

Buckhead SPI-9 Update and Expansion
Public Workshop #2
Zoning Plan Worksheet
 October 23, 2008

	Current SPI-9	SPI-12	ALL SPI-9	Subarea 1	Subareas 2	Subareas 3	Subarea 4
			All Subareas	Current SPI-9 and Peachtree	"Corridors"	"Extended Village"	Piedmont at Peachtree
Preferred Predominant Development Types							
Retail Only							
Office Only							
Residential Only							
Mix of Retail and Office	X	X					
Mix of Retail and Residential	X	X					
Mix of Office and Residential	X	X					
Mix of Retail, Office, & Residential	X	X					
Maximum Development Heights (with Incentives)							
No more than 2-3 Stories							
4-7 Stories							
8-12 Stories							
More than 12 Stories (up to 225 feet tall)	X	X					
Parking							
On-Street Parking	X						
Surface Parking Lots	X	X					
Structured Parking (Parking Decks)	X	X					
Shared Parking							
Fees in lieu of Parking							
Open Space							
20% Open Space Requirement (each development)							
Small Hardscaped Plazas							
Small Green Spaces							
Larger Open Space							
Larger Green Space							
Sidewalks							
Minor Sidewalks- 5 feet wide							
Sidewalks- 10 feet wide	X	X					
Wide Sidewalks- 15 feet wide	X	X					
Landscaping (trees) between road & sidewalk	X	X					
Architectural Design							
Storefront Windows							
Limit Façade Materials							
Establish Required Architectural Style							
Design Review Committee							
Other Elements/Potential Incentives							
Parcel Assembly Bonus							
Transferable Density							
New East-West Streets							
Sustainability/LEED Certification							
Workforce/Mixed Income Housing							
Arts/Cultural Facilities							
Alternative Transportation Modes							
District Stormwater/Sewer Enhancements							
Public Art							
Liquor License Limitations							
Urban Design Elements							
Curb Cut Limitations	X						
Remove All Loading Areas from Public View							
Transitions to single-family neighborhoods							
Signage Standards							
Enhanced Landscaping Standards							
Street and Sidewalk Lighting	X						
Bicycle Amenities	X						