

TA-24-0002

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The proposed changes include:

- Increase the permitted density in DT-2 and DT-3 from 24 u/a to 35 u/a
- Increase building height in DT-2 and DT-3
 - Subject to height transitions and topographical adjustments.
- Reducing the minimum required townhome width from 20 feet to 18 feet.
- Adjust the lot coverage in DT-3 to align with open space requirements.

Focusing text amendment in DT Districts due to the need for more rooftops to support a vibrant downtown.

Tucker Tomorrow Comp Plan – Goal 1 Enhance Downtown

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Encourage Greater Mixed-Use Development

The intent of this policy is to encourage a greater mix of uses in downtown, including retail, restaurants, entertainment and housing. In doing so, it is important to the community that the historic character of downtown be preserved and enhanced—mainly the 2-story building height on Main Street, the pedestrian-oriented streetscape, and the look and feel of the historic architectural character. Opportunities for new land use—such as multi-family housing or entertainment—are most viable on properties along the perimeter of downtown, where a larger building typology is more appropriate. It is recommended for the city to identify viable properties for mixed-use, higher density development and amend the Downtown Special Zoning District (DT-3) to allow for increased building heights and densities on these properties. Transitional height requirements should be considered to step new building heights down to Main Street and surrounding residential districts.

Tucker Tomorrow Comp Plan – Goal 3 Preserve & Improve Neighborhoods

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Direct New Housing Development to Major Activity Areas

This policy aims to identify appropriate locations for new and more diverse housing types in an effort to maintain the character of existing single-family neighborhoods. Specifically, the intent is to direct new, higher density housing and mixed-use development to downtown, Northlake Mall, and along key corridors such as Lawrenceville Highway and Hugh Howell Road where higher density housing can make redevelopment of underutilized large parcels more economically viable.

Further study of Northlake Mall and surrounding properties is recommended to determine viable opportunities for redevelopment into mixed-use developments that support a variety of housing types.

Building height and density allowances will be key to attracting higher density, mixed-use development to these areas. Zoning text amendments are recommended to appropriately provide these allowances. Consider a text amendment to increase density for mixed-use development and, as listed in Goal 1, update maximum building heights in the properties surrounding downtown.

Additionally, it is recommended to incorporate identified sites and findings from the downtown and Northlake studies into marketing efforts to attract brokers and developers to these desirable redevelopment sites.

Density

Multifamily Density – Downtown

- When Tucker incorporated, we made a lot of code/plan changes to decrease density.
 - Multifamily capped at 24 units/acre
 - Reduced density in comp plan and zoning ordinance
 - Other code changes
- 24 units/acre resembles garden style apartments.
- 24 units/acre are not feasible with current property costs and development costs.

Multifamily Density – Downtown

- City Council has approved several SLUP's for multifamily developments over 24 units/acre (Northlake).
 - The Reid (245 units on 8.65 acres/28.32 units per acre) – constructed
 - Northlake Senior (90 units on 1.67 acres/53.89 units per acre – old overlay) – constructed
 -
 - SDM Northlake/Third and Urban (216 units on 6.44 acres/33.5 units per acre) – on hold
 - AHS/Resia (409 units on 13 acres/31.46 units per acre) – on hold

Multifamily Density – Downtown

Northlake Senior Apartments	Multifamily	90	Constructed. DCA tax credits.
The Reid (Fairfield)	Multifamily	245	Constructed. Decide DeKalb tax abatement.
SDM Northlake (office conversion)	Multifamily	216	Development on hold. TDA Tax Abatement Application Submitted
AHS/Resia (Tucker Exchange)	Multifamily	409	Development on hold. Questions asked about TDA Tax Abatement Process

