



Planning Commission

Special Called Meeting
<http://www.roswellgov.com/>
~Agenda~

Chair Kitty Singleton
Vice Chair Eric Schumacher
Commissioner Jason Frazier
Commissioner Pooja Gardner
Commissioner Charles Krieger
Commissioner Jim Walsh
Commissioner Carol Williams

Monday, July 21, 2025

1:00 PM

City Hall - Room 220

**** Possible Quorum of Mayor and City Council ****

Welcome

I. Call to Order

II. Text Amendments

1. Review of a Text and Map Amendment to the Unified Development Code for the Hill Street Overlay.

III. Adjournment



City of Roswell

Planning Commission Special Called

AGENDA ITEM REPORT

ID # -9956

MEETING DATE: July 21, 2025

DEPARTMENT: Planning Commission

ITEM TYPE: Text Amendment

Review of a Text and Map Amendment to the Unified Development Code for the Hill Street Overlay.

Item Summary:

This is a review to amend the UDC zoning chapter and the zoning map. The purpose is to create an Overlay for the area bounded by Oak Street, Atlanta Street, Hill Street and Forrest Street.

In 2019 the City conducted a master plan effort, to direct redevelopment of these properties and create a more compatible mixed-use environment. The Master Plan was never adopted.

Now that the City is moving forward with the relocation of the police department, it creates a strategic opportunity to incentivize and guide new investment within the study area. Staff has been instructed to develop a set of zoning regulations to achieve the City's vision. A preliminary, draft outline has been prepared and attached.

Committee or Staff Recommendation:

N/A

Financial Impact:

N/A

Recommended Motion:

N/A

Presented by:

Angela Rambeau, Planner III

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE BY
MODIFYING ARTICLE 8, OVERLAYDISTRICTS**

WHEREAS, the City of Roswell is a Georgia municipal corporation; and

WHEREAS, the Mayor and Council are the governing authority of the city; and

WHEREAS, the Mayor and Council have determined that it benefits the health, safety and welfare of the citizens of Roswell to amend the Unified Development Code (UDC); and

WHEREAS, the City finds that the regulations contained in this Unified Development Code (UDC) are necessary for the purposes of implementing its 2040 Comprehensive Plan adopted pursuant to the requirements of the Georgia Planning Act of 1989; and

WHEREAS, this Unified Development Code (UDC) has been prepared and considered in accordance with the zoning procedures law, O.C.G.A. 36-66;

NOW, THEREFORE, the Mayor and Council of the City of Roswell, Georgia, pursuant to their authority, do hereby amend Article 8, Overlay Districts.

1.

Article 8, Overlay Districts shall be amended to create Section 8.4, HSOD – Hill Street Overlay District as follows:

Sec. 8.4 –HSOD: Hill Street Overlay District

8.4.1. Purpose and Intent

The Hill Street Overlay District is meant to create a vibrant, walkable, mixed-use development with historic architectural features, exceptional public spaces and sufficient parking with the goal of concentrating residential units while strategically generating additional employment opportunities and commercial amenities.

8.4.2. Applicability

The Hill Street Overlay District regulations apply to all of the parcels identified in the Hill Street Overlay Boundary Map (Figures 1 and 2) and as further defined by the Project 1 Regulating Plan (Figures 2, 3 and 4).

8.4.3. Approval Authority

June 5, 2025 REV

8.4.5. Site Specific Regulating Plan and Overlay Eligible Sites

The Hill Street Overlay District contains two components –

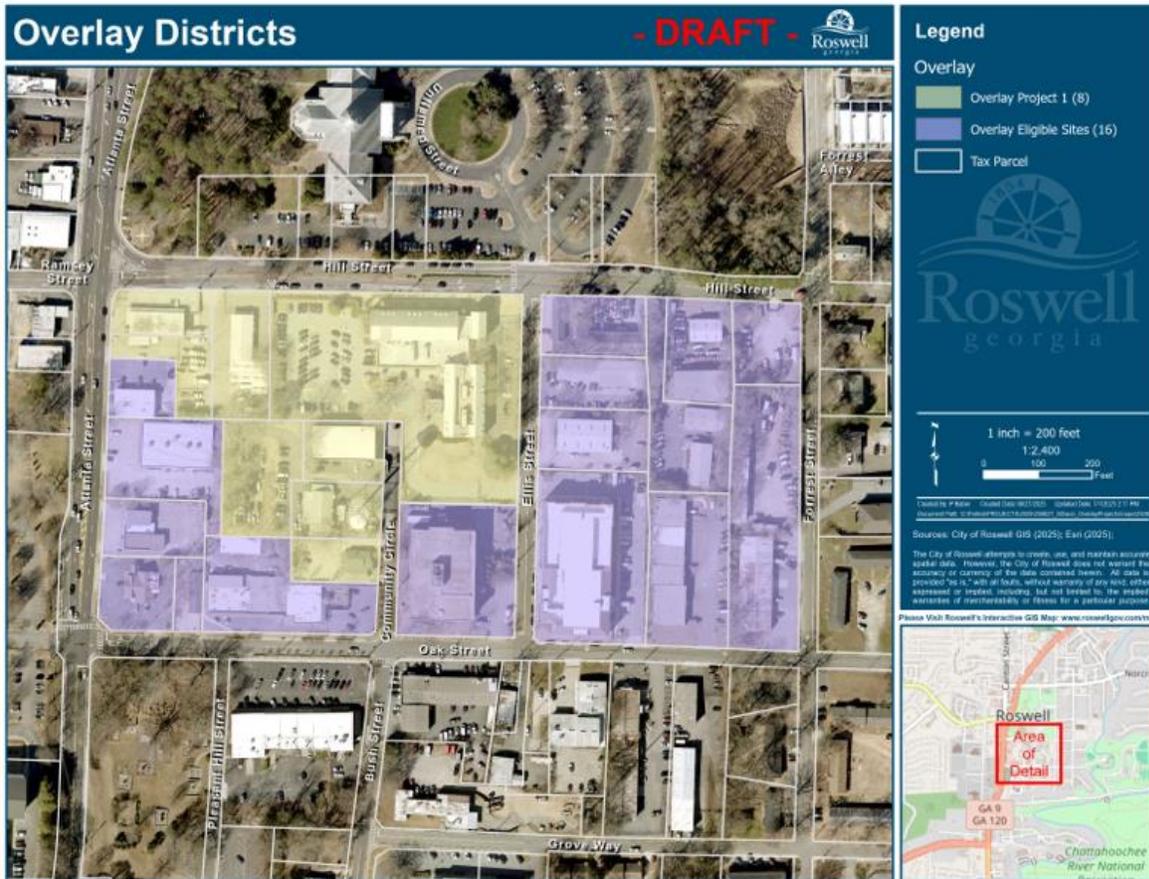
- A. The Site Specific Regulating Plan comprised of Overlay Project 1, as identified in Figure 2; and,
- B. The remaining Parcels identified as Overlay Eligible Sites shown on the same in the Overlay Boundary Map, also as identified in Figure 2.

All projects within the Overlay Eligible Sites shall meet a minimum assemblage threshold of two (2) acres.

Stand-alone projects on individual parcels within Overlay Eligible Sites must demonstrate compliance and cohesiveness with the intent of the overall historic, walkable, mixed-use development of Overlay Project 1.

Design submittals for permitting review shall substantially conform to the Regulating Plan (Figures 3 and 4).

Figure Two (2)

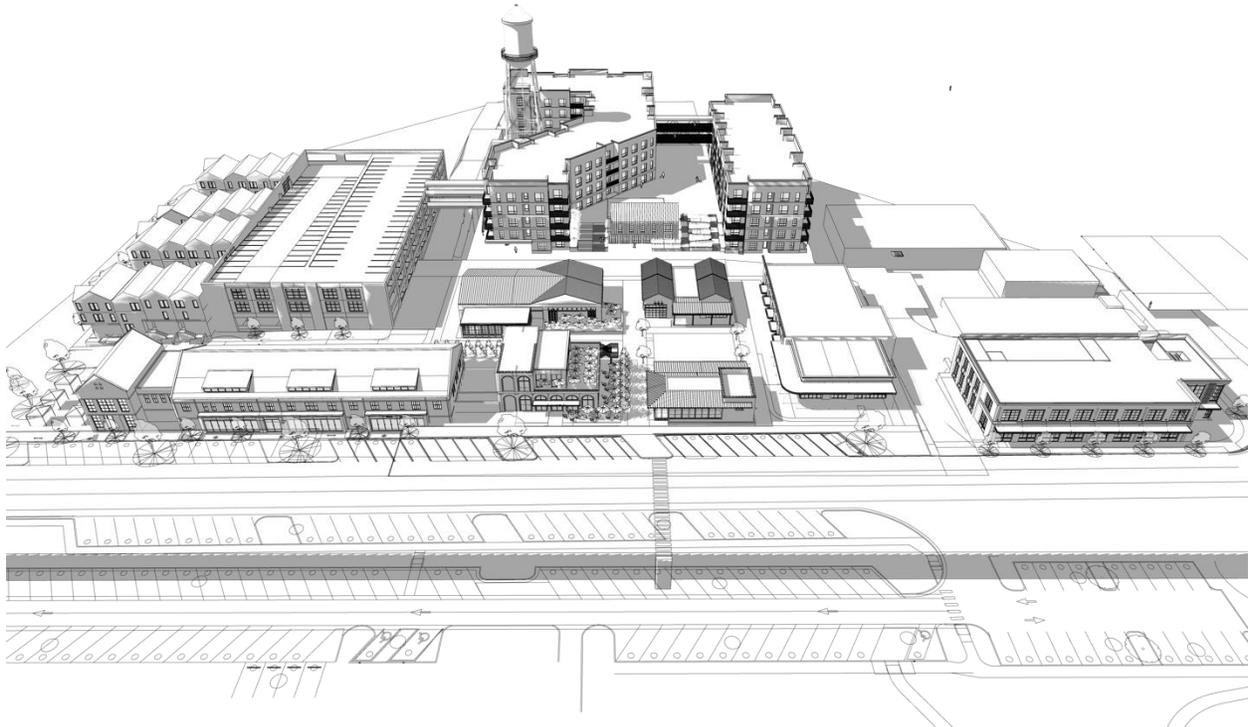


Attachment: 8.4. Final 2025-07-11 HILL ST OVERLAY DRAFT - 071425 MCC MT (Hill Street Overlay - Text and Map Amendment)

Part one

8.4.5. Design Standard Requirements for Overlay Project 1 (Regulating Plan)

Figure Three (3)



A. Design Standards –

1. Lot frontage.

- a. The lot frontage for each use shall be as indicated on the regulating plan as approved by the Mayor and Council.

2. Building Height.

- a. Where indicated on the UDC-Zoning map- four (4) stories with a maximum height at 55' above average grade plane.
- b. The multi-family buildings located in the interior of the site shall be a maximum of five (5) stories and no more than fifty-five (55) feet in height. Where the lot slopes downward, an additional story may be built on the lower rear portion of the lot for storage and stabilization of the building.
- c. All other Parcels within the development shall have a maximum height of three (3) stories.
- d. Ground Story Height shall be 9' minimum for all buildings

- e. Upper Story Height shall be 9' minimum for all buildings
- f. Building Mass not applicable in this portion of the Overlay
- g. The height of the townhomes/brownstones shall be a maximum of four (4) stories. The townhomes must be of a sufficient height to shield the parking deck from Ellis Street.

3. Setbacks.

All buildings shall use Hill Street as the primary street front setback, except for the townhomes and parking deck. Setbacks shall be zero (0) feet but are subject to utility, access easement and required Right-of-Way improvements. Zero lot line is permitted for the townhomes.

4. Alley.

Minimum width—Twenty (20) feet

5. Utility Poles.

Any existing utility poles shall be relocated to underground utility conduits. Any new utilities must be located underground.

6. Transparency

- a. All buildings that are located along the private street do not require transparency minimums facing the private street.
- b. Ground Story, primary/side street shall be 40%/20% minimum. On the multi-family buildings, the ground story shall have a minimum of 20%.
- c. Upper Story, primary/side street shall be 10% minimum.
- d. Blank wall area, primary/side street (max) shall be twenty (20) feet/fifty (50) feet. Blank wall maximum requirements may be mitigated through the Alternatives to Ground Floor Transparency within the UDC Design Guidelines.

7. Pedestrian Access

- a. Pedestrian Access shall be located either on the front based on the primary street, or facing a public open space.
- b. The building on the corner of Atlanta Street and Hill Street has the option to be located either on the front based on the primary street or the corner of the intersection.

8. Lot Frontage

- a. The townhomes do not need to meet lot frontage requirements of the UDC, but are required to meet the width requirements as set in this Overlay.

9. Utilities

- a. All mechanical equipment and service areas for trash and recycling shall be screened from public view.

