City Manager's Office) Recommendation:***  
**APPROVAL CONDITIONAL** of the amendment as presented by staff.

***Background:***

The City Council has had a demonstrated longstanding interest in the redevelopment and revitalization of the area identified as the downtown/city center of the City of Sandy Springs. Upon incorporation, the City Council adopted Article 12B, Sandy Springs Overlay District, of the Sandy Springs Zoning Ordinance on December 27, 2005, which provided development and design standards for properties located within the downtown/city center area.

Following an 18-month process which began in early 2006, the City of Sandy Springs City Council adopted the 2027 Comprehensive Plan on November 20, 2007, which includes specific development policies for various nodes within the city as shown on the Future Land Use Map. The downtown/city center node, Node 8, Town Center, was defined on the Future Land Use Map as the area being bounded by Cromwell Road to the north, Cliftwood Drive and Carpenter Drive to the south, Boylston Drive to the east, and Sandy Springs Circle to the west.

The Town Center Node area has been defined as a critical area that is key to the redevelopment of the city's core area. Policies for the Town Center Node as outlined in the 2027 Comprehensive Plan provide height limitations for new buildings and limit single-use commercial/tenant spaces to a maximum individual gross floor area of 30,000 square feet. The City has made a significant financial investment in the Town Center area with the purchase of the former Target site at the southeast corner of the intersection of Johnson Ferry Road and Sandy Springs Circle.

Additionally, the City has worked with the Main Street Alliance, a stakeholder group of property owners in the Town Center area, to develop the Main Street Alliance Report outlining several key issues within the area. The lack of roadway and other infrastructure to support large development and inconsistencies between the 2027 Comprehensive Plan policies and the city's Zoning Ordinance and the current real estate market have been outlined as significant impediments to redevelopment in the Main Street Alliance report.

In June 2011 the City Council adopted Downtown Redevelopment and Economic Development as priorities and focus areas for the current and future fiscal years. As part of the 2011-2012

budget, the City Council appropriated \$300,000 to the planning efforts for the Town Center area. Over the past six (6) months, the City has been preparing for a major master planning effort for the Town Center area, including a City Center Master Plan and a 10-year update to the Livable Centers Initiative (LCI) Study for the area.

***Discussion:***

Based on an increase in development inquiries that were inconsistent with the policies of the 2027 Comprehensive Plan for the Town Center Node, the City Council approved a temporary limit on redevelopment in the Town Center area to allow staff time to develop amendments to the Zoning Ordinance to address inconsistencies with policies adopted in the 2027 Comprehensive Plan. The Mayor and City Council adopted a 90-day moratorium on the acceptance of land use petitions and development permit applications for property within this node on January 3, 2012.

During the moratorium period, Council directed staff to prepare an amendment that would bring the Zoning Ordinance in line with the policies adopted in the Comprehensive Plan for the Town Center Node.

***Planning Commission Recommendation:***

The Planning Commission heard the amendment at the February 16, 2012 meeting. The Commission recommended approval of the amendment with the request that the language specifically reflect that the square footage limitation applies only to retail establishments (6-0, Tart, Frostbaum, Squire, Maziar, Pond, and Rubenstein for; Duncan not voting).

***Alternatives:***

The City Council could choose to not to approve the changes prepared by staff.

***Tentative Schedule:***

Mayor and City Council – March 6, 2012.

cc: Wendell K. Willard, City Attorney  
Cecil McLendon, Assistant City Attorney

12B.8. MAIN STREET DISTRICT STANDARDS.

12B.8. A. Parking

12B.8.A. Parking Spaces			
	Land Uses	Minimum Number	Maximum Number
A.1.	Retail commercial	1.5 spaces/1,000 gsf	4.5 spaces/1,000 gsf
A.2.	Office	1.0 space/1,000 gsf	3.0 spaces/1,000 gsf
A.3.	Restaurant	1.5 spaces/1,000 square feet.	6 spaces/1,000 square feet.
A.4.	Multi-Family Residential	One (1) space per dwelling unit	2.0 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.

12B.8. B. Sight Distance

No building, sign, structure or object, tree or other landscape feature shall be installed, built, or allowed to grow which will impede visibility at street corners, driveways and/or intersections, pursuant to AASHTO standards for sight triangles.

12B.8. C. Yards Adjacent to a Public Street (as measured from the back of curb)

1. Buildings up to four floors:
  - a. ~~Minimum Yard~~ **Minimum Yard**: 12 feet;
  - b. Maximum Yard: twenty-one feet (21'-0)
2. Buildings with five (5) or more floors:

- a. Minimum yard: Twenty (20'-0") feet.
  - b. Maximum yard: Forty (40) foot setback above the fourth floor.
3. The required sidewalk area, including the sidewalk width located in the public right-of-way, may be calculated as part of the required landscape strip.
  4. Minimum side yards:  
  
Five feet or zero (if there are no windows along the side wall).

12B.8. D. Street Furniture and Amenity Zone

1. Clear Zone: Outside the two foot paver band, there shall be a clear zone of six feet where there shall be no permanent structures, including but not limited to, utility poles, mail boxes, newspaper vending boxes, sign structures, and benches.
2. Furniture Zone: The remaining portion of the sidewalk, outside the clear zone, may be used for the following purposes, including, but not limited to street trees, waste receptacles, bicycle racks, benches and other seating elements which do not obstruct pedestrian access or motorist visibility.
3. Building setbacks in yards adjacent to public streets may be increased to a maximum of thirty-five feet (35 feet) to accommodate outdoor space needed for plazas, dining, art, fountains, bicycle parking, gathering and seating places, gazebos or similar uses. Such improvements shall be documented on the final site plan and a certificate of endorsement issued by the Sandy Springs Design Review Board.
4. Orientation to Street:
  - a. Newly constructed buildings: At least one public (e.g. open to the public during normal business hours) pedestrian oriented entrance shall be located on the street side of the building. There shall be pedestrian access directly from the sidewalk to the principal building entrance.
5. Drive through windows shall be located in the rear yard.
6. Gasoline fuel dispenser structures shall be located along a side yard

and shall not be located between the building and the street.

