



PLANNING COMMISSION STAFF REPORT

MEETING DATE: May 7, 2019

GENERAL INFORMATION

Petition Number: TMOD- 19-0001 Stonecrest Overlay District Revision

Applicant: Community Development Dept.

Project Location: Stonecrest Overlay District

Proposed Amendment: Staff is recommending modification to the Overlay that include allowing revisions to the overlay map, permitting Gas Stations by right with specific development standards in Tiers 1, 2, 3, and by SLUP in Tiers 4 and 5. Self-Storage facilities and Minor Auto repair via Special Land Use Permit (SLUP) in Tiers 1 through 5. In addition staff is recommending modifications to the overlay design standards.



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BACKGROUND

This is a recommended text amendment to the Stonecrest Overlay District, based on the comments received from the 2038 Comprehensive Plan process. The purpose is to encourage mixed use development within the Stonecrest Overlay District.

In amendments to the Stonecrest Overlay staff will draft language that will be based on the recommendations of the Stonecrest Overlay Committee. The Committee recommended modifications to building setbacks, supplemental regulations and revisions to the Overlay map, as well as any additional recommendations that will be beneficial to the purpose and intent of the Overlay.

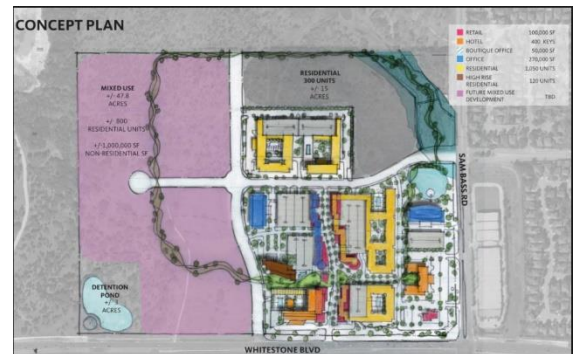
Staff further included allowing Gas Stations by right with specific development standards in Tiers I, II, IV, and by SLUP in Tiers III and V since these areas currently have residential development in proximity. Self-Storage facilities and Minor Auto repair via Special Land Use Permit (SLUP) in Tiers I through V.

AMENDMENT/ANALYSIS OVERVIEW

Mixed use development is defined as “... a type of urban development that blends residential, commercial, cultural, institutional, or entertainment uses, where those functions are physically and functionally integrated, and that provides pedestrian connections”.

Currently the Stonecrest Overlay does not “physically and functionally integrate” uses. Staff recommends the following modification in Tier I -High-Rise Mixed-Use Zone and in Tier II - Mid- Rise Mixed-Use Zone:

Principal uses and structures. A combination of the following principal uses of land and structures shall be authorized within...:



- All uses authorized in the HR-3 (High Density Residential District). For Tier 1
- All uses authorized in the HR-2 (High Density Residential District). For Tier 2
- a minimum of one residential and one non-residential use must be selected

This language will clarify that mixed use development is required with in the mixed-use tier.



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We have also cleaned up the zoning classification, the classification was the old zoning designation we have updated it to the new designation which is High Density Residential.

Staff further recommends considering requiring at least one (1) mixed use building with a minimum of one residential and one non-residential use per project area in Tiers I and II.

In Low-Rise Mixed-Use Zone Tier III staff recommends:

Principal uses and structures. A combination of the following principal uses of land and structures shall be authorized within...:

- a minimum of one residential and one non-residential use must be selected

The new zoning designation to High Density Residential update is already done.

In Transitional Mixed -Use Zone Tier IV staff recommends:

- All uses authorized in the HR-1 (High Density Residential District).

Mixed-use is encouraged but not required gradually reduce the density with HR-1 as you move further way from the core of development. Tier V will remain as is it currently, it does not require mixed use development.