B. Open Space/Amenity areas

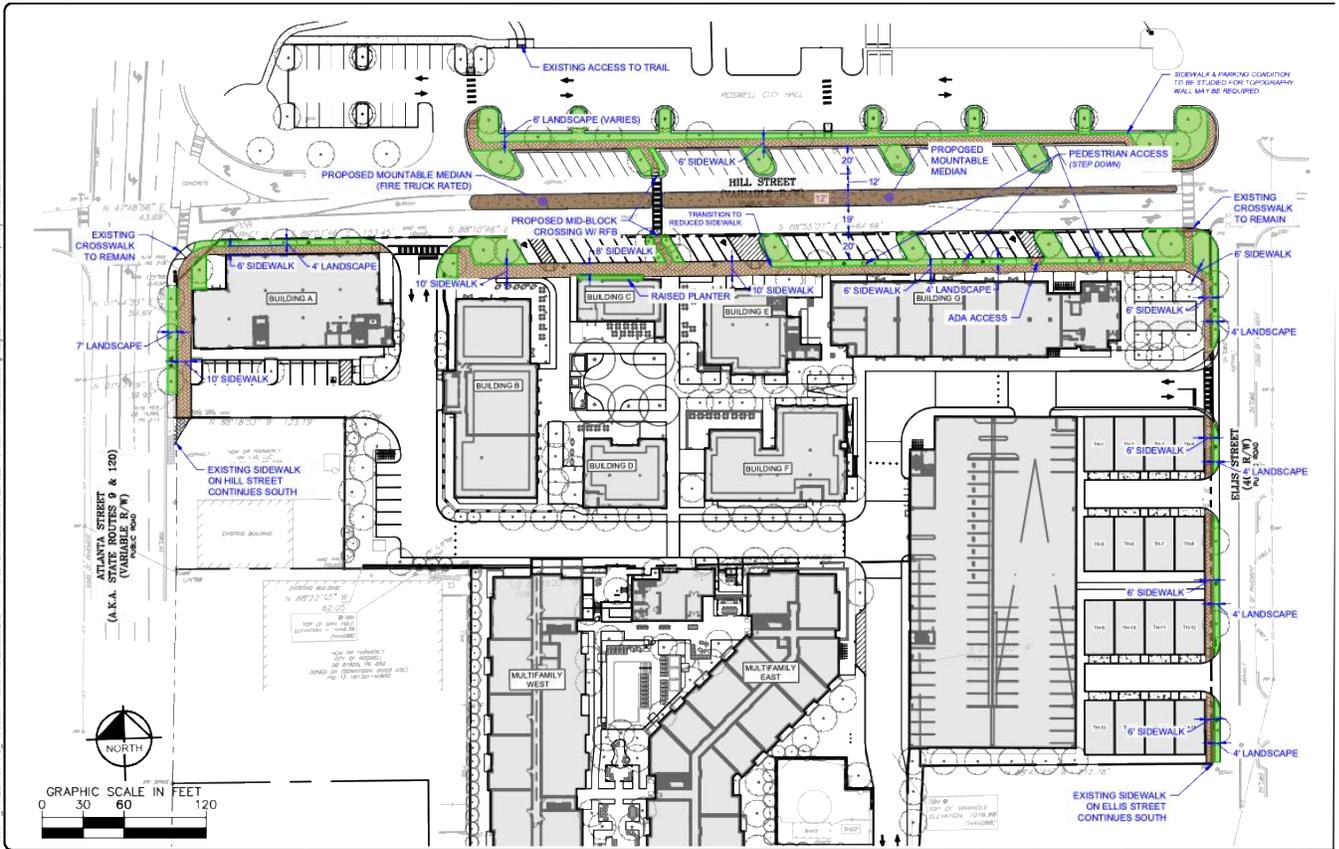
1. A minimum of 10% of the development shall be set aside for landscaped open space, as defined in Section 2.2.6
2. A minimum of 15% of the development shall be set aside for amenity area, as defined in Section 2.2.7
3. A public lawn available for public use, shall be incorporated into the master design. The area may count towards required amenity area square footage.
4. Landscaped opens space and amenity areas shall be operated and maintained by the developer.
5. Tree Density – ten (10) units per acre as per the Unified Development Code.

C. Sidewalk and Road Improvements.

In addition to any required improvements identified by traffic studies approved by the City of Roswell, streetscape design shall include the following requirements:

1. One elevated crosswalk on Hill Street and Oak Street shall be incorporated into the master design. Final locations shall be determined by Roswell DOT.
2. Crosswalks shall include a Rectangular Rapid Flashing Beacons (RRFB) system or similar crosswalk safety elements, as required by Roswell DOT.
3. A raised intersection, as determined by Roswell DOT for traffic calming.
4. A ten-foot multi-use trail along the frontage of Atlanta Street/Highway 9.
5. The sidewalk along Hill Street shall be per the exhibit listed as Figure 4.
6. A six-foot sidewalk with a four (4) foot grass strip along the frontage of Ellis Street
7. Should the water tower be demolished, a five (5) foot sidewalk will be required to be installed along the West side of Community Circle to be connected to the existing sidewalk.
8. Sidewalk pavers shall be installed as approved by Roswell DOT to meet the Historic District requirements.

Figure Four (4)



D. Within the development, all canopies shall have minimum depth of four (4) feet and a clear height of nine (9) feet. All awnings a minimum depth of three (3) feet. All balconies shall be have clear height of nine (9) feet.

E. Parking

The Planning and Zoning Director shall have the authority to approve a parking plan that varies from the UDC parking standards as long as it complies with an approved Development Agreement and Parking Agreement with the City.

F. Parking Deck

The parking deck to be constructed within the development shall be approved by the Mayor and Council. The parking deck does not need to meet the use standards set in Section 9.5.7 or section 10.1.15 of the Unified Development Code.

G. Signage

The owner/developer shall submit a master sign plan for the development to the city for approval by the Mayor and Council.

Attachment: 8.4. Final 2025-07-11 HILL ST OVERLAY DRAFT - 071425 MCC MT (Hill Street Overlay - Text and Map Amendment)

8.4.6 Overlay Project One (Regulating Plan), Uses

A. Permitted Uses

Uses allowed in the DX (Downtown Mixed Use) zoning district unless listed as prohibited.

B. Prohibited Uses:

In addition to those uses prohibited by the underlying zoning district, the following uses shall also be prohibited:

1. Automobile vehicle related uses (auto sales/leasing, repair, service, storage, washes, emission testing)
2. Bed and breakfast
3. Child day care
4. Institutional residential
5. Shooting range
6. Elementary or secondary private schools
7. Vape/tobacco shop
8. Hookah establishments
9. Pawn shop
10. Bail bonds
11. Tattoo parlor
12. Animal care, indoor and outdoor
13. Convenience stores with fuel pumps
14. CBD store
15. Contractor's storage
16. Manufacturing, except for breweries, brewpubs, distilleries and artisan craftsman's shops
17. Drive-thru facilities; except for banks
18. Greenhouse
19. Outdoor storage, limited or general
20. Firework sales
21. Continuing Care Retirement Hom
22. Hospice

-
23. Monastery, convent
 24. College, university
 25. Club or lodge, Nonprofit
 26. School, public
 27. School Special
 28. Cemetery
 29. Personal services, except the following, which may be allowed once within the district, unless additional use is approved by Mayor and Council through the conditional use process:
 - a. Hair Salon
 - b. Nail Salon
 - c. Catering establishment (without event space)
 - d. Health spa with massage provided with a mix of other services only
 - e. Barbershop

C. Additionally allowed uses:

In addition to those uses allowed by the underlying zoning district, the following uses shall also be permitted:

1. Hotel
2. Special Events Facilities
3. Vehicle showcase establishments, provided no vehicular inventory is stored on site.
4. Outdoor Recreation – commercial parks such dog parks or similar outdoor membership Townhomes (fee simple)
5. Multi-family in (Regulating plan) Overlay Project One only

D. The Director may authorize a temporary use, as follows:

1. Outdoor tent sales on Parcel zoned and used for non-residential use, for a period not to exceed forty-five (45) days. Authorization may not be granted more than two (2) times per year, per Parcel.
2. Farmer's market
3. Seasonal Events associated with a for-profit entity on Parcel zoned and used for non-residential use for a period not to exceed thirty (30) days.

D. Non-conforming uses.

Non-conforming uses shall be governed by Section 13.13 of the Unified Development Code.

8.4.7 Building Types for the Regulating Plan

- A. All the building types allowed in Article 5, except for stacked flat and walk up flat building types. All uses permitted within the Overlay shall be allowed within all of the building types.
- B. Mixed-Use. Vertically integrated mix of uses.
 - 1. A minimum of two uses shall be incorporated into each mixed-use building.
- C. Multi-family units (rental) in mixed use buildings
 - 1. Maximum of 143 units
 - 2. No more than 12 ground floor multifamily units. These shall front along Community Circle
- D. Brownstone type townhomes (Fee simple/for sale)
 - 1. Minimum 14, Maximum 16 townhome units
 - 2. Minimum lot width of 22 feet, with zero lot line between townhomes.
- E. A minimum of 72,000 square feet of the development shall be utilized as commercial uses (inclusive of outdoor leased or leaseable premises, such as rooftops and patios, but excluding outdoor common areas).

8.4.8 Development Schedule for Regulating Plan

- A. Parcels located within the Regulating Plan shall be completed in a single, integrated phase.
- B. The core and shell of the commercial buildings shall be completed simultaneously with or prior to the occupancy of the mixed-use multifamily buildings within the project.
- C. No certificates of occupancy shall be issued for residential components of the project prior to the completion of core and shell of the commercial components.

Part Two

8.4.9 Design Standards/Regulations for the Overlay Eligible Site parcels

- A. Lot frontage. – all lots must meet the lot frontage requirements of Section 2.2.2 of the Unified Development Code.
- B. Acreage requirements – minimum of two acres for assemblage of the parcels.
- C. Building Height.
 - 1. All Parcels – 3 stories maximum height.

D. Building size – must meet all requirements of the building types in Article 5 of the Unified Development Code, except for the following:

1. Townhomes must have a unit width minimum of twenty-four (24) feet.

E. Setbacks.

Setbacks must be met as shown per the building type in Article 5 of the Unified Development code. Any variance related to setbacks shall be approved by the Mayor and Council as long as the project is consistent with Overlay Project 1.

F. Alley.

Minimum width - 20 feet

G. Utility Poles.

Any existing utility poles shall be relocated to underground utility conduits. Any new utilities must be located underground

H. Stormwater – All stormwater must meet the requirements of the City of Roswell.

I. Open Space/Amenity areas

1. All parcels/developments must meet the minimum requirements for landscaped open space, as defined in Section 2.2.6 and indicated under the building type in Article 5 of the Unified Development Code.
2. All parcels/developments must meet the minimum requirements for amenity area, as defined in Section 2.2.7 and indicated under the building type in Article 5 of the Unified Development Code.
3. Landscaped opens space and amenity areas shall be operated and maintained by the HOA or development group.
4. Tree Density – as per the Unified Development Code which for the Historic District Character Area is ten (10) units per acre.

J. Sidewalk and Road Improvements.

1. In addition to any required improvements identified by traffic studies approved by the City of Roswell, street design shall include the following:
2. The sidewalk widths along Hill Street, Ellis Street, Oak Street and Forrest Street are all required to be a ten (10) feet multi-use sidewalk/trail as approved by the Roswell Department of Transportation.
3. Should a new road be required as part of the new development in the Overlay Eligible Sites, then all interior sidewalk on the new roads shall be on both sides of the street and the sidewalk widths shall be determined by the Roswell Transportation Department.

4. Based on the traffic study and any new development plan, the Roswell Department of Transportation shall determine if there is a need for an elevated crosswalk with any new development for this area.

8.4.10 Uses for Overlay Eligible Sites

- A. The parcels located in the Overlay Eligible Sites per the map will follow the zoning use charts for their underlying zoning district for permitted and prohibited uses.
- B. On the parcels that are zoned IX (Industrial Flex) located in the Overlay Eligible Sites per the map, townhomes will be an additional use that will be permitted as long as the townhome development contains a minimum of 2 acres and meets all of the requirements indicated in the Design Standards for the Overlay Eligible Sites.
- C. Non-conforming uses shall be governed by Section 13.13 of the Unified Development Code.

8.4.11 Building Types for Overlay Eligible Sites

All building types allowed as indicated in Article 5 and 6, except for Stacked Flat and Walk-up Flat building types.

2.

Severability. Should any court of competent jurisdiction declare any section or part of this Ordinance invalid or unconstitutional, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof, which is not specifically declared to be invalid or unconstitutional.

3.

Repeal of Conflicting Provisions. All ordinances, parts of ordinances, or regulations in conflict herewith are repealed.

4.

Renumbering. It is the intention of the Mayor and Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Roswell, Georgia and the sections of this Ordinance may be renumbered to accomplish such intention.

This Ordinance shall take effect and be in force from and after the day of its adoption, the public welfare demanding it.

The above Ordinance was read and approved by the Mayor and Council of the City of Roswell, Georgia, on the ____ day of _____ 2025.

Approved:

Kurt M. Wilson, Mayor

Attest:

Nancy Long, City Clerk

SEAL

Attachment: 8.4. Final 2025-07-11 HILL ST OVERLAY DRAFT - 071425 MCC MT (Hill Street Overlay - Text and Map Amendment)

City of Roswell

Unified Development Code (UDC) Text Amendment: Article 8 to create 8.4 Hill Street Overlay

July 14, 2025 – Public Hearing and 1st Reading



THE ECONOMIC FLYWHEEL

BUILDING MOMENTUM



Sector Strategy for Industry Recruitment

Enhance existing sector partners to recruit additional supporting industries. Pursue one new sector (Aerospace).

Target Geographically Catalytic Projects

Multi-purpose developments that catalyze adjacent parcels.

