

NORTHPOINT
— LIVABLE CENTERS INITIATIVE PLAN —
2017 UPDATE

CODE UPDATES

CITY COUNCIL WORK SESSION | AUGUST 24, 2018

CODE STRUCTURE - SPECIFIC

NEW NORTH POINT OVERLAY to incorporate assorted aspects of the North point LCI and the existing design guidelines.

PSC AND MU AMENDMENTS to align with the North Point LCI.

DELETED NORTH POINT DESIGN GUIDELINES to reflect incorporation into the new Overlay.

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
- Streetcapes
- Site and building design
- Open space
- EcoDistrict measures

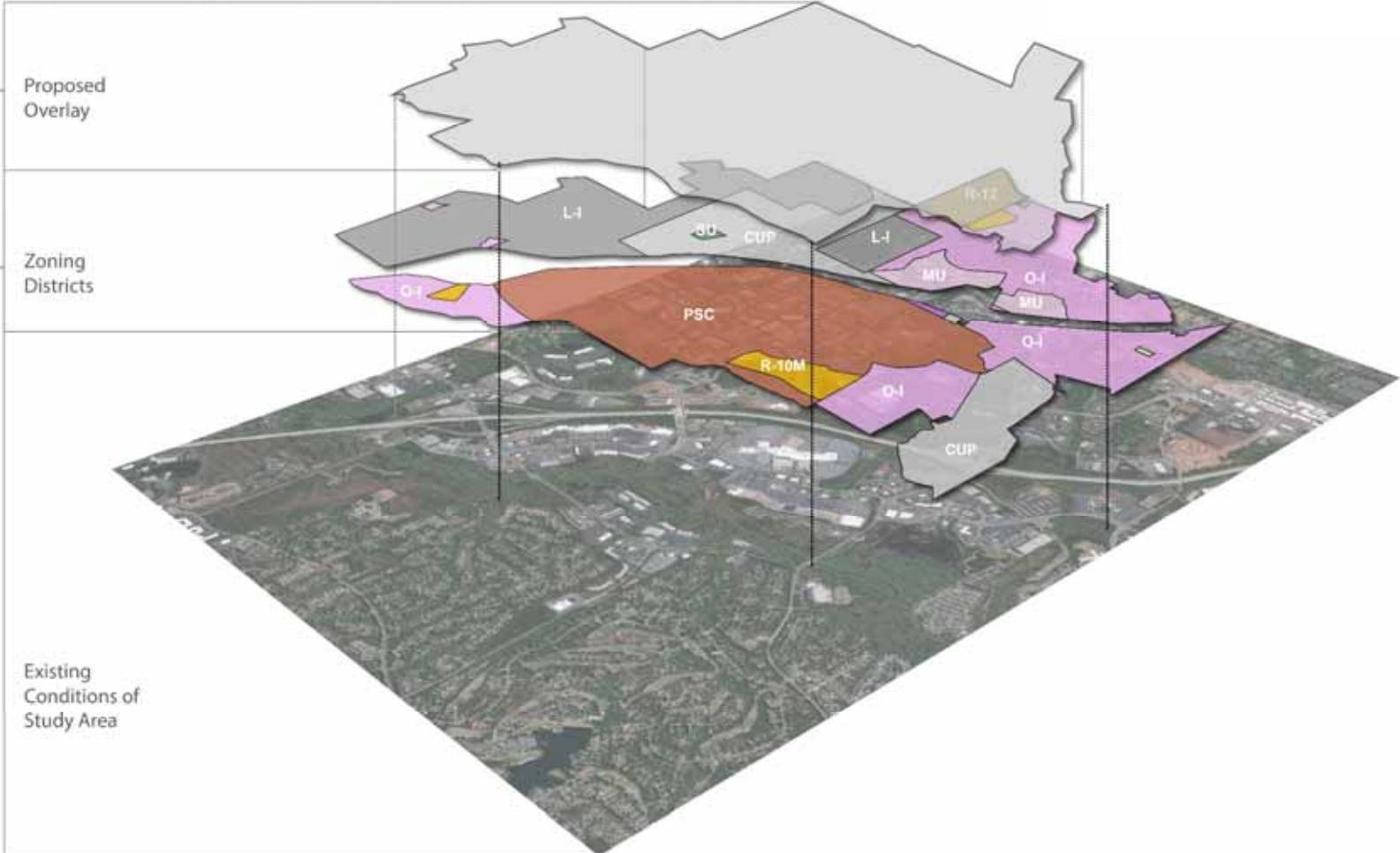
Generally, these standards apply in addition to those in the base zoning, except as specifically noted.

