



## MEMORANDUM

TO: Decatur Downtown Development Authority

FROM: Angela Threadgill  
Executive Director, Decatur Development Authorities

DATE: August 9, 2023

RE: Review Criteria and Resolution for 213 Swanton Way

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It has been practice for development projects in commercial districts to undergo a review and comment by the DDA. The purpose of this memo is to present the criteria for use by the Decatur Downtown Development Authority (DDA) in its review of an application for special exceptions relevant to the development of a hotel at 213 Swanton Way. The requested special exceptions are to increase building height from 80 ft. (max.) to 82 ft. (proposed); to reduce the street landscape zone for purposes of a drop off lane; and to allow 100% off-site parking in adjacent parking decks. Pursuant to Section 11.2.4.E. of the Unified Development Ordinance, the following criteria shall be considered in determining whether a special exception shall be approved:

1. The suitability of the proposed exception in view of the use and development of adjacent and nearby properties.
2. The impact that the proposed exception will have on the existing use or usability of adjacent or nearby properties.
3. The impact that the proposed exception will have on the public safety, traffic on the public streets, transportation facilities, utilities and other public services.
4. The impact that the proposed exception will have on established property values and on the health, safety, comfort and general welfare of the residents of the City.
5. Any additional criteria set forth in the section authorizing the special exception.

Exceptions to building height must also consider:

- a. The uses and heights of adjacent or nearby buildings.
- b. The impact that the proposed building will have on the light, air, and shading of adjacent and nearby properties.

Exceptions to the streetscape standards must also consider:

- a. The economic or marketing impact that the streetscape guidelines may have on the property owner or developer.

The DDA may also decide to pass a resolution of support for the proposed development, which may or may not include recommendations to enhance the project to further the goals of trade, commerce, industry and employment opportunities in the City. A draft resolution is provided to the DDA. Should the DDA pass a resolution, it will be forwarded to the Planning Commission and City Commission for further consideration.