

### Community Development and Planning Department

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# 2018 Where were we?

#### **Comprehensive Plan Update**

- Due to ARC and DCA in February 2019
- Jacobs, on call planning services, indicated that possibly only minor modifications/updates needed for the plan at the time

#### **Zoning Ordinance**

- Mostly based in 1979 ordinances, many amendments
- Cumbersome and contradictory
- Suggest a major overhaul to Zoning Ordinance and potential adoption of a Unified Development Ordinance





### **2018** Other deficiencies

#### Microbreweries, Brew Pubs, and Distilleries

• Had not kept up with the times

#### **Reed v Gilbert**

• Had not addressed signs

#### **Code Enforcement**

• Contradictions make enforcement difficult

#### Procedures

• Lacked comprehensive zoning procedures



# **2019-2023** Longer Term Projects

Will be driven by:

- Comprehensive Plan update Community Work Program (CWP)
- Unified Development Ordinance

Project #	Project Description	10	21.15	30.00	日間	8 8	20.00	Responsibility
	Preparetter		25				1979-10 1979-10	
POP-1	Establish benchmerks for program expension. Include, youth programs, senior programs, integration of diverse commanity (work with Latin Association/schools)	-						Community Center
POP-2	Senior Programs - Include computer classes, physical recreation, dence classes, art class, genning clubs and fournements	cripting					Community Center	
POP-3	Continue our positive relationship with ethnic and intervational communities, such as the Latin American Association through community programs and events	anguing				City Menager		
POP-4	Study the possibility of implementing a Leadership Noncross Program	ĺ					1	CRy
HOUFT	Housing Mised Incurre zoning Incertives to address effortable housing - consument with new, high- elanded design development			Π				Community Development
H00-2	standard design development Review code enforcement regulations and procedures to maintain and improve quality of the					Community Devetopment		
HOU-4	Continue and expand progressive code enforcement progress in residential neighborhoods.	orgoing					City	
HOU-5	Formalize a multi-family housing policy to ansure that new developments are in teacing with the desired vision for the Cdy Economic Development		1.03					CRY
ED-1	Pursue creation of an Opportunity zone along Jimmy Center Busieveent							City
ED-2	Create Residential Recruitment Materials to Improve awareness and visibility of key trocs amon for future residential opportunities, particularly for informat and service trouving	×						City / Economic Development
ED-3	Implement menagement program of off-eite perking for employees of downtown businesses	TED				City, DOA. Businesses		
E0-4	identify property owners of large facts Buton Hwy, and SE for roundiable and incentives decusion	28						Economic Development Manager
E0-4	Request for Development proposals of properties within the Town Center area, pel Town Center LCI plan recommendations Decument current filter optics, own centers and	28						City
ED-6	Descriment current fiber optics, draw cetters and viectrical services provided within the Technology and Innovation Incubator District and other featurestigs primited area of the city and assess where upgrades area necessary in order to attract and provides services to togh tech industry	3						City / Economic Development
ED-7	Calaborate with CVCID to incertivibe redevelopment of properties near Builost Hwy within the CID's boundaries	shpong			City / Community Development 5 Economic Development			
ED-8	Extablish monthly or quarterly meetings with business owners within the Tachhology and trinovetius insubator District and provide them with a model of trinovetius Center establishment	1						City / Economic Development
ED-0	Establish the business menturing program as described in the 2011 Community Choices report	18	2.8.2				i.	City / Economic Development
เมส	Land Use Work with GV CID III develop powerlay districts for the Jimmy Carter Bird confider to address. A. Design standards for the public realm B. Sile design standards C. Incentives C. Incentives J. Miled-use development							City / Community Development
104	Revisions to Overlay Districts per Tovel Center LCI recommendations	-	30					City / Community Development
104	Develop plazas with redevelopment per Town Center LCI	×	103					City 8. Development Community
111-8	Ethergillien Historic District Regulations to preserve no only structures' character but to preserve relational to sizes as well. Allow flaotbilly within the redevelopment guidelines to encourage preservation with allowatce for relevelopment within areas where single structure preservation more discussed as the structure preservation more discussed as the size of the s	100	30) 					City

### **Our** Projects

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### Comprehensive Plan (Minor Update)

### Unified Development Ordinance (Rewrite)

# Comprehensive Plan Update

- How are we moving toward our vision and goals?
- What are the **next steps** to get there?

#### • Minor update

- Validate
- Major changes since 2014
- Short-term work program
- Incorporate annexed parcels
- Progress toward goals

#### VISION

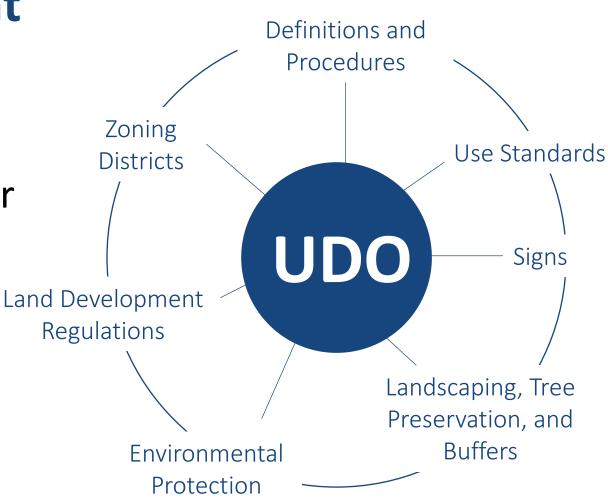
Norcross will be a dynamic and welcoming community in which generations of diverse citizens can engage, create, contribute, and flourish.