What do the Zoning Districts do?

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

- Use and lot density
- Existing conditional approvals for zoning conditions

Keeping zoning 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.

NORTH POINT OVERLAY

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



SECTION 2.10.1 GENERAL

B – Intent

- The Overlay supports the North Point LCI Plan and the 2035 Comprehensive Plan.

C, D – Conformance Requirements

- Conformance with the Overlay is mandatory.

H – Place Making

- Streets, streetscapes, seating, open spaces, civic spaces, and other features regulated by this overlay must incorporate signage, plantings, lighting, materials, and other place making elements :
 - In accordance with place making plans adopted by the City; or
 - As submitted by the applicant and approved by the Director of Community development if no plans above have been adopted.



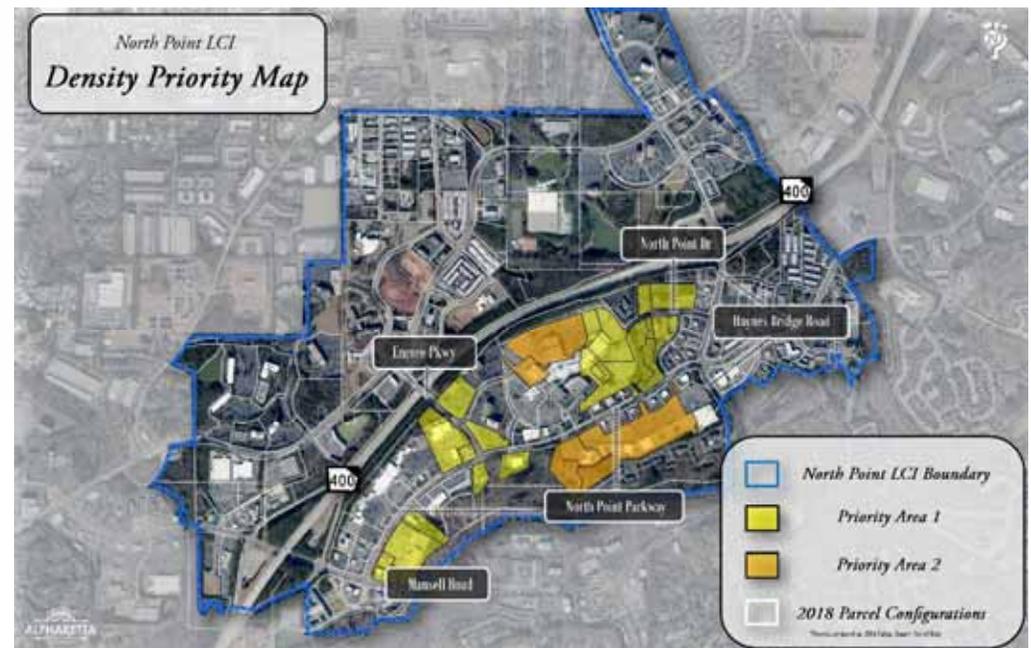
SECTION 2.102 USE AND DENSITY

A – Use

- Controlled by underlying zoning

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



SECTION 2.102 USE AND DENSITY

B – Residential Density

- Conditional use criteria:
 - 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
 - Minimum 10 EcoDistrict points
 - The impact on the public health, safety, and general welfare
 - Other considerations deemed material to the application by city council

SECTION 2.103 SITE REGULATIONS

B – Corridor Types

- **Type A Corridors**, which include Mansell Road and Haynes Bridge Road.
- **Type B Corridors**, which include North Point Parkway and Westside Parkway
- **Type C Corridors**, which include Encore Parkway, North Point Drive, and other existing or proposed internal streets.

