

TO: John McDonough, City Manager

FROM: Jim Tolbert, AICP, Assistant City Manager

DATE: August 29, 2016 for the September 20, 2016 Regular Meeting Agenda

ITEM: Consideration of Amending the City's Zoning Ordinance by Amending Article XII-B, Section 8(F).

### Background

Currently the Main Street Overlay of the Zoning Ordinance restricts the maximum tenant size of any one tenant to no more than 30,000 square feet. This has served a valid purpose in past years but is now presenting a difficulty in the redevelopment of older centers. The Community Development Department has received inquiries from several grocery stores about locating in the downtown area but with models that have over 30,000 square feet.

### Discussion

At the City Council Work Session on March 15<sup>th</sup> the City Council agreed to move forward with consideration of an ordinance to allow the flexibility to reconfigure retail space but still protect against the construction of space for "big box" retailers.

The challenge in any amendment to allow the type of retail uses desired with a footprint over 30,000 square feet is to craft a change that will allow a certain size in limited situations to minimize the unintended consequences. The attached ordinance would allow a reconfiguration of an already large space into a new space larger than 30,000 but less than 40,000 if the existing space is reused and reconfigured. It would not allow the construction of a new stand-alone space of greater than 30,000 square feet.

### Planning Commission

The amendment was presented at the Planning Commission hearing of August 18, 2016.

The discussion revolved around the appropriateness of the threshold sizes of 30,000 and 40,000 square feet and the typical size of various retail categories.

Ms. Trisha Thompson and Ms. Tochie Blad, both representing the Sandy Springs Council of Neighborhood, spoke in opposition, citing the original reason to the limit of 30,000 square feet for a single tenant was to protect Main Street from big box retail.

Motion 1: To **approve** the amendment.

First: Nickles	In favor:	In opposition:
Second: Porter	Nickles, Porter	Haggard, Johns, Maziar, Tart

The motion failed.

Motion 2: To recommend Mayor and City Council to **defer** the text amendment for 60 days, and to establish a task force to study square footage and uses allowed and desired in Node 8 of the Comprehensive Plan.

First: Tart Second: Haggard	In favor: Haggard, Johns, Maziar, Nickles, Tart	In opposition: Porter
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The motion carried.

**Alternatives**

The alternative is to leave the ordinance as it is currently written.

**Attachments**

- Ordinance

**STATE OF GEORGIA  
COUNTY OF FULTON**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA, TO AMEND ARTICLE XII-B, SECTION 8 OF THE CITY'S ZONING ORDINANCE**

**BE IT ORDAINED** by the Mayor and City Council of the City of Sandy Springs, Georgia that the City's Zoning Ordinance Article XII-B, Section 8, relating to Main Street District Standards in the Sandy Springs Overlay District, be amended as follows:

**SECTION I:** Article XII-B, Section 8, of the City of Sandy Springs Zoning Ordinance is amended by amending Subsection (F) as follows:

...

**12.B.8 (F) Building Design Guidelines**

- 1) Parcels identified on the Comprehensive Plan Future Land Use Map within the area designated as Node 8, Town Center (being bounded by Cromwell Road to the north, Cliftwood Drive and Carpenter Drive to the south, Boylston Drive to the east, and Sandy Springs Circle to the west) shall have a maximum gross floor area of 30,000 square feet per retail tenant. Variances to this section shall be prohibited, except that renovation of existing tenant spaces shall be permitted through administrative approval by the Director of Community Development so long as the renovation does not increase the gross square footage of the tenant space. Notwithstanding the above, for any existing tenant space in excess of 30,000 sq. ft. where the owner desires to demolish the existing tenant space and rebuild in a new tenant space in a reoriented building footprint, the owner may create a new reoriented tenant space of equal or smaller square footage as the existing tenant space, but in no event in excess of 40,000 square feet under any circumstances, so long as the new tenant space is at minimum 20% contained in the footprint of the existing space, and the proposed redevelopment plan complies with all other zoning and development rules in effect at the time of the construction. Other than the allowed reoriented space, any tenant spaces in the remaining existing tenant space created after the rebuild shall be no more than 30,000 sq. ft.
- 2) New, remodeled and rehabilitated buildings, parking decks, and other structures shall employ street level design elements that relate to a pedestrian scale through the following means:
  - a) Building floors shall be delineated from the sidewalk level to the third floor through windows, belt courses, cornice lines or similar architectural details.

- b) Building entrances shall be articulated and create additional visual interest and/or opportunities for human activity and interaction by using one or more of the following methods:
  - i) Building materials, architectural details and patterns shall be varied per tenant or every 75 feet, whichever is greater.
  - ii) Roof line and building offsets shall be varied by a minimum of two feet for every three tenant spaces or 75 feet of building face, whichever is greater.
  - iii) Awnings, canopies, or other type of covered-projected entry~~3~~, or
  - iv) Places for human activity, including, but not limited to plazas, courtyards, porches, decks, outdoor seating, landscaping, gazebos, pavilions or fountains.
  - v) The maximum length of a building parallel to a public street shall not exceed 200 feet.

...