Boundary Breaking Infrastructure

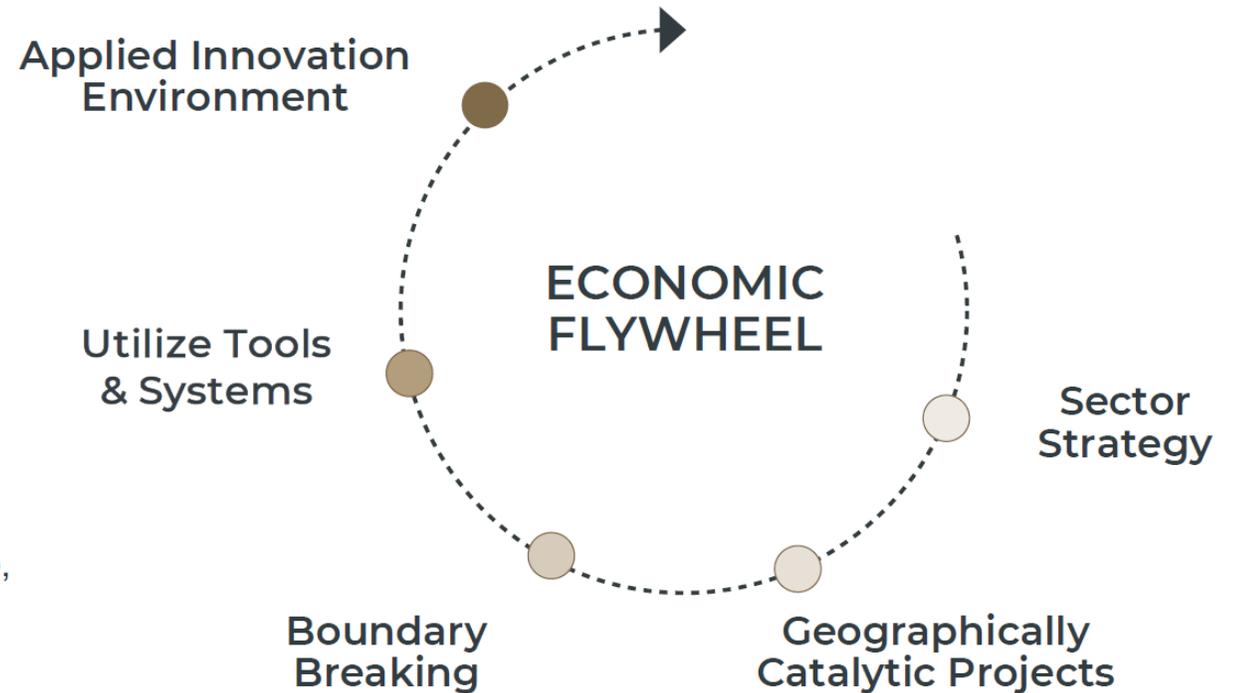
Development that attracts visitor for short term stays.

Economic Development Rules of Engagement

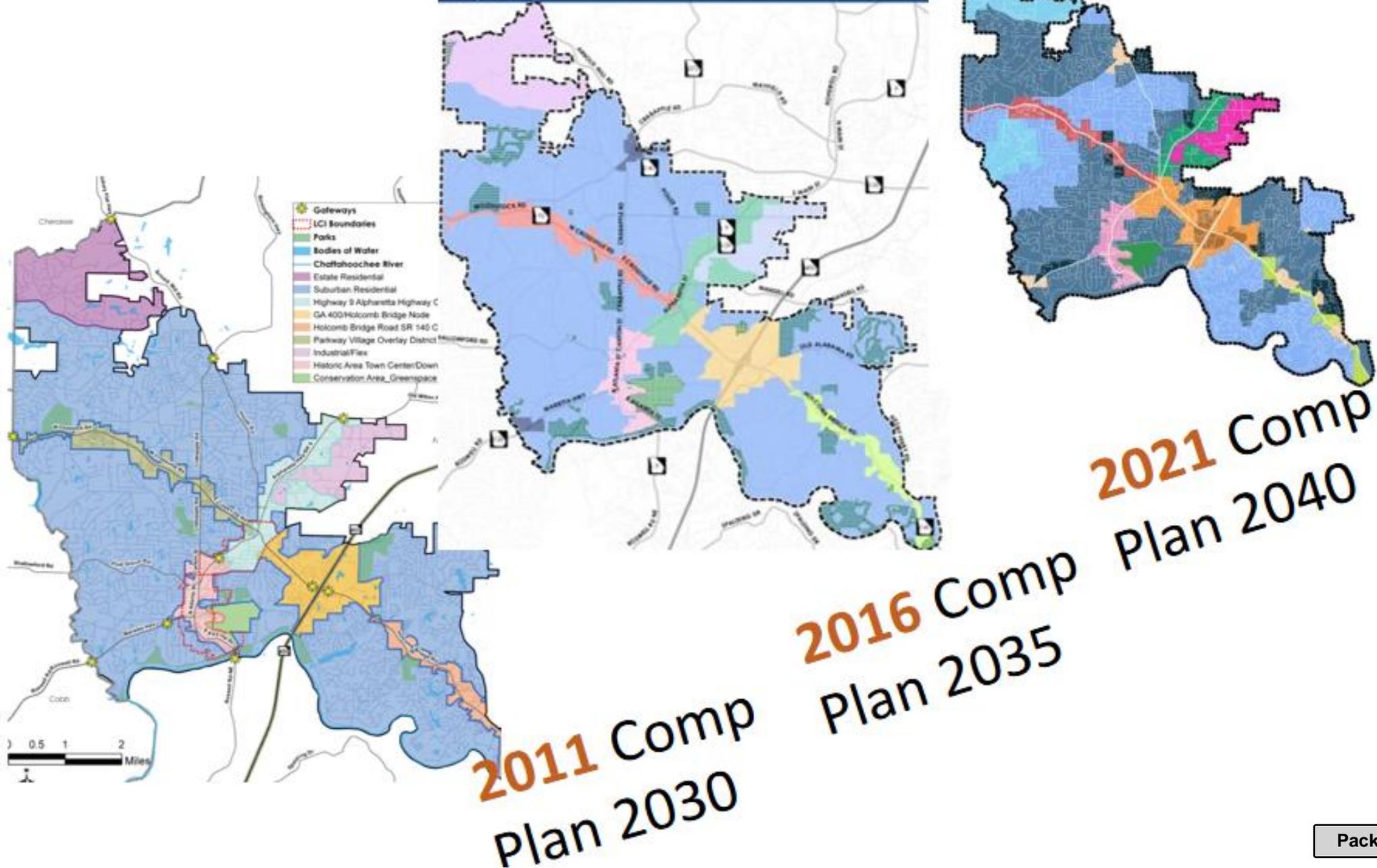
Integrate all ED partners, consolidate tools (regulatory & financial), define systems for evaluation, implement GO NO GO. Build a parking business line and apply it to ease development

Applied Innovation Environment

Reclaim the city's position as an innovation leader. Build an applied research lab environment city wide for needs based innovation.



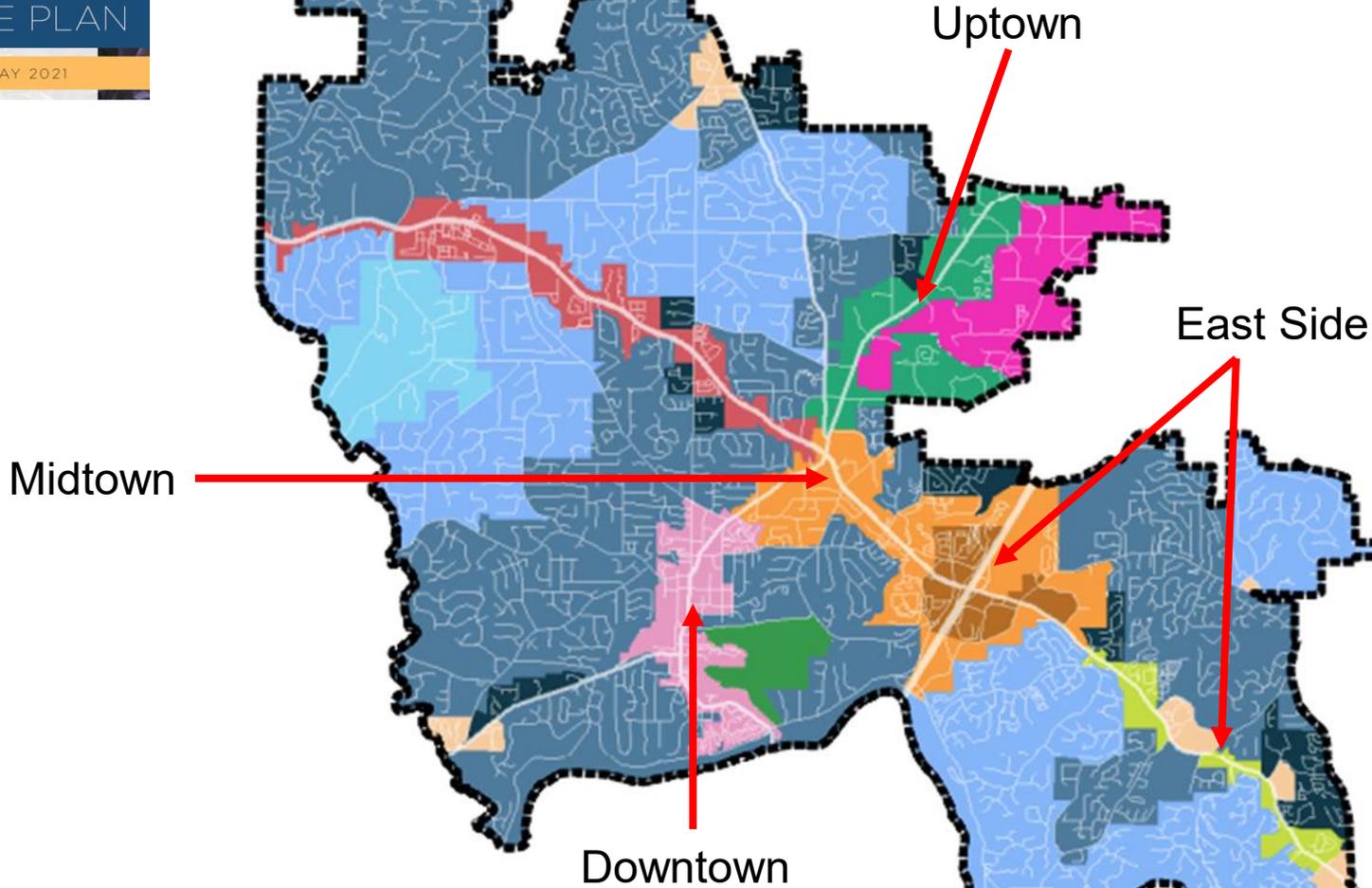
Future Land Use Development Policy





CURRENT FUTURE DEVELOPMENT MAP

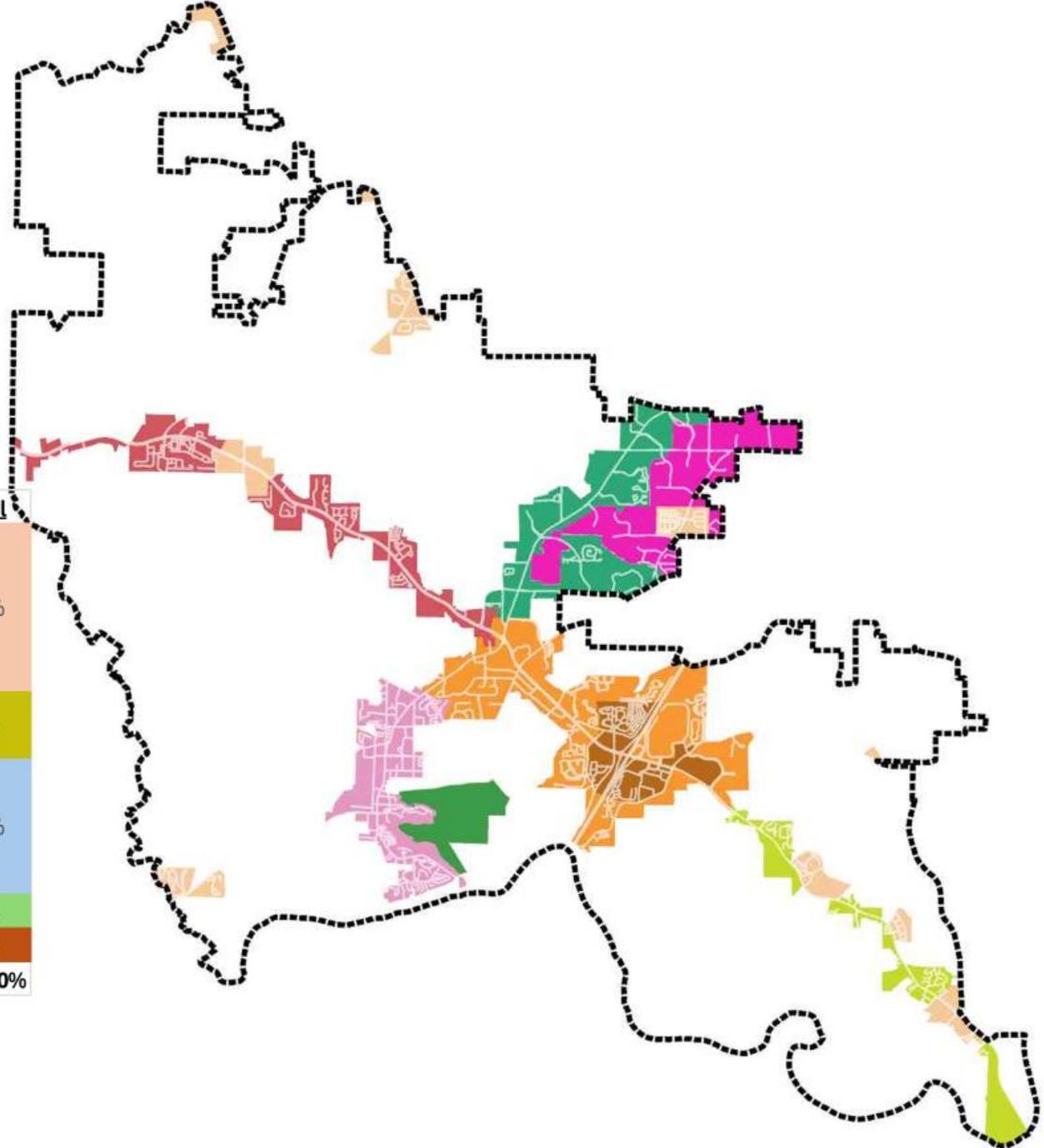
2.1.b



Legend

- City Limit
- Estate Residential
- Suburban Residential
- Neighborhood Residential
- Active Neighborhoods
- Neighborhood-Serving Area
- Commercial Mixed-Use
- Major Activity Area
- Historic Area/Downtown
- Industrial/Flex
- Highway 9
- Parkway Village
- Holcomb Bridge Road
- Conservation/Greenspace