#### GOALS

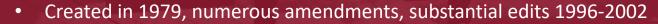
- 1. Continue to define Norcross' sense of place
- 2. Continue to strengthen Norcross as a **livable** and **safe** environment
- 3. Increase opportunities for **travel** via different **modes** within and outside the community
- 4. Maintain a **vibrant economy** and continue to facilitate job growth
- 5. Further the city's tradition of strong leadership and **high level of quality services**

### What is a **Unified Development Ordinance**?

It's a **single**, **simpler** code for development.



## Unified Development Ordinance Issues



- Lack of Organized Supplemental Use Article
- Outdated and incomplete definitions
- Subdivision standards not suited for redevelopment
- Parking Table needed
- Cumbersome overlay districts RAOD and PIB-HBR
- Lack of accessory dwelling units provisions
- Multifamily zoning classification lack of standards
- Auto repair supplemental regulations related to screening
- Update references to other reports and plans
- Outdated sign regulations; did not reflect Reed v Gilbert
- Develop procedures
- Did not support implementation of the Comprehensive Plan

### At First Glance

# Unified Development Ordinance Project Goals

Create a better regulatory tool to control land use and support desired development through the implementation of the Comprehensive Plan

#### **User-friendly format**

Logical organization More graphics Consistent language Reduce conflicts and redundancy

#### Update outdated standards

Ensure legal compliance

Update the Zoning Map

Unified Development **Ordinance** Project Pitfalls Do we have the money to fund it, while keeping the City moving forward and in legal compliance?

#### It won't be cheap!

After six weeks on the job how do you ask your policymakers for a lot of money?!?

How do you keep things moving?

Ensure legal compliance

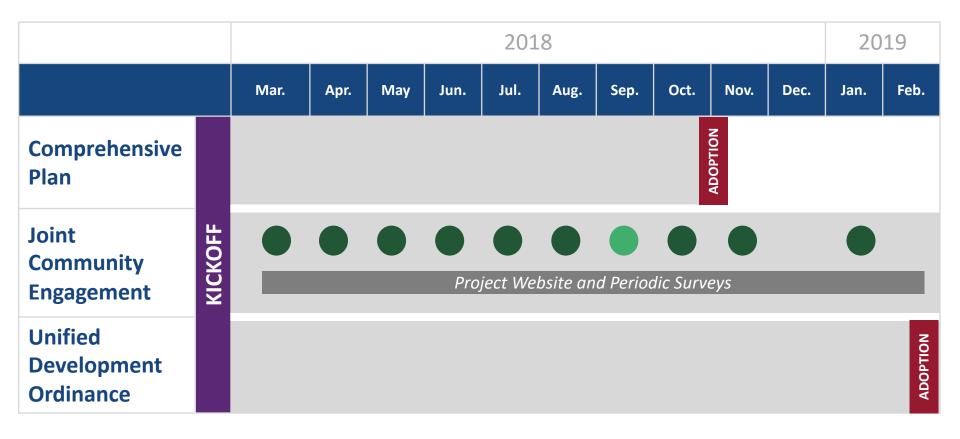
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Is a moratorium the answer?

## **Timeline**



Steering Committee Meeting



Community Workshop

# **Benefits** of a Combined Approach



Aligned policies and regulations while saving time and money

# **Community Driven Process**

Community Engagement Project Website

Stakeholder Interviews

**Steering Committee** 

**Community Market** 

Gateway International Festival

Community Workshop

Open House

Online Survey

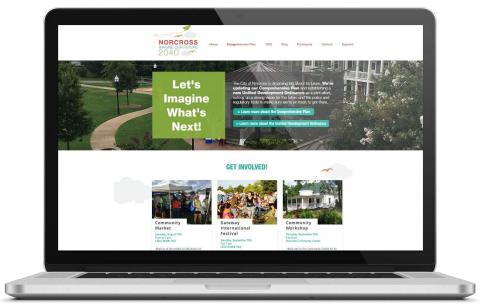






### Project Website

- Adopted Comprehensive Plan
- Adopted Unified Development Ordinance
- Adopted Zoning Map
- Site hosts other Community Development Projects
- Contact information



### www.imagineourfuture.org

### The **VISION**

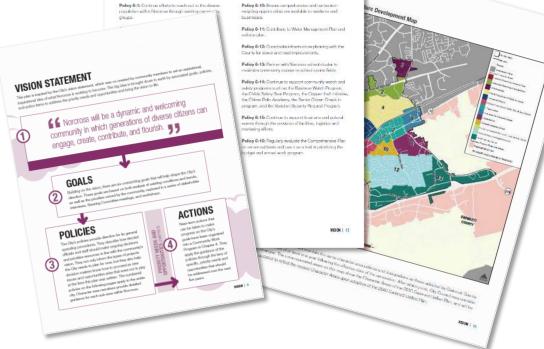
The community's <u>hope</u> for Norcross' future illustrated through:

