

NORTHPOINT

— LIVABLE CENTERS INITIATIVE PLAN —
2017 UPDATE

CODE UPDATES

CITY COUNCIL WORK SESSION | SEPTEMBER 11, 2018

CODE STRUCTURE - GENERAL

What does the Overlay do?

The proposed North Point Overlay creates standards that apply to all parcels in North Point, regardless of their zoning. These include customized requirements for:

- » Additional residential density via conditional use
- » Streetscapes
- » Site and building design
- » Open space
- » EcoDistrict measures

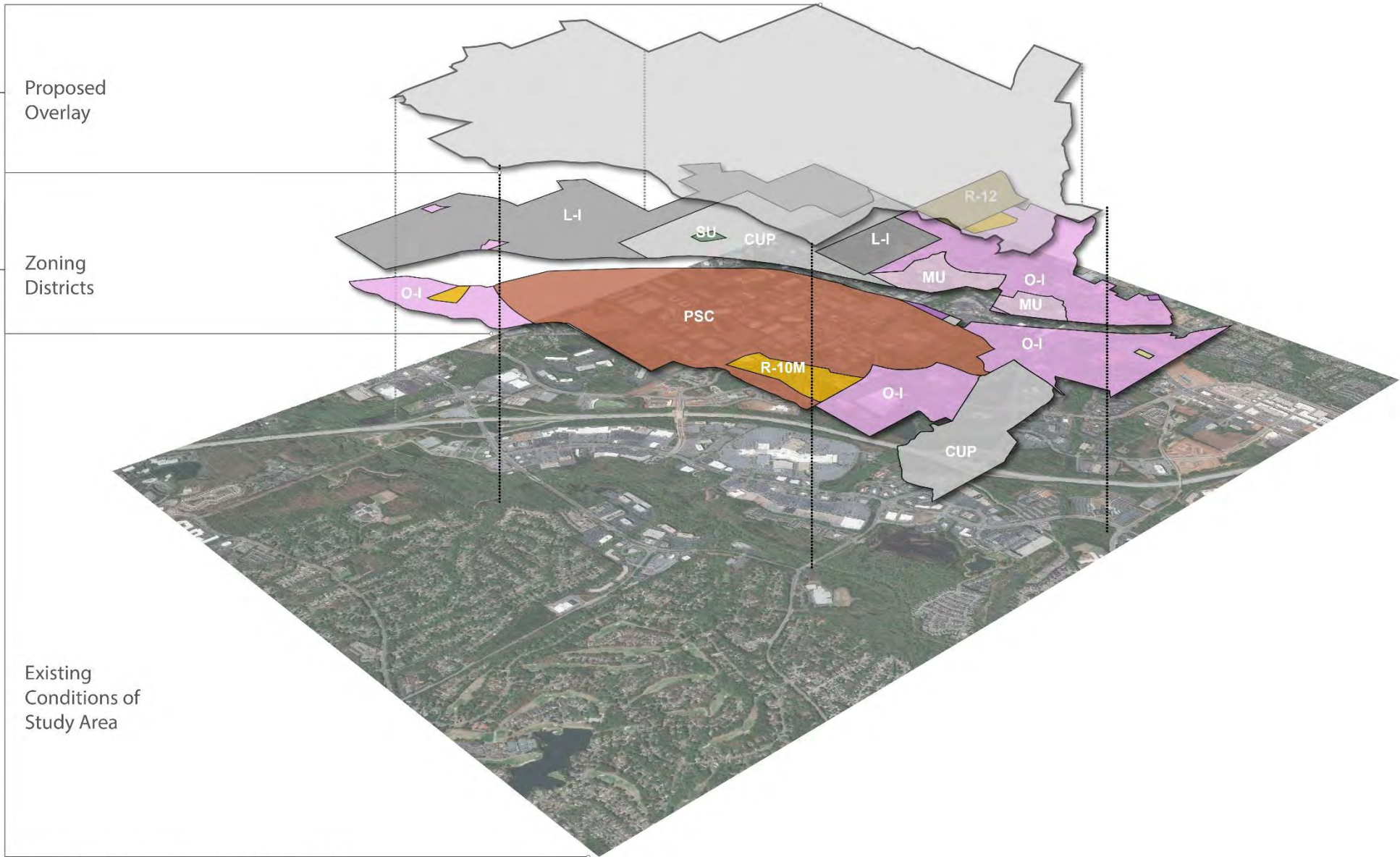
Generally, these standards apply **in addition to** those in the base zoning, except as specifically noted.

