



## Planning & Development Services

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### Public Hearing Dates

**Planning Commission:** May 19, 2014

**City Council:** May 27, 2014

**Request:** Ordinance Amendment – Special Housing Revitalization Overlay District

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### **Proposal:**

Consider approval of a request to amend the Unified Development Code, of the City of Griffin, Section 720.D. Physical Requirement of the Special Housing Revitalization Overlay District (SHROD) to reduce the minimum floor area per dwelling unit.

### **Staff Comments:**

The amendment for the Special Housing Revitalization Overlay District (SHROD) will reduce the minimum floor area per dwelling unit.

Currently, the district requires each unit to be a minimum of 700 square feet for studios, 800 square feet for one-bedroom units, 900 square feet for two-bedroom units, and 1,050 square feet for three-bedroom and larger units.

Staff recommends reducing the units sizes to **550** square feet for studios, **600** square feet for one-bedroom units, **700** square feet for two-bedroom units and **900** square feet for three-bedroom and larger units.

The intent of the Special Housing Revitalization Overlay District (SHROD) is to encourage housing and economic development activities in older residential mixed-use neighborhoods in the city. The SHROD is intended to supplement the base zoning in an area by imposing additional regulations designed to achieve a desirable, active urban environment that includes a substantial residential component. This amendment will maintain the integrity of the district. Furthermore, the amendment will allow for the best, most viable and cost efficient development of the region.

### **Planning and Zoning Staff Recommendation:**

The Planning and Development Staff recommends **APPROVAL**.

### **Planning and Zoning Board Recommendation:**

Planning and Zoning Board recommended **APPROVAL**.

Submitted by:

Taurus Freeman, Director

Planning and Development Services