D – Building Height

- Height must conform to the underlying zoning, including any master plan conditions, except...
- When the underlying zoning is MU the maximum building height is 4 stories or 60 feet, whichever is less, provided that City Council may authorize greater heights for non-residential uses by conditional use.

B. Site Regulation Table

Sites must be developed in accordance with the following Site Regulation Table.

Site Regulation Table

Site Design Standards			
			
	Type A Corridors	Type B Corridors	Type C Corridors
Building Setback (from the back of required sidewalk)	20 ft. min./ 100 ft. max.	10 ft. min./ 60 ft. max.	No min./ 10 ft. max.
Building Height (as measured along the applicable corridor)	20 ft. or 2 story min., whichever is higher/ Max. per Sec. 2.10.3.D.	20 ft. or 2 story min., whichever is higher/ Max. per Sec. 2.10.3.D.	No min./ Max. per Sec. 2.10.3.D.
Surface Parking Lots (see UDC Sec. 3.2.8.C and Sec. 2.10.7.A)	May be anywhere on the lot.	Only one row of parking (parallel with the road) is allowed between primary buildings and a public street.	Must be behind or beside primary buildings. No parking or driveways parallel to the roadway may be between primary buildings and a public street.
Streetscape Standards			
	Type A Corridors	Type B Corridors	Type C Corridors
Sidewalk	12 ft. min.	12 ft. min.	12 ft. min.
Planter	8 ft. min.	10 ft. min.	6 ft. min.
Planter Pedestrian Light Spacing (see Sec. 2.10.5.D.3)	40 ft. on-center max.	40 ft. on-center max.	40 ft. on-center max.
Planter Tree Spacing (see Sec. 2.10.5.D.2; 10.5.D)	40 ft. on-center max.	40 ft. on-center max.	40 ft. on-center max.
Landscape Strip	Per UDC Sec. 3.2.8.D (see note 1)	Per UDC Sec. 3.2.8.D (see note 1)	Per UDC Sec. 3.2.8.D. (see note 1)

Note 1: The Director of Community Development has the authority to reduce or eliminate UDC Sec. 3.2.8.D landscape strips adjacent to buildings with ground floor commercial uses that front and are accessible from the adjacent sidewalk.

SEC 2.10.4 BLOCKS AND ACCESS

A – Blocks

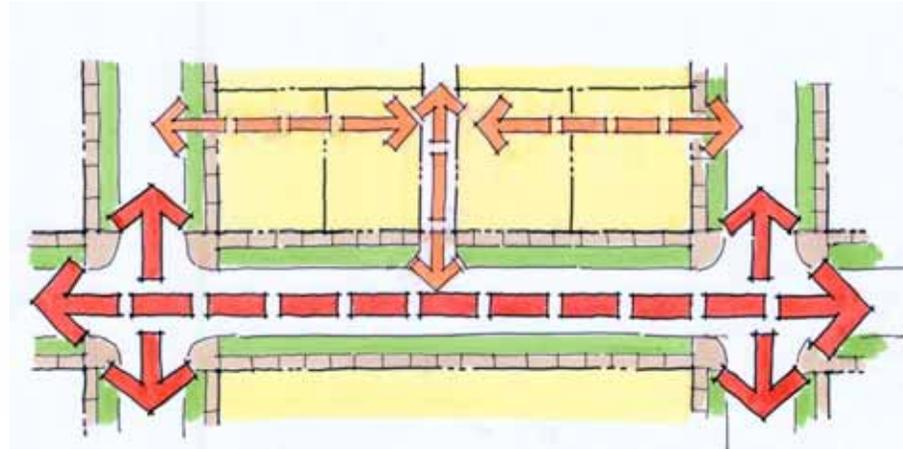
- Max. ~~1,200~~ 2,400 ft block perimeter
- Per the Downtown Overlay