What do the Zoning Districts do?

The existing zoning map in North Point will remain unchanged, except for minor adjustments to align the LCI plan or the Overlay. These include:

- » Use and base density
- » Existing conditional approvals (i.e. zoning conditions)

Keeping existing zoning will allow City Council to carefully review proposals for additional density on a case-by-case basis.



****See map on the "Zoning Districts Map" for the exact boundaries and parcel lines. This diagram is meant for illustrative purposes only.**

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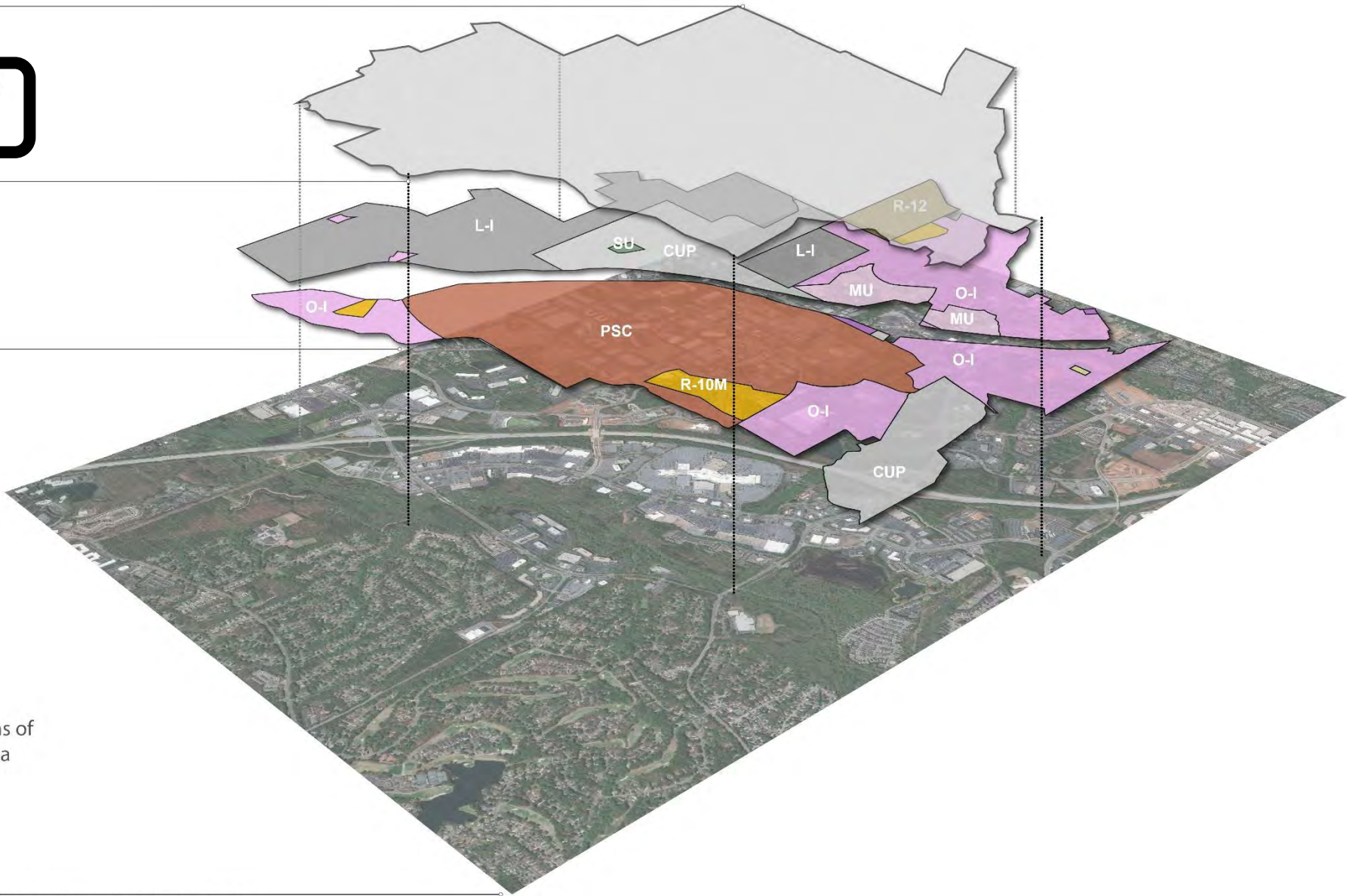
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Proposed
Overlay

