

MEMORANDUM

To: Mayor and City Council
From: Rebecca Keefer, AICP
Date: October 13, 2014
Subject: Six Month Review of Zoning/Land Development Code Rewrite

ITEM DESCRIPTION

Community Development staff has addressed the comments and direction of City Council since the May 12 Meeting related to the proposed changes to the Zoning/Land Development Codes. The proposed verbiage to manifest those policy and procedural recommendations is before you for review and is poised for the initiation of the text amendment process.

BACKGROUND

Updates since the September 8th Discussion:

Chapter 16:

- Subdivision plat review reverted back to administrative review (Sec 16-187, page 14-15)
- Subdivision plat appeals (preliminary and final plats) are reverted back to City Council review (sec. 16-190, page 17; Sec. 16-202(e), page 20)

Chapter 27:

- Personal care home use reverted back to current districts (Sec. 27-57, page 1)
- Child-caring institution use added to use tables (Sec. 27-57, page 1; Sec. 27-72, page 2)
- Dunwoody Village Overlay: removed the street furniture and lighting standards from the code—to be provided in a separate document (Sec.27-97, pages 3-4)
- Use categories were amended or added: personal care home; child-caring institution; and neighborhood recreation club (Sec. 27-112, pages 4-5)
- Contextual lot characteristics: expanded the potential reference parcels from four lots to eight lots (sec. 27-147, pages 5-7)
- Changes in conditions of zoning and SLUPs: removed the ability to administratively alter land use proportions in a zoning approval (Sec. 27-337, page 10; Sec. 27-361, pages 10-11)

RECOMMENDATION

After deliberation of the remaining policy decisions, staff recommends initiating text amendments for City Code Chapters 27, Zoning and 16, Land Development. The amendments will proceed through the normal adoption process—Community Council, Planning Commission, and two reads before Mayor and City Council.