B – Access

- Per the Downtown Overlay

C – Cross Access

- Per the Downtown Overlay



SEC 2.10.5 STREETS

A – Applicability

- Incorporates “triggers” for streetscapes
 - New development
 - Existing developed sites when more than 25% of the site area is disturbed
 - Existing principal buildings that are expanded
 - Existing principal buildings that are renovated or repaired and the value of said work exceeds 50% of replacement cost
- The Director may grant variances for existing sites and buildings when the streetscape or multi-use trail would render a site non-conforming with regard to parking; or existing topography, trees, buildings, bridges, utilities, retaining walls, or other existing features render this unreasonable



SEC 2.10.5 STREETS

B – Streetscapes

- Existing standards from North Point Design Guidelines
- Per the Downtown Overlay

C – Multi-Use Trails

- Per the Downtown Overlay
- Incorporates Alpha Loop and LCI trails

D – Planters

- Per the Downtown Overlay

E – On-Street Parking

- Per the Downtown Overlay



SEC 2.10.6. PARKING & LOADING

A – Vehicular Parking

- Existing standards from North Point Design Guidelines
 - 20% less than citywide standard, shared parking allowed

B – Driveways

- Existing standards from North Point Design Guidelines

C – Design of Parking Structures

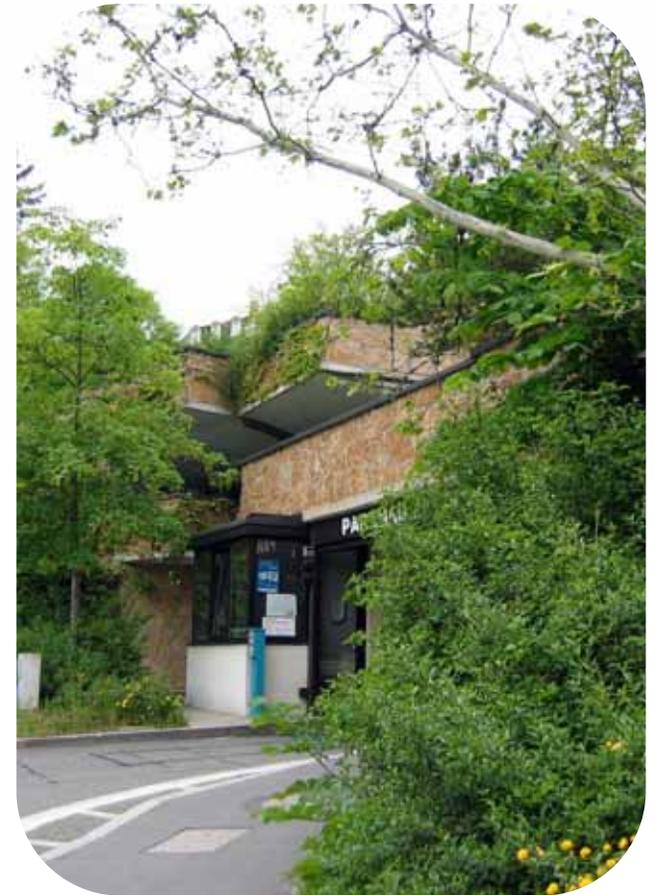
- Per the Downtown Overlay
- Allows vegetation on parking decks
- Requires screening from Big Creek Greenway

D – Loading

- Existing standards from North Point Design Guidelines

E – Parking Locations

- Existing standards from North Point Design Guidelines



SEC 2.10.7. LANDSCAPING & SCREENING

A – Parking Lot Landscaping

- Per the Downtown Overlay

B – Foundation Plantings

- Requires plantings except adjacent to storefronts

C – Service Areas

- Per the Downtown Overlay

D, E, F – Assorted Mechanical Equipment Screening

- Per the Downtown Overlay

G,H – Plant Materials and Maintenance

- Per the Downtown Overlay



SEC 2.10.8. BUILDING DESIGN

B – Fenestration

- Per the Downtown Overlay

C – Pedestrian Access

- Per the Downtown Overlay

D – Building Materials

- Per the Downtown Overlay, except...
- Glass curtain walls are allowed

E – Building Facades

- Per the Downtown Overlay

E – Building Massing

- Per the Downtown Overlay



SEC 2.10.10. BUILDING DESIGN

Additional Suggestion for Consideration

- Conventional residential buildings can be large and create a less human-scale development pattern
- The Downtown Overlay includes building footprint size limitations in order to create a “town center” setting, but none have been included in the draft Overlay
- Incorporate standards limiting the footprint size of buildings that contain residential uses
- Specific size recommendation will be based on review of recent developments in Alpharetta



