

Managing Large Scale Retail

Jamie Baker Roskie, Managing
Attorney

UGA Land Use Clinic

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What We'll Cover

- The importance of comprehensive plans & zoning
- Square footage limitations
- Design guidelines
- Avoiding “big box abandonment”
- Impact reviews

Comprehensive plans

- Address future growth
- Support zoning decisions
- www.dca.state.ga.us/planning/index.html
 - Information on comprehensive planning in Georgia

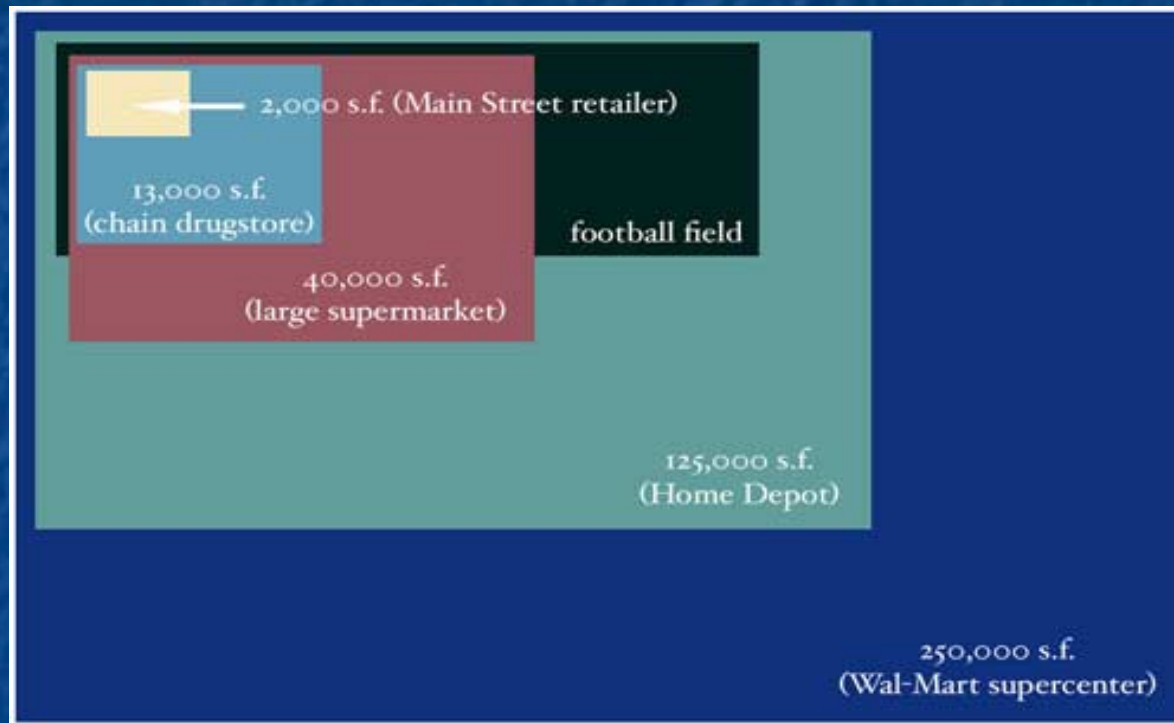
Zoning

- Implements the vision of the comprehensive plan
- “Big box” can be zoned out of particular areas
- Other regulatory tools can be integrated into particular zones

Square Footage Limitations

- Also known as “retail caps,” “store size caps”
- Can help keep out the biggest of the big
- Help mitigate the impacts of big box development
- Keep buildings appropriately sized

