
CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council **DATE:** September 24, 2010

FROM: John McDonough, City Manager

AGENDA ITEM: TA10-003 - An Ordinance to Amend Article 12B, Sandy Springs Overlay District, of the Sandy Springs Zoning Ordinance (Street Furniture and Bus Shelters)

MEETING DATE: For Submission onto the October 5, 2010, City Council Work Session Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum

APPROVAL BY CITY MANAGER: gmm APPROVED

_____ NOT APPROVED

PLACED ON AGENDA FOR: 10/5/10

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: [Signature]

REMARKS:

To: John McDonough, City Manager

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

Date: September 17, 2010 for Submission onto the October 5, 2010 Mayor and City Council Work Session

Agenda Item: **TA10-003** An Ordinance to Amend Article 12B, Sandy Springs Overlay District, of the Sandy Springs Zoning Ordinance (Street Furniture and Bus Shelters)

Department of Community Development Recommendation:

The Department of Community Development recommends review and discussion of the proposed changes to the City's overlay district standards.

Background:

Article XII of the City's Zoning Ordinance established the Sandy Springs Overlay District. Recently, the City approved a reduction in the number of streetscape standards from five to three (Main Street, Suburban and PCID) and a realignment of the overlay district boundaries such that they now correspond with the Future Land Use Plan. Within these areas, design criteria have been established through Article XII related to landscaping, street furniture, lighting, parking, building materials, etc.

Discussion:

The City has been working since 2008 on incremental changes to the overlay districts. Initially, the streetscape standards were revised to require all pedestrian lighting to be located behind the sidewalk. This change from the previous location (behind the curb) was made for reasons of safety. Subsequently, the list of approved street trees was amended to include new cultivated varieties which are more disease and drought tolerant together with a list of trees more appropriate for use under powerlines.

The overall work program for the Overlay District amendments has three remaining items:

- Streetscape furniture and bus shelters
- Role of the DRB in the rezoning process; and,
- Building design / parking standards in the Main Street District

The remainder of this memorandum includes recommendations to update the standards associated with streetscape furniture and provide a standard for non-MARTA bus shelters in the Main Street District.

Community
Development

Streetscape Furniture

Section 12B2.8 of the Zoning Ordinance contains street furniture standards for both benches and trash receptacles. According to their associated details, both the benches and receptacles are manufactured by Landscape Forms. Unfortunately, Landscape Forms no longer manufactures the bench called-out in the Zoning Ordinance. Additionally, the trash receptacle (also specified to from Landscape Forms) is not the same as those already located along Roswell Road provided by Newell Rubbermaid. Finally, the existing street furniture is combination of both green and black. To remedy this situation, staff is recommending the City consider updating the street furniture standards as follows:

Replace street furniture detail for bench with Figure 1 – Landscape Forms “Plainwell” - black
Substitute trash receptacle detail with Figure 2 – Newell Rubbermaid “Americana – black



Figure 1 – Landscape Forms “Plainwell”



Figure 2 – Newell Rubbermaid “Americana”

Bus Shelters

The City approved an agreement with MARTA to provide decorative non-advertising bus shelters in Main Street area. Because these shelters will be provided by the City, Sandy Springs will need to select a design as part of the update to the Sandy Springs Overlay District.

Based upon the input received at previous Council Meetings, staff recommends pursuing a design similar to the shelter provided in Figure 3 below. This design is pre-fabricated, available in different size sections and will provide shelter from the elements. According to a local representative from Handi-Hut, the shelter is approximately \$7,000 (installation would be additional).



Figure 3 – Handi-Hut “Historical”

Schedule:

Beginning in April, staff will be bringing amendments to different portions of the City's overlay district standards to the Planning Commission and DRB for review / recommendation and Mayor and Council for approval. The tentative schedule is as follows for the Planning Commission and DRB:

Item(s)	DRB	Planning Commission	Mayor and Council
Street Furniture / Bus Shelters	June - Discussion July - Action	July - Discussion August - Action	September
Role of DRB	July - Discussion September - Action	September - Discussion October - Action	November
Bldg. Standards / Color Palette	September - Discussion October - Discussion November - Action	October - Discussion November - Action	December

Alternatives:

The Mayor and Council could choose to not recommend the changes prepared by staff.

Financial Impact:

Undetermined at this time.

Concurrent Review:

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

NJL\esm