Understanding that there have been requests from the development community regarding certain uses Staff recommends the following:

Sec. 3.5.12.1 Gas Stations, Auto Repair facilities and Self- Storage

- A. Gas Stations may be permitted in Tier (s) I, II, III, in accordance with the overlay standards and the following:

Building Materials should be Brick or stone, Stucco or Masonry units

Side and rear walls visible to the public streets shall include windows, articulated recesses, three-dimensional trim, cornices lines or other architectural features. Such detail should be consistent with the finishing on the front façade.

Sidewalks should be installed along street fronting property lines with a 2 ft grass space between the sidewalk and the road.

Street trees shall be installed every 50 linear ft of side walk.

- B. Gas Stations maybe permitted by Special Land Use Permit (SLUP) in Tier (s) IV and V.



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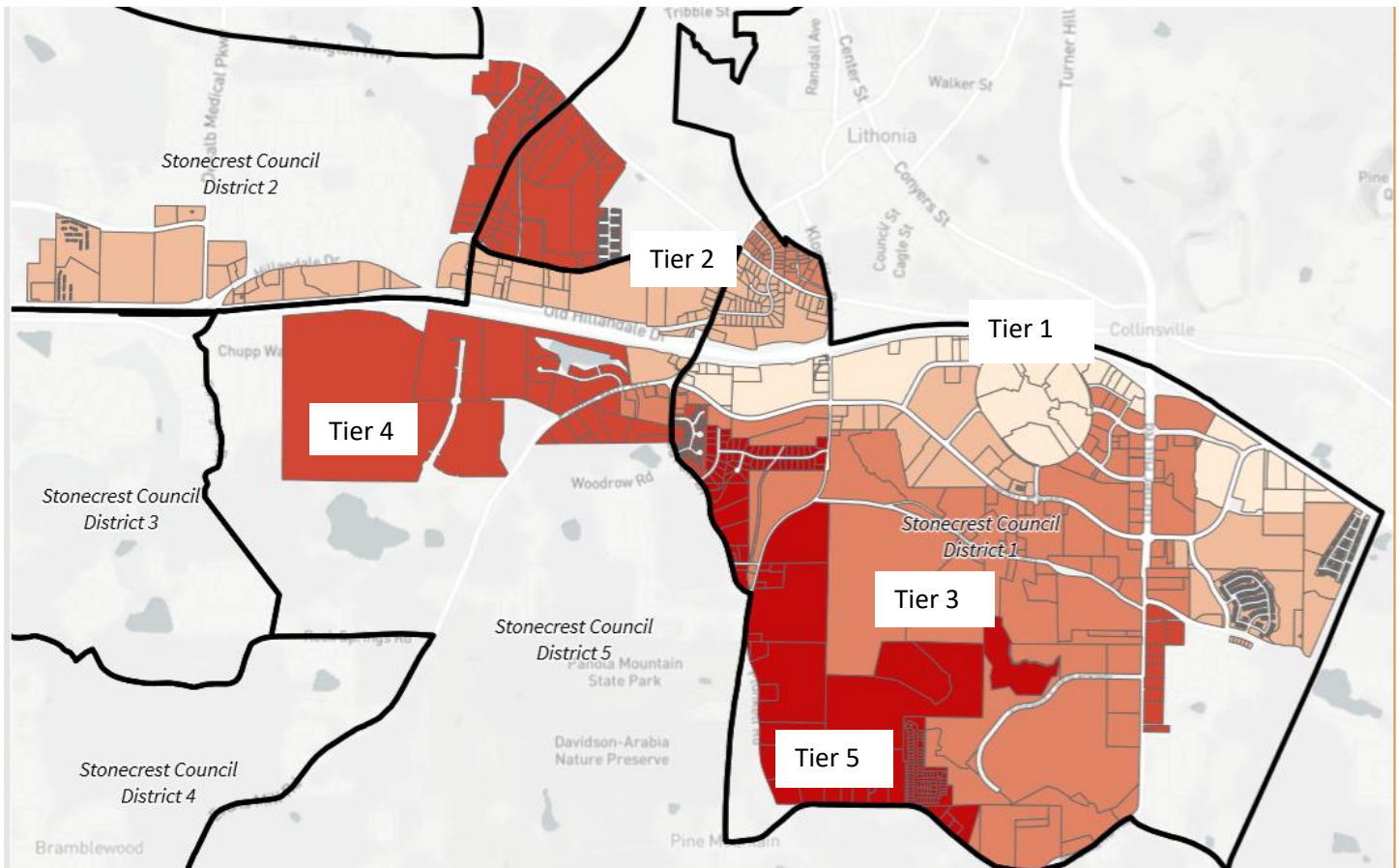
- C. Self-Storage facilities and Minor Auto Repair facilities maybe permitted in Tier (s) I, II, II IV and V by Special Land Use Permit (SLUP) in accordance with and Sec. 4.2 Supplemental Use Regulations, Article 5 Site Design and Building Form and the Stonecrest Overlay Design guidelines (as applicable).
- D. These uses cannot be within 500 ft of the same use.

