

Buckhead SPI-9 Expansion and Update Steering Committee Meeting

January 13, 2010

AGENDA

1. Welcome and Introduction

2. Process Review

- a. Stakeholder Interviews- November 2009
- b. Release Draft of New SPI-9 Ordinance- November 15, 2009
- c. Public Information Meeting- December 3, 2009
- d. Additional Stakeholder Interviews- December 2009 – January 2010
- e. Steering Committee Review of Final Draft- January 13, 2010
- f. Completion of Final Draft- January 2010

3. SPI-9 “Defining Elements” in final draft

- a. Boundaries and sub-areas remain unchanged from early 2009
- b. All new permits require Special Administrative Permit (SAP)
- c. Retains transitional height planes and yards between the Village and existing neighborhoods
- d. Bonus system for community amenities remains
- e. Transfer of development rights potential remains
- f. Design and streetscape requirements remain unchanged from early 2009

4. Resolved Issues and Opportunities

- a. All references to underlying zoning removed
- b. Base FAR codified as part of District Map
- c. FAR amendment process added
- d. Gross lot area calculation for residential-only developments not utilizing bonuses or transfers
- e. Transitional yards required for new development adjacent to existing parcels with a Base FAR less than 1.0 and building height less than 35 feet
- f. Refined open space requirement- 20% for residential, 10% for non-residential development
- g. Companion CDP (Comprehensive Development Plan) amendment updating SPI-9 area to mid and high density mixed-use

5. Discussion Items

- a. Pre-existing conditions of zoning to remain in effect (Sec. 1-p. 1)
- b. Administrative variations, use amendments, and exemptions (Sec. 5- p. 3)
- c. Review permitted uses table (Sec. 7- pp. 6-14)
- d. Discuss off-street parking requirements (Sec. 25- pp. 36-39)
- e. Signage section to be added by City of Atlanta

6. Next Steps