Multifamily Density – Downtown

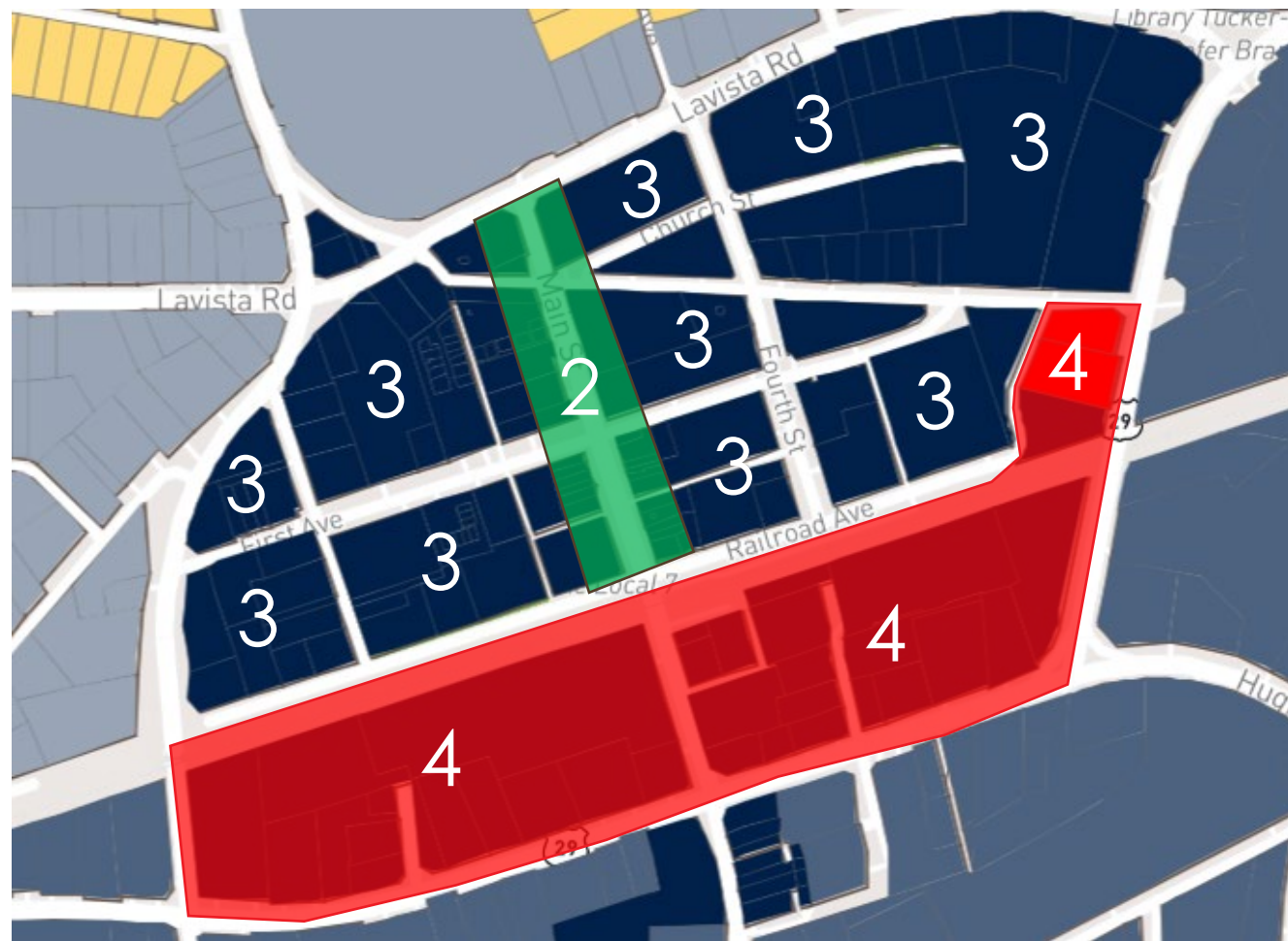
- No new multifamily has occurred in Downtown.
- Increased density encourages more housing development.
- 2023 Tucker Tomorrow Comprehensive Plan calls for text amendment to address height and density in Downtown Tucker.
- Density over 35 units per acre would still require a Special Land Use Permit (SLUP).

Use	Downtown District			See Art. IV, Div. 2
	DT-1	DT-2	DT-3	
RESIDENTIAL				
Dwellings				
Dwelling, cottage home	P	P	P	✓
Dwelling, mobile home				
Dwelling, multi-family (24 35 units per acre or less)		P [4]	P [4]	
Dwelling, multi-family (over 24 35 units per acre)		SP	SP	