Legend 2.1.b

Character Areas

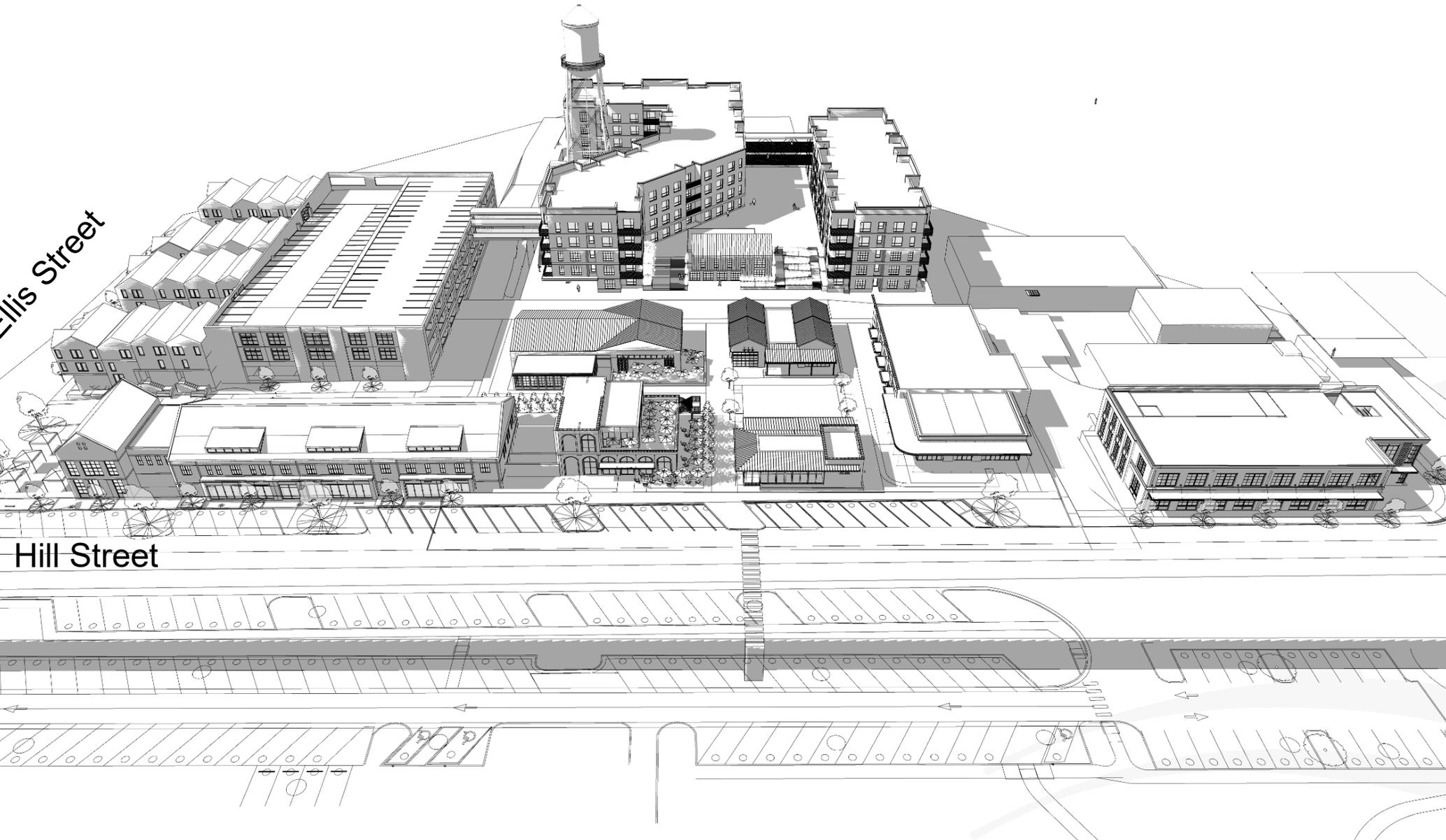
- Neighborhood-Serving Area
- Commercial Mixed-Use
- Major Activity Area
- Historic Area/Downtown
- Industrial/Flex
- Highway 9
- Parkway Village
- Holcomb Bridge Road
- Conservation/Greenspace

Type	% Total
Activity & Employment Areas	13.10%
Commercial Corridors	4.38%
Established Residential Areas	78.98%
OTHER	0.97%
Parkway Village Only	2.57%
	100%



Attachment: 01 Hill Street Overlay 06-13-25 PPT (Hill Street Overlay - Text and Map

Project – Approved Concept



Ellis Street

Hill Street



Project Concept Rendering

HILL STREET DEVELOPMENT
Green Space from pedestrian axis



Attachment: 01 Hill Street Overlay 06-13-25 PPT (Hill Street Overlay - Text and Map

Project Concept Rendering

HILL STREET DEVELOPMENT
Building A - Approved Design



ASD|SKY ROSWELL - HILL STREET DEVELOPMENT - APPROVED DESIGN PACKAGE - 03.19.2025

HILL STREET DEVELOPMENT
Building B From Hill Street



ASD|SKY ROSWELL - HILL STREET DEVELOPMENT - APPROVED DESIGN PACKAGE - 03.19.2025

Attachment: 01 Hill Street Overlay 06-13-25 PPT (Hill Street Overlay - Text and Map

Project Concept Rendering

HILL STREET DEVELOPMENT
Building C from Hill Street



ASD|SKY ROSWELL - HILL STREET DEVELOPMENT - APPROVED DESIGN PACKAGE - 03.19.2025

HILL STREET DEVELOPMENT
Building E from Hill Street



ASD|SKY ROSWELL - HILL STREET DEVELOPMENT - APPROVED DESIGN PACKAGE - 03.19.2025

Attachment: 01 Hill Street Overlay 06-13-25 PPT (Hill Street Overlay - Text and Map

Project Concept Rendering

HILL STREET DEVELOPMENT
Building F from Plaza



ASD|SKY ROSWELL - HILL STREET DEVELOPMENT - APPROVED DESIGN PACKAGE - 03.19.2025

HILL STREET DEVELOPMENT
Building F from Parking Exit



ASD|SKY ROSWELL - HILL STREET DEVELOPMENT - APPROVED DESIGN PACKAGE - 03.19.2025

Project Concept Rendering

HILL STREET DEVELOPMENT
Building G from Ellis x Hill



ASD|SKY ROSWELL - HILL STREET DEVELOPMENT - APPROVED DESIGN PACKAGE - 03.19.2025

HILL STREET DEVELOPMENT
Building G from Parking Deck



ASD|SKY ROSWELL - HILL STREET DEVELOPMENT - APPROVED DESIGN PACKAGE - 03.19.2025

Attachment: 01 Hill Street Overlay 06-13-25 PPT (Hill Street Overlay - Text and Map

Strategic Advantage of the new Hill Street Project

1. Reduced density from the 2019 project from 74 multi-family units/acre to 24 units/acre.
2. City is seeking a catalytic mixed-use project consistent with our Economic Development Strategy.
3. Creates long-term revenue streams with participation in the success of the project.
4. Commercial re-purposing of public safety site
5. Supports the parking as an economic development tool for redevelopment projects.

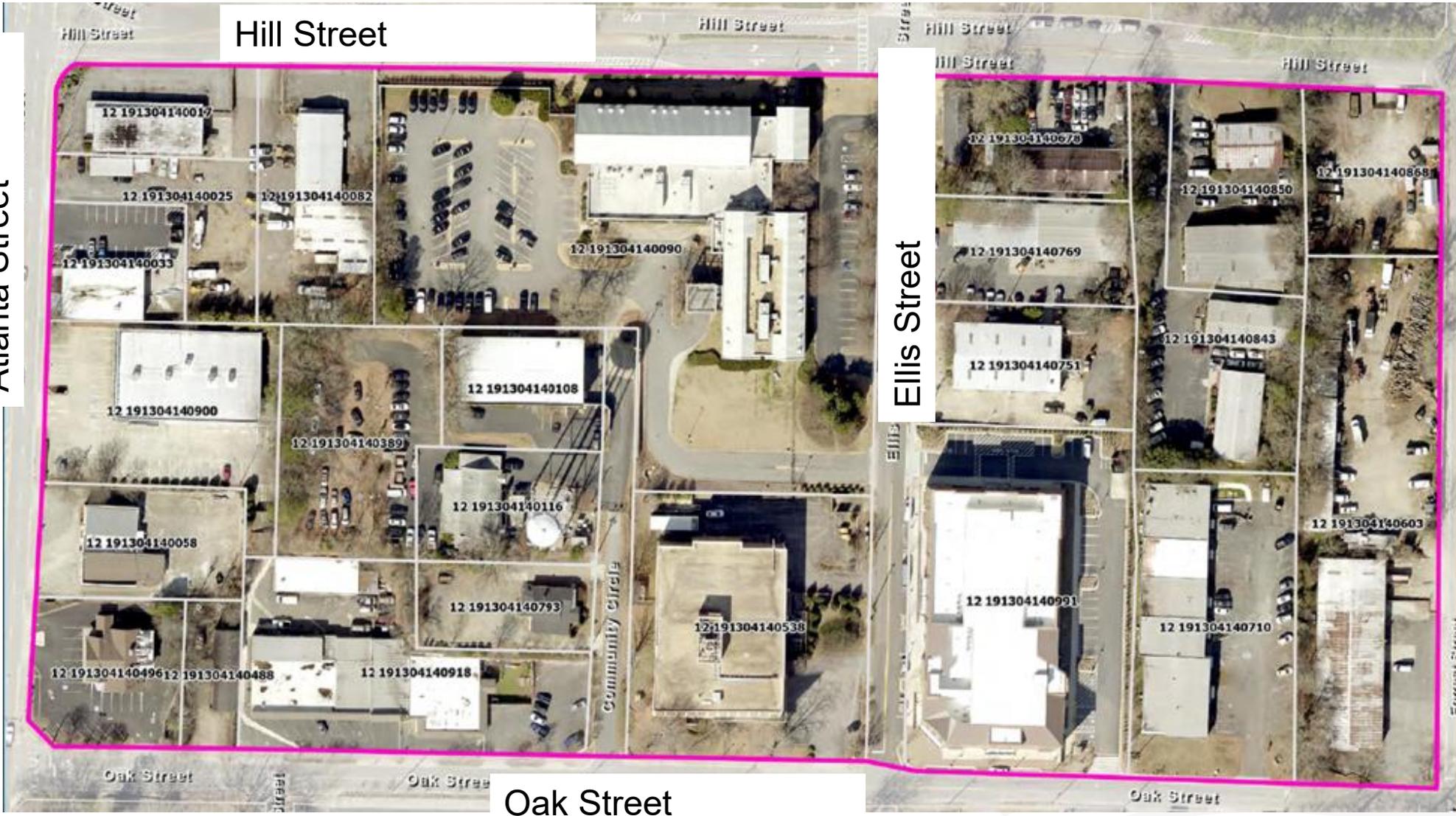
Development Progress update from May 2025

- Document Development Period
 - Development Agreement
 - Ground Lease
 - Easement Agreement
 - Parking Agreement
- City Responsibilities
 - Selection of Townhome Builder
 - Selection of Parking Deck CM
 - Approval of DDA Bond
 - Intergovernmental Agreement (IGA)
- Closing Date (10/15/2025)
 - Council Approval to Close
- Project Commencement