Courtesy “Visualizing Density” by Julie Compoli and Alex MacLean (top) and Carter USA (bottom)

SEC 2.10.9. SIGNS

A – Materials

- Existing standards from North Point Design Guidelines

B – Monument Signs

- Existing standards from North Point Design Guidelines, except...
- Foundation plantings required

C – Additional Wall Signs

- Existing standards from North Point Design Guidelines



SEC 2.10.10. OPEN SPACE

A – Defined

- Open space includes civic space and amenity space

B – Minimum Requirements

- Residential uses must set aside civic space in accordance with the Residential Civic Space Table
- Non-residential uses must set aside 10% of the total site’s gross acreage for open space
- Projects with a mix of residential and non-residential uses must satisfy both requirements

C, D – City Space and Amenity Space Types

- Per the Downtown Overlay

E through I– Assorted Provisions

- Per the Downtown Overlay

Residential Density (per total site gross acreage)	Civic Space Required (% of total site gross acreage)
8 units/acre and less	10% min.
More than 8 units/acre	10% min. plus an additional 1% for each 1 unit/acre over 8 units/acre

SEC 2.10.10. OPEN SPACE

Additional Suggestion for Consideration

- All individual restaurants must provide required amenity space outdoor dining areas
- When a restaurant abuts a public street, the required outdoor dining areas shall be located along such street, but additional outdoor dining areas may be provided in other locations



Illustrative photo only. Five story buildings are not allowed unless approved by conditional use

SEC 2.10.11. ECO DISTRICT MEASURES

B – Applicability

• 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	5 points
Greenroof	4 points
Building Energy Efficiency	3 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 Space	1 to 5 points
Alternative Measures	1 to 3 points

SEC 2.10.11. ECO DISTRICT MEASURES

Certified Green Buildings (3 to 5 points)

- Silver by a USGBC green program or equivalent: 3 points*
- Gold by a USGBC green program or equivalent: 4 points*
- Platinum by a USGBC green program or equivalent: 5 points*
- The score may include measures otherwise allowed, but no measure included as part of a certified green building may also be awarded points as a stand-alone measure

Measure	Value
Certified Green Building	3 to 5 points
Renewable Energy Sources	5 points
Greenroof	4 points
Building Energy Efficiency	3 points
Bio-retention	2 points
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Transportation Demand Management	2 points
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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 Space	1 to 5 points
Alternative Measures	1 to 3 points

*Will include equivalent EarthCraft levels if provided to consultant

SEC 2.10.11. ECO DISTRICT MEASURES

Connected Open Space (2points)

- Must form an interconnected network with no dimension less than 40 feet
- May extend across public and private streets and multi-use trails, but street area may not be counted towards open space
- Must be at ground level
- Minimum of 2 acres (excluding any consolidated open space)

Consolidated Open Space (2 points)

- Must be in in a one contiguous area with no dimension of less than 100 feet
- May not extend across public or private streets
- Must be provided at ground level
- Minimum of 2 acres



