



METROPOLITAN PLANNING COMMISSION

“Planning the Future - Respecting the Past”

M E M O R A N D U M

To: The Planning Commission

From: MPC Staff

Date: June 6, 2017

Subject: Tricentennial Comprehensive Plan Amendment Future Land Use Map
Staff Study
1325 Chatham Parkway
PIN: 2-0834-01-013
Total Area: 15.91 acres
Aldermanic District 1: Van Johnson
County Commission District 8: Reverend Chester Ellis
File No. 17-002738-CPA
MPC Project Planner: Gary Plumbley

Proposed Amendment: Staff is requesting that the Future Land Use Category for the subject property be changed from Commercial-Suburban to Residential-General.

- 1. Describe how the amendment is consistent with the overall intent of the Comprehensive Plan.** The following are the policies for future development as listed in the Tricentennial Land Use Plan. With each is a statement as to how the proposed land use change does or does not comply with the policy.

Proposed Development Category (Land Use): Residential-General

- a. Appropriate Land Uses:** Multi-family, single-family detached and single-family attached residential uses at a density greater than 10 dwelling units per acre as well as limited civic and commercial uses.

The subject property is immediately adjacent to non-residential uses and undeveloped property. The uses that could be allowed in the proposed land use category would be compatible with several already permitted near the property and along the Chatham Parkway corridor.

- b. Characteristics to Encourage:** Encourage a mix of housing types. Encourage mixed use development consistent with Smart Growth principles. Encourage commercial development which appeals to the needs of residents and protects the surrounding neighborhood character.

The character of the area surrounding the property is primarily office and

commercial development. The residential developments near the site consist of three multi-family apartment complexes which are all located between Ogeechee Road and I-16. The proposed amendment would allow for additional, residential development that would provide housing options for employees of nearby businesses and customers to support those businesses.

- c. **Characteristics to Discourage:** Discourage intensive forms of commercial development that are not compatible with adjacent residential uses.

The surrounding commercial development and the commercial zoning of nearby properties is compatible with the density of residential development that is proposed. The proposed amendment would protect the multi-family residential use by discouraging intensive forms of development that could generate high traffic volumes and draw customers away from small businesses.

- d. **Methods to Enhance Community Character:** Enhance the mixed use residential character of these areas by permitting a gross area density (i.e., density including right-of-way) greater than 10 units per acre.

The property has been proposed to be rezoned to a multifamily residential district with a maximum density of 12 units per net acre.

2. **What specific goals and strategies of the Comprehensive Plan will the proposed amendment address?**

Section 5.2 Land Use

GOAL F: REDUCE AUTOMOBILE DEPENDENCE AND ASSOCIATED CONGESTION AND POLLUTION BY PROVIDING A BROAD RANGE OF LAND DEVELOPMENT OPTIONS

Objective 1. Enhance connectivity within and between residential and commercial areas.
Strategy b. Require or incentivize efficient vehicular access and road linkages for and between new developments.

The location of the amendment provides the ability for the proposed residential development to connect to adjacent commercial and office areas that are located within a very short distance from the subject site.

Section 5.3 Economic Development

GOAL H: WORK TOWARD A COMMUNITY THAT PROVIDES THE TRANSPORTATION INFRASTRUCTURE AND INCREASES THE MOBILITY

OPTIONS THAT ARE NECESSARY TO SUPPORT PLANNED GROWTH COUNTYWIDE.

Objective 2. Designate economic development zones where people can live, work, and recreate in the same place.

Strategy a. Identify developable areas where there is land available to accommodate the required infrastructure to support a mixed-use community with enough critical mass to become self-sufficient and self-perpetuating.

While the property is not located in an official economic development zone, it is located within a largely commercial and office area and nearby industrial employment areas as well. Providing for residential development near these uses ensures there are housing options for people who choose to live in close proximity to where they work.

3. Will the amendment alter the land use pattern in the surrounding area? How?

The proposed amendment will not alter the land use pattern in the surrounding area as three multifamily developments currently exist along this section of Chatham Parkway. The proposed land use category is compatible with the land use pattern in the general area.

4. How does the amendment benefit the entire community?

Providing additional housing options within a commercial and industrial employment area allows people to live closer to where they work. In turn, this could alleviate traffic congestion.

5. If the amendment requires a greater expenditure of public funds for improvements to roads and utilities, how will the public benefit directly from such expenditures?

Water and sewer services are already available in this area. The cost of any necessary improvements to roadways will be paid for by the developer.

6. How will the amendment contribute to the preservation and enhancement of the environment?

The same amount of open space and Tree and Landscape Quality Points are required for multifamily and nonresidential development. In fact, multifamily development typically allocates a greater amount of green space than commercial development. Therefore, the proposed amendment will not negatively affect the environment.

7. How will the amendment contribute to preservation and enhancement of historic and cultural resources?

There are no known historic or cultural resources onsite.

8. How will the amendment contribute to the economic development of the community?

The proposed amendment will allow for residential development that can support nearby office, commercial and industrial development.

9. How will the amendment contribute to the health and safety of the community?

The proposed amendment will not negatively affect the health and safety of the community.

RECOMMENDATION

Staff recommends **Approval** of the request to change the Future Land Use Category for the subject property (PIN: 2-0834-01-013) from Commercial-Suburban to Residential-General and to amend the Tri-Centennial Comprehensive Plan Future Land Use Map to reflect this change.