Currently these uses are prohibited. In order to introduce the use into the tiers without being inundated with these uses staff suggest going through the SLUP process to allow public review and participation in the approval process.

Staff recommends the following modification to the Stonecrest Overlay Map:

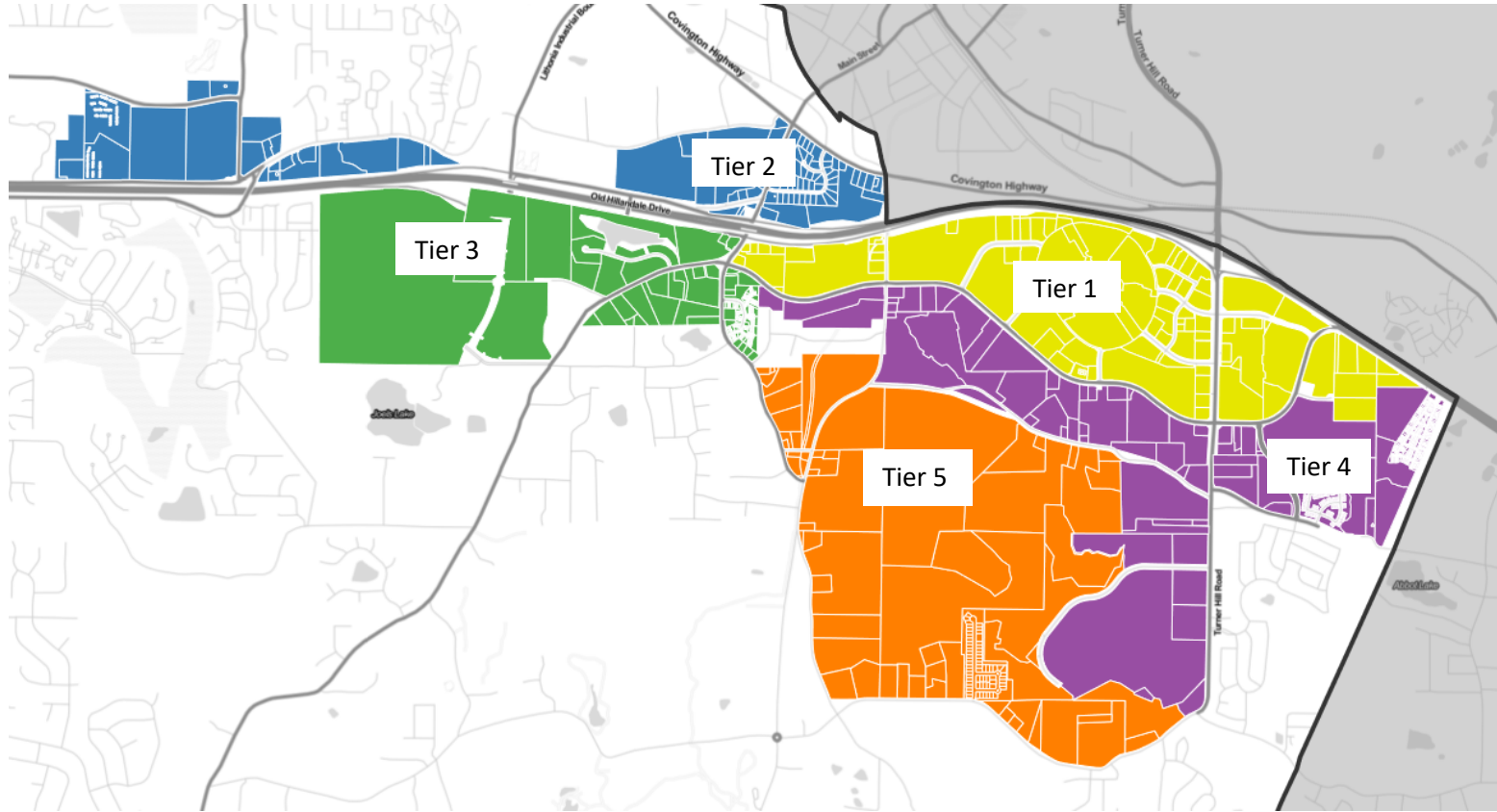
Existing Map:

Stonecrest Overlay



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Proposed Stonecrest Overlay 2038



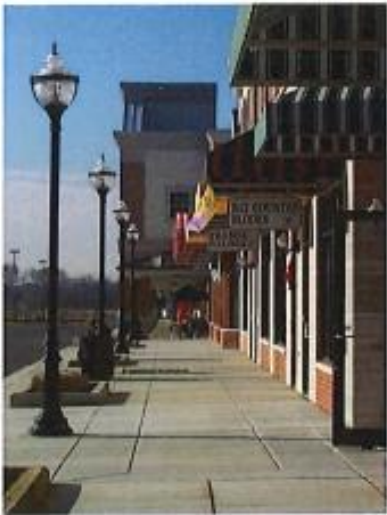
Staff recommends removal of the area to the North above 1-20 along Lithonia Industrial Blvd and development of a new overlay district “Stonecrest Industrial Overlay District”. Further recommendation of the removal of some residential property along the South on Turner Hill Rd as well as property to be included in the Arabia Mountain Overlay to the West. Since there were concerns regarding applicability of the restrictions and design standards for the parcels removed, legal staff recommended a moratorium be placed on the removed parcels (that would be put into the new overlay) for 180 days to allow for the new overlay to be adopted and put in place. Another option would be to remain in the Stonecrest overlay until the new Overlay is adopted and then move the parcels into to the new overlay, that way the restrictions and design standards are still applicable.



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Staff recommends the following commercial design standards for Tiers I, II, and III:

Larger buildings should be located behind a screen of smaller outparcel buildings along the street to maintain pedestrian environment along the street. Nor more than a single row of parking and a single drive lane may be placed between the building and the street. Internal circulation patterns should create street-like spaces and sites should connect to one another.



Streets within these tiers are to be interactive with pedestrian lighting and pedestrian activity with building windows that overlook sidewalks. Intersections should encourage pedestrian crossing with marked or special paved crosswalks to distinguishing them from surrounding pavement. Where possible a network of short blocks, 250 - 350 feet long should be created to promote walking.

Sidewalks shall be 8 feet provided the full length of the commercial building along any façade featuring a customer entrance and along any façade abutting customer or public parking areas. Permanent planters and landscaped areas should include trees, shrubs, benches, flower beds, ground cover and other such materials for no less than forty (40) percent of the length provided. Sidewalks should connect all building with the sight to adjoining sites. Sidewalls shall have street trees, pedestrian lighting and trash cans.



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Large development sites (XX acres) shall have seating nooks, plazas courtyards and/or green space near building entrances.

Repeating Façade treatments – Building should include repeating patterns that should include one of these design elements:

- Color change
- Texture change
- Material module change.

Incorporation of architectural devices such as cornices' lines, change of materials and stepped building faces, sign bands and other devices to create a distinction and pedestrian scaled detailing on the first floor.