Hill Street Proposed Overlay Boundary Map

Atlanta Street



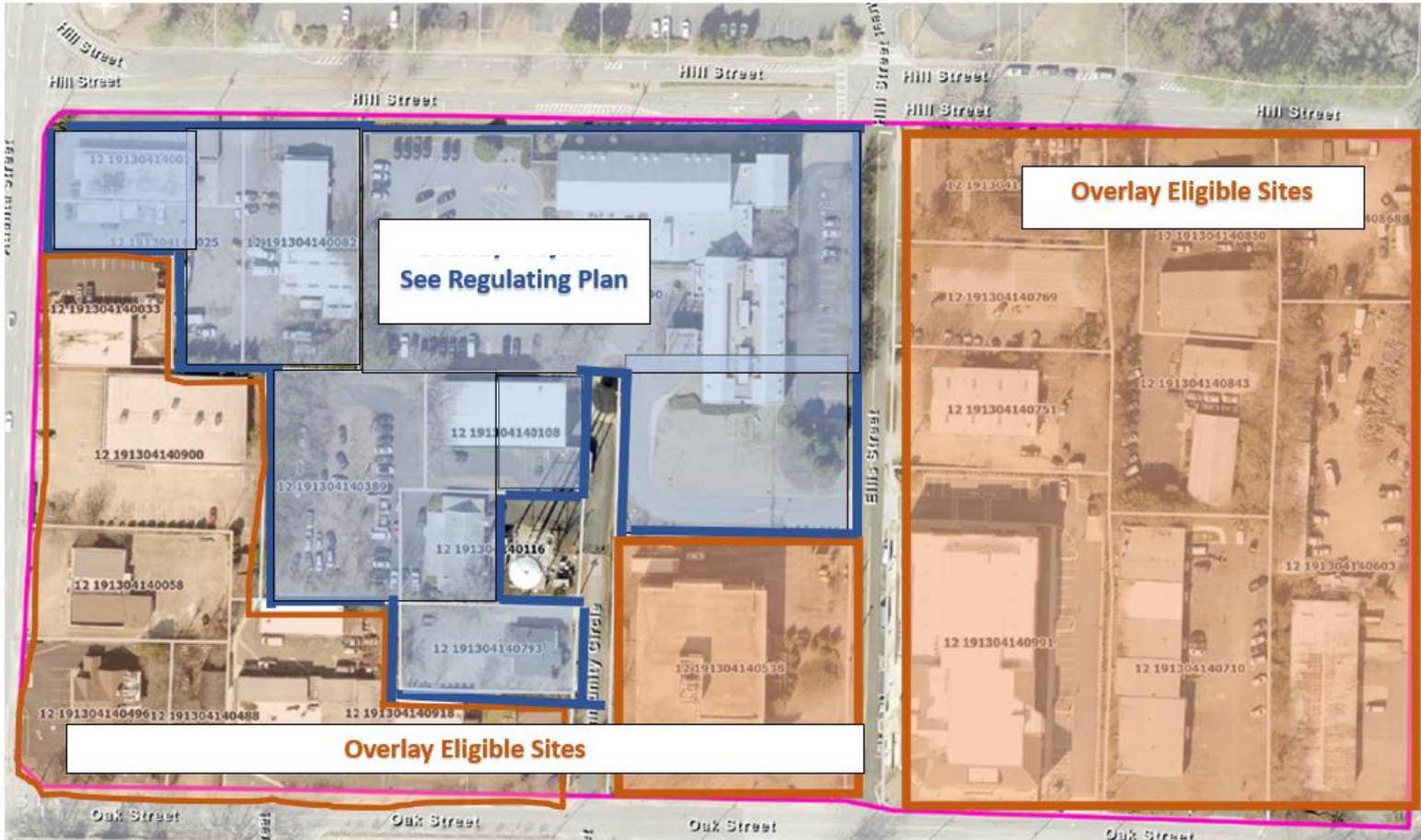
Ellis Street

Oak Street

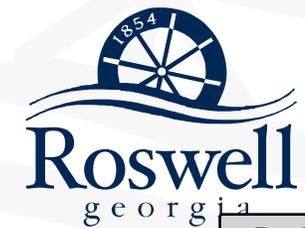


Attachment: 01 Hill Street Overlay 06-13-25 PPT (Hill Street Overlay - Text and Map

Two parts: Site Specific "Regulating Plan Project 1" & "Overlay Eligible" Sites



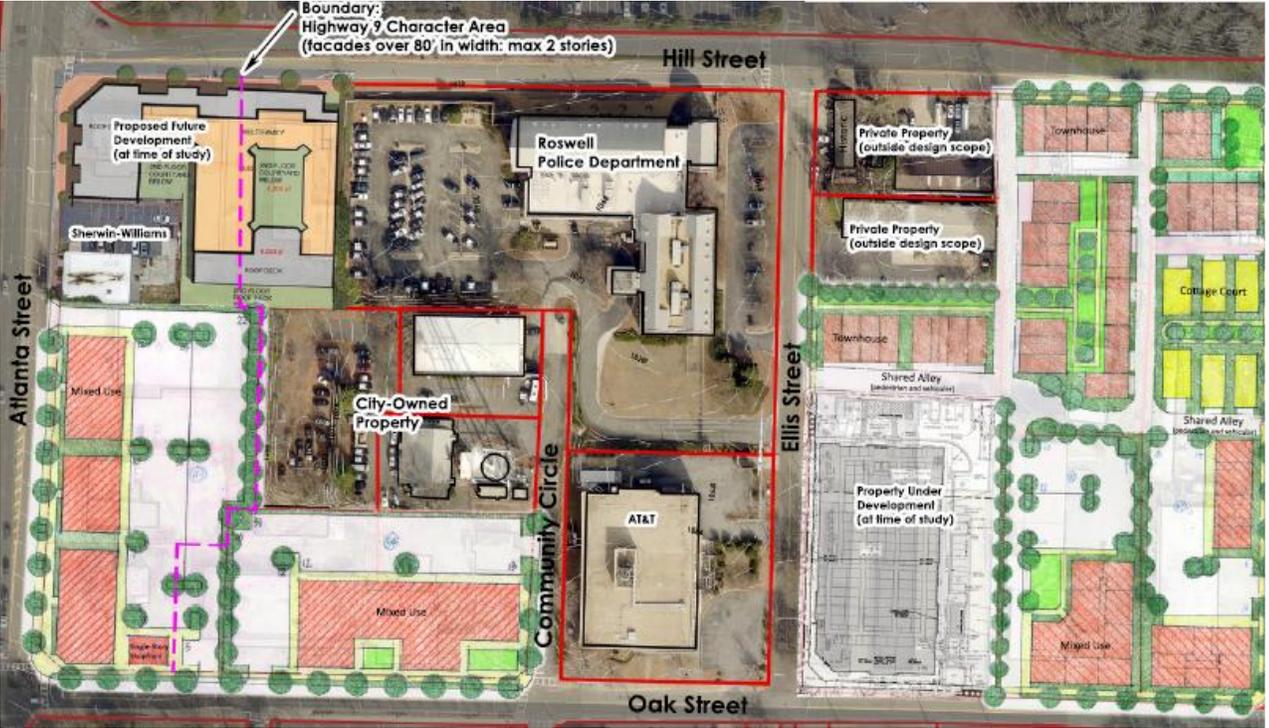
- Hillstreet Overlay Boundary ———
- Regulating Plan Properties (Project 1) ———
- Overlay Eligible Properties ———



Overlay District Background

- 2019: Charette and Master Plan Draft
- 2024: Negotiation with Strategic Partner
- 2024: Overlay as the zoning mechanism to enable the development with **detailed controls**
- 2024 Nov: Planning Commission Public Hearing
Recommended Approval with use table and use change; recommended PC provide feedback on completed document; recommended pursue resolution with adjacent property owners
- Dec – Jun: Refinement of Development Program/ Project negotiations to establish controlling real estate documents
- Dec – Jun: Discussions with adjacent property owners for potential inclusion in Overlay
- 2025 July: Draft Overlay anchors Hill Street development to a detailed Regulating Plan

2019 Master Plan Concept



Attachment: 01 Hill Street Overlay 06-13-25 PPT (Hill Street Overlay - Text and Map



Overlay District Background

2024: Zoning mechanism to enable the approved mixed-use concept with **detailed controls**

Considerations for the Zoning Tool:

- Uses and scale: Most DX remain appropriate. IX do not. Civic District not applicable.
- A rezoning would require the same detailed concept plans, but with a lengthy **list of conditions and concurrent variances**, all recorded **outside** of the UDC
- Simply creating a new district may cause concern about petitions in inappropriate locations and lack of "safety net" that the underlying DX provides. Overlay limits the location.
- An Overlay amends the zoning map with its boundary, it can rest on most of the DX standards which the community is familiar with.
- We use an Overlay to restrict or expand from the underlying zoning
- Overlay is an exceptionally flexible tool – can manage environment, airports, infrastructure, historic/cultural, economic objectives, scale etc.



Overlay District Background

- 2019: Charette and Master Plan Draft
- 2024: Negotiation with Strategic Partner
- 2024: Overlay as the zoning mechanism to enable mixed-use development with **detailed controls**
- 2024 Nov: Planning Commission Public Hearing
 Recommended Approval with use table and change;
 recommended PC provide feedback on completed document;
 recommended pursue resolution with adjacent property owners
- Dec – Jun: Refinement of Development Program/
 Project negotiations to establish controlling real estate documents
- Dec – Jun: Discussions with adjacent property owners for potential inclusion in Overlay
- 2025 July: Draft Overlay anchors Hill Street development to a detailed Regulating Plan



Overlay District Background

The Overlay entitles the land for the city-initiated project with detailed controls and limits. It generally allows most of the underlying DX zoning.

Overlay contains two parts:

Part 1 ties development to a **"Regulating Plan"** with graphic layouts and text

Adjacent properties identified as "Overlay Eligible" area

No uses or standards change **except to allow townhomes** as a permitted use

The Regulating Plan:

Site specific layout within a boundary of a set of properties. Text and graphics establish how the city regulates development within this boundary.

Development must follow the Regulating Plans See *pp3-4 (94 packet) and p 7 (97 packet)*

Works the same as a "Concept" plan that you often use as a condition to a rezoning. As a unified development within a set boundary, parcel lines will change depending on final ownership and construction of buildings.



Current Entitlements

25 Hill Street Parcel
2019 rezoning entitled to
96 units



Zoning District

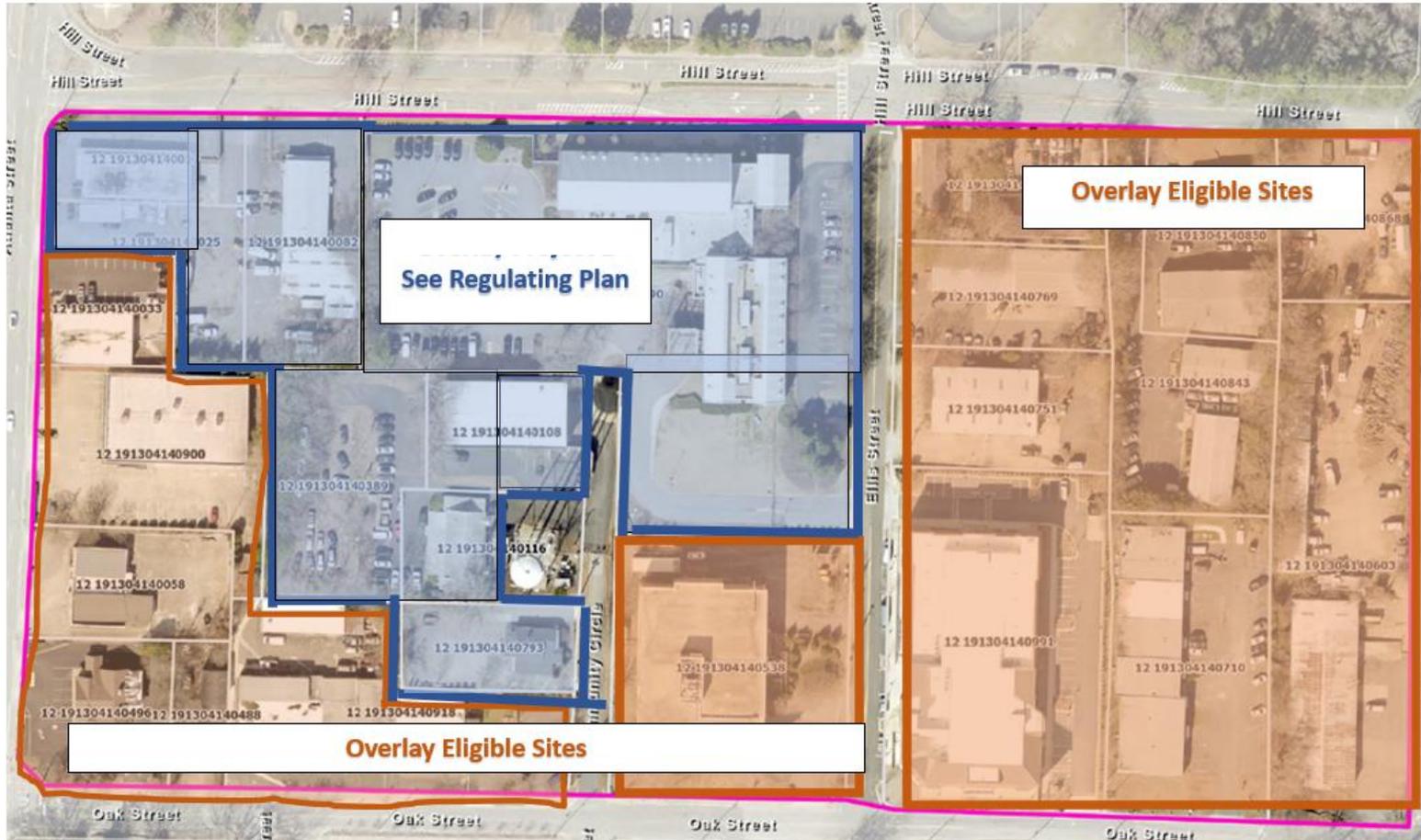
- IX 
- DX 
- CIV 

= Zoning Map
max number of
stories if greater than
3 (base max)