12B.8. E. Building Heights

1. Buildings may have a maximum height consistent with the height recommendation for the applicable Node that a parcel is located in as referenced in the Comprehensive Plan and as shown on the Future Land Use Map, except that for buildings proposed to exceed a height of six (6) floors or 90 feet a Use Permit shall be required consistent with Article 19, Administrative Permits and Use Permits, of this Zoning Ordinance.

2. The minimum height of buildings with less than 5,000 square feet is two floors or 25 feet, whichever is less.

12B.8. F. Building Design Guidelines

1. Parcels identified on the Comprehensive Plan Future Land Use Map within the area designated as Node 8, Town Center (being bounded by Cromwell Road to the north, Cliftwood Drive and Carpenter Drive to the south, Boylston Drive to the east, and Sandy Springs Circle to the west) shall have a maximum gross floor area of 30,000 square feet per retail tenant.

~~1.~~2. New, remodeled and rehabilitated buildings, parking decks, and other structures shall employ street level design elements that relate to a pedestrian scale through the following means:

a. ~~1.~~—Building floors shall be delineated from the sidewalk level to the third floor through windows, belt courses, cornice lines or similar architectural details.

b. ~~2.~~—Building entrances shall be articulated and create additional visual interest and/or opportunities for human activity and interaction by using one or more of the following methods:

i. ~~a.~~—Building materials, architectural details and patterns shall be varied per tenant or every 75 feet, whichever is greater.

ii. ~~b.~~—Roof line and building offsets shall be varied by a minimum of two feet for every three tenant spaces or 75 feet of building face, whichever is greater.

iii. ~~e.~~—Awnings, canopies, or other type of covered-projected entry<sup>1</sup>, or

<sup>1</sup> If used, such treatment shall extend a minimum of five feet from the face of the building. Colonnades shall have a minimum

iv. ~~d.~~——Places for human activity, including, but not limited to plazas, courtyards, porches, decks, outdoor seating, landscaping, gazebos, pavilions or fountains.

v. ~~e.~~The maximum length of a building parallel to a public street shall not exceed 200 feet.

a. ~~3.~~——Windows

i. ~~a.~~A minimum of 60% of ground level facades shall be transparent glazing

ii. ~~b.~~——Reflective and/or opaque glass is not permitted on ground level floors.

iii. ~~e.~~For building faces oriented toward a street, windows shall be placed at distances no greater than ten (10) feet apart.

12B.8. G. Color

Primary or fluorescent colors shall not be employed except on sign faces, awnings, canopies or as accent colors (not to exceed 10% of building faces exclusive of window areas).

12B.8. H. Parking Structures and Decks

When adjacent to a public street, above street level parking structures and decks shall create visual interest through the articulation of openings, cornice lines, and belt courses or similar architectural details.

12B.8. I. Building Materials

Architectural Treatment Prohibited

1. Prohibited exterior building materials include exterior building materials which are not textured; non-architectural metal panel systems, as-cast smooth concrete masonry or plain reinforced concrete slabs, aluminum, plywood, press-wood or corrugated steel (exceptions: mechanical penthouses & roof screens).

2. Prohibited exterior building components, if visible from any public street, include: steel gates, burglar bars, chain link fence, steel roll down curtains. If not visible from any public street, such treatments are allowed. Interior security measures shall not be regulated.

### Allowed Architectural Material

3. Exterior walls for all new buildings shall consist of a minimum of seventy percent (70%) of one or a combination of the following durable materials: brick; tile; stone with weathered, polished or fluted face; textured traditional cement stucco (real stucco); architectural concrete masonry with fluted, split-face, or broken-face finish; portland cement plaster and lath systems; architectural (either pre-cast or tilt-up) concrete either fluted or with exposed aggregate finish; or fiber cement-board.
  - a. No other building material is allowed within the first seven vertical feet from grade level on any building.
  - b. Sloped roofs shall be standing seam metal, slate, concrete roof tiles, or composition shingles.
  - c. A decorative parapet or cornice shall be constructed along all flat roof lines.
  - d. Roof-mounted equipment shall be screened from view by a decorative parapet or cornice (point of view shall be across any public street, from the edge of right-of-way furthest from the building).
  - e. Exterior building walls, decorative elements, and parapet or cornice, are exempt from the building material requirements if they meet the following conditions:
    1. If the exterior wall is not visible from any public right-of-way; and
    2. If the exterior wall does not include a public entrance.

12B.8. J. Architectural Features Required

The principal entry area of a building shall be articulated and express greater architectural detail than other portions of the building. Individual tenant space entries shall also be articulated and express greater architectural detail than the building wall.

12B.8. K. Encouraged architectural elements

Encouraged architectural elements include: columns, arcades and covered entry-

walkway, arches, facade offsets, windows, balconies, undulating walls, clock towers, cupolas and courtyards.

12B.8. L. Building Harmony

Out-parcel buildings or spin sites, which are identified on a site plan approved pursuant to a single zoning case, shall have architectural features consistent with the principal buildings.