Zoning
Districts

Existing
Conditions of
Study Area



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Sec. 2.10. North Point Overlay

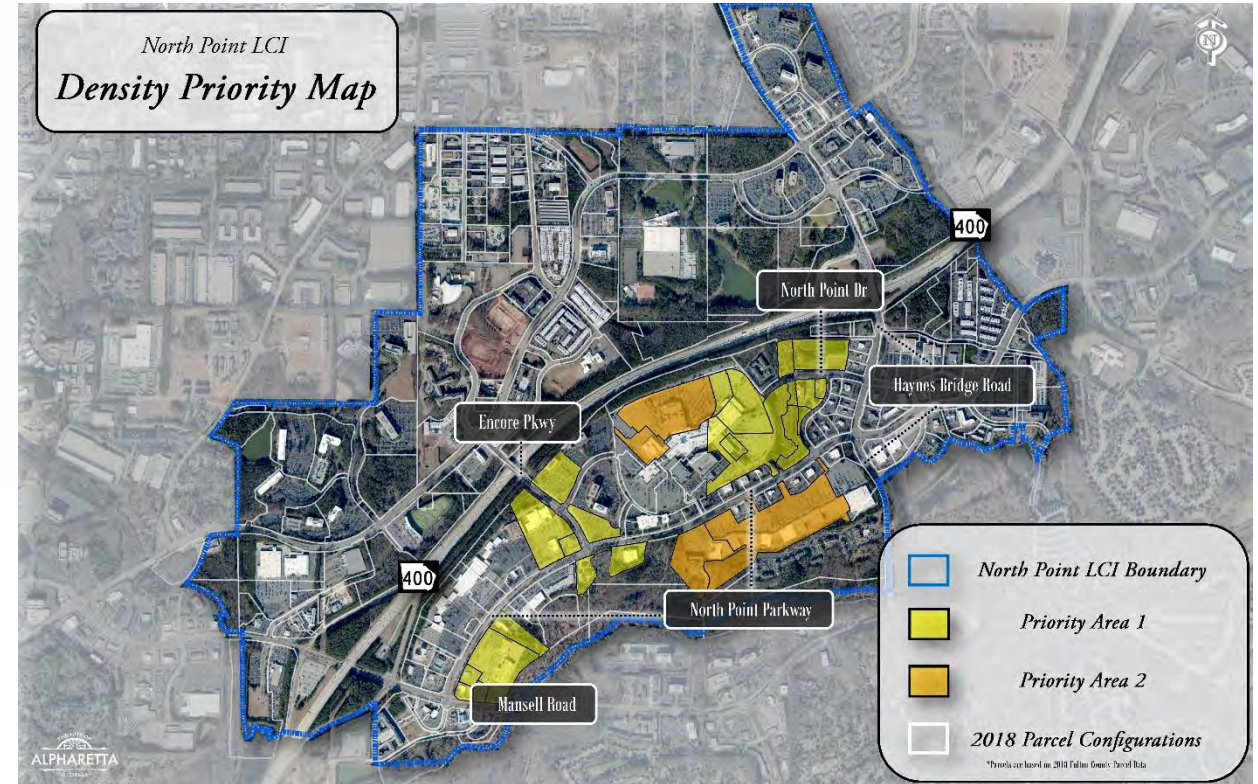
- General Provisions
- Use and Density
- Site Regulations
- Blocks and Access
- Streets
- Parking and Loading
- Landscaping and Screening
- Building Design
- Signs
- Open Space
- EcoDistrict Measures