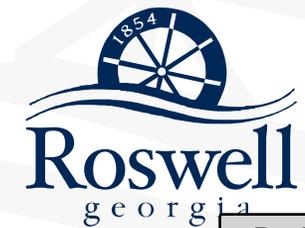
Current Police
Building = 



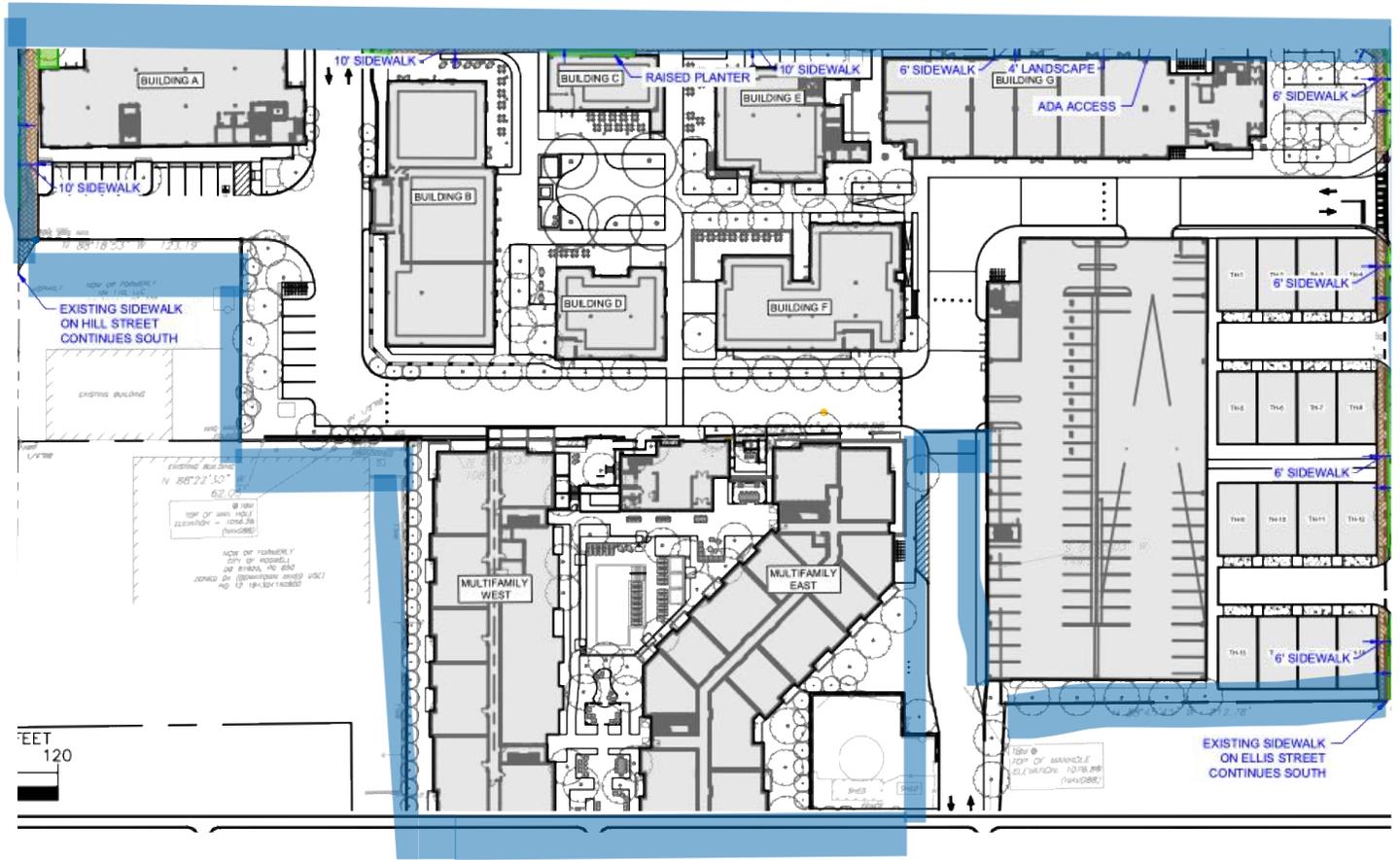
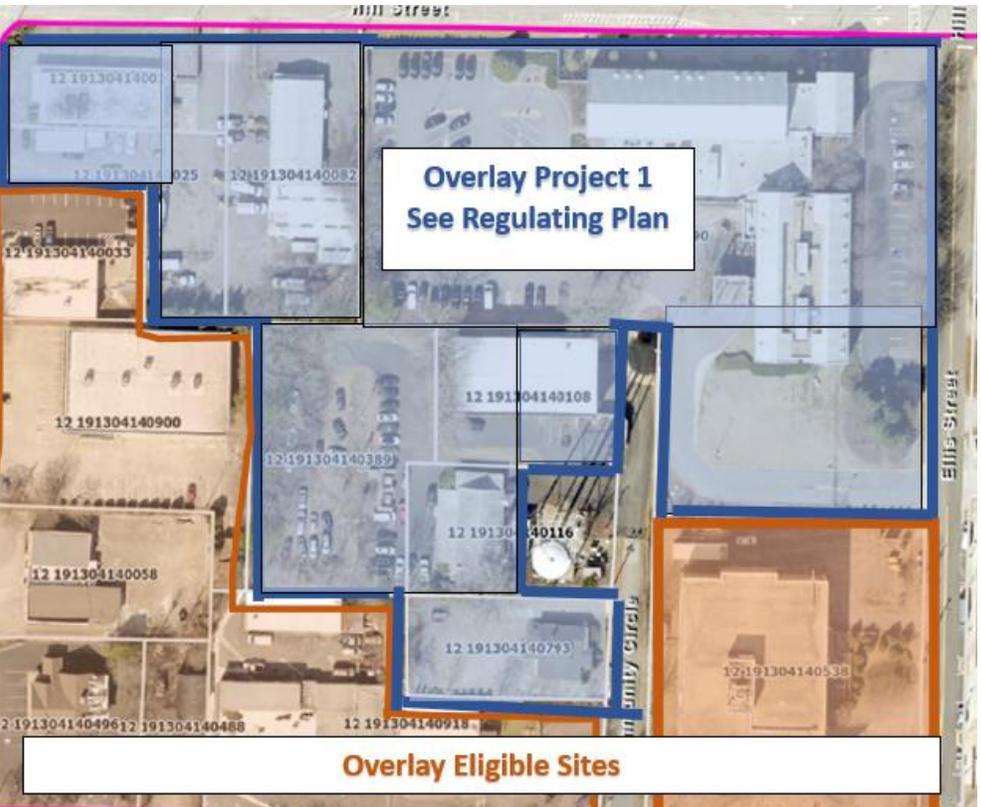
Two parts: Site Specific "Regulating Plan Project 1" & "Overlay Eligible" Sites



- Hillstreet Overlay Boundary ———
- Regulating Plan Properties (Project 1) ———
- Overlay Eligible Properties ———



Regulating Plan: Site Plan with Design Dimensions in Graphic and Text Codified in UDC



Attachment: 01 Hill Street Overlay 06-13-25 PPT (Hill Street Overlay - Text and Map

Controls over the project with Atlantic Companies Partners

Land Swap Agreement: Terms of Ownership

Ground Lease Agreement: Terms of Use

Developer Agreement: Uses, Dwelling Units limits, Square footage of Use Types

Parking Deck Agreement: Development Agreement

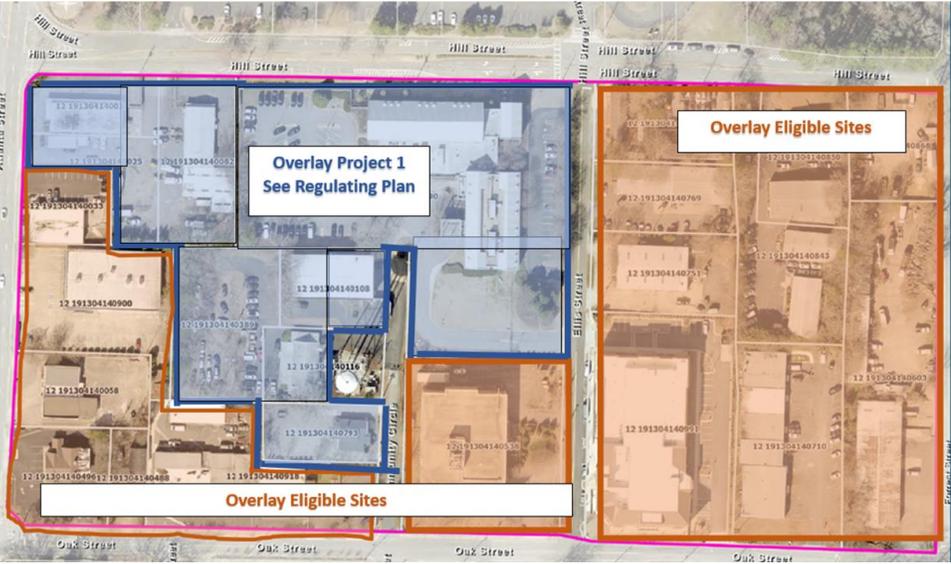
Townhome: City Selects Builder through the Land Exchange Agreement

Zoning Regulations

Development and Engineering Regulations



Controls over the project with Atlanta Partners



Hillstreet
Overlay
Boundary

Regulating
Plan
Properties
(Project 1)

Overlay
Eligible
Properties

Zoning Regulations

Development and Engineering Regulations

Current zoning controlled both by DX, IX and building types standards along with Historic District HPC approval.

The **Overlay District** creates a regulating plan for a 6-acre area within the Overlay, for the city-initiated project.

It **amends the zoning map** to reflect the Overlay boundary.

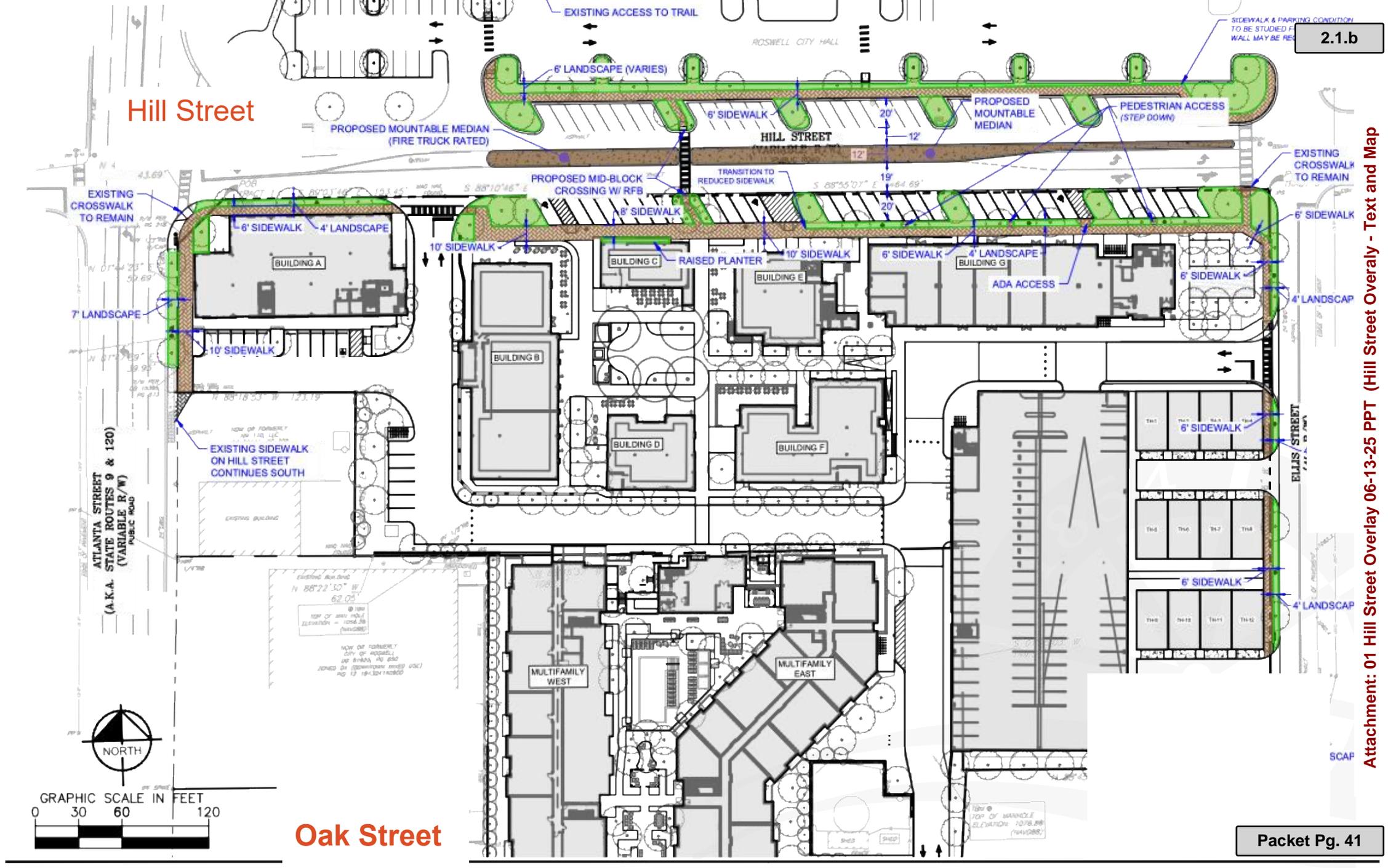
The Regulating Plan **assigns design approval authority** to Mayor and Council.

