

NPU-F Zoning Checklist

Z- _____

Address of parcel/s: _____ Neighborhood: _____
ZRB Date: _____

The purpose of a zoning code is to apply uniform design/build standards within a given neighborhood or area to regulate a desirable built environment. Similarly, when considering requests to adjust or change the zoning within our boundaries, NPU-F seeks to be consistent in granting approvals and applying conditions that maintain a sense of compatibility among all the properties in the NPU.

Those requesting rezonings are asked to meet with the NPU-F Zoning Committee (meeting the last Monday of each month, 7:30pm, Inman Middle School, 774 Virginia Avenue) and then with the affected neighborhood association/s before coming before the NPU general meeting for a vote. Information on NPU-F neighborhood associations can be found at <http://npuf.tripod.com/civic.html>.

Traditionally, NPU-F neighborhoods and the NPU have only supported rezonings that are site-plan specific, and have not supported spot rezonings. Conditions agreed to by the applicant and the NPU will be added to the site plan as submitted to the city.

NPU-F's Land Use Recommendations as stated in the CDP includes as a policy: *Discourage the rezoning of existing residential property to commercial zoning.* In addition, NPU-F has traditionally supported rezonings in accordance with the following statements which have come from recent Bureau of Planning staff reports affecting NPU-F.

The requested rezoning should not negatively affect the balance of land use in the surrounding area by setting a precedent for higher density development. The proposal should not introduce a zoning classification that is inconsistent with the density of the overall surrounding single-family residential neighborhood.

The following checklist is designed to help you identify information that is generally requested during the neighborhood and NPU zoning review process. **Please complete this checklist and bring it with you to all meetings. It will be retained at the final NPU meeting.**

NPU-F Zoning Checklist

1. Applicant contact information (name, address, phone, cell, e-mail)
2. Property owner contact information (name, address, phone, cell, e-mail)
3. Current zoning and the zoning being requested
4. Reason for the proposed rezoning
5. CDP's recommendation for land use on this property
6. Principal members of development team such as architects, builder
7. Proposed construction start date and anticipated length of construction
8. Proposed number of residential units in development and average square footage for each unit. Please explain how you will comply with the city's inclusionary zoning code when adopted.
9. Proposed total square footage of commercial units in development, proposed number of units, and maximum unit size anticipated. How will your commercial establishments meet the needs of the local community?
10. Traffic impact expected by rezoning. What measures will be constructed to mitigate this impact? What is the connectivity to MARTA and existing street grid? Where will entrances and exits be located? Will there be acceleration or deceleration lanes?
11. Number of on-site parking spaces required and the number being provided. Where is the ingress and egress for parking? If a parking deck is required, what is being done to mitigate its impact on the surrounding neighborhood?
12. Infrastructure impact expected by the rezoning.
13. Plans to protect trees on the property including access for construction traffic, location for construction materials and machinery, location for excavated soil. Is it expected that any trees will be removed? What are the replacement/compensation plans?
14. Are there any special environmental considerations that have been identified? If so, please explain the developer's responsibilities in building and maintaining these areas in the future.

15. Attach site plan which includes the following.

- Gross lot area
- Percentage lot coverage
- Footprint of all structures
- Square footage and height of structures
- All drives, walkways, and other impervious surfaces
- Open space indicating what will be held as common areas and what that will be open to the public
- Indicate all areas that will be planted and maintained as green space

NPU Zoning Committee Presentation

Please be prepared to make a thorough presentation and to answer a variety of questions at the Zoning Committee meeting. Your presentation should briefly touch on the elements listed above. The committee is especially concerned that your proposed rezoning be developed in a context-sensitive fashion, so please give the following areas particular attention.

- Compatibility of proposed construction with surrounding neighborhood. Please describe size, exterior building materials, and landscaping.
- How trees and other environmental assets will be maintained.
- Inclusion of sufficient passive green space on the site.
- Maintaining pedestrian orientation.
- Making connections with the street grid of the existing community.
- Mitigating traffic impacts.