

1. Planning And Zoning Board Meeting Agenda - February 20

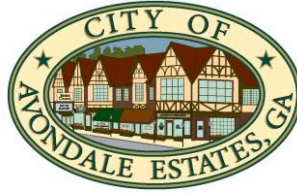
Documents:

[PZB REGULAR MEETING AGENDA - FEBRUARY 20.PDF](#)

2. Planning And Zoning Board Presentation

Documents:

[PZB PRESENTATION.PDF](#)



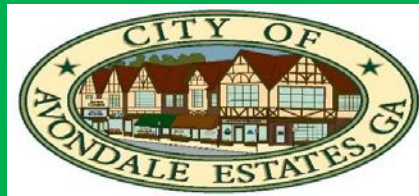
**PLANNING AND ZONING BOARD  
REGULAR MEETING  
February 20, 2017  
Immediately following the Public Hearing**

**AGENDA**

- Item No. 1            Meeting called to Order
- Item No. 2            Approval of the Agenda
- Item No. 3            Approval of Minutes  
                          January 17, 2017 Regular Meeting
- Item No. 4            Zoning Ordinance Amendment to Residential Unit Cap Discussion
- Item No. 5            Election of Officers
- Item No. 6            Other Items for Discussion
- Item No. 7            Public Comment on Agenda
- Item No. 8            Adjournment

# Planning and Zoning Board-February 20, 2017





# Residential Unit Cap Zoning Ordinance Amendment Discussion

- **Sec. 1113.03. Additional Use Limitations.**
- **Additional Use Limitations.** The following regulations shall apply to the following uses within the CBD as indicated:
  - Residential uses.
    - Total residential units for the entire Central Business District shall not exceed two hundred and fifty (250) individual units including all residential structures existing as of the date of adoption of this ordinance



# Existing and Tentative CBD Units

- Existing: 40 units
- South City Partner: 197 Units
- Total Existing and Tentative=237



THE PRESTON  
PARTNERSHIP, LLC

A MULTI-DISCIPLINARY DESIGN FIRM  
SOUTH DORAVILLE  
115 PERIMETER CENTER PLACE, SUITE 100  
ATLANTA, GEORGIA 30338  
TELEPHONE: 770.388.7200  
FAX: 770.388.2845  
WWW.THEPRESTONPARTNERSHIP.COM

DATE: 03/09/2016

PROJECT: SAMS CROSSING

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PERSPECTIVE TOWARDS HILLYER

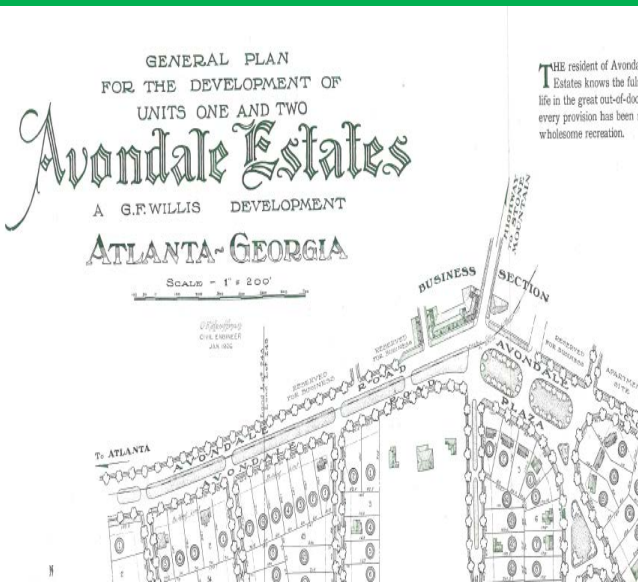
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# VISION STATEMENT

The City of Avondale Estates is a vibrant growing community with a small town feel, which is inclusive of all residents, supports new and established businesses, and encourages quality and sustainable development. The downtown will follow the holistic city plan developed by George Willis with integrated transportation, passive and active recreation opportunities, extensive landscaping, and exceptional architecture maintaining the City's unique sense of place.



# Downtown Master Plan Projections

USE	Market Study	Concept Plan
SFR, Townhomes, Condo	749 Units	
Multifamily	807 Units	919*
Retail	202,621 sf	166,350 sf
Office	118,666 sf	55,500 sf
Potential for 1,994- 3,377 new residents		
*107 of the 919 are detached SFR and Townhomes, remainder either rental or for-sale		



# Existing Ordinance Controls

- Density: 40 units/Acre
- Height: 36 FT. -Open Space Bonus to 48 FT.
- Building Coverage: 80%-90%
- Open Space: 15%-20%
- Rear and Side Yard Setbacks:10'
- Street Requirements: Street Furniture Zone, Sidewalk Clear Zone, Supplemental Zone

# Possible Timeline

- **PZB First Official Discussion- Held January 17, 2017**
  - PZB has 60 days to make a recommendation
- **PZB Public Hearing-February 20, 2017**
- **PZB Recommendation to BOMC- February 22, 2017**
- **BOMC Readings Scheduled**