

PZB Shape Avondale Estates  
Presentation  
3-15-21



# RECOMMENDED CHANGES TO 2/5/21 DRAFT

- Removed building coverage requirement from Office-Institutional and General Commercial districts.
- Made lot coverage requirements consistent throughout Central Business District (CBD) at 85%.
- Added ability to fluctuate maximum elevation in CBD-3 up to five feet without exceeding the number of allowable stories.
- Reworked description of transitional height plane; added new diagram to reflect full cross-section.
- Increased Planned Unit Development (PUD) threshold to 2-acres.
- Reduced supplemental requirements for lot size and street type frontage on Event facilities/places of worship/etc

# RECOMMENDED CHANGES TO 2/5/21 DRAFT

- Altered garage requirements so garages on front facades are to be offset at least five feet.
- Modified Accessory Dwelling Units (ADU) requirements - limited to building footprint of 575 feet; cannot add vertical height to nonconforming accessory structure; requires two sanitation accounts; clarified that ADUs are types of accessory structures.

# RECOMMENDED CHANGES TO 2/5/21 DRAFT

- Added provisions for the keeping of backyard chickens.
- Added provisions for regulating donation bins (i.e.: collection bins).
- Redefined Type B home occupations as having more than two visits a week.
- Repeated provision from accessory structure section that swimming pools shall be located in rear yards.
- Added table for parking garage design requirements by street frontage type.

# RECOMMENDED CHANGES TO 2/5/21 DRAFT

- Added clarifications about supplemental zone calculations.
- Added parking of vehicles (including on-street parking) to prohibition for intersection visibility.
- Added maintenance requirements for pervious pavement sustainability measure.
- Added reference to DeKalb street construction standards.
- Made right to appeal administrative decisions consistent with current code

# RECOMMENDED CHANGES TO 2/5/21 DRAFT

- Added PZB enabling provisions.
  - Changed name to Planning, Architecture, Zoning Board (PAZB).
  - Added language making 2 of the PAZB members design professionals where practicable.
- Added 30-day limitation on PAZB deferral action.
- Added PAZB to the DCI process.
- Referenced “Avondale Estates tree board approved” tree species list in Section 17-46.



# DEVELOPMENT OF COMMUNITY IMPACT (DCI)

- ▶ Projects greater than 2 acres that don't have any other legislative review by BOMC
- ▶ Purpose to provide for:
  - ▶ Unified approaches to development
  - ▶ Compatible developments
  - ▶ Design review for large projects

## Review and Approval Criteria:

### Designs:

- Are in harmony with general character of neighborhood
- Provide visual continuity physically and aesthetically and integrated with the broader community
- Protect scenic views and natural landscape
- No negative impact on environment or adjacent properties
- Respect historical character of building/neighborhood

### Proposed Development

- Suitable given adjacent use and development
- No negative impact on public infrastructure
- Consistent with CDP and subareas
- No adverse affect on nearby properties.



# Planned Unit Development (PUD)

- ▶ Projects greater than 2 acres
- ▶ Purpose to provide for:
  - ▶ Allows for site specific code that is tailer-made to fit into the City's vision.
  - ▶ Provide zoning category for large sites that may require a rezoning when no other zoning category fits





# Planned Unit Development (PUD)

PUD applications are far more significant than standard rezoning application.

## Review and Approval Criteria:

- Promotes the health, safety, morals or general welfare of the public;
- Suitable for area;
- Length of time the property has been vacant as zoned,
- Compatible with use and development of adjacent and nearby property;
- Affect on the existing use or usability of adjacent or nearby property;
- Reasonable economic use as currently zoned;
- Impact on transportation facilities, utilities or schools;
- Consistent with the Comprehensive Plan;
- Supporting argument for change on part of applicant
- Adverse impacts— noise, hours of operation, traffic

## Submission Requirements

- Must be tied to a plan.
- Consistent with the City's vision and long-range plans.
- A PUD is a completely new and unique zoning district tailor-made for the subject property including:
  - Minimum standards (e.g.: maximum height, allowable uses, maximum lot coverage, an area dedicated to open space, etc.).
  - Additional Plans (Site, landscaping, pedestrian circulation, grading, phasing)
  - Elevations
  - Streetscape and a hardscape manual

PZB Shape Avondale Estates  
Presentation  
3-15-21



# PROCEDURES SUMMARY

New Procedure  
Existing Procedure

Procedure	Staff	PZB	BOMC	Superior Court
R = Review/Recommendation   DM=Decision-Making Body   A = Appeal Body				
Variance	R	<u>R</u>	DM	A
Admin Variance	DM	—	A	—
Tier I Waiver	DM	—	A	—
Tier II Waiver	R	R	DM	A
Amendment (including rezoning)	R	R	DM	A
Conditional Use Permit (CUP)	R	—	DM	A
DCI	R	R	DM	A
Concurrent Variance	R	R	DM	A
Appeal of Admin Decision	—	—	DM	A



# PUBLIC NOTICE SUMMARY

	Variance/Amendment/ CUP/Concurrent Variance	Admin. Variance/Tier I Waiver	Tier II Waiver/DCI	Appeal of Admin Decision
Newspaper	15 days		15 days	
Abutters Letters Mailed	15 days			15 days
Posted (sign)	15 days		15 days	
Posted at City Hall*	24 hours	10 days	24 hours	
Posted on website*	1 week	10 days	1 week	

Notice timeframes are minimum time periods in advance of meeting

\*based on policy and practice