It includes **HPC review** and comment.

A "**Regulating Plan**" controls **standards and use:** with a binding graphic of site layout, graphic of sidewalk/landscape dimensions and text



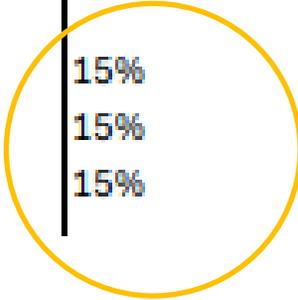
Regulating Plan includes specific Streetscape and Sidewalk Standards



2.1.b

Attachment: 01 Hill Street Overlay 06-13-25 PPT (Hill Street Overlay - Text and Map

Design Feature	Zoning	Building Type	CURRENT UDC		OVERLAY	
Landscaped Open Space * As of March 27, 2023	DX	Townhomes	40%	*] Prior to 2023= 10%	10%
		General building	30%	*		10%
	CIV/IX	Mixed use building (multifamily)	30%	*		10%
Amenity Area * As of March 27, 2023	DX	Townhomes	Not required	*	15%	
		General building	5%	*	15%	
	CIV/IX	Mixed use building (multifamily)	10%	*	15%	

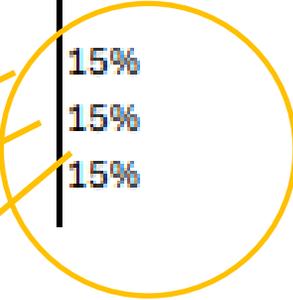


Regulating
Plan Standard
Compared to
existing UDC

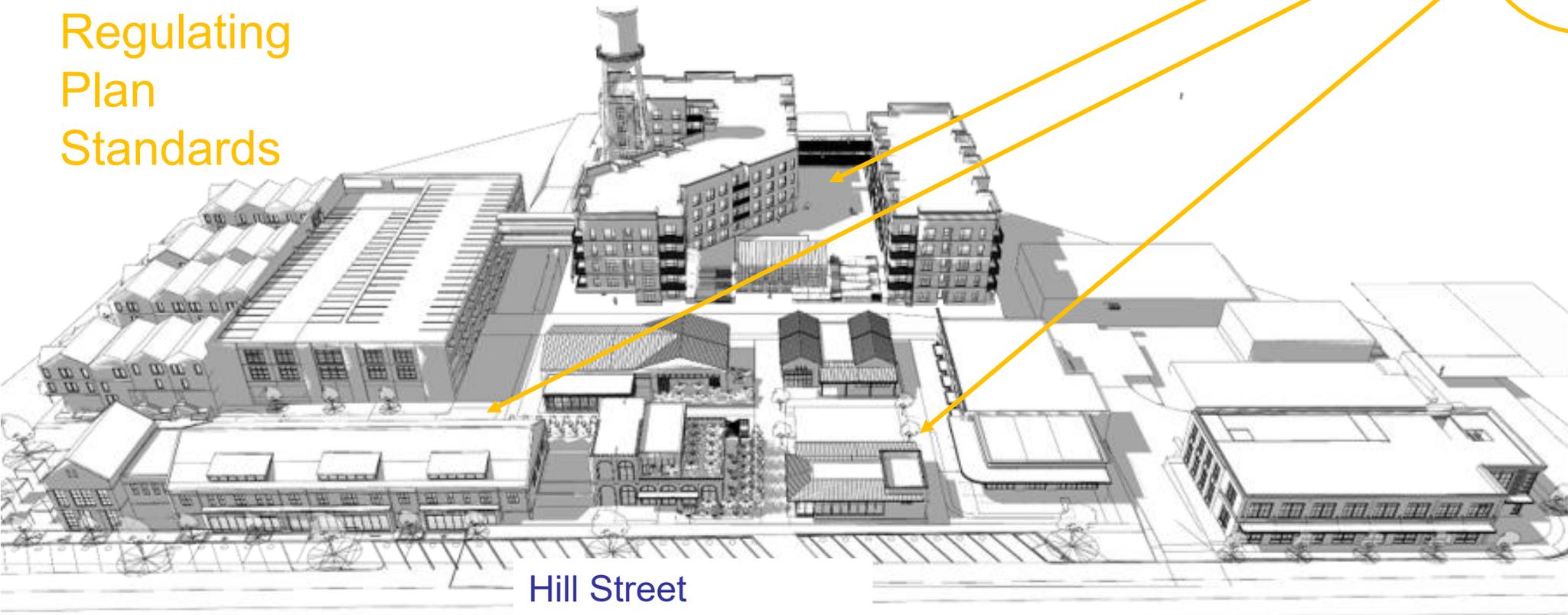
CURRENT UDC

OVERLAY

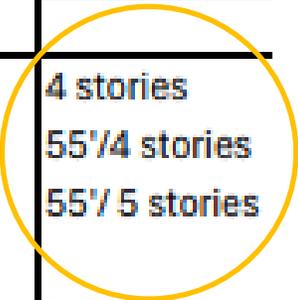
Design Feature	Zoning	Building Type	CURRENT UDC	OVERLAY
Landscaped Open Space * As of March 27, 2023	DX	Townhomes	40% *	Prior to 2023= 10% 10%
		General building	30% *	
	CIV/IX	Mixed use building (multifamily)	30% *	
Amenity Area * As of March 27, 2023	DX	Townhomes	Not required *	15%
		General building	5% *	15%
	CIV/IX	Mixed use building (multifamily)	10% *	15%



Regulating Plan Standards



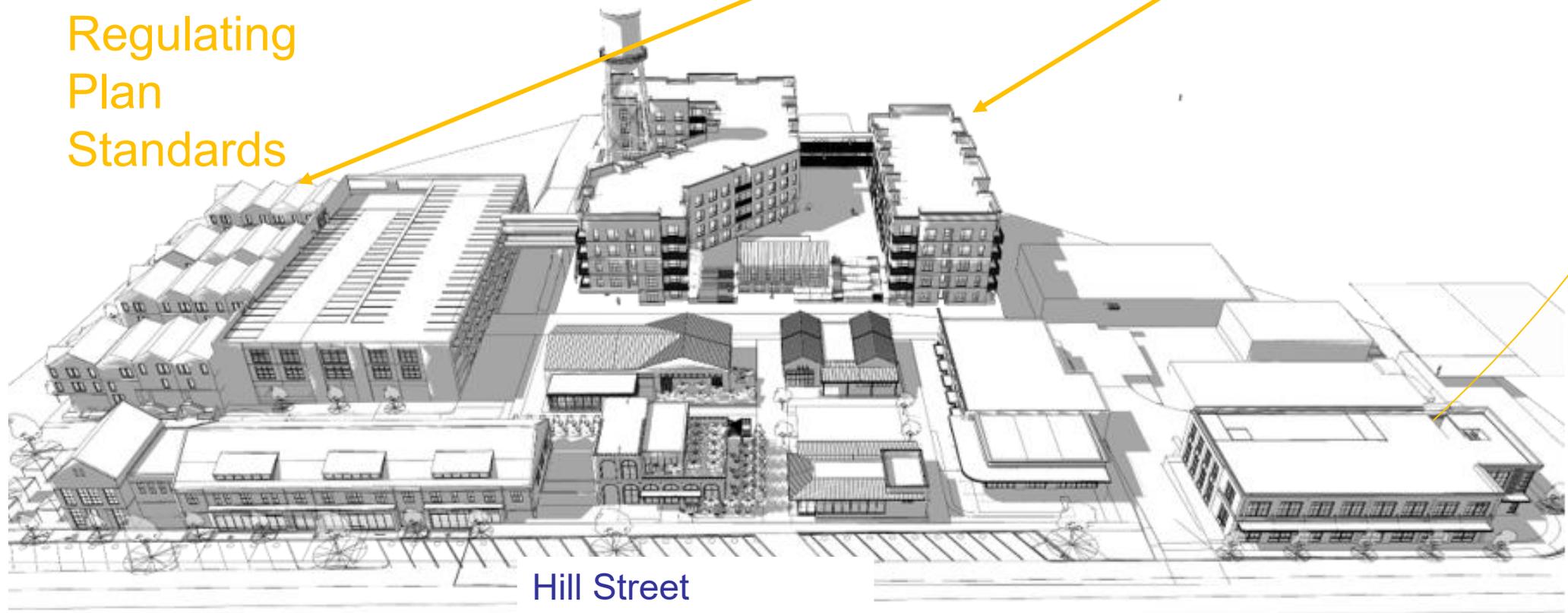
			CURRENT UDC	OVERLAY
Design Feature	Zoning	Building Type		
Building Height	DX	Townhomes	45'3 1/2 stories	4 stories
		General building	55'4 1/2 stories	55'4 stories
	CIV/IX	Mixed use building (multifamily)	3 stories	55' 5 stories
Ground Story Height	DX	Townhomes	9'	9'
		General building	11'	9'
	CIV/IX	Mixed use building (multifamily)	13'	9'



Regulating
Plan
Standards

			CURRENT UDC	OVERLAY
Design Feature Building Height	DX	Townhomes	45'3 1/2 stories	4 stories
		General building	55'4 1/2 stories	55'4 stories
	CIV/IX	Mixed use building (multifamily)	3 stories	55'5 stories
Design Feature Ground Story Height	DX	Townhomes	9'	9'
		General building	11'	9'
	CIV/IX	Mixed use building (multifamily)	13'	9'

Regulating Plan Standards



Zoning Map currently allows 4 stories at this corner

Design Feature	Zoning	Building Type	CURRENT UDC	OVERLAY
Setbacks	DX	Townhomes	5'/5'/20'	0
	Front/side/Rear	General building	5'/0' or 3'/0' or 3'	0
		CIV/IX	Mixed use building (multifamily)	0'/0' or 3'/0' or 3'
Sidewalks	Atlanta Street/Highway 9		10' Multi use trail	10' Multi use trail
	Hill Street		10' w/ 5' grass strip	10'-6' w/ 4' grass strip
	Ellis Street		5' w/ 5' grass strip	6' with 4' grass strip
Signage	Per UDC			Required Master Plan, MCC approval
Parking	Per UDC			Per the approved Development Agreement and Parking Agreement (project meets our current standards)

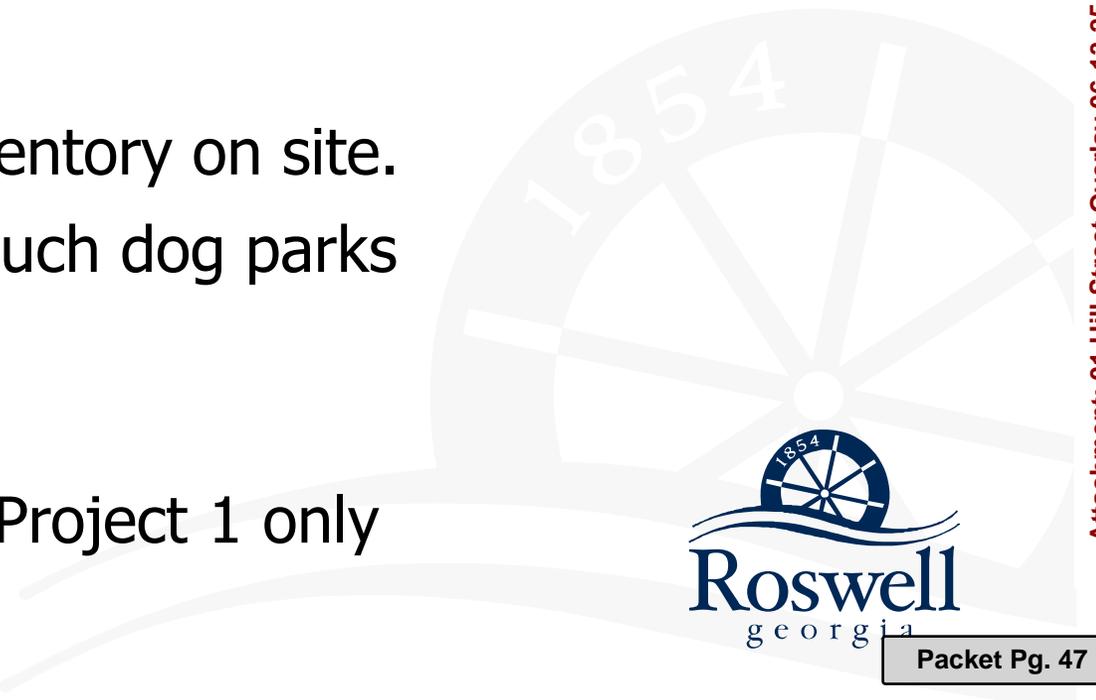
Attachment: 01 Hill Street Overlay 06-13-25 PPT (Hill Street Overlay - Text and Map

Overlay Regulating Plan Uses

Permitted Uses: Uses allowed in the DX (Downtown Mixed Use) except as prohibited – list of 29 additionally prohibited or limited

Additionally allowed uses:

- Hotel
- Special Events Facilities
- Vehicle showcase establishments, NO inventory on site.
- Outdoor Recreation – commercial parks such dog parks or similar outdoor membership
- Townhomes (fee simple)
- Multi-family in (Regulating plan) Overlay Project 1 only