Facades that face the streets, should incorporate at least three (3) of the following design features:

- a) Recessed or projecting display windows
- b) Window Boxes or planters
- c) Contrasting window frames
- d) Pedestrian oriented signage
- e) At least two colors
- f) Awning's at any floor level
- g) Canopies or porticos
- h) Overhangs - must be 2 or more feet beyond the supporting wall with a minimum fascia of eight inches.
- i) Façade recess and Projections
- j) Arcades
- k) Arches
- l) Decorative architectural details such as tile work and moldings
- m) Small public activity areas in alcoves along the sidewalk



Define the Two-to four story building bases by a change in materials textures or color. Use masonry or stone at the lower floor levels.



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First floor elevations for retail, commercial, hotel and residential lobbies should be sidewalk level. Residential units should have first floor slightly raised to provide more privacy from the public sidewalks.

Parking structures that front a street with ground floor uses should have facades that express a commercial building with no vehicle or ramps seen from the street.

Screen gas station and fueling areas and parking areas from pedestrian sidewalks a long public street with either a continuous hedge or wall.

Entrances along primary retail streets should be placed 30 to 45 feet in distance with recessed entrances.

A variety of roof design is encouraged such as sloped, flat, stepped or angled. Enclose of roof mechanical equipment is required.

Roof top recreation for multifamily residential units such as swimming pools, club houses and sun decks are encouraged railing or parapet walls should be designed.

Incorporation of artwork such as “roofscapes” or colored stones and pavers where roofs can be seen.

Reduce stormwater run off with green roof areas with special plant materials.

Staff further recommends the following residential design standards for Tiers I through V:

Minimum house design variation shall be created by providing at least two (2) of the features listed below:

- a) Addition of significant variation or a front or side porch of at least 6 feet deep by 6 feet wide or 36 square feet in total
- b) Reorientation/relocation of the garage and driveway
- c) Significant change in building height or number of stories change in the basic roof by a change of the roof type, the roof form through the addition of dormers and gables, and/or reorientation of the roof spine parallel to perpendicular to the street.

- d) Addition or relocation of significant bump outs to the front or side of the house that alter the perceived massing of the house such as two-story bay windows, one story sunrooms, corner towers, balconies or other features approved by the Community Development Director.



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Dwellings and accessory structures shall be primarily brick, stone, decorative masonry and wood.

Homes on high visibility lots, subdivision entrances or if the side/rear is visible from the street must have full facade treatments.

Window and door treatments such as surrounding trim, keystones and/or pediments are required.

Front facing carports and garage s shall be limited to 40% of the front façade.

Any façade greater that 40% at (a max of 50%) shall incorporate at least two of the following design elements:

- a) A portico or a covered one or two-story front porch of 6' to 8' in depth, preferably the full façade that projects forward the garage façade.
- b) Use single garage door that blend into the front façade colors.
- c) A 2' to 5' deep shed roof or trellis structure over the garage doors to shade the garage face.
- d) Recessing the garage mass behind the front façade by 5' or more.
- e) Add gables dormers and roof breaks to the main house.
- f) Add side loading option for garages for suitable lots
- g) The main house façade and roof shall be taller than the garage mass
- h) Provide planting of trees and shrubbery designed to soften public views of the garage mass, garage doors and parked cars.



Garage doors facing the street shall be designed to minimize their appearance by adding windows and paint colors to blend with the rest of the façade.

Storage units and sheds should be shielded from the view of neighbors and the streets with natural vegetation.

Fence materials should be wood vinyl, brick, wrought iron or stone. Solid board fencing should be cedar, cypress, vinyl or cementitious planks.

Usable open space shall be created in areas that are visible to the entire community.

Interconnectivity shall be included throughout the development (min. 5' sidewalks, walking paths and/or bike paths) as well as connections to schools, libraries, parks/playgrounds and local shopping adjacent too or near the development site.



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Connection between community's is highly encouraged.

RECOMMENDATION

Staff recommends approval of TMOD 19-0001.