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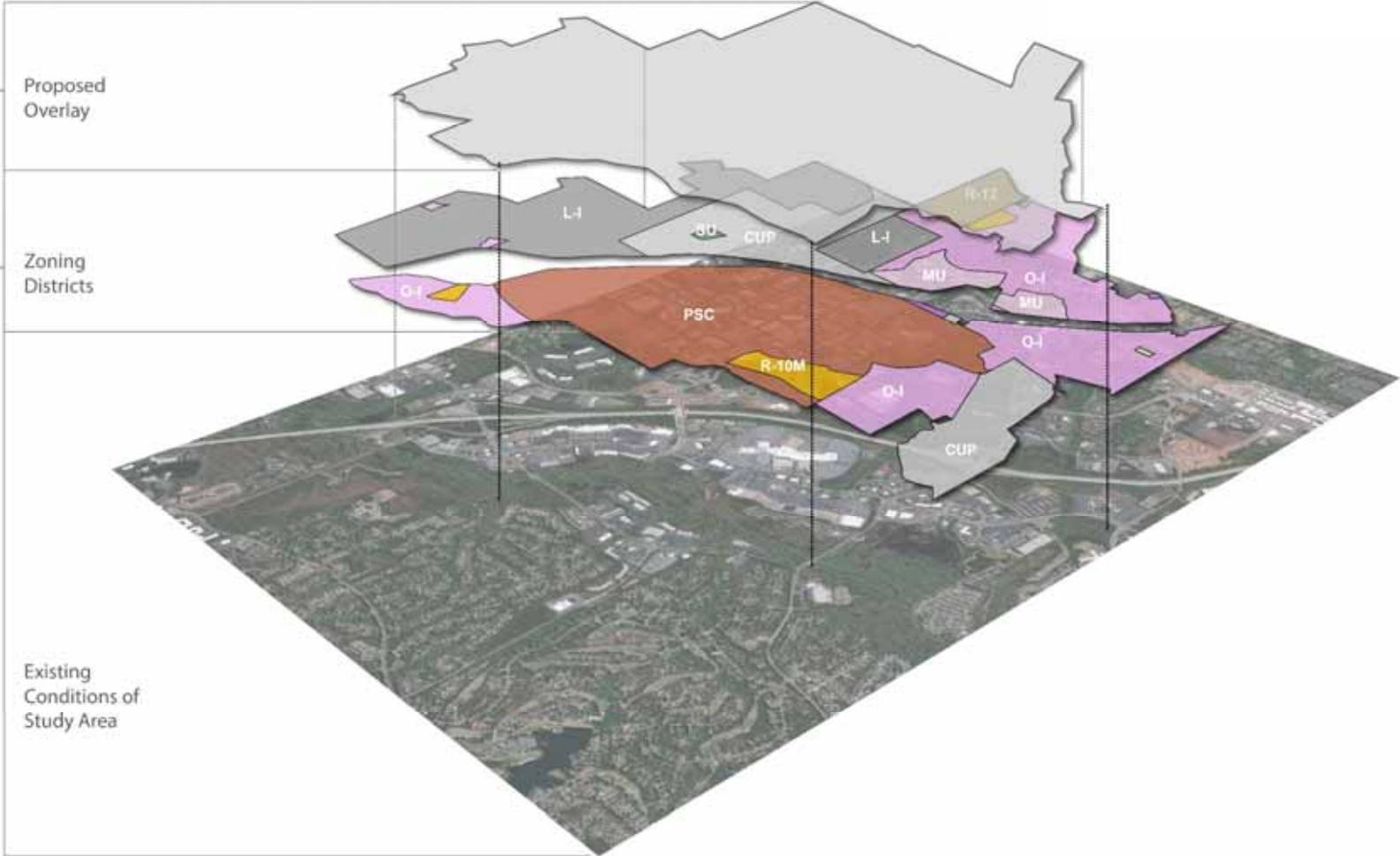
Generally, these standards apply in **addition** to those in the base zoning, except as specifically noted.

What do the Zoning Districts do?

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

- Use and lot density
- Existing conditional approvals for zoning conditions

Keeping zoning 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.

PSC AMENDMENTS

RESIDENTIAL CONDITIONAL USES

- “Dwelling, ‘For-Sale’, Attached (only allowed in the North Point Overlay and subject to North Point Overlay requirements).”
- “Dwelling, ‘For-Sale’, Detached (only allowed in the North Point Overlay and subject to North Point Overlay requirements).”

Additional Suggestion for Consideration

- Incorporate MU residential density controls into PSC (North Point Overlay only) – 8 units/acre, higher by conditional use

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 subject to North Point Overlay requirements).
- Dwelling, ‘For-Sale’, Detached (only allowed in the North Point Overlay and subject to North Point Overlay requirements).

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.
- Office Building or Park.