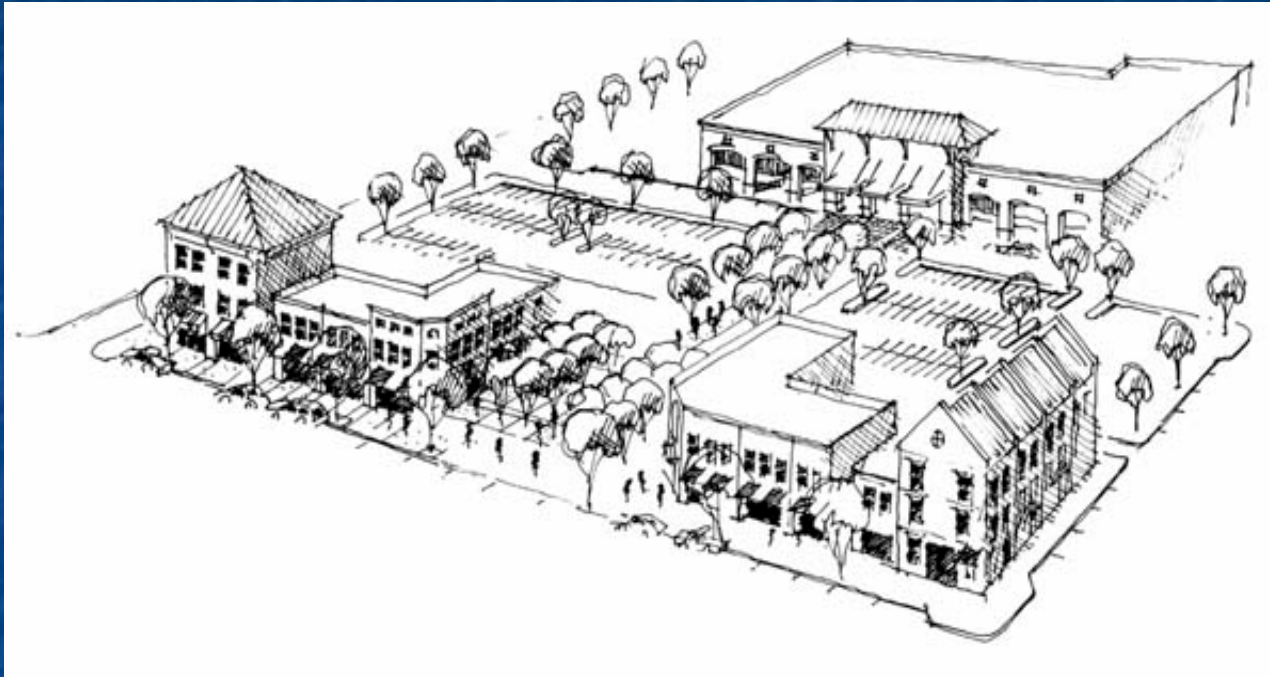
“How big is too big?”



Source: “The Hometown Advantage; <http://www.newrules.org/retail/howbigisbig.html>”

