

An aerial photograph of a city skyline, likely Atlanta, Georgia, featuring a prominent river (the Atlanta-Fulton County Stadium Canal) in the foreground. The skyline is composed of numerous high-rise buildings of varying heights and architectural styles. The foreground shows a mix of greenery and urban infrastructure, including a bridge crossing the river. The overall scene is presented in a light, semi-transparent overlay.

“Site Plan Lite” Amendments

Planning Commission | July 11, 2023

Site Plan Lite Amendments

- Resolution No. 20221201-048 directed staff to develop two proposals for site plan review:
 - Part 1: Making up to four dwelling units approvable through the building plan process, without full site plan; and
 - Part 2: A modified site plan process for missing middle projects of 5-16 units, which would be subject to a more streamlined set of regulations than full site plan.
- Staff proposal for Part 1 will:
 - Expand residential site plan exemption, currently limited to one & two-family structures, to include up to “four residential dwelling units.”
 - Limit use of exemption to sites containing no more than four units.
- Staff proposal for Part 2 will:
 - Balance goals of streamlined, cost-effective review with regulations sufficient to address the impacts of larger scale missing middle projects of 5 to 16 residential units.



Requirments for 3-4 Residential Units

- Proposed amendment would result in a review process comparable to residential building plan review.
- Some level of additional review will be required to capture multi-family regulations not applicable to one and two-family, but the review process will be significantly more streamlined than the current site plan review process and more comparable to one and two-family residential.



Questions and Comments

