



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-17-12 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – LAND DEVELOPMENT ACTIVITIES, OUTDOOR DINING & MISCELLANEOUS EDITS

CITY COUNCIL: APRIL 24, 2017

This item was heard at the April 12, 2017 Planning Commission meeting. After discussion, the Planning Commission pulled out the text amendments related to Hotels and North Main Street Front Setbacks and voted to table those items. Planning Commission recommended to approve the remaining text amendments. Vote (7-0)

II. RECOMMENDATION:

Approval of various amendments to the Unified Development Code – Land Development Activities, Outdoor Dining & Miscellaneous Edits.

III. REPORT IN BRIEF:

Consideration of amendments to the Unified Development Code (UDC) Sections 3.1 and 3.3 to amend definitions and regulations related to land disturbance activities, UDC Subsection 2.3.5 to add standards for outdoor dining areas and UDC Appendix A: Alpharetta Downtown Code Section 3.8 DT-R: Downtown Residential to correct the front setback regulation.

Outdoor Dining Areas:

Staff proposes amendments to Subsection 2.3.5. Buffers and Landscape Requirements to add regulations for outdoor dining areas requiring landscape and decorative barriers in order to define and shade the space.

Land Development Activities:

Section 3.1 of the UDC establishes procedures and standards pertaining to land disturbance and the control of soil erosion and sedimentation. In compliance with Georgia Code 12-7-4, the proposed text amendments maintain consistency between the City's UDC and the State Code, which was recently updated.

Section 3.3 of the Unified Development Code establishes procedures and standards for stormwater management. The proposed text amendment clarifies the intent of the City's stream buffer regulations by including ponds in the definition of 'Impervious Cover'.

Alpharetta Downtown Code – DT-R: Downtown Residential:

Appendix A, Section 3.8 of the UDC establishes the development standards in the DT-R zoning district. Staff has identified conflicting front setback requirements in Subsection 3.8.4. The minimum front setback in the DT-R district should be ten (10) feet, not three (3) feet.

IV. ATTACHMENTS:

- UDC Strike Through and Underline Edits