**SECTION II:** All ordinances and parts of ordinances in conflict herewith are hereby repealed.

**PASSED AND APPROVED** the \_\_\_\_ day of \_\_\_\_\_, 2016.

CITY OF SANDY SPRINGS, GEORGIA

By: \_\_\_\_\_

Russell K. Paul, Mayor

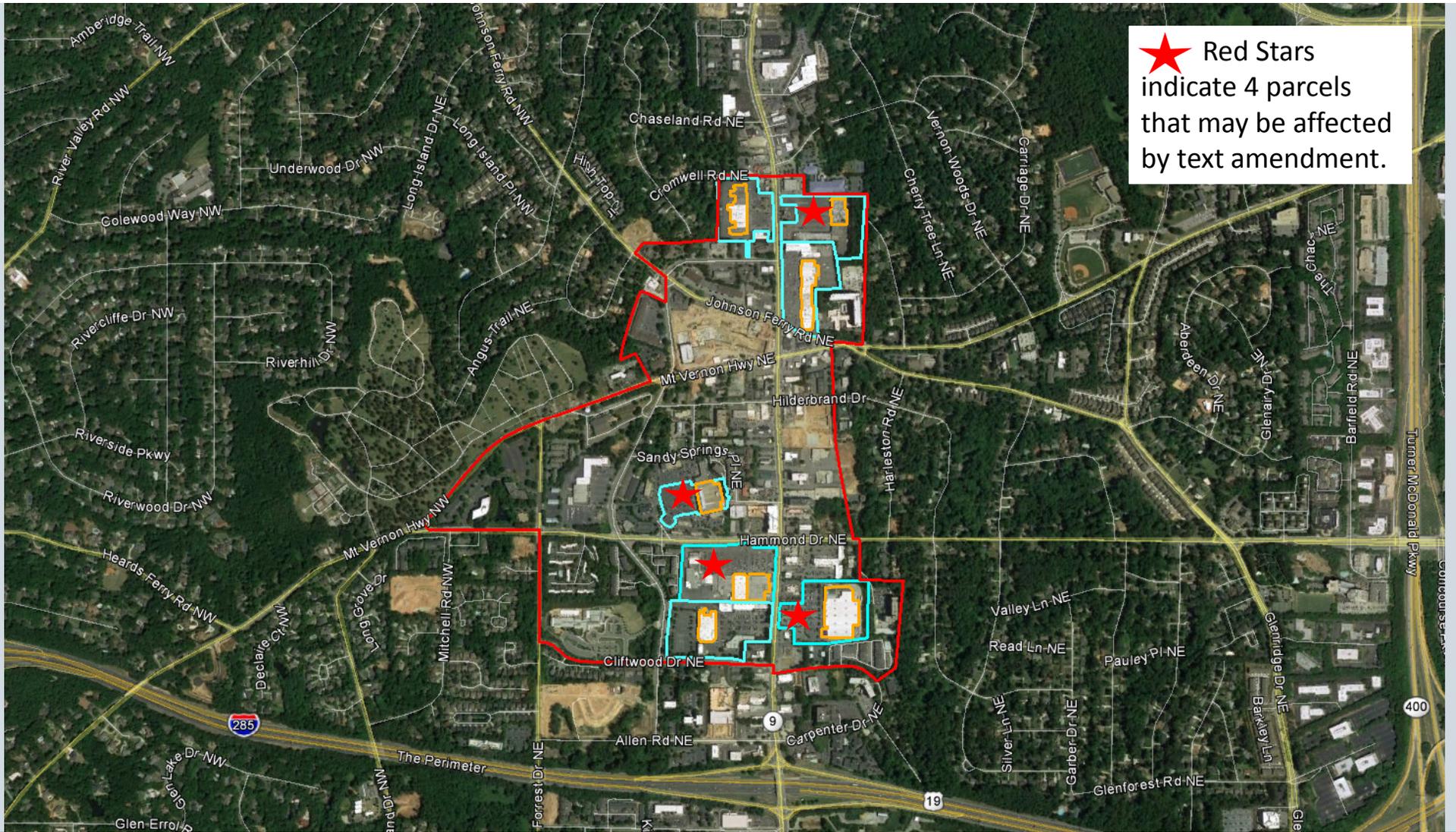
Attest:

\_\_\_\_\_

Michael Casey, City Clerk

(SEAL)

