Milton, Georgia – Best City to Live in Georgia

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Milton, GA

- Milton City Highlights
- City Growth Areas/ Major Development Projects
- Crabapple Form-Based Code
- Deerfield Form-Based Code
- Questions
**Highlights**
- Located 26 miles from downtown Atlanta
- Named as the best city to live in Georgia
- Approximately 40,000 residents
- 39 square miles in area
- Median household income $120,000
- Median home value $543,000
- New Construction $700,000-$1 Million

**Known For**
- Recognized nationally for high quality of life
- Strong Commercial Districts
- Large lot developments
- Equestrian community
Milton is almost exclusively residential
- 60% land residential
- Another 30% ag/residential

Most of what is left is
- Wooded/undeveloped residential
- Open/park space
- Public land

Less than 2% of land for commercial development
- Deerfield Parkway
- Crabapple
- Birmingham Village
Form-Based Code - Euclidean Zoning

Euclidean Zoning

- Use
- Administration
- Form

Form-Based Zoning

- Form
- Use
- Administration
- Not to be confused design guidelines
- Regulating Plan, for vision
Important Characteristics:

- Promote Walkable and Mixed-Use Communities
- Flexibility of Uses
- Design Standards
- Administrative Approvals
- Warrants
Intent –
To promote high-quality, mixed-use development
Create a walkable and bicycling friendly environment

**Transect Zones, Civic Zones, Special Districts**
To reflect a variety of development patterns
- T-2 Rural – sparsely settled lands in open estates (agriculture land)
- T-3 Sub-Urban – low density residential areas
- T-4 General Urban – mixed-use, but residential in nature
- T-5 Urban Center – higher density, mixed-use

**Public Standards and Building Standards**

**Uses Table – Table 9 – R (Right), W (Warrant), U (Permit)**
THE TRANSECT – T2: THE RURAL ZONE

**T2**

**Land Uses:** Natural reserve, agriculture, recreation and camping.

**Buildings:** Utility infrastructure, agricultural buildings and farmhouses, migrant workers housing and campgrounds.

**Private Frontages:** Common landscapes.

**Public Frontages:** Swales and naturalistic planting, bike trails.

**Thoroughfares:** Highways and roads.

**Open Spaces:** Farming, forests, orchards and parkland.

THE RURAL ZONE consists of lands in open or cultivated state or sparsely settled. These may include woodlands, agricultural lands, grasslands and irrigable deserts.
THE TRANSECT – T3: SUBURBAN

T3

Land Uses: Low density residential and home occupations.
Buildings: Houses and outbuildings.
Private Frontages: Common lawns, porches, fences, naturalistic tree planting.
Public Frontages: Open swales, some flat curbs, bike lanes and naturalistic tree planting.
Thoroughfares: Roads and a few streets; rear lanes, some unpaved.
Open Spaces: Orchards, parks and greens.

THE SUB-URBAN ZONE, though similar in density to conventional suburban residential areas, differs by its superior connectivity and by allowing home occupations. It is typically adjacent to other urban T-zones. This zone is naturalistic in its planting. Blocks may be large and teh roads irregular to accommodate site conditions.
THE TRANSECT – T4: GENERAL URBAN

T4

Land Uses: Medium density residential and home occupations; limited commercial and lodging.
Buildings: Houses and outbuildings, sideyard houses, townhouses, live/work units, corner stores, inns.
Private Frontages: Porches & fences.
Public Frontages: Raised curbs, narrow sidewalks, bike lanes, continuous planters, street trees in allee.
Thoroughfares: Streets and rear lanes.
Open Spaces: Squares and playgrounds.

THE GENERAL URBAN ZONE has a denser and primarily residential urban fabric. Mixed-use is usually confined to certain corner locations. This zone has a wide range of building types: singles, sideyard and rowhouses. Setbacks and street tree settings are variable. Streets typically define medium-sized blocks.
**THE TRANSECT – T5: URBAN CENTER**

**T5**

- **Land Uses:** Medium intensity residential and commercial; retail, offices, lodging, civic buildings.
- **Buildings:** Townhouses, apartment houses, live-work units, shopfront buildings and office buildings, hotels, churches, schools.
- **Private Frontages:** Stoops, dooryards, forecourts, shopfronts and galleries.
- **Public Frontages:** Raised curbs, wide sidewalks, bike routes, continuous or discontinuous planters, street trees in allee.
- **Thoroughfares:** Boulevards, avenues, couplets, main streets, streets and rear alleys.
- **Open Spaces:** Squares, plazas and playgrounds.