Permitted Height

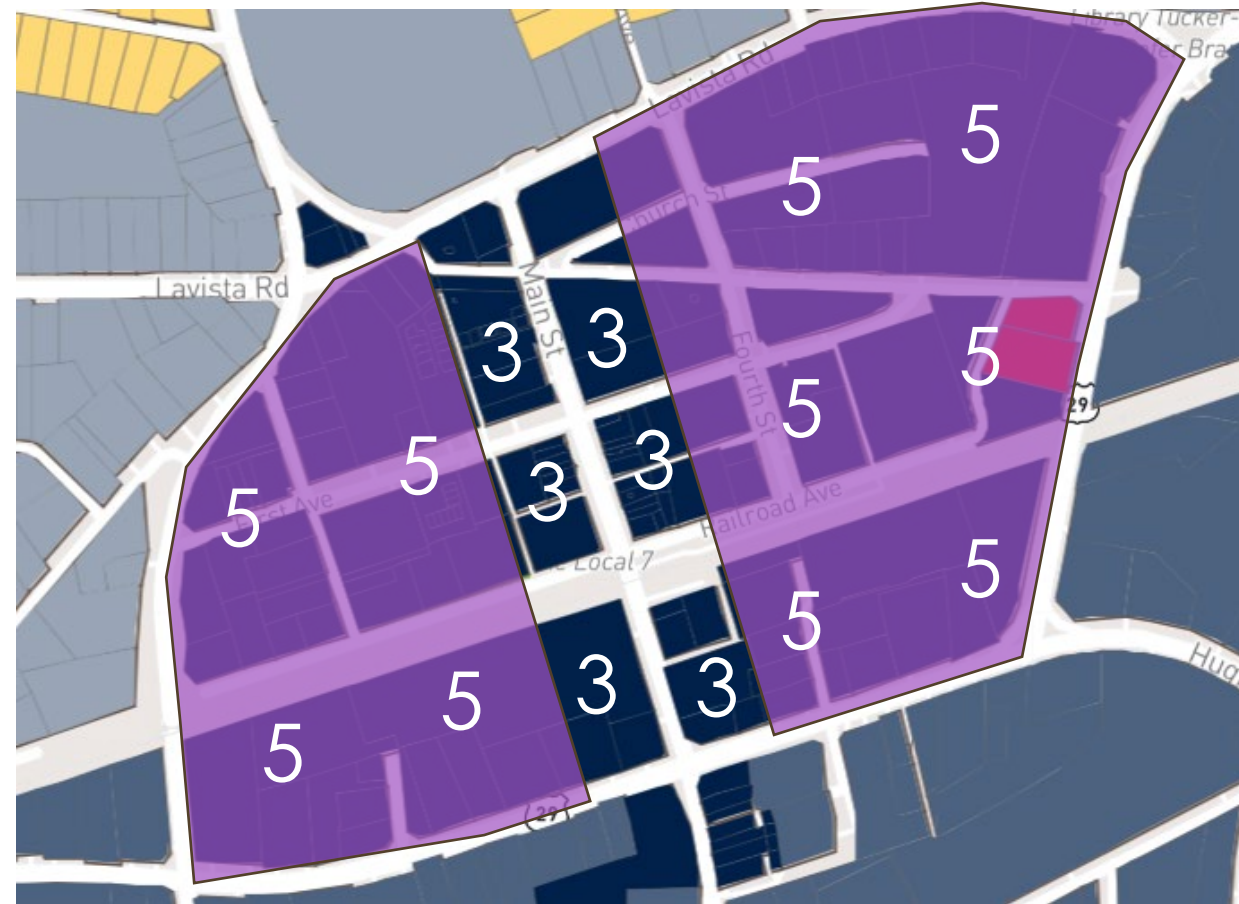
Downtown Building Height

- **Current DT-3 height restrictions include:**
 - Max. 2 stories or 28' within 40' of Main Street (green).
 - Max. 3 stories or 52' (dark blue)
 - Max. 4 stories or 60' south of Railroad, east of Burns Ave (red)