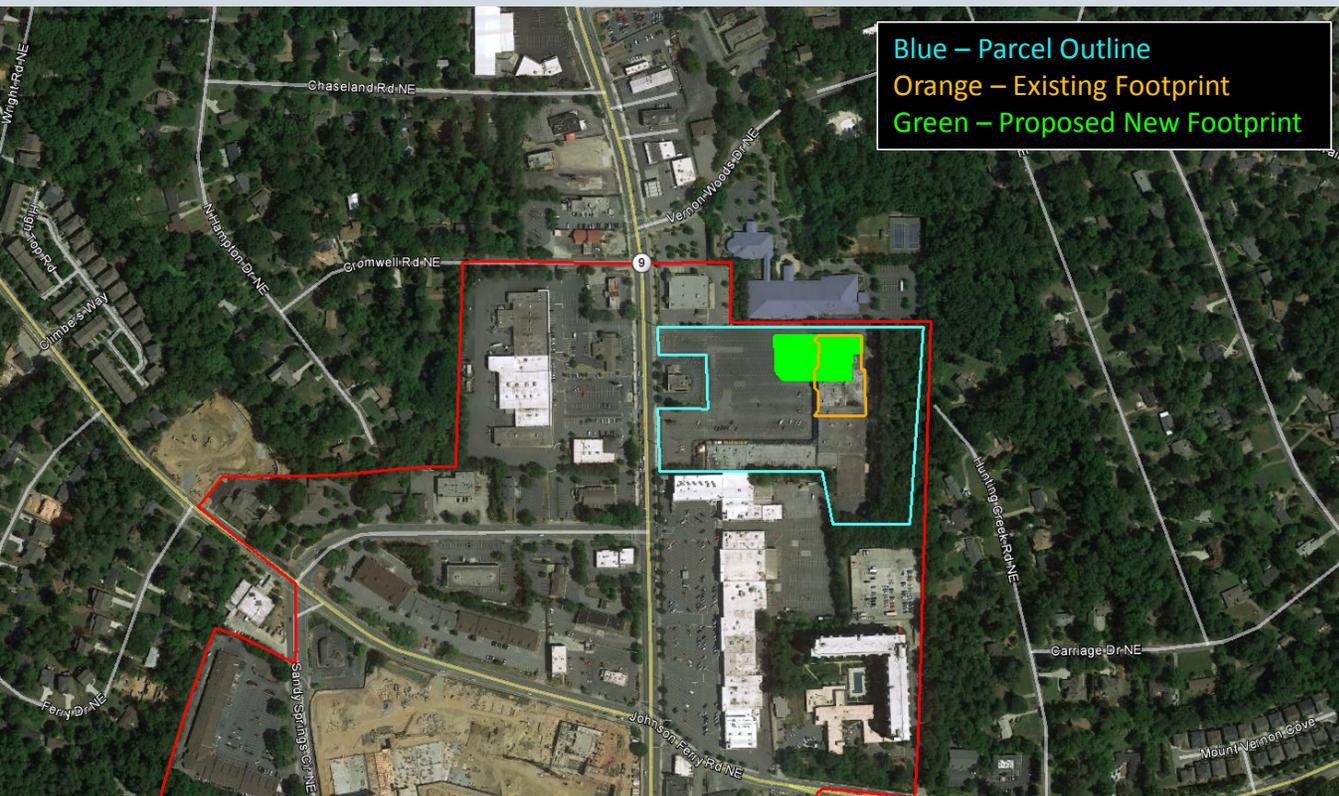




 Red Stars indicate 4 parcels that may be affected by text amendment.

# POTENTIAL SITES AFFECTED BY TEXT AMENDMENT

# Proposed Marshalls Plaza Re-Configuration



Address: 6337 Roswell Rd NE  
Atlanta, GA 30328

Parcel Number: 17 008800080043

Property Class: C4-Commercial  
Small Tracts

Zoning: C1

Parcel Acreage: 9.591

Total Building Size: 105,000 Square Feet  
Tenants >30,000sf: One (39,000sf)

- There is one retail tenant over 30,000 SF located within this parcel. The text amendment will apply.
- **Reconfiguration is feasible.**