SEC. 2.10.2 USE AND DENSITY

B – Residential Density

- Controlled by underlying zoning, except...
- In an LCI Priority Area 1 or 2 ~~Tier Area 1 or 2~~, City Council may authorize additional residential density by conditional use
 - The area must conform to both the minimum acreage requirements of the underlying district and any previously approved master plans, as applicable



B – Residential Density

3. In reviewing a request for conditional use, City Council must give the consideration to the following criteria in addition to the set forth in UDC Section 2.2.a:
 - a. Conformance with the North Point Livable Centers Initiative Study, the Comprehensive Plan, ~~City of Alpharetta Rental housing study findings and policies~~, and other City policies, plans, and initiatives;
 - b. The City of Alpharetta Rental housing study;
 - c. The number of EcoDistrict measures incorporated under Section 2.10.11, provided that development projects seeking to increase residential density shall incorporate measures totaling 10 points minimum;
 - d. The impact on the public health, safety, and general welfare; and
 - e. Other considerations deemed material to the application by City Council.

SEC. 2.10.4 BLOCKS AND ACCESS

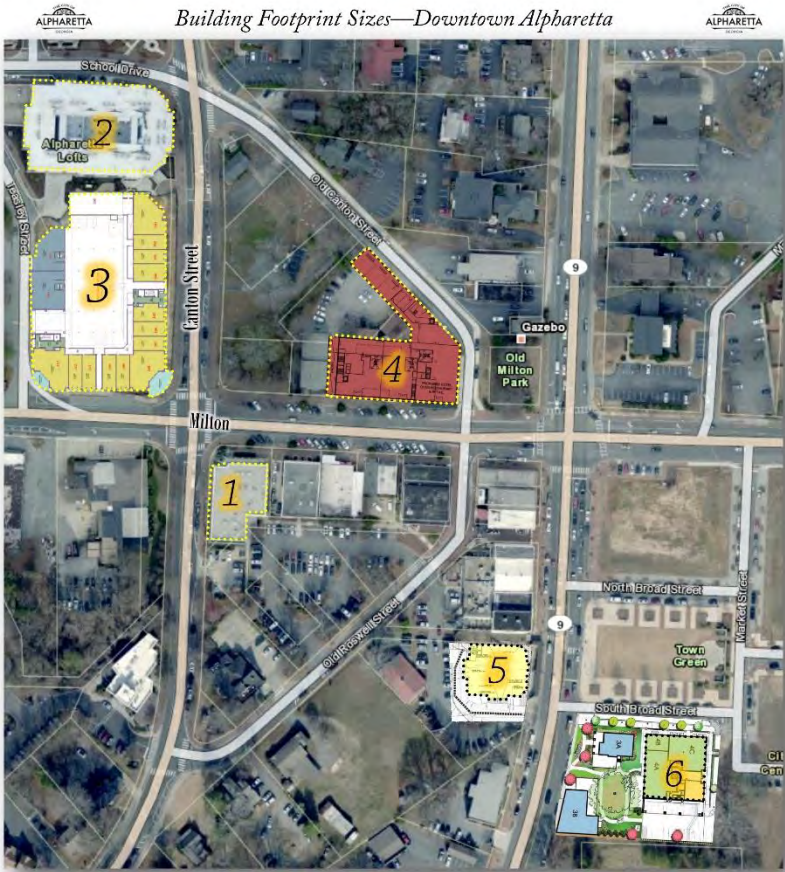
A – Blocks

- Max. 1,600 ~~2,400~~ ft block perimeter



E – Building Massing

1. The footprint of buildings containing any residential uses shall not exceed 50,000 square feet. This building footprint size limitation shall also include any parking structures provided to serve said residential uses.



