



Planning & Zoning Planner's Report

TO: Adrienne Senter
FROM: Lynn M. Patterson, Planning Consultant for City of Hapeville
RE: Text Amendment for B-P Zoning District
DATE: June 7, 2019

BACKGROUND

The B-P, Business Park zoning district is a zoning category listed in the City's municipal code. There are currently no properties with the B-P zoning designation in Hapeville.

As re-development efforts are increasing throughout the City, the B-P zoning district will be an important zoning category for creating the "corporate crescent" and "gateway corridors" from the Comprehensive Plan. The text amendments will allow for more site and architectural consistency and compatible uses within the district that will define these key properties.

PROPOSED TEXT AMENDMENT

Modified sections are underlined.

ARTICLE 18. - B-P ZONE (BUSINESS PARK)

Sec. 93-18-1. - Intent.

- (a) The purpose of this district is to encourage the development of a high-quality community of business, office service and recreation uses to promote economic development for the city by fostering the creation of significant employment centers.
- (b) In order to further the achievement of this purpose, applicants for development within the B-P business-park district shall submit proposed site development plans for review and approval in accordance with the provisions of section 93-2-16.
- (c) To create continuity for the business park aesthetic, buildings and sites must reflect buildings immediately adjacent to the zone.

Sec. 93-18-2. - Permitted uses.

The uses permitted in any B-P zone shall be limited to business and professional offices, educational institutions, retail sales of new merchandise, recreational uses and services as specifically identified below. All such principal uses shall be conducted wholly within completely enclosed buildings unless otherwise specified.

- (1) Business and professional offices, but not limited to:
 - a. Architectural.
 - b. Dental.
 - c. Engineering.
 - d. Graphic arts.
 - e. Insurance.
 - f. Legal.
 - g. Manufacturers.
 - h. Medical.
 - i. Real estate.
- (2) Professional or technical school or training facilities
- (3) Retail; sales, including:
 - a. Supportive retail
 - b. Stand-alone general merchandise stores not to exceed 10,000 square feet.
- (4) Auto service and repair, including major mechanical or body repair, when associated with a single onsite office use of at least 200,000 square feet, which may be located in another jurisdiction if it is immediately adjacent to the zone.
- (5) Banks and other financial institutions.
- (6) Computer processing and data processing facilities.
- (7) Restaurants.
- (8) Microbrewery and brewpub
- (9) Bar or lounge when accessory to principal uses
- (10) Daycare facility
- (11) Museum and cultural facilities
- (12) Outdoor recreational experience center for testing or experiencing the functionality of vehicles when associated with a single onsite office use of at least 200,000 square feet, which may be located in another jurisdiction if it is immediately adjacent to the zone.
- (13) Research and development facilities
- (14) Hotels and motels
- (15) Accessory buildings and uses customarily associated with and incidental to the above principal uses.

Sec. 93-18-3. - Off-street parking and loading requirements.

- (a) Commercial and office uses shall have a minimum of four off-street parking spaces per 1,000 square feet of gross floor area.
- (b) Restaurants, grills, cafes, taverns and similar eating and drinking establishments shall have three parking spaces for every 1,000 square feet of enclosed or unenclosed floor area.
- (c) Accessory indoor or outdoor dining when limited to 25 percent of the total gross floor area of the building or business shall have no minimum parking requirement.
- (d) Computer processing and data processing facilities shall have a minimum of two off-street parking spaces per 800 square feet of gross floor area.
- (e) Hotels and motels. 0.8 spaces per lodging unit
- (f) Auditoriums, assembly areas and similar facilities shall have a minimum of one parking space for each three seats in such facility.
- (g) Loading spaces for buildings:
 1. Up to 10,000 square feet of floor area - none required
 2. 10,001 sq.ft. to 40,000 sq.ft. – one required
 3. 40,001 sq.ft. or greater – two required

(h) Parking for an outdoor recreational experience center shall have a minimum of four off-street parking spaces per 1,000 square feet of gross heated floor area within a building or structure.

(i) Auto service and repair facilities shall have a minimum of three off-street parking spaces per 1,000 square feet of gross floor area. Auto service and repair facilities that include major mechanical or body repair shall have one off-street parking space per 1,000 square feet of gross floor area.