# Potential Kroger Re-Configuration



Address: 227 Sandy Springs Place  
Sandy Springs, GA 30328

Parcel Number: 17 008900081933

Property Class: C4-Commercial  
Small Tracts

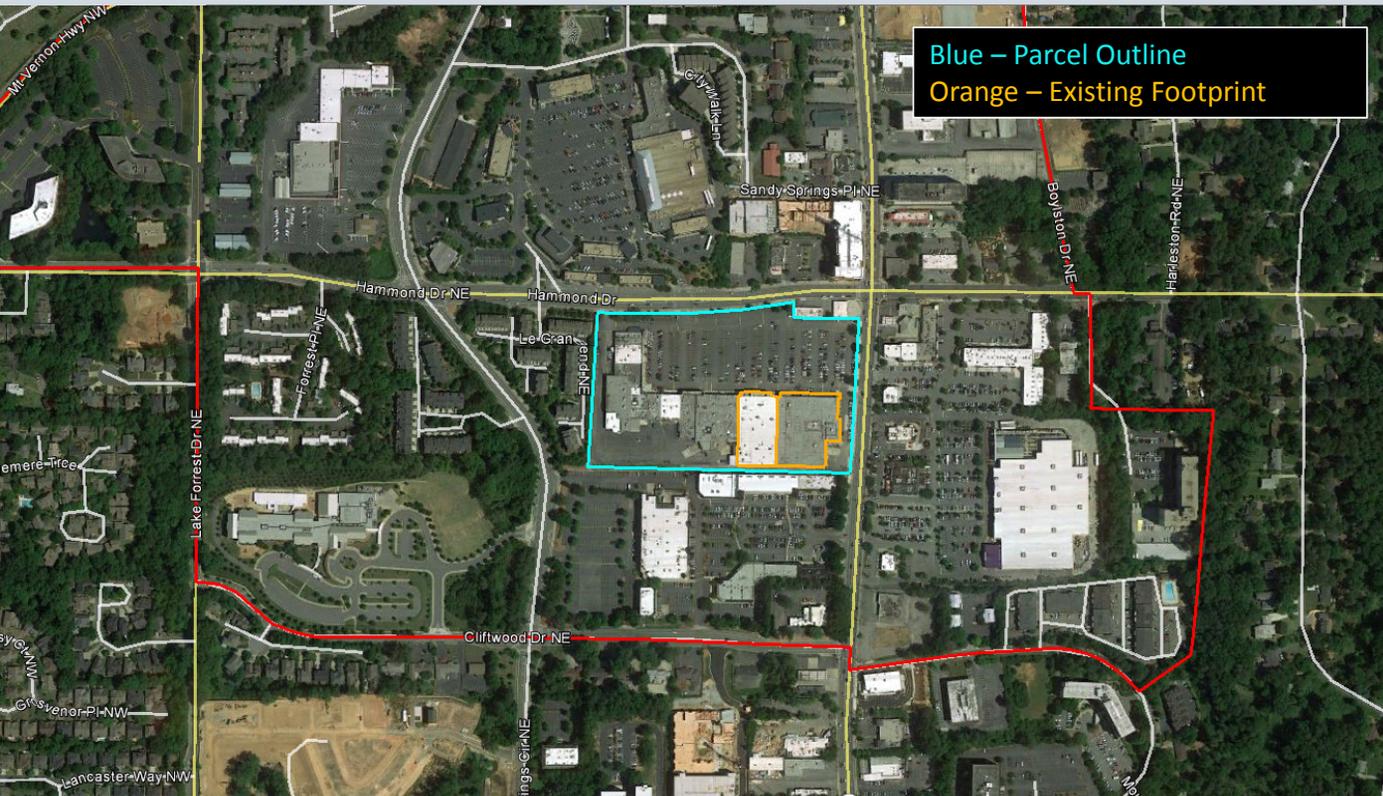
Zoning: C1C

Parcel Acreage: 5.33

Total Building Size: 98,000 Square Feet  
Tenants >30,000sf: One (68,000sf)

- There is one retail tenant over 30,000 SF located within this parcel. The text amendment will apply.
- **Reconfiguration not feasible** due to building alignment and parking layout.

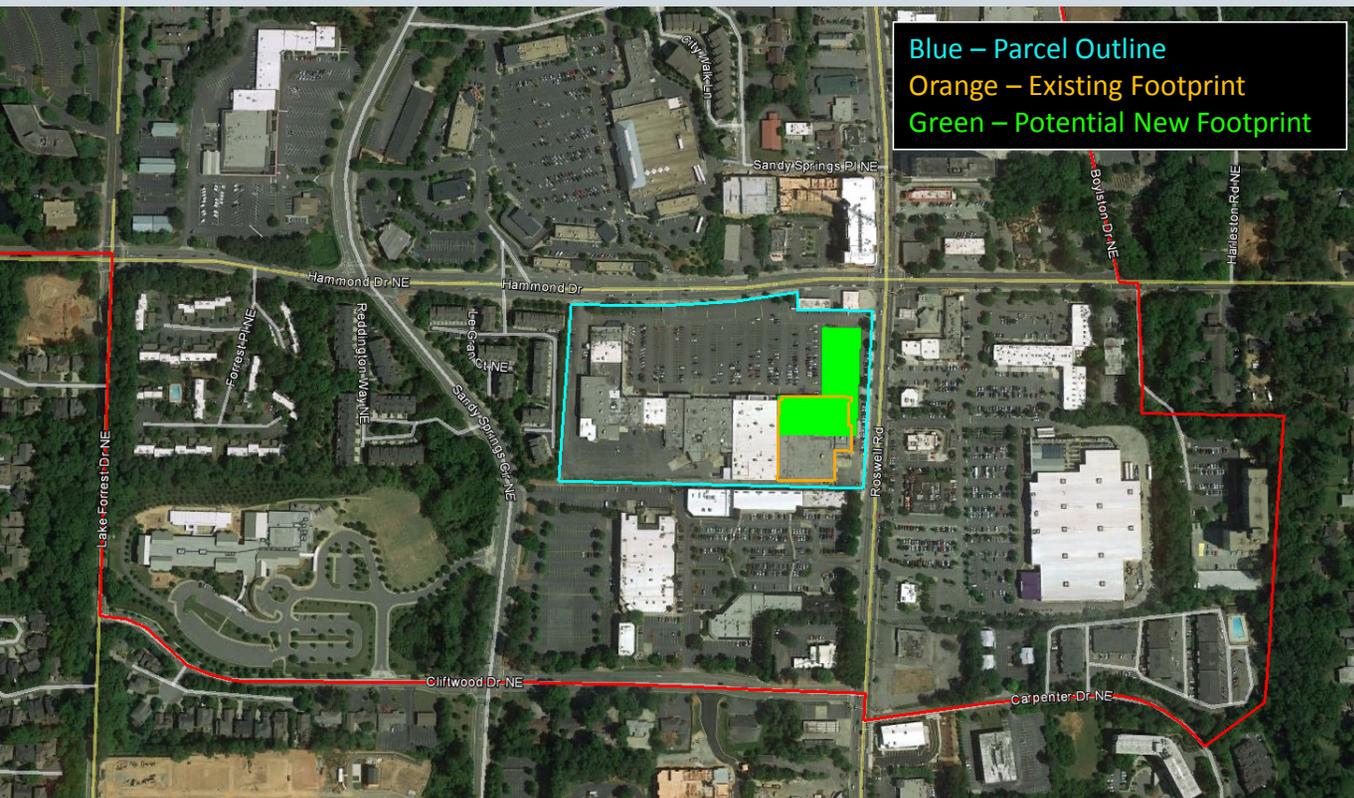
# The Exchange at Hammond



Address:	5980 Roswell Rd. Atlanta Ga, 30328
Parcel Number:	17 0090 LL0386
Property Class:	C4-Commercial Small Tracts
Zoning:	C1
Parcel Acreage:	12.56
Total Building Size:	184,500 Square Feet
Tenants >30,000sf:	Two (55,000 & 37,500sf)