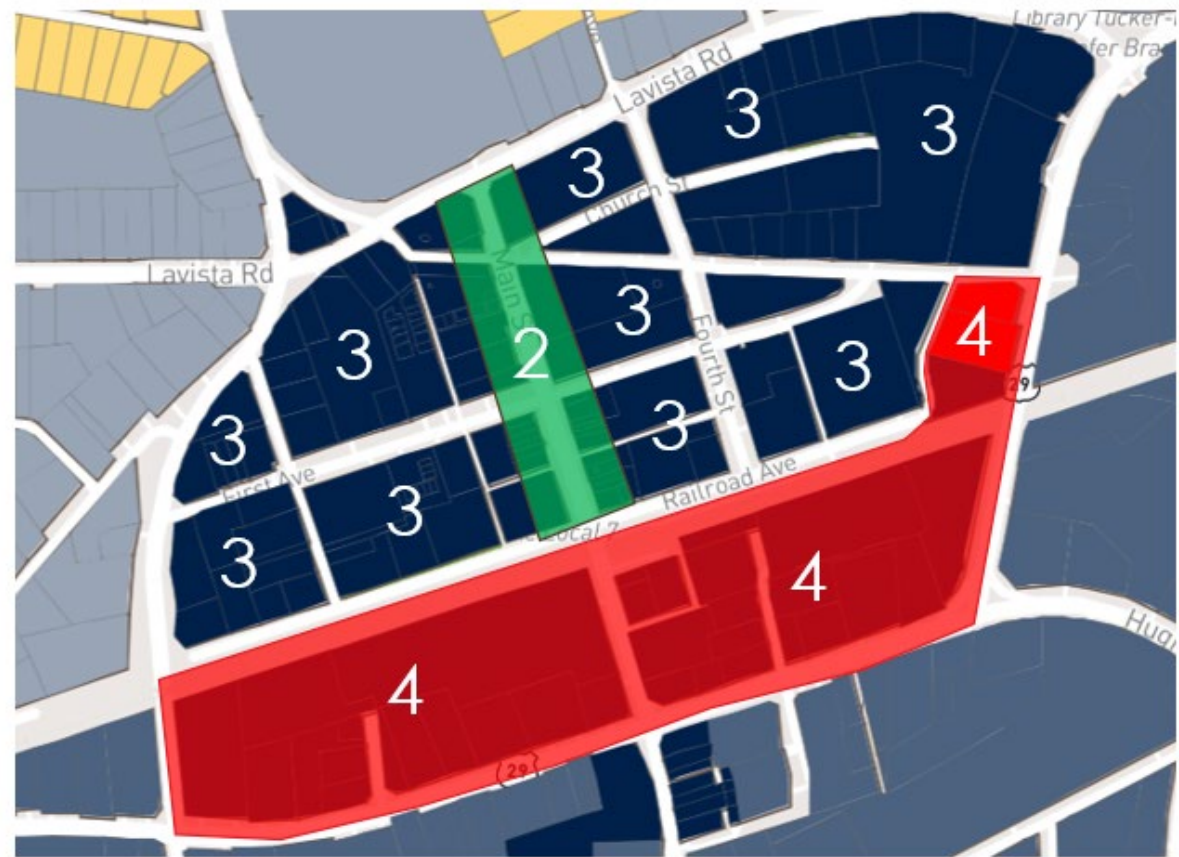
Downtown Building Height

- Staff **proposes** the following height changes for DT-3:
 - Max. 3 stories or 45' if within 200' of Main Street (navy).
 - All other areas could be up to 5 stories (purple).



Downtown Building Height

CURRENT



PROPOSED



Height Transitions

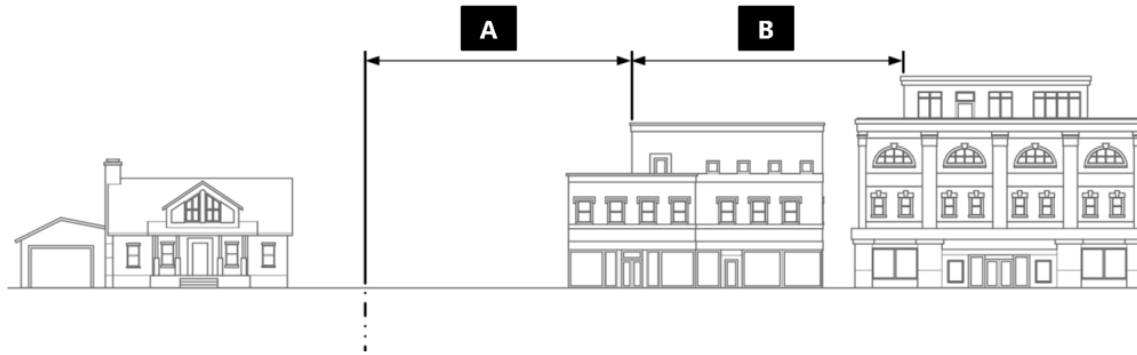
Downtown Building Height

What we're trying to avoid!