(j) Shared parking is allowed within the B-P zoning district provided that aggregate minimum parking is accommodated within adjacent parcels in the district or in another jurisdiction if it is immediately adjacent to the B-P district. Parking garages are permitted when used to satisfy the parking requirements.

Sec. 93-18-4. - Height restrictions.

No structure shall exceed 105 feet or eight stories in height, unless additional height is approved by the Planning Commission, the Federal Aviation Administration, the city building official and the fire chief to ensure that fire safety design standards are met. The Federal Aviation Administration must approve all building heights.

Sec. 93-18-5. - Site development and improvement standards.

In order to establish and maintain the B-P business park district as a quality area which will preserve the investments of all landowners and developers, as well as the tax base of the city, all construction and development within the B-P district shall comply with the following standards:

(1) *Minimum lot area.* The minimum lot area for any building site shall be 10,000 square feet.

(2) *Setbacks for front, rear and side yards.*

a. none.

d. Only driveways, interior vehicular circulation drives, permitted signs, and landscaped areas shall be allowed between a building and the front property line.

(3) *Buildings.*

a. Exterior wall materials shall be one or more of the following:

1. Hard-coat stucco

2. Stone with either a weathered face or a polished, fluted or broken face. No quarry-faced stone shall be used except in retaining walls.

3. Fiber-cement siding

4. Glass

5. Metal and metal panel

6. Concrete masonry. Units shall be those generally described by the National Concrete Masonry Association as "Customized Architectural Concrete Masonry Units" or shall be broken faced brick-type units with marble aggregate. There shall be no exposed concrete block on the exterior of any building visible from any public right-of-way. Any concrete masonry units that have gray cement color visible from any public right-of-way shall be coated with a coating approved by the Design Review Committee.

i. Concrete may be poured in-place, tilt-up or precast. Poured in-place and tilt-up walls may be exposed or have a finish of stone, a texture, metal panels or screening or a coating. Textured finishes shall be coated. Coating shall be an approved cementitious of any epoxy type with a life expectancy of at least ten years.

b. Other exterior wall materials may be used only with the prior approval of the Design Review Committee. Approval or disapproval will be judged on the appropriateness of the materials when considered in context with other buildings in the same business park.

c. Outside storage of materials is prohibited.

- d. Roof-mounted equipment shall be located and/or screened to minimize visibility from streets or surrounding buildings.
- (4) Landscaping design standards shall be established during Design Review. Approval or disapproval will be judged on the appropriateness of the materials when considered in context of the location of the landscaping, the visibility of the landscaping to the general public on the nearest public right-of-way and in context with other buildings in the same business park.
- (5) *Exterior lighting.* All exterior lighting shall comply with FAA requirements related to aircraft safety, and all exterior lighting shall be maintained in accordance with plans and specifications submitted to and approved by the building official.

Sec. 93-18-6. - Protective covenants and/or deed restrictions.

In conjunction with the review and approval of site development plans, the city may require the preparation and submission for approval of protective covenants or deed restrictions, or both, which would be made applicable to all development within the project for the purpose of regulating such features as architectural style of structures, types of materials used in building construction, restrictions and design features for signs; limitations on, or identification of, permitted uses, and other requirements which have as their purpose guaranteeing a high-quality, compatible total development, in order to thereby protect the tax base of the city.

Sec. 93-18-7. - Residences in business districts.

It shall be unlawful to construct any residence building, either single-family or multifamily, in the B-P district. However, any residence building existing in this district at the date of adoption of this section shall be permitted to continue. Any such residence maintained after the date of adoption of this section shall be considered a nonconforming use subject to the provisions of article 3 this chapter (provided, however, that these uses shall be allowed to continue in this district regardless of the extent of future damage.) A personal care home shall be considered as a residence building for purposes of this section. For the purposes of this section, "personal care home" retains the definition provided in section 93-1-2. For purposes of this section, hotels, motor courts, and motels shall not be considered residence buildings.

RECOMMENDATION

Staff recommends approval of the proposed text amendments as written.