

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE IN ORDER TO AMEND ARTICLE IV Section 4.4.3 LAND DISTURBANCE PERMIT; SECTION 4.4.6 INSPECTIONS AND DEVELOPMENT ACTIVITY COMPLETION; SECTION 4.4.7 ASSIGNMENT OF NAMES AND ADDRESSES; AND TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, on May 21, 2001, the City of Alpharetta adopted a comprehensive zoning ordinance known as the Unified Development Code of the City of Alpharetta, Georgia; and

WHEREAS, the Unified Development Code is a document that was designed to be amended from time to time when circumstances warrant that modifications be made in order to make the Code more responsive to community needs; and

WHEREAS, prior to the adoption of this amendment, the Director of Community Development established public hearing dates for this matter which was first considered by the Planning Commission at two advertised public hearings.

NOW, THEREFORE, the Mayor and Council of the City hereby do ordain as follows:

1. That Unified Development Code Article IV shall be amended as follows:

AMEND UDC Section 4.4.3 Land Disturbance Permit (7)

7. The owner shall pay the development fee (Land Disturbance Permit Fee), and provide the required performance bonds prior to plan approval. **The required performance bonds include the Erosion Control Bond, the Tree Bond and the Existing Roads Improvement Bond.**

The Erosion Control Bond shall be calculated at \$3,000 per disturbed acre.

The Tree Bond shall be calculated at \$500 per tree for every required tree planting within a 25' interior radius of the site perimeter.

The Existing Roads Improvement Bond is calculated at 100% of the cost of any improvements to existing roads.

The amounts of the aforementioned Land Disturbance Permit Fee and performance bonds are determined by the Director of the Community Development Department and may be revised from time to time at his or her discretion.

The release of any performance bond is contingent upon the performance of bonded work and the completion of a satisfactory inspection of said work by the Community Development Department. Should the ownership of any bonded work be altered during the duration of any bond, it shall be the responsibility of the owner specified in the original bond paperwork to ensure that proper sureties be continued irrespective of original ownership.

**AMEND UDC SECTION 4.4.6 INSPECTIONS AND DEVELOPMENT
ACTIVITY COMPLETION**

2. Maintenance Bond and **Landscape Maintenance Bond**

a. Following issuance of Final Development Inspection Approval and prior to approval of the final subdivision plat or issuance of a certificate of occupancy, a maintenance bond and a **landscape maintenance bond** in a form acceptable to the Director is required. **For the Maintenance Bond**, the owner shall be responsible for maintenance/public improvements for one (1) year from the date of Final Development Inspection Approval, or longer if requested by the City Engineer. A performance bond may be required if deemed necessary by the City Engineer. **For the Landscape Maintenance Bond, the owner shall be responsible for maintenance for eighteen (18) months from the date of Final Development Inspection Approval.**

(1) The value of the Maintenance Bond shall be determined by the Director based on the dollar value of the improvements and the requirements of the City.

(2) **The value of the Landscape Maintenance Bond shall be calculated by the property owner and shall be sufficient for the costs of labor, materials and maintenance for all landscaping improvements as set forth in the improvement plans.**

**AMEND UDC SECTION 4.4.7 ASSIGNMENT OF NAMES AND
ADDRESSES**

A. Street **and Development** Names

1. Proposed street **and development names** must be reviewed and approved by the Community Development Department prior **to issuance of the** land disturbance permit. **Any changes to existing names must also be approved by the Director of the Community Development Department.** Street names may be reserved through approval as shown on the Preliminary Plat if so requested. Names may be chosen from a historic street name bank available upon request from Community Development.

2. That any ordinance or parts of ordinance in conflict herewith are hereby repealed.

SO ORDAINED this 7th day of October, 2013.



Attest:

City Clerk

City Clerk

First Reading 9-23-13

Second Reading 10/7/13

CITY OF ALPHARETTA

By:

David Belle Isle

David Belle Isle, Mayor

COUNCIL MEMBERS

David Mitchell
Paul Lawrence
Jeffrey A. Davis
John E. Lee
Russell A.