

Neighborhood Commercial

Virginia Highland NC Zoning



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Goal of Neighborhood Commercial

The Strategic Goal: To preserve that vibrant and unique pedestrian commercial village we all know and love, as it not only enhances residents' quality of life; it also enhances all our property values.

- The Virginia-Highland Civic Association focus was to attempt to maintain Virginia-Highland as a livable urban community. We thought NC Zoning was a possibility.
- A steering committee was formed in early 2007. It is led by John Peak (VHCA Planning Chair) and comprised of VHCA Board Members, Commercial Property Owners, Residents, and a consulting team of experts on NC Zoning.
- Many hours were spent by the Steering Committee to educate itself/others about NC zoning. Many meetings were held with both residents and commercial property owners to gather input and assess the viability of NC Zoning.

Throughout this process:

- There was significant input from both residents and commercial property owners.
- The process was iterative, open, inclusive, pragmatic and well-publicized.
- It was agreed that legislation would be proposed to City Council only if resident input was supportive – and if we had the agreement of more than 50% of the commercial property owners in each node.



Neighborhood Commercial Zoning Requires a Balancing of Interests

Residential Property Owner Benefit

Today, our commercial zoning is primarily C-1, which means that many commercial property owners could tear down their existing buildings and re-build with a height of up to 11 stories. Protecting our neighborhood from the possibility of these huge buildings is the primary benefit for residents.

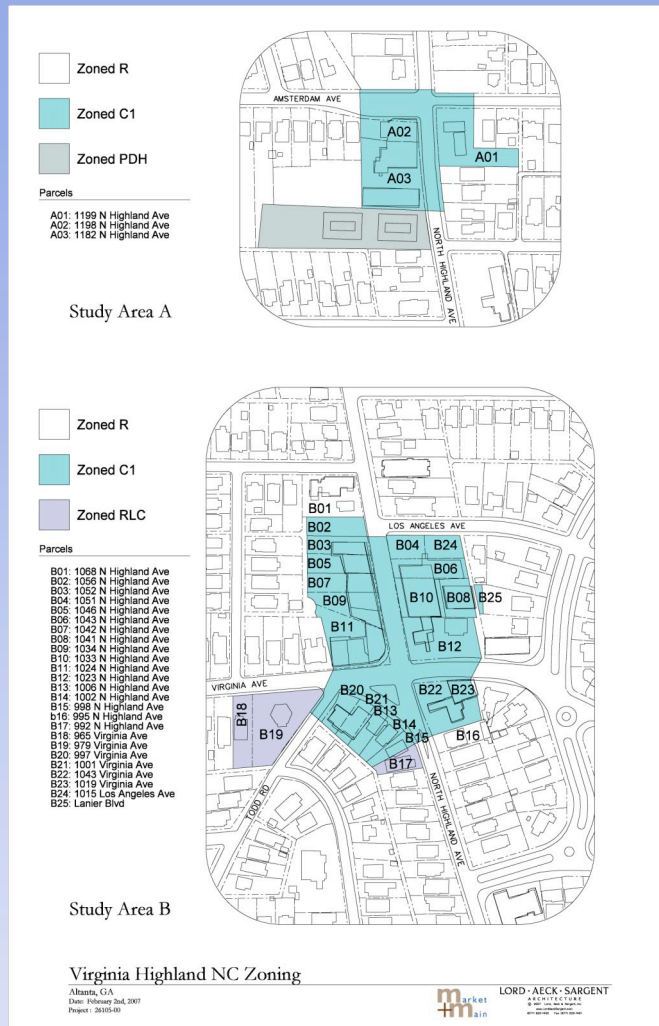
- With C-1, a 9-story mixed use building w/ 3-story garage could be built in Amsterdam node.
- With C-1, a 7-story mixed use building w/ 4-story garage could be built in the heart of Va-Hi (Highland Tap strip)
- In Atkins Park or Moe's & Joe's area, an 11-story mixed use building could be built under C-1.

Commercial Property Owners

The majority of commercial property owners understand residents' desire to preserve our neighborhood ambiance. They recognize the benefit of that "ambiance", but they are faced with the following issues:

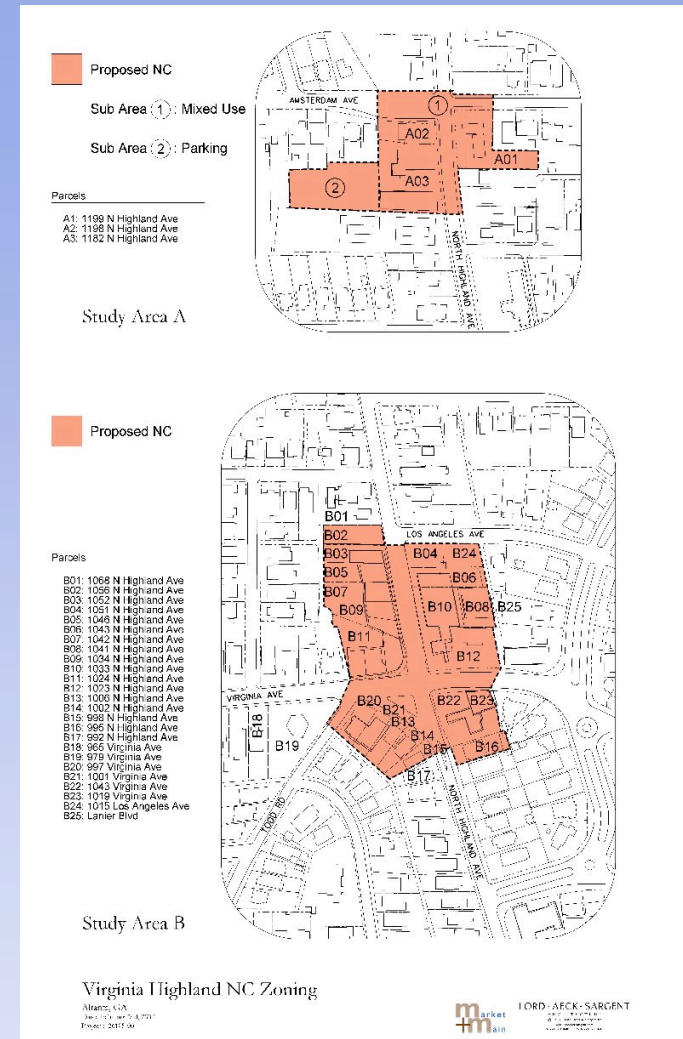
- Lack of **parking** threatens the continued financial success of many retail establishments.
- In many cases, neighborhood commercial zoning would severely restrict the size of future build, thereby adversely impacting owners' ability to maximize their property values. It is noteworthy that the 35 ft. NC height limitation was not sufficient for 3 stories: 1 retail+2 story residential.

Our Challenge: How can we accommodate our commercial areas so they remain viable, without sacrificing our neighborhood "ambiance"? It became clear that getting to a final NC proposal will require give and take by both commercial property owners and residents.