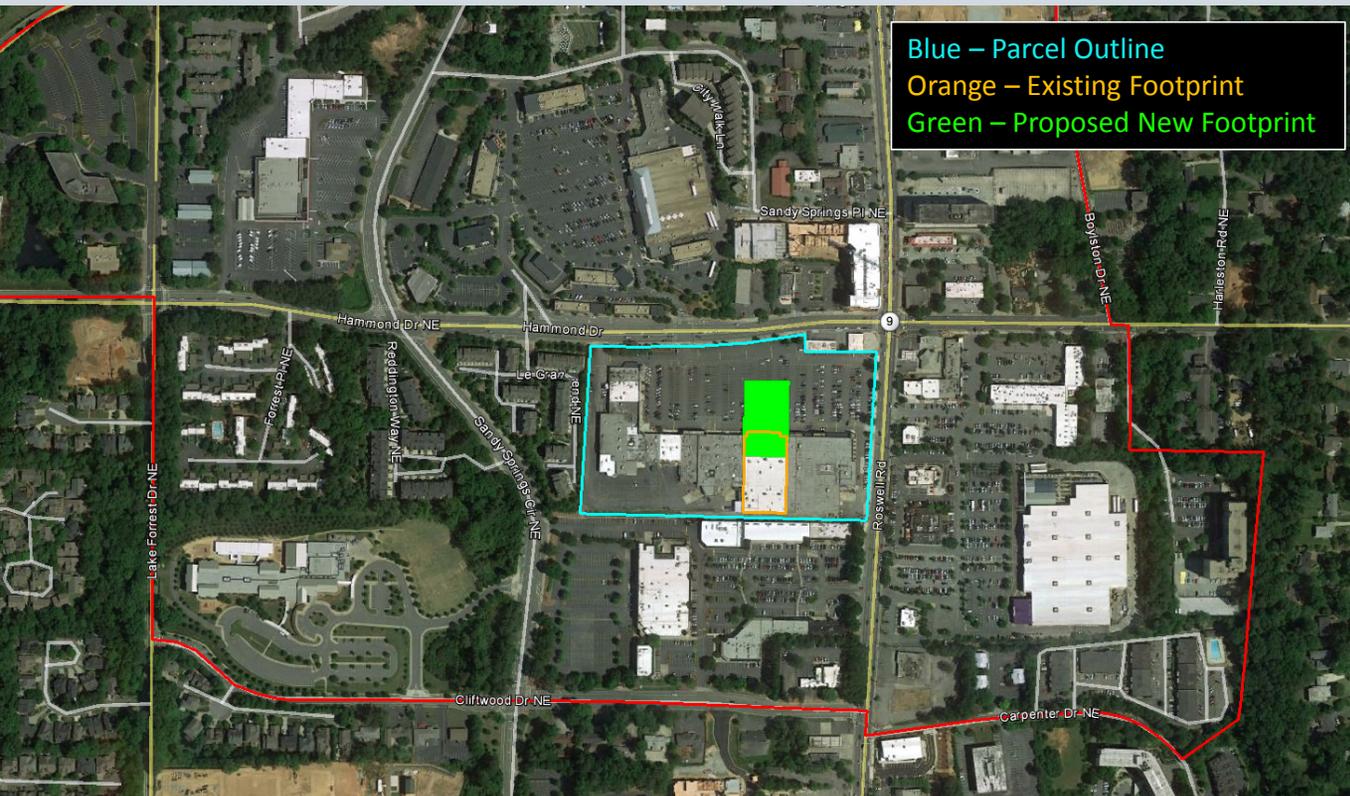
**There are two retail tenants over 30,000 SF located within this parcel. The text amendment will apply.**

# Potential Whole Foods Re-Configuration -The Exchange at Hammond-



Address:	5980 Roswell Rd. Atlanta Ga, 30328
Parcel Number:	17 0090 LL0386
Property Class:	C4-Commercial Small Tracts
Zoning:	C1
Parcel Acreage:	12.56
Total Building Size:	184,500 Square Feet
Tenants >30,000sf:	Two (55,000 & 37,500sf)
	<ul style="list-style-type: none"><li>• This retail tenant is over 30,000 SF and located within this parcel. The text amendment will apply.</li><li>• <b>Reconfiguration not feasible</b> because other retailers visibility and access will be compromised.</li></ul>

# Potential Knuckle Up Fitness Re-Configuration -The Exchange at Hammond-



Blue – Parcel Outline  
Orange – Existing Footprint  
Green – Proposed New Footprint

Address:	5980 Roswell Rd Atlanta, GA 30328
Parcel Number:	17 0090 LL0386
Property Class:	C4-Commercial Small Tracts
Zoning:	C1
Parcel Acreage:	12.56
Total Building Size:	184,500 Square Feet
Tenants >30,000sf:	Two (55,000 & 37,500sf)

- This retail tenant is over 30,000 SF and located within this parcel. The text amendment will apply.
- **Reconfiguration not feasible** because other retailers access & parking will be compromised.