City Center

Parcel 5 Apartment Building	---	58,000 sf
Parcel 6 Apartment Building	---	20,000 sf

Avalon

Whole Foods	---	47,000 sf
3000 Bldg Apartments (Phase 1)	---	70,000 sf
Avalon 4000 Bldg Apartments (Phase 1)	---	70,000 sf (145,000 sf with deck)

1. 10 Roswell Street	—	9,125 Sq Ft
2. Alpharetta Lofts	—	30,000 Sq Ft
3. Teasley Place	—	50,000 Sq Ft
4. Cotton House Hotel*	—	26,000 Sq Ft
5. Liberty Hall	—	9,500 Sq Ft
6. Office at City Center	—	9,370 Sq Ft

* Proposed Project
** Approximate Measurements

SEC. 2.10.10. OPEN SPACE

A – Defined

- Open space includes civic space and amenity space

B – Minimum Requirements

- New requirements modeled after Downtown Districts
 - Requirements for both civic space and amenity space
 - Special requirements for non-residential sites under 5 acres

Reminder:

Open space requirements of PSC, MU, other “base” zoning districts, or a condition of rezoning will also apply if they exceed the requirements of this overlay.

Sites Under 5 Acres	
Uses	Open Space Required (% of site gross acreage)
Non-Residential:	Civic Space: none
	Amenity Space: 5% min
Residential (density of 8 units/acre or less:	Civic Space: 10% min.
	Amenity Space: 5% min.
Residential (density of 8 or more units/acre):	Civic Space: 10% min. + 1% for each 1 unit/acre over 8 units/acre
	Amenity Space: 5% min.
Sites of 5 or More Acres	
Uses	Open Space Required (% of site gross acreage)
Non-Residential:	Civic Space: 10% min.
	Amenity Space: 5% min.
Residential (density of 8 units/acre or less:	Civic Space: 10% min.
	Amenity Space: 5% min.
Residential (density of 8 or more units/acre):	Civic Space: 10% min. + 1% for each 1 unit/acre over 8 units/acre
	Amenity Space: 5% min.

SEC. 2.10.10. OPEN SPACE

3. Restaurants with one or more exterior walls shall be subject to the following additional requirements:
 - a. An outdoor dining area equal to at least 10% of the restaurant floor area shall be provided.
 - b. When the outdoor dining area conforms to Sec. 2.10.10.D it may be counted towards amenity space requirements.
 - c. When the restaurant abuts a public street (including across an intervening parking lot) the required outdoor dining area shall be located along the portion of the façade facing such public street.
 - d. The Director of Community Development has the authority to authorize the required outdoor dining to be placed in locations other than required by “b” above when:
 - i. There is insufficient area between the restaurant and the street to accommodate all of the required outdoor dining; or
 - ii. There are other unique circumstances not created by the applicant that render this requirement unfeasible.