Overlay Regulating Plan Uses – Example Comparisons

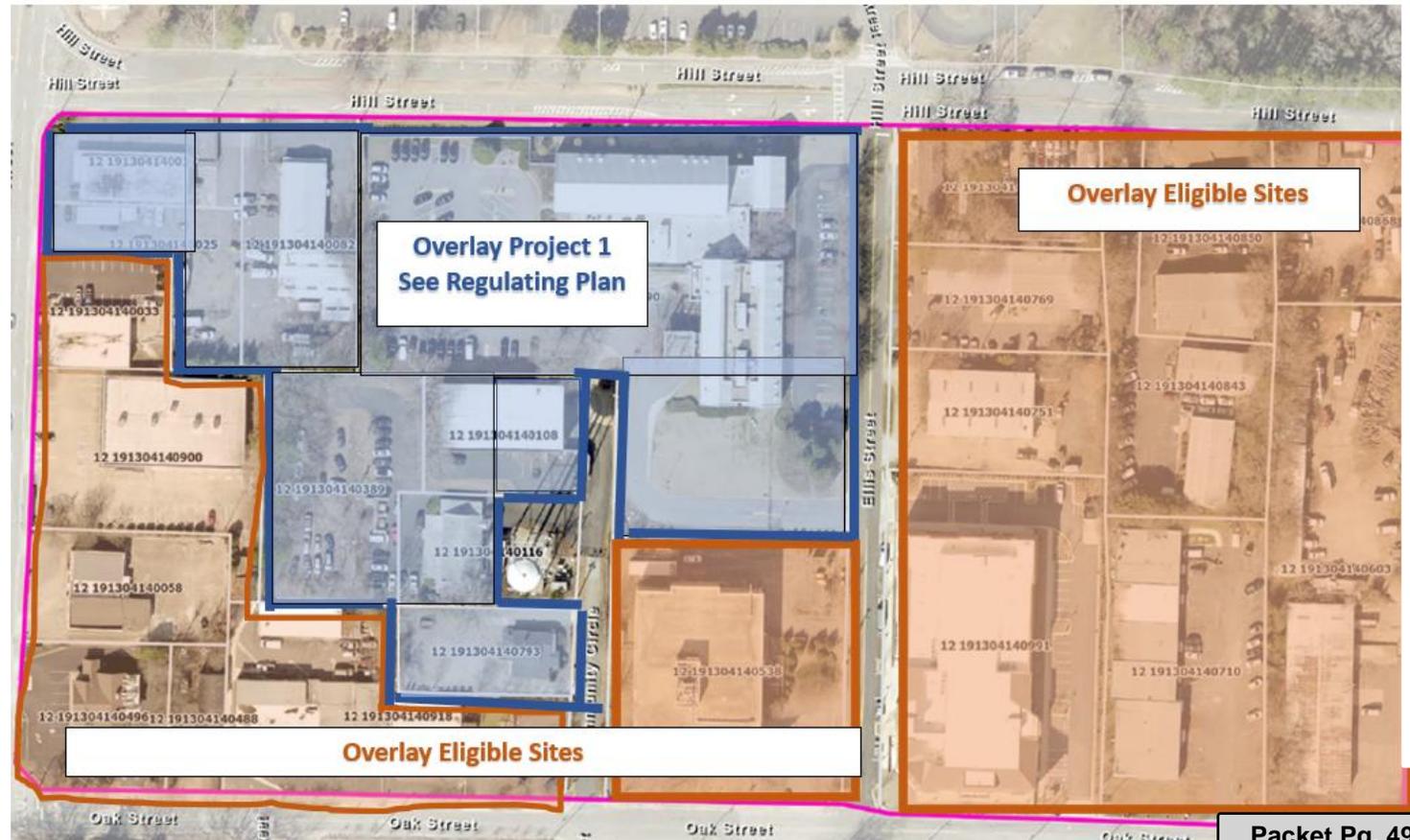
USE	Draft OVERLAY Jul 2025	DX	IX	CIV
Townhouse	P	C	---	---
Multi-family/Apartment	P (mx-use/unit # capped)	C	C	---
Distillery	P	C	C	---
Microbrewery	P	L	P	---
Winery	P	L	P	---
All light manufacturing	---	C	P	---
Vehicle repair, minor	---	---	L	---
Vehicle repair, major	---	---	L	---
Donation bin	---	L	L	L
Drive-thru facility	---	C	L	---
Family day care home	---	L	L	---
Outdoor storage, limited	---	L	L	L
Outdoor storage, general	---	---	L	---

See packet pp 98-99



“Eligible Properties” (Adjacent): Uses

- Properties adjacent to Project 1 - **maintain their IX or DX zoning** and all associated uses.
- Properties in the IX zoning will now have **townhomes added as a permitted use**, with a 2-acre minimum assemblage
- Any new townhome or mixed-use development must **follow the DX** zoning standards
- "Eligible" prepares for future opportunity to join Regulating Plan which requires a zoning decision



Recommendation

Recommend a motion for Approval of a Text and Map Amendment to the Unified Development Code for the Hill Street Overlay. (First Reading) and to request the Planning Commission to Review and Provide Comment on the Text and Map Amendment to Council by Friday July 18, 2025, prior to the 2nd reading for consideration by the Mayor and Council.

Questions



Design Feature	Zoning	Building Type	CURRENT UDC		OVERLAY	
Building Height	DX	Townhomes	45'/3 1/2 stories		4 stories	
		General building	55'/4 1/2 stories		55'/4 stories	
	CIV/IX	Mixed use building (multifamily)	3 stories		55'/ 5 stories	
Ground Story Height	DX	Townhomes	9'		9'	
		General building	11'		9'	
	CIV/IX	Mixed use building (multifamily)	13'		9'	
Lot Frontage* * Technically there is no lot frontage requirement	DX	Townhomes	55'	*	Per regulating plan	
		General building	50'	*	" "	
	CIV/IX	Mixed use building (multifamily)	50'	*	" "	
Lot Width	DX	Townhomes	55'		N/A	
		General building	50'		N/A	
	CIV/IX	Mixed use building (multifamily)	50'		N/A	
Landscaped Open Space * As of March 27, 2023	DX	Townhomes	40%	* } Prior to	10%	
		General building	30%	* } 2023=	10%	
	CIV/IX	Mixed use building (multifamily)	30%	* } 10%	10%	
Amenity Area * As of March 27, 2023	DX	Townhomes	Not required	*	15%	
		General building	5%	*	15%	
	CIV/IX	Mixed use building (multifamily)	10%	*	15%	
Transparency	DX	Ground Story				
		(primary/side min)	Townhomes	20%		40%/20%
		General building	40%/20%		40%/20%	
	CIV/IX	Mixed use building (multifamily)	60%/30%		20%	
Blank wall area (primary/side max)	DX	Townhomes	30'		20'/50'	
		General building	40'/50'		20'/50'	
	CIV/IX	Mixed use building (multifamily)	20'/40'		20'/50'	



Design Feature	Zoning	Building Type	CURRENT UDC	OVERLAY
Setbacks Front/side/Rear	DX	Townhomes	5'/5'/20'	0
		General building	5'/0' or 3'/0' or 3'	0
	CIV/IX	Mixed use building (multifamily)	0'/0' or 3'/0' or 3'	0
Sidewalks		Atlanta Street/Highway 9	10' Multi use trail	10' Multi use trail
		Hill Street	10' w/ 5' grass strip	10'-6' w/ 4' grass strip
		Ellis Street	5' w/ 5' grass strip	6' with 4' grass strip
Signage		Per UDC		Required Master Plan, MCC approval
Parking		Per UDC		Per the approved Development Agreement and Parking Agreement (project meets our current standards)



USE	PC Nov 2024 Discussion	Draft OVERLAY Jul 2025	DX	IX	CIV
Open Uses	---				
Community garden	---	L	L	L	L
Timber harvesting	---	---	---	---	---
Urban farm	---	L	---	---	---
Residential Uses					
Single family	---	P	P	---	---
Two-family	---	---	---	---	---
Townhouse	---	P	C	---	---
Multi-family/Apartment	---	P (mx-use/unit # capped)	C	C	---
Multi-family/Condominium	C	---	C	C	---
Manufactured home	---	---	---	---	---
All <u>group</u> living, as listed below					
Continuing <u>care</u> retirement home	---	---	L	---	---
Group home	---	---	L	L	---
Hospice	---	---	P	---	---
Institutional residential (up to 18 residents)	---	---	P	P	---
Institutional residential (more than 18 residents)	---	---	P	P	---
Monastery, convent	---	---	P	P	---
Rooming house	---	---	---	---	---



Use	PC Discussion Nov 2024	Draft Overlay July 2025	DX	IX	CIV
All social services and educational	---	---	---	---	---
Public/Institutional Uses					
College, university	---	---	P	P	P
Club or lodge, nonprofit	---	---	P	P	P
Museum, library	P	P	P	P	P
Nonprofit service organization	---	P	P	P	P
Place of worship	---	P	P	P	P
Public use	P	P	P	P	P
School, private (K-12)	---	---	P	P	C
School, public (K-12)	---	---	P	P	P
School, special	---	---	P	P	C
Cemetery	---	---	L	---	L
Adult care center (up to 4 aging adults)	---	---	L	L	L
Adult care center (more than 4 aging adults)	---	---	P	P	P
Day care center	---	---	L	L	L
All indoor recreation, except is what is listed below	---	P	P	P	---
Commercial Outdoor Recreation (membership dog parks, etc) {NEW}		P			



USE	PC Nov 2024 Discussion	Draft OVERLAY Jul 2025	DX	IX	CIV
All medical	P	P	P	P	---
All <u>office</u> , except as listed below	P	P	P	P	---
Bail bonds	---	---	P	P	---
Call center	---	P	P	P	---
Radio, TV station, recording studio	---	P	P	P	---
Trade, vocational, business school	---	P	P	P	---
All outdoor recreation, except as listed below	---	P	C	P	---
Golf driving range	---	---	---	P	---
Riding stable	---	---	---	---	---
Rowing club, boat rental	---	---	---	---	---
Bed and breakfast (up to 6 rooms)	---	P	P	P	---
Boutique hotel (7 to 30 rooms)	---	P	P	P	---
Boutique hotel (more than 31 to 125 rooms)	C	P	C	---	---
Hotel, motel (<u>30</u> rooms plus)	---	P	---	P	---
All parking as listed below					
Commercial parking	C and P	P	C	L	---
Remote parking	P	---	L	L	L
All personal service, except as listed below	P	---	P	P	---
Animal care, indoor	P	---	P	P	---
Animal care, outdoor	---	---	---	C	---
Cleaning establishment, laundry drop-off facility, laundromat, washateria	---	---	---	---	---
Hair Salon		P with 2 nd one to be C	P		
Nail Salon		P with 2 nd one to be C	P		
Catering		P with 2 nd one to be C	P		
Barbershop		P with 2 nd one to be C	P		
Licensed Massage Establishment	C	P with License process (1)	C	---	---



USE	PC Nov 2024 Discussion	Draft OVERLAY Jul 2025	DX	IX	CIV
Tattoo parlor or body piercing	---	---	---	---	---
All restaurants	P	P	P	P	---
All retail sales, except as listed below	P	P	P	P	---
Art gallery	P	P	P	P	---
Cigar lounge	P	P	P	---	---
Convenience store w/ gas pumps	---	---	C	C	---
Convenience store w/o gas pumps	---	---	P	P	---
CBD shop	---	---	---	---	---
Dispensary	---	---	---	---	---
Pawnshop	---	---	---	---	---
Title loans, check cashing	---	---	---	---	---
Vape shop	---	---	---	---	---
All vehicle Sales/rental, as listed below:	---	---	---	---	---
Vehicle rental	---	---	---	P	---
Vehicle sales and leasing, new	---	---	---	P	---
Vehicle sales and leasing, used	---	---	---	---	---
Vehicle Showcase Display (no inventory) NEW	---	P	---	---	---
Vehicle storage	---	---	---	---	---
Industrial Uses					
All light industrial, except as listed below:	---	---	---	P	---
Contractors storage	---	---	---	L	---
Detention center, jail, prison (private)	---	---	---	---	---
Distillery	C	P	C	C	---
Microbrewery	C	P	L	P	---
Winery	C	P	L	P	---
All light manufacturing	---	---	C	P	---
Vehicle repair, minor	---	---	---	L	---
Vehicle repair, major	---	---	---	L	---

USE	PC Nov 2024 Discussion	Draft OVERLAY Jul 2025	DX	IX	CIV
Vehicle repair, commercial vehicle	---	---	---	---	---
All <u>warehouse</u> and distribution	---	---	---	P	---
Accessory Uses					
Accessory uses <u>not</u> otherwise listed below, as determined by the Zoning Director:	P	P	P	P	P
Accessory apartment, attached	---	---	---	---	---
Carriage house (existing lot)	---	P	P	---	---
Carriage house (lot subdivided after effective date of this code)	---	P	P	---	---
Car wash	---	---	---	L	---
Donation bin	---	---	L	L	L
Drive-thru facility	---	---	C	L	---
Family day care home	---	---	L	L	---
Farmers' Market	L	L	L	L	L
Garden	C	L	L	L	L
Greenhouse, non-commercial	C	---	P	P	P
Helicopter landing area	---	C	C	C	C
Home occupation	---	L	L	L	---
Horse stable, non-commercial	---	---	---	---	---
Kennel, hobby	---	---	---	---	---
Livestock raising	---	C	C	---	C
Outdoor dining	L	L	L	L	---
Outdoor display	---	L	L	L	---
Outdoor kitchen	L	L	L	L	---
Outdoor storage, limited	---	---	L	L	L
Outdoor storage, general	---	---	---	L	---
Parking, on-site	P	P	P	P	P
Poultry raising	---	L	L	---	L

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