# Lowes Site



Address: 5925 Roswell Rd NE  
Sandy Springs, GA 30328

Parcel Number: 17 0090 LL0543

Property Class: C5-Commercial  
Large Tracts

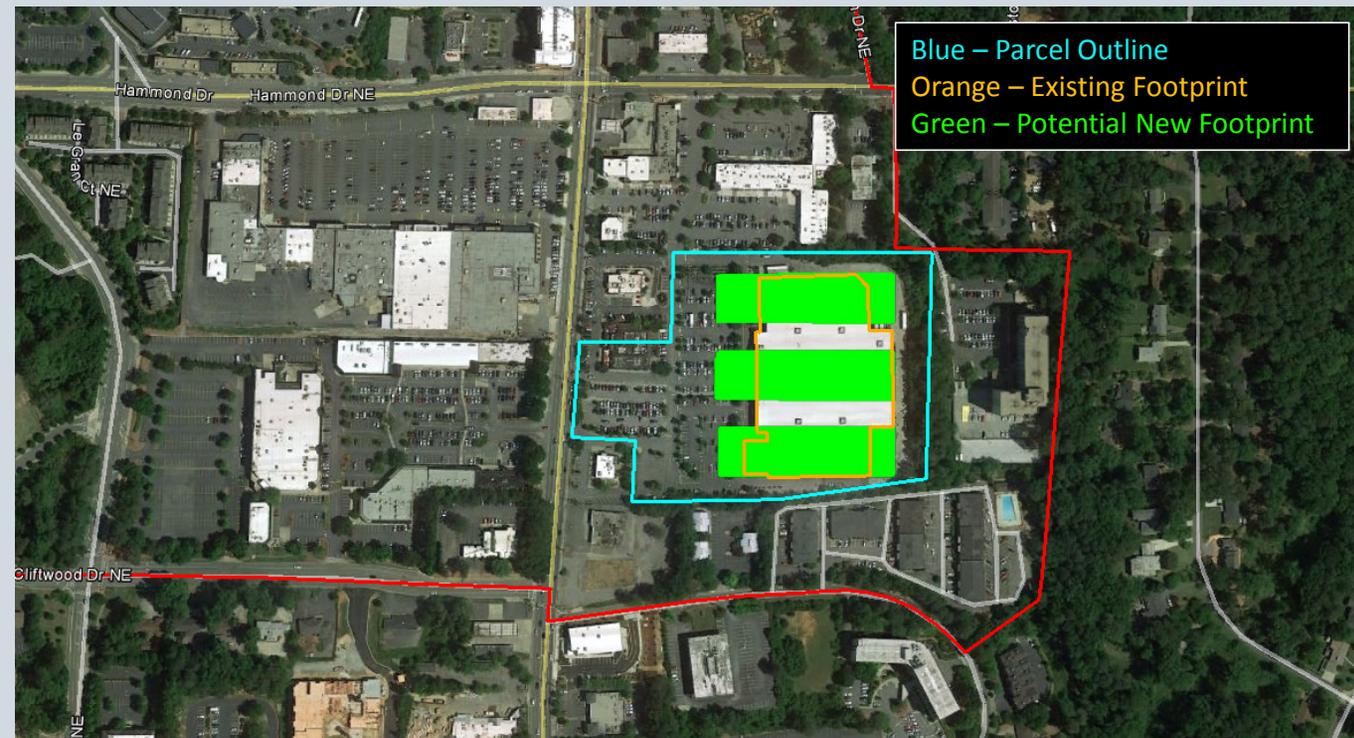
Zoning: C1

Parcel Acreage: 11.04

Total Building Size: 160,500 Square Feet  
Tenants > 30,000 sf: One (160,500sf)

- There is one retail tenant over 30,000 SF located within this parcel. The text amendment will apply.
- **Reconfiguration is feasible** in the green area