- Vision Statement
- Goals
- Policies
  - Citywide Policies
  - Future Development Map

#### GOAL 6

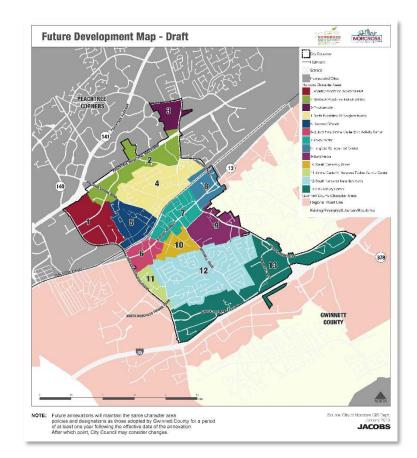
#### Further the City's Tradition of Strong Leadership and High Level of Quality Services

Noncossis is a weil-managed city that works cooperatively with adjacent powerments to reach common gress. The dity maintains an open-close government that actively stress to positively engage at closers and community groups. City services not only maintain health, safely and wellaw and tail also promote a well-concilia community.



### Future Development Map

- Neighborhood Level
- 13 Character Areas
- Character area narratives
  - Vision
  - Appropriate scale of development and land use policies
  - Implementation measures

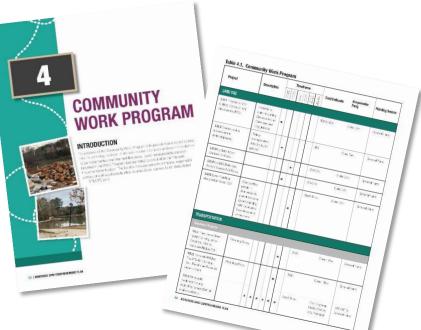


# **Community Work Program**

- Concrete action items
- 2019-2023
- Organized by topic:
  - Land Use
  - Transportation
  - Housing
  - Economic Development
  - Sustainability and Quality of Life

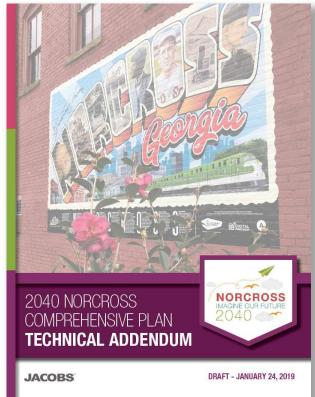


Alignment of the budget process with the action items



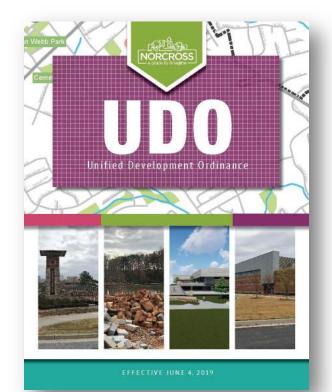
### **TECHNICAL ADDENDUM**

- Provides supporting material, leaving the main plan document smaller and easier to read
- Includes key information that informed plan development and that is required under State guidelines
  - Report of Accomplishments
  - Project Evaluation
  - Community Engagement Documentation
  - Environmental Planning Criteria
  - Broadband Services Element



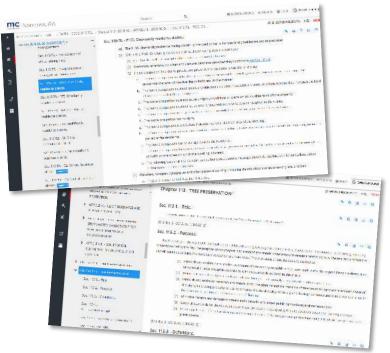
# **UDO Creation Process**

- Future Development Map, goals and vision from Comp Plan were guides to changes
- Result of a monthly iterative process
- Legal Review lead to major revisions in
  - District and Procedural Standards
  - Sign regulations
  - Reorganization
- Sustainability Review to support Green Communities Designation



# Fundamental Changes in the Code

- Overall organization
- Clear procedures
- Zoning districts redefined along with Zoning Map Update
  - Overlays converted to standard zoning districts
  - Consolidation of select residential districts
  - Conversion of C3 to Town Center District
  - New concept-driven mixed use districts
  - Addition of Public District (Parks, City & County properties, R.O.W, etc.)



Previous code in Municode

# **Innovative Changes to the Code**

- Incentive Zoning
  - Green space for height
  - Reduced parking requirement near Transit
  - LEED/sustainability certifications for Density
  - Expedited plan review for target industries
- No minimum house size (across all residentialzoning districts)
- Accessory Dwelling Units in all residential districts that allow single family detached residential

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### **Lessons Learned**

- UDO is a living and breathing document –should be regularly reviewed
- Logical organization of the code is critical to avoiding future problems
- The nature of public engagement has changed in the past 5 years



### **QUESTIONS?**

### **Contact Us**

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