SEC. 2.10.11. ECO DISTRICT MEASURES

B – Applicability

- No change in requirement points, but reduction in points for “building system” measures and greater open space emphasis
- **2 Points Minimum**
 - Increases building footprint by 30% or more, or
 - Replacement, renovation, or reconfiguration of 60% or more of the total site parking area
- **5 Points Minimum**
 - Increases an existing building footprint by 60%
- **7 Points Minimum**
 - Complete renovation or a new building
- **10 Points Minimum**
 - Conditional use permit to increase residential density

Measure	Value
Certified Green Building	3 to 5 points
Renewable Energy Sources	35 points
Greenroof	34 points
Building Energy Efficiency	23 points
Bio-retention	2 points
Building Water Efficiency	2 points
Transportation Demand Management	2 points
Heat Island Reduction	2 points
Pervious Paving	2 points
Connected Open Space	2 points
Consolidated Open Space	2 points
Sustainable Landscaping	1 point
Enhanced Bicycle Amenities	1 point
Alternative Transportation	1 point
Additional Open <u>Civic</u> Space	1 to 5 points
Alternative Measures	1 to 3 points

SEC. 2.10.11. ECO DISTRICT MEASURES

15. Additional ~~Open-Civic~~ Space Measure (1 to 5 points)
- a. **Minimum Requirement.** Provision of additional ~~open civic~~ space over the amount required by this overlay or the underlying district, whichever is greater. One point shall be available for each ~~additional~~ one additional percent of gross acreage provided as ~~open civic~~ space, up to five total points.

Note:

In keeping with the LCI vision of preserving stream corridors, the consultant now recommends allowing them to be counted towards open space requirement when incorporated into otherwise conforming civic or amenity spaces and “improved for pedestrian amenity or for aesthetic appeal.”

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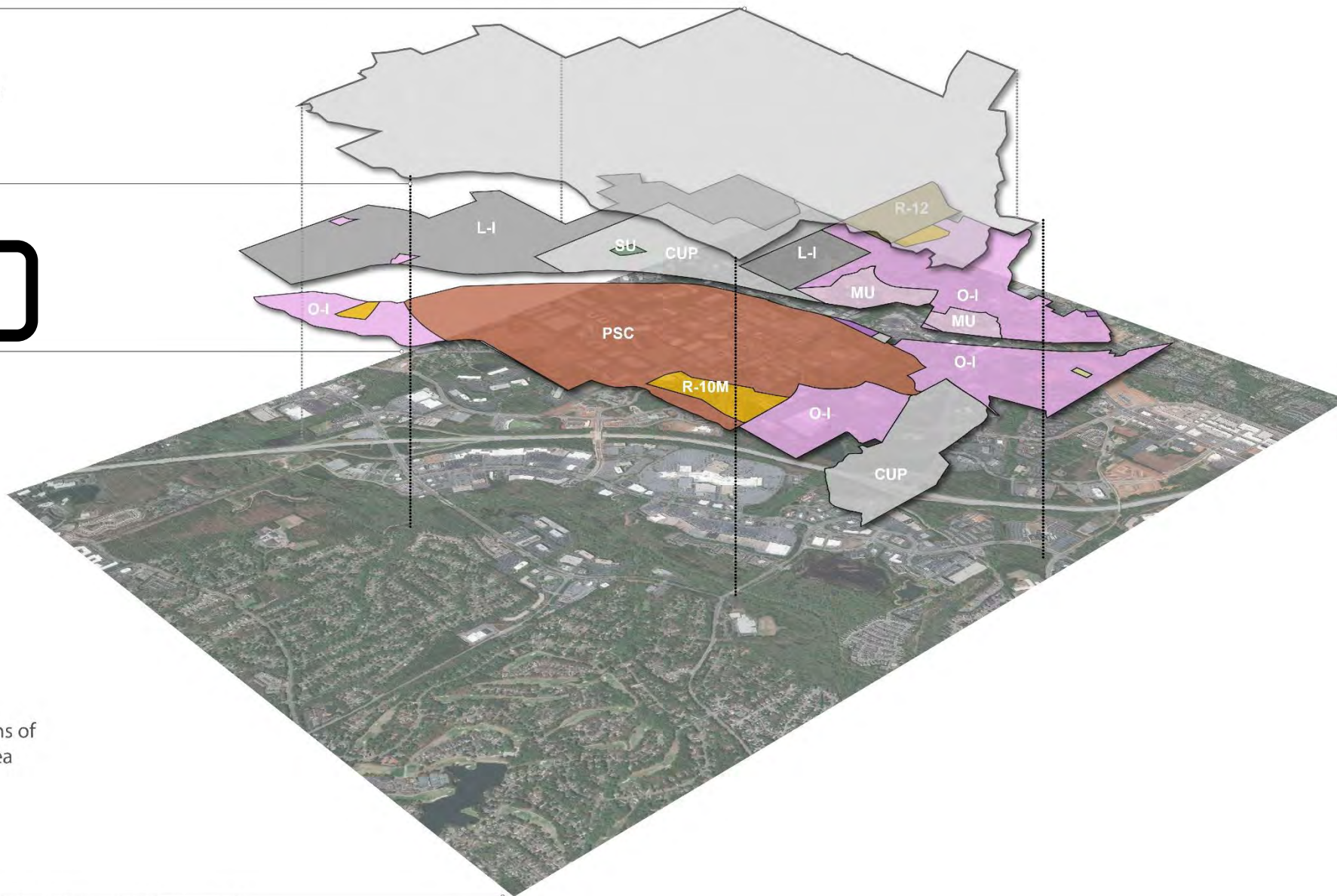
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RESIDENTIAL CONDITIONAL USES