# Potential Lowes Re-Configuration 2



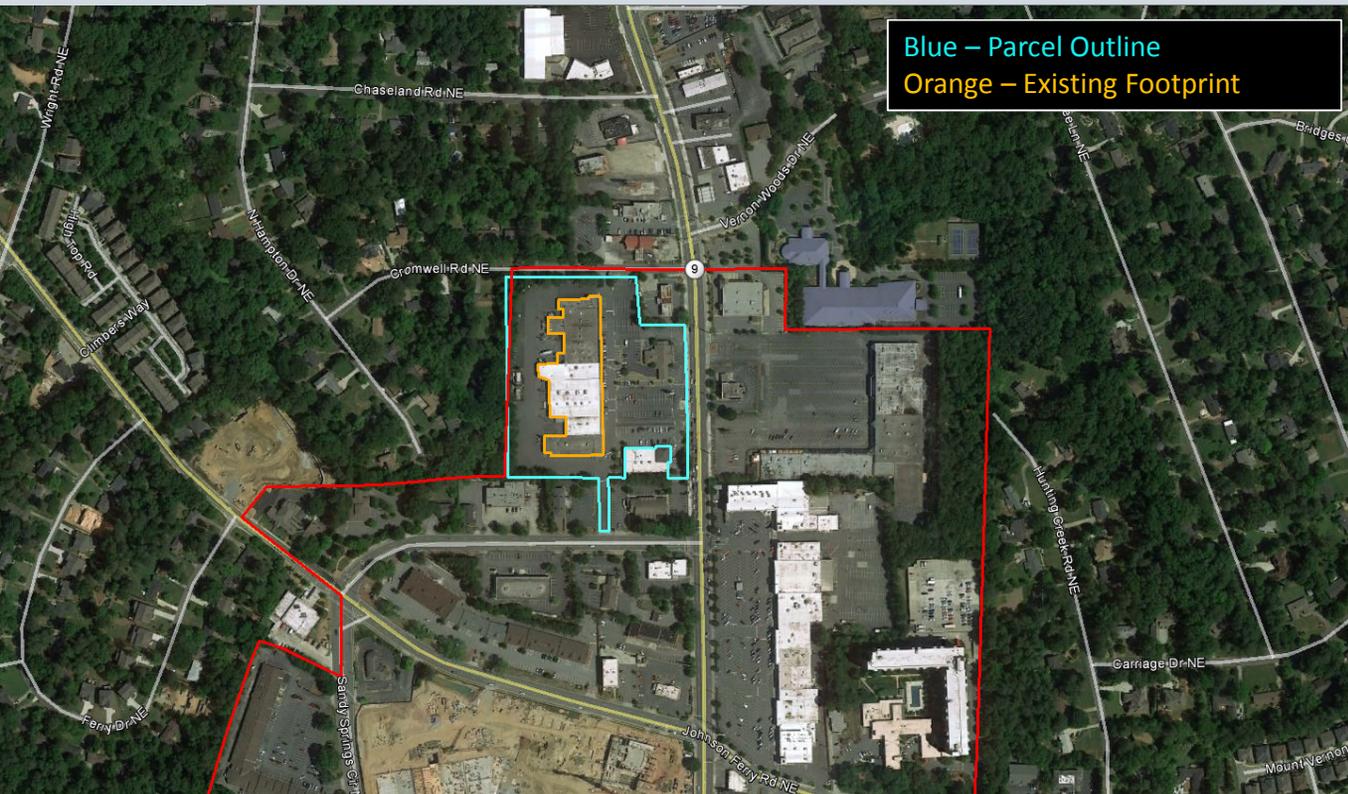
Address:	5925 Roswell Rd NE Sandy Springs, GA 30328
Parcel Number:	17 0090 LL0543
Property Class:	C5-Commercial Large Tracts
Zoning:	C1
Parcel Acreage:	11.04
Total Building Size:	160,500 Square Feet
Tenants > 30,000 sf:	One (160,500sf)

- There is one retail tenant over 30,000 SF located within this parcel. The text amendment will apply.
- **Reconfiguration is not feasible.**

# SITES UNAFFECTED BY TEXT AMENDMENT

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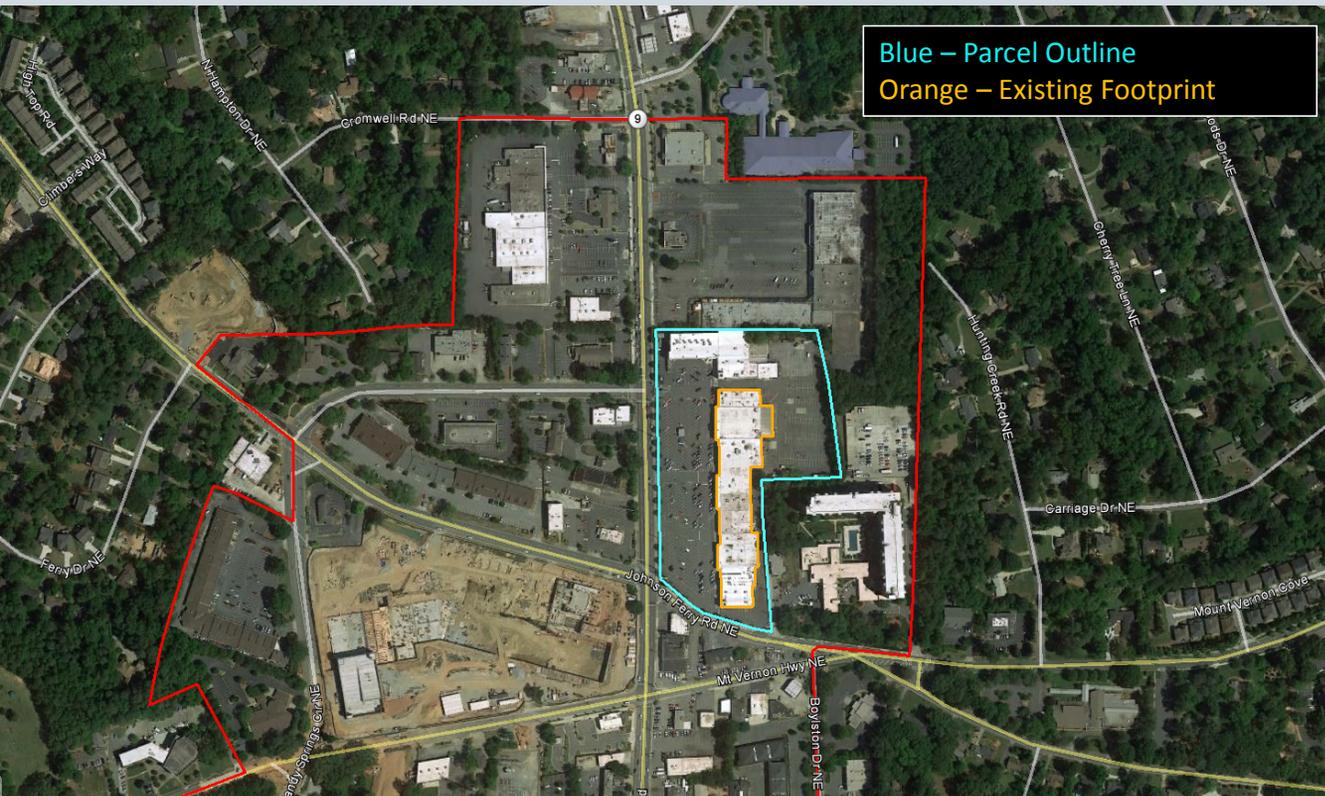
# Cromwell Square Shopping Center



