

OUR TOPICS TODAY

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Purpose

The ordinance opens with a defined purpose and intent for the IGMU-PDP

The purpose and intent will be referenced throughout the review process

It provides the guideline for the design and function of the IGMU-PDP

The purpose emphasizes:

- The IGMU-PDP does not intend to permit high-density residential development alone.
- The height, massing, and scale of buildings should be respectful to the surrounding communities.
- Projects shall be anchored with appropriate supporting uses.
- Shall be reflective of historical communities in Coweta County, the mill villages, and historical downtowns, where residents were able to work, live and recreate in proximity
- Promotes walkability and provides convenient access to I-85



District Definition

Where can an IGMU-PDP be located?

Interstate Gateway Mixed-Use (IGMU) overlay districts shall only be established within the Interstate Gateway character areas, as defined by the Comprehensive Plan's Character Area Map. The IGMU-PDP shall be located in its entirety within the Interstate Gateway character area.

Rezoning to IGMU-PDP

The ordinance establishes three criteria that must be met:

- I. The subject property shall be a minimum of 15 acres.
- II. The subject property shall only be established within the Interstate Gateway character areas, as defined by the Comprehensive Plan's Character Area Map.
- III. As evidenced by a will-serve letter, the subject property shall have access to public water and sewer services. The Coweta County Water and Sewerage Authority shall have the first right of refusal for providing water and sewer services.



3.a



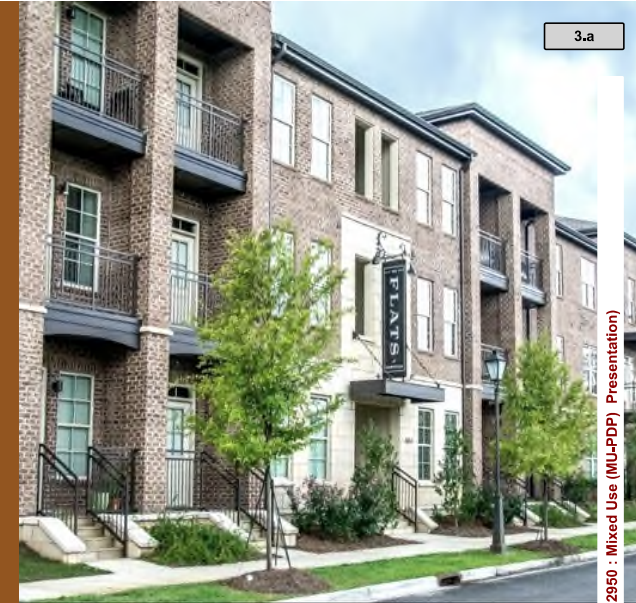
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Rezoning to IGMU-PDP

The ordinance incorporates the following elements into the application and review process:

1. Development Report (provided by applicant)
2. Administrative Report (provided by county staff)
3. Scoring Sheet (provided by county staff)

The three elements are in addition to the existing regulations for a development application.



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Attachment: Update IGMU Presentation (12950 - Mixed Use (MU-PDP) Presentation)



Land Use & Permitted Use

The IGMU-PDP has been designed to allow a range of flexibility for each development.

An IGMU- PDP is inherently more complex than a single lot development because each IGMU-PDP project must be tailored to the existing community, topography, transportation network, and neighboring uses.

Land-Use

To achieve a mix of uses, no part, no single land use (i.e. residential, commercial) shall occupy less than 30 percent of the total ground floor area proposed to be designated as an IGMU- PDP



Land Use & Permitted Use

The IGMU-PDP has been designed to allow a range of flexibility for each development.

Permitted Use in the IGMU-PDP

Non-residential. All non-residential uses that are permitted and conditional in all zoning districts, excluding C-8, LM Light Industrial, M Industrial District, may be considered for inclusion and are subject to administrative review and approval by the Board of Commissioners.

Non-residential areas should be designed and established to serve the residential uses primarily.

Auto-oriented land uses, such as gas stations, car washes, and drive-through windows, are discouraged.

Residential. All residential uses that are permitted and conditional in all zoning districts may be considered for inclusion and are subject to administrative review and approval by the Board of Commissioners. Higher density residential dwellings may be considered for IGMU projects where they may serve as an employment destination center within the Interstate Gateway Character Area. The inclusion of higher-density residential dwellings is subject to administrative review and approval by the Board of Commissioners.

Design Standards

The ordinance has been drafted to utilize existing regulations, while providing the opportunity for the development to proffer conditions.



Design Standards

Dimensions and Area

The regulations on dimensions and area for structures, lots, the required land area, parking and circulation area, standards, and regulations that would be required for each type of building and use will be applied to the IGMU_PDP if it were submitted as a separate planned development project.

Open Space

At a minimum, 20% of the developable area within a planned development project shall be dedicated to a combination of natural space, open space, and recreation areas. The open space shall have no more than 10% considered buffer.

The required open space helps to offset any increased density, particularly in vertical development.



Design Standards

Architectural

The IGMU-PDP has been created to allow flexibility in the architectural design. Residential and commercial buildings within an IGMU development must incorporate details that create a sense of human scale, a pedestrian-oriented streetscape, and most importantly, break down the bulk of more significant buildings.

Overall District Design

An IGMU-PDP district shall create a pedestrian friendly neighborhood, incorporating a mix of housing, retail, entertainment and workplace uses with integral nodes for transportation access, all within a short walk.



Design Standards

Parking

The parking standards, and regulations that would be required for each type of building and use will be applied to the IGMU_PDP if it were submitted as a separate planned development project.

However, flexibility in design may be extended to parking design in the IGMU district.

An IGMU-PDP may reduce the required off-street parking up to 50 percent if it can be shown through a parking or traffic study, prepared by a traffic engineer, that unique characteristics of the IGMU or employee, resident, visitor populations will reduce parking spaced for the project. **The approval of proffered parking facilities is subject to administrative review and approval from the director of public works to be considered by the Board of County Commissioners.**



Board Review

All materials received and reviewed through out the IGMU-PDP application process will be prepared for the Board's review. These materials will include the application, IGMU-PDP Development Report, Administrative Report and IGMU-PDP Scoring Sheet.

The IGMU overlay district may be approved upon findings that the development is congruous with the county's comprehensive and strategic development and accomplishes the overlay district's purpose and intent. The administrative review may recommend, and the Board of County Commissioners may require any reasonable condition necessary to ensure that there shall be no departure from the intent of these regulations. An IGMU- PDP is inherently more complex than a single lot development because each IGMU-PDP project must be tailored to the existing community, topography, transportation network, and neighboring uses; the standards and special conditions for IGMU-PDP cannot be inflexible.