- Dwelling, ‘For-Sale’, Attached (only allowed in the North Point Overlay and not exceeding (8) dwelling units /acre unless additional density is authorized in accordance with said overlay).
- Dwelling, ‘For-Sale’, Detached (only allowed in the North Point Overlay and not exceeding (8) dwelling units /acre unless additional density is authorized in accordance with said overlay).

Reminder:

City Council may approve additional density by conditional use within the proposed North Point Overlay.

2.2.16 PSC planned shopping center.

All uses in the PSC zoning district shall be located within, or as part of a shopping center or specialty shopping center.

A. *Conditional Principal Uses.* A property in the PSC district may be used for those uses listed in Table 2.2, only upon approval as a conditional use by the city council:

1. Residential Uses

- Dwelling, ‘For-Sale’, Attached (only allowed in the North Point Overlay and not exceeding (8) dwelling units /acre unless additional density is authorized in accordance with said overlay).
- Dwelling, ‘For-Sale’, Detached (only allowed in the North Point Overlay and not exceeding (8) dwelling units /acre unless additional density is authorized in accordance with said overlay).

2. Business Uses.

- Art Galleries.
- Automobile Service Station.
- Automotive Parts.
- Bakery.
- Barber Shop.
- Bank, Savings and Loan.
- Beauty Shop.
- Brewery.
- Book Store.
- Car Wash.
- Carpet and Rug Sales.
- Clinic.
- Convenience Market with or without gas pumps.
- Dance Studio.
- Day Care Center.
- Distillery.
- Florist, Retail Without Greenhouse.
- Grocery Store.
- Hardware Store.
- Home Improvement Store.
- Laundry, Self-Serve, Pick-up.
- Liquor Store.

PSC AMENDMENTS

REVIEW CRITERIA

- Modeled after MU

Underlying Zoning Amendments

DRAFT 08/30/2018

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

F. *Review Criteria.* The PSC district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing a PSC master plan:

1. Pedestrian connectivity to all uses.
2. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
3. Accommodations for public transportation.
4. Buildings that face or appear to face public roadways.
5. Appearance standards for buildings and structured parking.
6. Limitations on uninterrupted building elevations.
7. Creation of vistas and view corridors within development.
8. Focal point features at prominent locations and ends of vistas.
9. Incorporation of natural site features
10. Block lengths conducive to pedestrian traffic.
11. Detention and retention facilities designed to be aesthetically pleasing.
12. Creative methods for stormwater management to provide additional open space.
13. Attractive and usable street furniture in public spaces.
14. Emphasis on a high quality landscape plan.

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