Address:	6358 Roswell Rd Sandy Springs, GA 30328
Parcel Number:	7 008800010685
Property Class:	C4-Commercial Small Tracts
Zoning:	C1
Parcel Acreage:	7.15
Total Building Size:	75,000 Square Feet
Tenants >30,000sf:	None

**There are no retail tenants over 30,000 SF located within this parcel.  
The text amendment will not apply.**

# Sandy Springs North Shopping Center



Address: 6225 Roswell Rd  
Sandy Springs, GA 30328

Parcel Number: 17 0089 LL0967

Property Class: C5-Commercial Large Tracts

Zoning: C5-Commercial Large Tracts

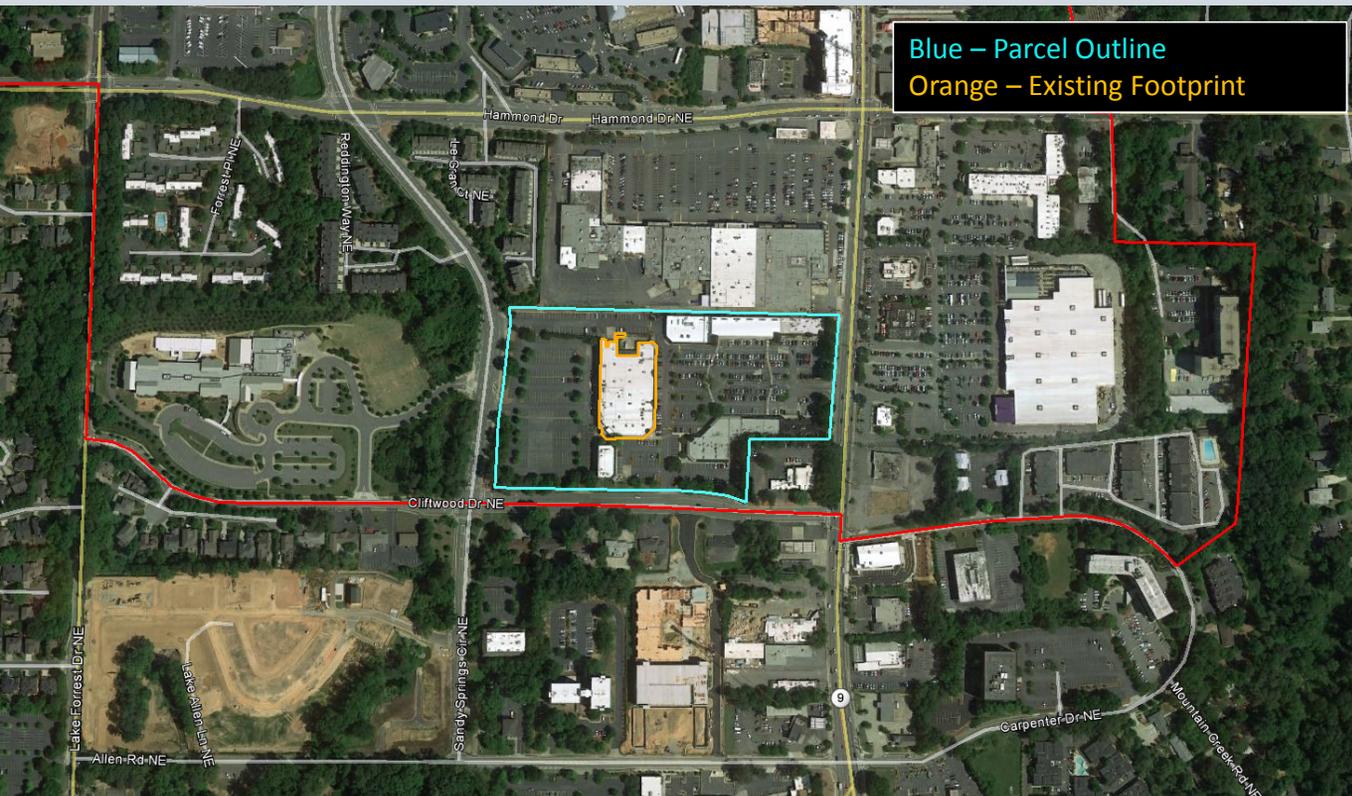
Acreage: 9.87

Total Building Size: 88,000 Square Feet

Tenants >30,000sf: None

**There are no retail tenants over 30,000 SF located within this parcel.  
The text amendment will not apply.**

# Lefont Theaters Site



Address: 5920 Roswell Rd  
Atlanta, GA 30328

Parcel Number: 17 00900003066

Property Class: C4-Commercial  
Small Tracts

Zoning: C1C

Parcel Acreage: 12.82

Total Building Size: 50,500 Square Feet  
Tenants > 30,000 sf: None

**There are no retail tenants over  
30,000 SF located within this parcel.  
The text amendment will not apply.**