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THE URBAN CENTER ZONE is the equivalent of the main street area. This zone includes mixed-use building types that accommodate retail, offices and dwellings, including rowhouses and apartments. This zone is a tight network of streets and blocks with wide sidewalks, steady street tree planting and buildings set close to the frontages.
# THE TRANSECT – T6-URBAN CORE

<table>
<thead>
<tr>
<th>T6</th>
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<tbody>
<tr>
<td><strong>Land Uses:</strong></td>
<td>High intensity residential and commercial: retail and offices, lodging, civic buildings.</td>
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<tr>
<td><strong>Buildings:</strong></td>
<td>High- and medium-rise apartment and office buildings, hotels; townhouses, live-works, shopfronts, churches, civic buildings.</td>
</tr>
<tr>
<td><strong>Private Frontages:</strong></td>
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<td><strong>Public Frontages:</strong></td>
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</table>

The URBAN CORE ZONE is the equivalent of a downtown. It contains the densest urbanism – the tallest buildings and the greatest variety of uses, particularly unique ones such as financial districts and important civic buildings. This zone is the least naturalistic of all the zones; street trees are formally arranged or non-existent.

**Examples**
- Perimeter
- Cumberland Galleria
- Midtown
- Chicago’s Loop
Crabapple Form-Based Code
Crabapple Form-Based Code
Market District at Crabapple

Total of Eight Buildings

- Total Square Foot of Retail – 22,752 sq ft.
- Total Square Foot of Office – 25,420 sq ft.
- Senior Housing Units – 39

Buildings 1,2,3,4 and 5 - Retail and Office
Buildings 6,7 and 8 – Residential buildings
(13 units each and 26 parking spaces in basement)
Town Center East

Three Story building on 2.75 acre site
Total Square Foot of Retail – 10,324 sq. ft.
Total Square Foot of Office – 20,058 sq. ft.
Crabapple Form-Based Code

Crabapple Market

Two Phases –
Phase 1 - Buildings L through P
Phase 2 – Buildings F through K

Phase 1
Buildings L through P – Commercial
Building L – Retail – 1500 SF
Building M – 2000 SF Retail
Building N – 3100 SF Retail + 2 condos
Building O – Retail +Condos
Building P – 3150 SF Retail +Condos
Crabapple Market

Phase 2
Buildings F through K – Mixed-Use
Building F – Mixed-Use Building – Office over Restaurant (16,774 SF)
Building G – Mixed-Use Building – Office over Restaurant (11,657 SF)
Building H – Commercial – Restaurant (4000 SF)
Building J – Commercial – Retail (2,910 SF)
Building K – Commercial – Restaurant

Parking Deck – 128 parking spaces (4,104 SF)
Deerfield Form-Based Code

**Highlights**
- Adopted in 2015
- Implements the vision of Highway 9 LCI Plan
- Development patterns supports transit on GA-400
- Mixed-Use, walkable-bicycle oriented environment

**Regulations**
- Transect Zones — T2, T3, T4, T5, T6
- T-2 Rural; T-3 Sub-Urban; T-4 General Urban; T-5 Urban Center; T-6 Urban Core
Deerfield Form-Based Code

Target Shopping Center Development
- Apartments – 120 units
- 112 Room Hotel
- Theaters, Retail, Restaurant and Office

Crescent Properties
- 21 acre site
- 120+ residential units
- 200,000+/- sq foot of non residential
Deerfield Form-Based Code

Public Safety Complex
- Fire – 14,000 square feet
- Police and Court – 25,000 square feet
- Construction Start Date – June, 2019
- Construction End Date – August, 2020
T4-OPEN – KENSLEY ON WEBB ROAD