Amsterdam

Virginia/
Highland



Current Zoning

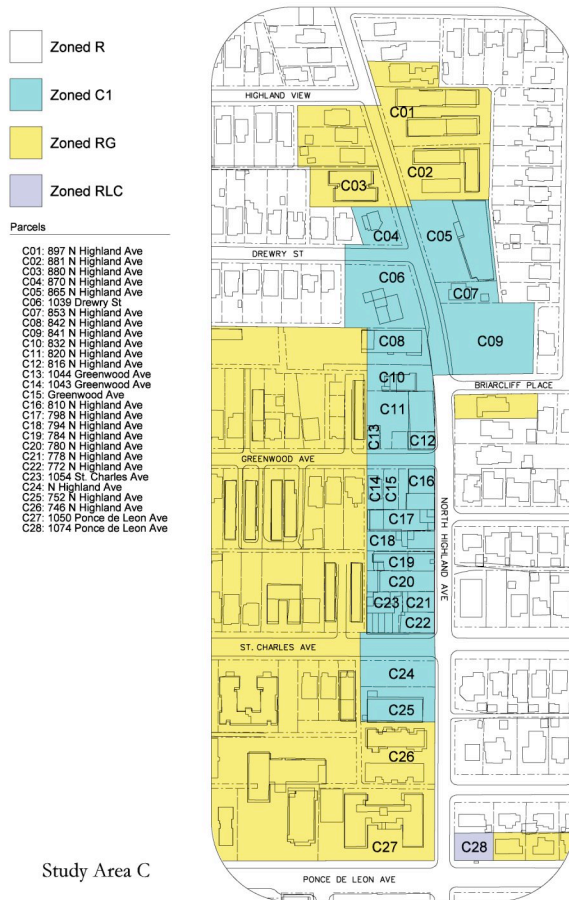
Proposed Zoning

Virginia Highland NC Zoning



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Atkins Park

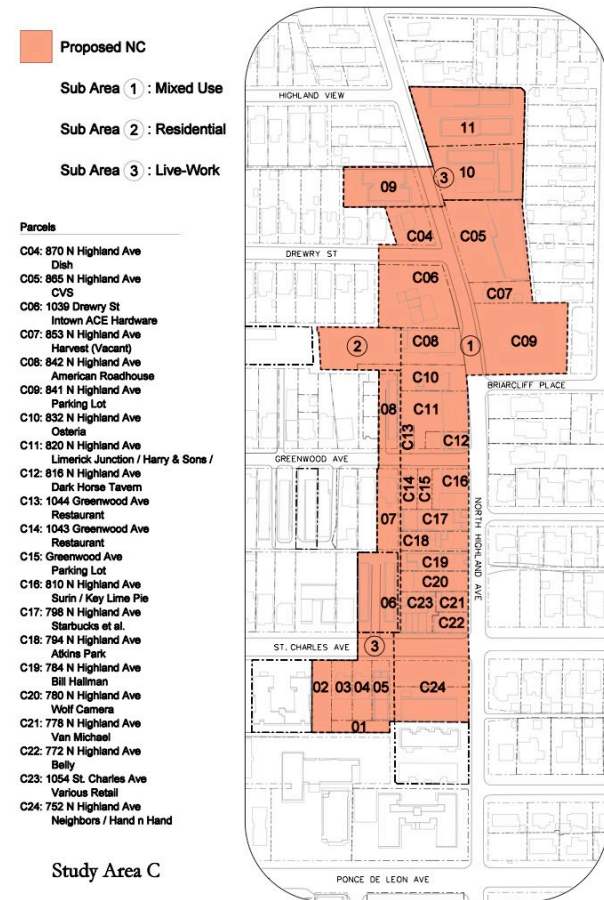


Study Area C

Virginia Highland NC Zoning

Atlanta, GA
Date: February 2nd, 2007
Project: 2007-02

LORD · AECK · SARGENT
ARCHITECTS
1000 Peachtree Street, N.E.
Atlanta, GA 30309
404.525.1234



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NC District Summary

- Decrease in commercial development and increase in residential development
- Preserves a Neighborhood compatible height
- Preserves the storefront character of the existing commercial nodes with pedestrian friendly uses
- Allows outdoor dining between the sidewalk and the building
- Limits the sizes of all uses to ensure compatibility with the neighborhood
- Shared parking
- Prohibits surface parking in the fronts of buildings
- Requires sidewalks and street trees on all streets
- Requires pedestrian entrances fronting all sidewalks
- Maintains the character of the neighborhood commercial areas
- Encourages appropriate infill development
- **Ability to customize individual nodes**

NPU Notification

SAP submittals will be sent to the NPU chair for the purpose of notification and comment, as well as a signed affidavit of said NPU notification. The NPU shall have a period of 21 days to provide written comments to the bureau of planning prior to any SAP approval.

Subareas

NC-6 Amsterdam:

- Amsterdam Mixed Use subarea
- Amsterdam Parking subarea

NC-7 Virginia Highland:

- *No Subareas in this District*

NC-8 Atkins Park:

- Atkins Park Mixed Use subarea
- Atkins Park Residential subarea
- Atkins Park Live Work subarea



Uses

NC-6 Amsterdam:

- Gas stations are prohibited
- Bars/restaurants are limited to 6
- Amsterdam Parking subarea limited to parking only

NC-7 Virginia Highland:

- Gas stations are limited to 1

NC-8 Atkins Park:

- Gas stations are prohibited
- Atkins Park Live Work subarea is limited to office and residential uses. Residential development greater than 15,000 sqft must have a minimum of 20% of office uses. Office development greater than 10,000 sqft must have a minimum of 20% of residential uses.
- Atkins Park Residential subarea is limited to residential uses with parking



Parking

- NC-6 Amsterdam will require 1 space per 150 square feet of floor area.
- Offsite and shared parking is permitted to be located anywhere within each individual district. Offsite and shared parking will be prohibited for eating and drinking establishments within each respective district when in excess of the following numbers:
 - NC-7 Virginia Highland: 15 (currently 13)
 - NC-8 Atkins Park: 20 (currently 18)

Building Height

Structures within all districts and subareas will have a maximum height of 42 feet and 3 floors.



Supplemental Zones

Supplemental Zones are not required except in NC-8 Atkins Park, subarea 2 Live Work. In this subarea, supplemental zones are required such that the building facades are set back in keeping with the single-family residential setback along North Highland.

Outdoor Dining

- Outdoor dining is allowed only in supplemental zones or by encroaching into the sidewalk clear zone when the following criteria are met:
- A minimum of 6 feet of sidewalk clear zone must be left unobstructed
- No permanent structure may be located in or attached to the sidewalk
- Should the outdoor dining discontinue, the sidewalk space will comply with all of the requirements for sidewalks
- Outdoor dining may be separated from the sidewalk only with movable planters, fencing or similar non-fixed barriers and no taller than 36 inches in height



Parking Decks

- Above-ground parking decks will treat all transitional yards with a staggered double row of Japanese Cryptomeria (*Cryptomeria japonica*) trees located a minimum of 8 feet on-center and with a minimum planted height of 8 feet and a minimum mature height of (25) feet.
- When located in NC-6 Amsterdam, Amsterdam Parking subarea and NC-8 Atkins Park Residential subarea, above-ground parking decks will meet the following additional requirements:
 - Will have a maximum height of 14 feet as measured at the lowest grade of the subarea at the time of adoption of these districts.
 - Will utilize only brick, wood, stucco, stone or mansard as exterior materials. All materials shall be earth-toned.