Design Guidelines



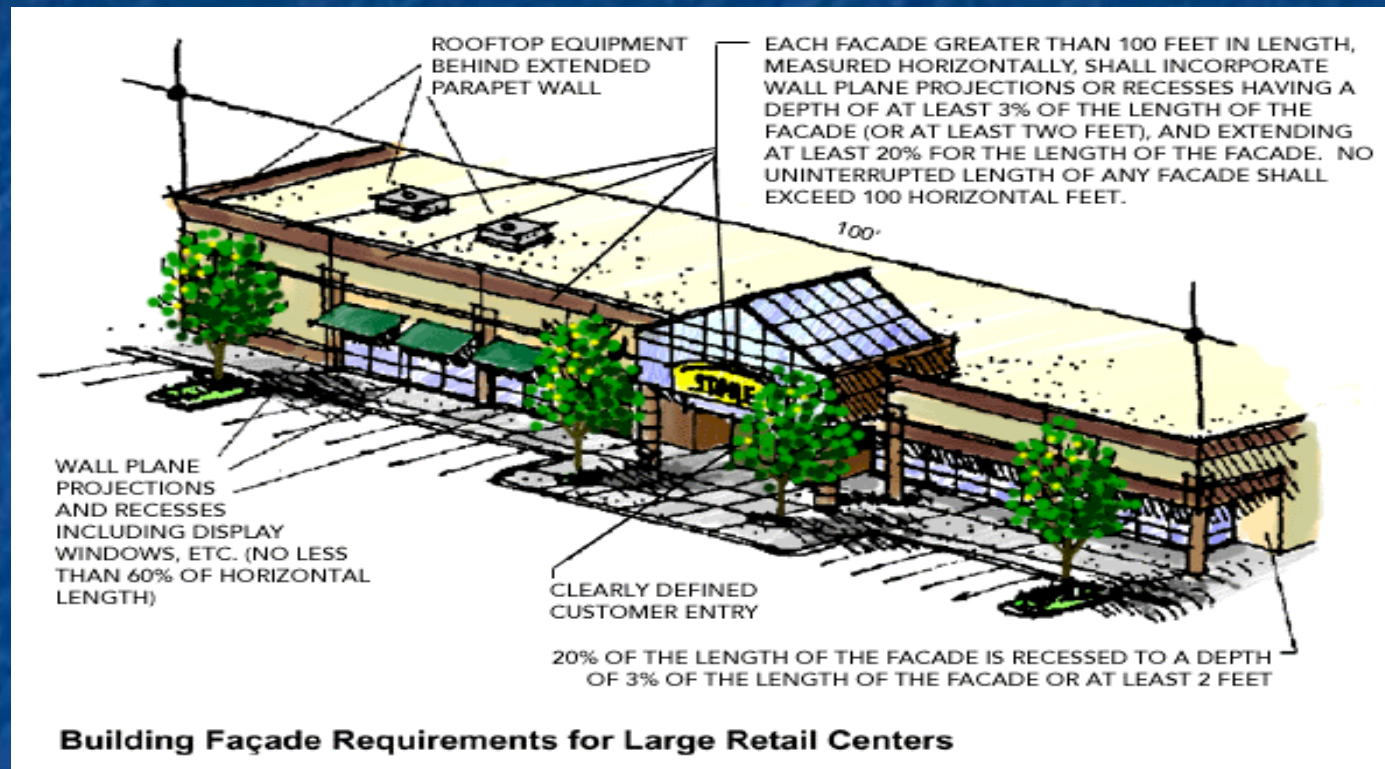


Source: Congress for New Urbanism/The Lawrence Group



Design Standards and Guidelines for Large Retail Establishments

Facades



Source: Hernando County, Florida

Roofs

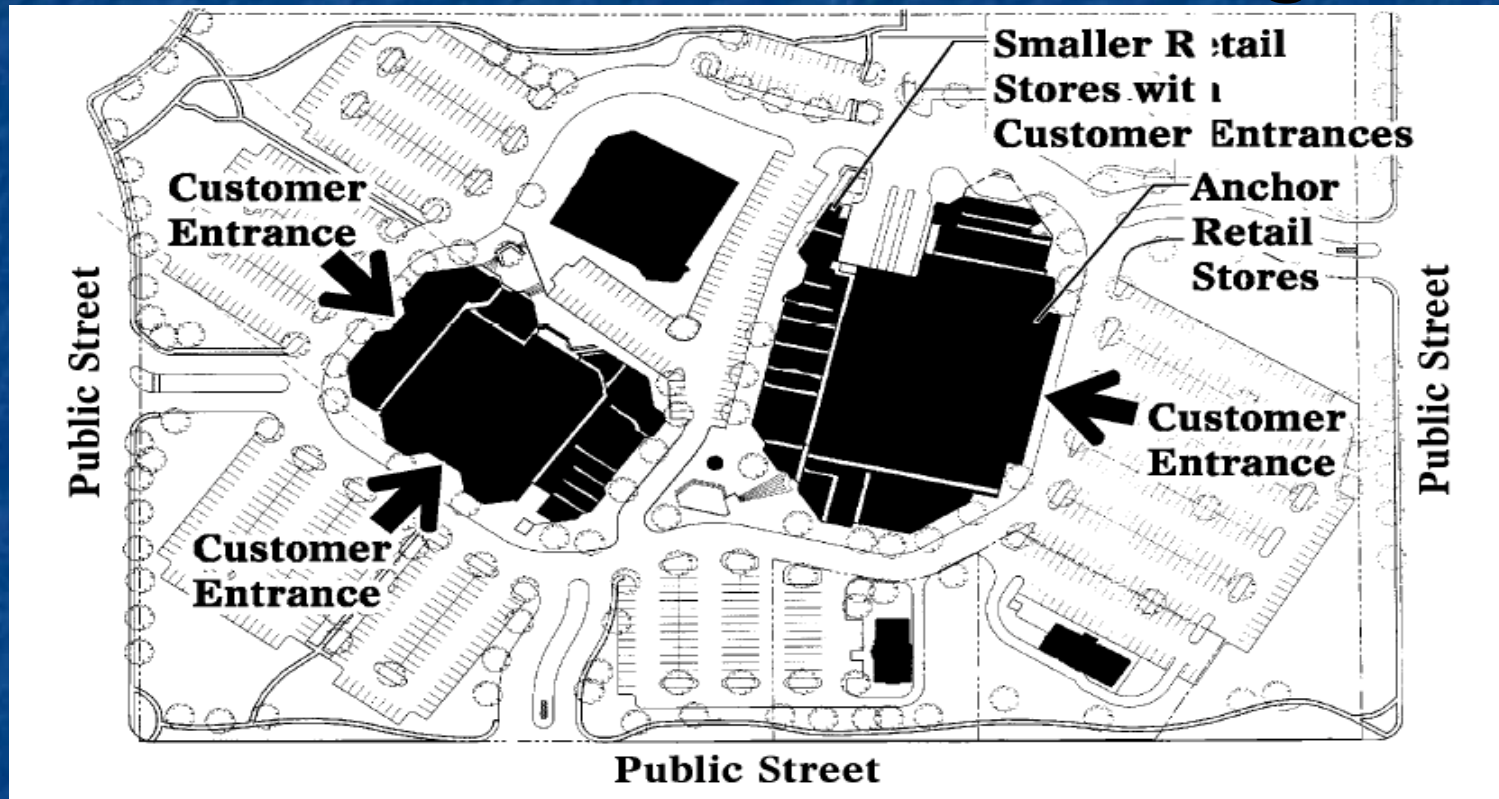


Source: www.gscplanning.com/big_box_design_standards.htm

Materials

- Quality materials including brick, wood, stone
- “Earth” tones or other neutral colors
- No neon or metallic paint
- No concrete block or “tilt up” walls