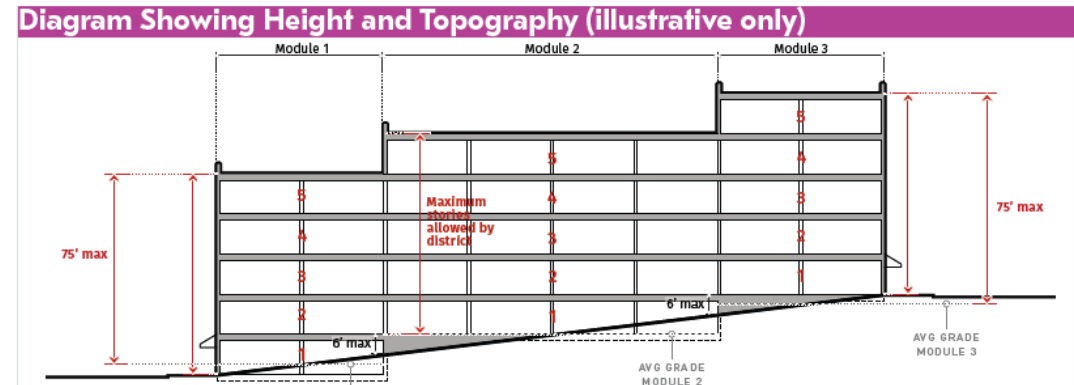
Downtown Building Height – Height Transitions

Height Transitions. New buildings shall be designed to incorporate a stepped approach to transition from adjacent lower scale buildings along the same block face or city greenspaces.



Downtown Building Height - Topography

Building height shall follow the natural topography of a site. The proposed building height shall be measured every fifty (50) linear feet to account for slopes.



Downtown Building Height - Topography

- Height and Height Transitions
 - All new buildings 3 stories or more would require height transitions
 - Building height shall follow natural topography which will provide more height variations
- Will help ensure appropriate massing and scale; respect the historic character of Main Street.

Townhome Width in DT-3

Downtown (DT-3) Townhome widths

- Currently the minimum required width is 20'
- Reduction to 18' will encourage more variety of housing options in the Downtown core, as well as reflect the more urban environment.



Downtown (DT-3) Lot Coverage

- Open space in DT-3 is set at 10%, but lot coverage set at 80%
- Where is the missing 10%?
- Staff proposes changing the maximum lot coverage to 90% for consistency
- Increased lot coverage would be appropriate in DT-3
- Also reflects the current as built conditions of many lots in DT-3

Staff Recommendation

Staff recommends approval of TA-24-0002.

Planning Commission Recommendation

Planning Commission recommends approval of TA-24-0002.



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Tucker Tomorrow Comp Plan – Goal 3 Preserve & Improve Neighborhoods

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Provide Livable, Safe and Affordable Housing

The intent of this policy is to ensure Tucker provides diverse, quality housing typologies at a variety of price points. This includes housing options for young people, families, and seniors. The standard for affordable housing options should be high-quality, livable, and safe units. Older apartments that are affordable by nature should be set to a high standard of maintenance to ensure they provide quality living environments. New affordable housing units are encouraged to be incorporated into market rate developments, creating mixed-income communities, and minimizing pockets of poverty. Consider incentive programs to encourage mixed-income development.

Of particular concern is the Juliette-Richardson Corridor and the naturally occurring affordable housing complexes in this neighborhood. This area receives multiple code enforcement violations and has high crime rates. As mentioned in Goal 2, the city is investing in street improvements in this corridor to address safety. Similarly, the city is encouraged to continue efforts to improve the multi-family livability and safety of this neighborhood.

Tucker Tomorrow Comp Plan – Goal 1 Enhance Downtown

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Expand Parking Options

Parking is perceived by the community to be a major challenge in downtown and remains an important policy in this plan update. Parking expansion options should continue to build from recommendations identified in the 2017 Urban Land Institute (ULI) Mini Technical Assistance Panel (mTAP) Downtown Tucker Parking Study. The city has completed tasks from this study, including working with downtown property owners, businesses and churches to identify shared parking opportunities.

This plan recommends to continue efforts to make agreements with downtown property owners for shared parking. Additionally, the city is encouraged to continue efforts to develop an app and incorporate signage downtown to identify and direct visitors to available parking. As new development occurs in downtown, there is further opportunity to share parking in new private lots or decks. The city should consider a text amendment to require a percentage of private parking in new, large mixed-use developments be made available for public use.