

Buckhead SPI-9 Expansion and Update Steering Committee Meeting

October 13, 2009

MEETING NOTES

1. Steering Committee expressed agreement with the step to move toward a stand alone district to simplify use and administration of SPI-9.
2. Question was raised concerning the parcel west of Roswell Road and north of East Andrews should be added to the district. Staff agreed to contact the Grant Estate to inquire if they'd like to be included, but may move forward with this parcel out of the district (because of it's current residential zoning and suggest that it be rezoned to SPI-9 when a redevelopment plan is proposed for the parcel/site).
3. Need to confirm which parcels have conditions and which/if any conditions will and should remain after the rezoning to SPI-9- City of Atlanta to conduct research and coordinate with Staff/Team.
4. As part of procedures, option should be added to change/update base FAR by undertaking a process similar to/consistent with a re-zoning- this process should not "lock in" a base FAR with no ability to change in the future.
5. Maintain height limitation as a factor related to bonuses and transfers, but not to Base FAR. If a redevelopment can go above the stated height limit with the existing or base FAR, they should not have the height limitation applied onto their existing rights.
6. Consider a transitional buffer (not transitional height plane) within the district to protect smaller existing structures (consider a buffer for properties with a base FAR less than 1.0- existing RLC properties generally).
7. Two TDR sending and receiving options were presented. While the initial discussion focused on the broader of the two scenarios, the discussion led to utilizing Option A as the preferred option (sending area includes C-3 properties in Sub-area 1 only, receiving areas in West Village and between core village and Piedmont Avenue between). The question will be revisited with the committee after staff has an opportunity to visit with the large residential property along East Andrews wherein additional sending and receiving parcels may be more appropriate.
8. Consider updating sustainable development bonus at one level above city requirement (e.g. If City requires certified level award bonus for Silver, if City requirement changes in the future to Silver award bonus for Gold).