MU AMENDMENTS

COMMERCIAL USES

- Reduced from 25% to 10% to account for market trends

OPEN SPACE REQUIREMENTS

- Clarified that requirements are additive
Requirement = 10% site + residential amount
- Clarified that requirements are additive

2.2.20 MU mixed use district.

This district is intended to allow for the development of a mix of uses within the framework of a master plan. The district regulations are intended to allow greater design flexibility in order to accommodate a pedestrian focused environment that provides opportunities for living, working, shopping, recreation and entertainment.

- A. *Applicability.* This zoning district is applicable to properties located within:
1. Areas that are primarily non-residential in character; or
 2. Along major roadways that are primarily commercial in character; or
 3. Historic Downtown Alpharetta; or
 4. As noted in the Comprehensive Land Use Plan.
- B. *Permitted Principal Uses.* A property in the MU district may be used only for those uses approved as part of the conditions of approval of the MU zoning on the property and as further limited below.
1. *Dwelling, attached or detached:* At least 25% of the MU development shall be utilized as residential dwellings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
Dwelling, 'For-Rent' units shall require conditional use approval.
 3. *Commercial:* At least ~~10%~~ 10% of the MU development shall be utilized as commercial uses (as approved in the MU master plan). Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
 4. *Open Space:* MU developments shall incorporate the following amounts and types of open space:
 - a. ~~Public:~~ *All developments:* ~~Space:~~ A minimum of 10% of the gross land area must be designed for ~~public~~-use as *outdoor recreation, outdoor entertainment and/or civic space.*
 - b. *Developments with residential uses:* In addition to the requirements of "a" ~~immediately above,~~ *each MU development containing residential uses shall provide a minimum of one acre of open space/100 population generated by residential uses. Household size shall be calculated using the most current US Census data for the City of Alpharetta. Required open space and civic space shall be achieved on-site and exclusive from each other.* This requirement shall not apply in the North Point Overlay, where alternate standards apply.
 5. *Office/Institutional:* At least 25% of the MU development shall be utilized for office buildings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
 6. ~~Civic Space:~~ *Each MU development shall provide a minimum of one acre of open space/100 population generated by residential uses. Household size shall be calculated using the most*

MU AMENDMENTS

RESIDENTIAL USES

- Cross-reference Overlay

OPEN SPACE CONCURRENCY

- Requires open space to be phased

“No certificate of occupancy for any use shall be issued until a proportional amount of required open space and civic space has been installed.”

Underlying Zoning Amendments

DRAFT 08/20/2018

- j. Outdoor/Indoor Recreation Facilities.
- k. Religious Institution.
- l. School, Commercial.
- m. Spa Services.
- n. Theater, Cinema.

3. Semipublic Uses, Utilities:

- a. Athletic Facilities.
- b. Public Building.
- c. School, Academic.

D. District Regulations.

Minimum Lot Size: The minimum area permitted to be zoned for an MU development is 25 acres.

Maximum Density of Dwelling Units: The MU master plan shall establish maximum density for each area within the development. Density for all residential units combined shall not exceed eight (8) dwelling units/acre, except when City Council approves greater density by conditional use in the North Point Overlay. Density shall be calculated based on the gross acreage of the entire MU master plan.

Development Standards: Regulations governing lot size, lot width, setbacks, principal building coverage, floor area of dwelling unit, and height shall be established for each area within the MU master plan and approved through the public hearing process.

Maximum Impervious Area: 80% for the entire MU development.

~~**Public/Civic Space:** Each MU development shall have a minimum of 10% of the gross land area designed for public use. Public space shall be used for recreation, entertainment or civic purposes and may include plazas, outdoor theaters, sculpture gardens, parks, playground, community gardens or any other spaces where people can gather. Business kiosks shall be located outside of public space. Sidewalks and residential amenities may not be included within the public space requirement. See Sec. 2-20.B.4.~~

Open Space: Open space may include residential recreational amenities. However, at least 50% of the required open space shall be provided in passive land area(s).

E. Review Criteria. The MU district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing an MU master plan:

1. Retail, ~~restaurant, office, and personal service uses~~ at ground level.
2. Pedestrian connectivity to all uses.
3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
4. Accommodations for public transportation.
5. Buildings that face or appear to face public roadways.

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