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**CITY COUNCIL AGENDA ITEM**

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**TO:** Mayor & City Council

**DATE:** September 27, 2011

**FROM:** John McDonough, City Manager

**AGENDA ITEM:** 2011 10-year Livable Centers Initiative (LCI) update for the Perimeter Community Improvement Districts (PCIDs)

**MEETING DATE:** For Submission onto the October 4, 2011, City Council Work Session Meeting Agenda

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

See attached:

Memorandum  
Comments

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**APPROVAL BY CITY MANAGER:**                     JTM                     APPROVED

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

**PLACED ON AGENDA FOR:**           10/4/2011          

**CITY ATTORNEY APPROVAL REQUIRED:** (  ) YES (  ) NO

**CITY ATTORNEY APPROVAL:**                     [Signature]                    

**REMARKS:**



To: John McDonough, City Manager

From: Nancy J. Leathers, Acting Director of Community Development

Date: September 27, 2011, for October 4, 2011 Work Session

Re: 2011 10-year Livable Centers Initiative (LCI) update for the Perimeter Community Improvement Districts (PCIDs)

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Please find enclosed the Planning Commission and Community Development staff comments on the draft report for the 2011 10-year Livable Centers Initiative (LCI) update for the Perimeter Community Improvement Districts (PCIDs).

***Background:***

At the August 18, 2011 Planning Commission meeting, staff provided the proposed report for the 2011 ten year Livable Centers Initiative (LCI) update for the Perimeter Community Improvement Districts (PCIDs). As a part of the update process, a number of stakeholders within Sandy Springs and the City of Dunwoody have been asked to provide input. These stakeholders include the Mayor and City Council, who considered this matter, made comments and deferred it to the Planning Commission for their comments.

***Discussion:***

Staff has reviewed the draft update and has provided comments in the attached document. Based on direction from the Mayor and City Council, staff has requested that the Commission provide any additional comments on the proposed update and take action to forward its recommendations to the Council for review.

***Planning Commission Recommendation:***

This item was heard at the September 15, 2011 Planning Commission meeting. The Commission deferred the item to a Special Called Meeting, tentatively scheduled for Wednesday, October 5, 2011 at 7 p.m. (6-0, Thatcher, Pond, Rubenstein, Maziar, Rupnow, and Tart for; Duncan not voting). The Commission has requested that representatives from PCIDs provide an overview of the organization, its work programs, and the LCI update prior to the Commission making a recommendation to the City Council.

***Alternatives:***

The City Council could choose to not adopt the recommendations prepared by the Planning Commission and staff.

*Community  
Development*

## PCIDs 10-Year LCI Update

*City of Sandy Springs*  
*Community Development Department*

### Planning & Zoning Division Comments

#### General Comments

- Issues raised at 08/03/11 meeting have only been addressed partially in addendums. Specifically, Implementation Strategy Addendum does not clarify that a proposed overlay or design standards will be prepared jointly with the three jurisdictions.
- Several grammatical corrections needed throughout document.

#### Specific Comments

Page	Comment
9	References to PCIDs as an “edge city” throughout document treat the area as its own jurisdiction and misconstrue the area’s inclusion in three jurisdictions that have different regulations and planning agendas
9	Last two sentences in first paragraph are not clearly written
11	Second sentence could be clarified to discuss multi-jurisdictional regulatory framework and the need and plan for coordination
15	The plan for implementation as mentioned in last paragraph has still not been fully outlined
17	Regulatory Framework section. While there are some similarities shown in the PCID node policies in the Sandy Springs 2027 Comprehensive Plan, the city has not adopted the PCID vision into the plan. Further, there are no specific references to the LCI document in the plan chapter that discusses other plans.
19	Transit Station Areas section. The first line discusses a half-mile radius around the existing MARTA stations. Sandy Springs will be reconsidering this radius as it relates to crossing I-285 and GA-400 as these two major roadways may impede true pedestrian walkability/connection to the areas east of GA-400.
19	High-Density Mixed Use section. Area 2 discussed may conflict with the Sandy Springs Future Land Use Map. The area should be modified to reflect parcels east of GA-400 and should not include parcels along Barfield Road that are transitional properties adjacent to existing townhome developments. Area 3 discussed may also be in conflict with plan recommendations. The North Springs MARTA Station and Glenlake area are also transitional in nature.
37	Second sentence in first paragraph and second paragraph are unclear.
61	The Market Analysis does not address how adjacent markets (e.g. Roswell Road corridor) are tied in per se.
66	Trails section. Section could reference connection to Abernathy Linear Park or Tennis Center even though not immediately in PCIDs area.
67	Green Spaces section. Discussion of upgrades currently going on at Hammond Park and coordination with Sandy Springs Recreation and Parks Department could be added.
76	This section could be clarified. While there may not be a specific ordinance in place to address what is proposed by the LCI, the zoning processes are in place in the Sandy Spring Zoning Ordinance to accommodate the items discussed. Additionally, the Mixed Use District ordinance was updated in 2008 to specifically reflect the desired development pattern in

Page	Comment
	the PCID area by promoting assemblages and increased greenspace.
77, 79	Concern about how the "Amenity-Rich Boulevard" will impact adjacent existing and proposed residential developments. No provisions are given in this section. While there are many positive benefits to such an area for residents in the area, there is no discussion of how negative impacts are proposed to be mitigated.
84	Culture section. Check with Recreation & Parks, Hospitality, and Chamber on any projects/programs in Sandy Springs that could be listed.
103	Form Based/Smart Code Overlay section. Section and attached addendum still do not clearly discuss coordination effort with three jurisdictions. Second to last sentence discusses "housing options and choices that are required". Such restrictions may not be desired by the city.
106	Five Year Implementation Plan table. PI-2 lists Sandy Springs as a funding source. PI-3 & PI-4 should list Sandy Springs and Dunwoody as Responsible Parties. PI-7, PI-8, & PI-9 should show Sandy Springs as a Responsible Party as the stations are either in or border the city. PI-13 should include Sandy Springs as a Responsible Party as the proposed area borders the city.