Entrances & Parking



Source: fcgov.com/advanceplanning/pdf/large-retail-doc.pdf

Outdoor "Storage"

- Parking lot used as sales floor
- Can be prohibited
- Or limited to small area
- Or to holiday displays (sometimes by permit)

Trash Collection/Loading

- Must not be visible from public areas
- And/or must be screened appropriately

Pedestrian Access

- Sidewalks on all sides of lot
- Walkways on the site



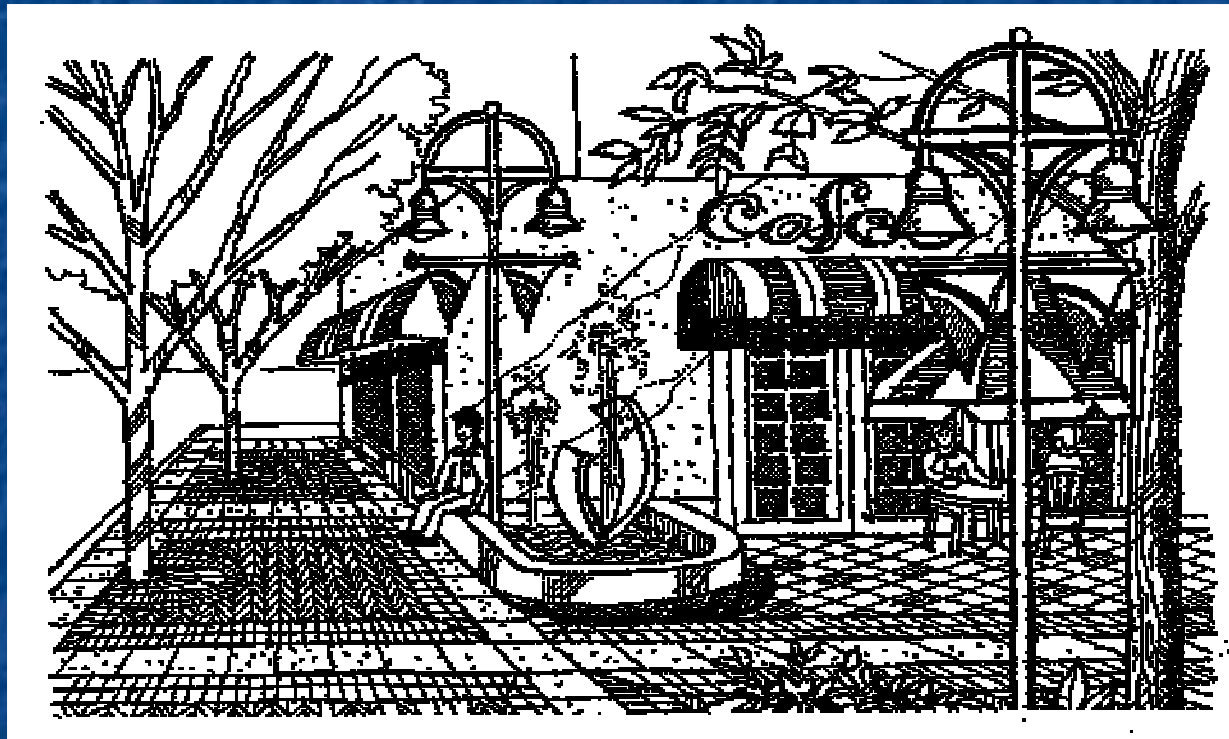
Trees & Landscaping



Tree ordinances

- Rules of thumb:
 - 50% shade cover when mature
 - Maximum distance between parking spots and trees
 - Plant trees that will survive
 - Plant along street-side

Other Pedestrian Amenities



Source: Tampa, Florida

Noise & Light

- Mitigate noise from activities such as trash collection
- Control outdoor light

Big Box Abandonment



<http://www.artinruins.com/stories/archives/whenabigbox.php>

Ways to Combat

- Peachtree City – lease cannot prevent re-lease
- College Park – demolition bond
- Evanston, WY – MOU to cooperate with City in re-leasing store
- Aberdeen, SD – had a requirement that building be demolished after 2 years, but being softened

Impact Review

- Traffic
- Economic
- Environment
- Historic/scenic

Thank you.