



01-C -1921

CITY OF ATLANTA

BILL CAMPBELL
MAYOR

CITY HALL
55 TRINITY AVENUE, S.W.
ATLANTA, GEORGIA 30335-0300
(404) 330-6100

November 5, 2001

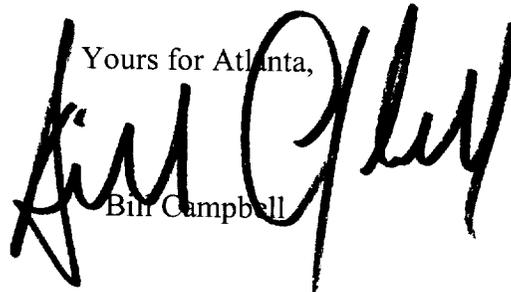
The Honorable Robert (Robb) Pitts and
Members of the Atlanta City Council
55 Trinity Avenue, S.W.
City Hall, 2nd Floor, Suite 2900
Atlanta, Georgia 30335

Dear President Pitts and Members of Council:

We are transmitting a copy of the City's 2002 Comprehensive Development Plan (CDP). We have prepared this document in cooperation with Commissioners, Bureau Directors and Council Members.

The document also reflects many of the suggestions that we have received from citizens and neighborhood planning units.

Yours for Atlanta,



Bill Campbell

Enclosure

cc: Dwayne Martin, Chief Operating Officer
Greg Pridgeon, Chief of Staff
Michael A. Dobbins, Commissioner
Department of Planning, Development and Neighborhood Conservation
Tim Polk, Deputy Commissioner
Department of Planning, Development and Neighborhood Conservation
Robert Gray, Planning Director
Department of Planning, Development and Neighborhood Conservation

AN ORDINANCE

BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

**AN ORDINANCE ADOPTING THE 2002 CITY OF ATLANTA
COMPREHENSIVE DEVELOPMENT PLAN; AND FOR
OTHER PURPOSES.**

WHEREAS, Sections 3-601, 3-602 and 3-603 of the Charter of the City of Atlanta require that the Mayor shall have prepared a one-, five -, and fifteen – year Comprehensive Development Plan to provide for the physical, social and economic growth of the City as will best promote the public health, safety and general welfare of the City” residents; and

WHEREAS the Mayor has caused the 2002 Comprehensive Development Plan to be prepared as outlined in the Charter; and

WHEREAS the requirements of the Charter have been met by Council concerning this plan;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS:

- Section 1: That the document entitled, City of Atlanta 2002 Comprehensive Development Plan, consisting of twenty-one functional elements and graphics plus 24 Fifteen-Year Land Use Plan maps, is hereby adopted as the official Comprehensive Development Plan as mandated by Section 3-601, 3-602 and 3-603 of the Charter of the City of Atlanta.
- Section 2: That, following the adoption of the Comprehensive Development Plan, the Council shall amend the City’s zoning ordinance to conform it to the plan in accordance with procedures prescribed by general law.
- Section 3: That this plan shall become effective immediately upon adoption by the City Council and approval by the Mayor, and shall remain in effect until such time as it is amended or repealed.
- Section 4: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

CITY OF ATLANTA



2002

Comprehensive Development Plan (CDP)

City of Atlanta
Department of Planning, Development and Neighborhood Conservation
August 2001

CITY OF ATLANTA OFFICIALS

BILL CAMPBELL
Mayor

ATLANTA CITY COUNCIL
Robert (Robb) Pitts
President of Council

Council Member	District
Vern McCarty	1
Debi Starnes	2
Michael Bond	3
Cleta Winslow	4
Sherry Dorsey	5
Cathy Woolard	6
Lee Morris	7
Clair Muller	8
Felicia A. Moore	9
C. T. Martin	10
Jim Maddox	11
Derrick Boazman	12
	Post
“Able” Mable Thomas	1
Julia Emmons	2
Doug Alexander	3

Director of City Council Staff
Municipal Clerk

Robert Barger
Rhonda Johnson

ADMINISTRATIVE

Chief Operating Officer	Kenneth U. Jordan
Chief of Staff	De Wayne Martin
Chief Financial Officer	David Corbin
City Attorney	Susan Langford
Commissioner of Administrative Services	Herb McCall
Aviation General Manager	Benjamin DeCosta
Commissioner of Corrections	Tom Pocock
Commissioner of Parks, and Cultural Affairs	Karl McCray, Acting
Commissioner of Planning, Development and Neighborhood Conservation	Michael A. Dobbins
Commissioner of Public Works	Norman Koplun, Acting
Commissioner of Water	Remedios K. del Rosario
Fire Chief	Winston Minor
Police Chief	Beverly Harvard
Emergency Management	LaVon McCord
Chief Judge, Municipal Court	Barbara Harris
Chief Judge, Traffic Court	Andrew Hairston

COMPREHENSIVE DEVELOPMENT PLAN MANDATE

The Charter of the City of Atlanta mandates the preparation of a comprehensive development plan (CDP) in Section 3-601 as follows:

The Mayor shall have a comprehensive development plan of the City of Atlanta prepared and maintained to be used as a guide for the growth and development of the City and which will identify its present and planned physical, social and economic development. This plan shall: 1) set forth the comprehensive development goals, policies and objectives for both the entire City and for individual geographic areas and communities within the City, 2) in conformance with such development goals, objectives and policies, identify the general location, character, and extent of streets and thoroughfares, parks, recreation facilities, sites for public buildings and structures, City and privately-owned utilities, transportation systems and facilities, housing, community facilities, future land use for all classifications, and such other elements, features and policies as will provide for the improvement of the City over the next 15 years.

The CDP is used as a guide in the preparation and adoption of the five-year Capital Improvements Program (CIP) and yearly City Budget.

The following plans are hereby incorporated into the 2002 Comprehensive Development Plan:

1. **The Impact Fee Study, City of Atlanta, Georgia**, prepared by James Duncan and Associates in association with Rimrock Consulting, Dr. Arthur C. Nelson, LRE Engineering Inc.; Webb and Web, attys; the Sales Law Group, P.C.; and Williams-Russell & Johnson, dated March 18, 1993. In cases of conflict between the Impact Fee System: Final Report and the Comprehensive Development Plan, the Impact Fee System: Final Report shall prevail unless otherwise expressly stated by the City Council.
2. **The Atlanta Empowerment Zone Strategic Plan: Creating an Urban Village.**
3. **2001 – 2016 Capital Improvement Program**
4. **The 2000 Annual Action Plan of the 2000 – 2004 Consolidated Plan**, which identifies needs, priorities, and geographic targeting policies for funding which the City receives through grant programs of the U.S. Department of Housing and Urban.
5. **City of Atlanta 2001 Detailed Adopted Budget**
6. **Atlanta Renaissance Program** prepared by the Atlanta Renaissance Board in 1996. The study included a thorough analysis of Atlanta's economic conditions and trends.
7. **Redevelopment Plans:**

Summerhill	English Avenue
Old Fourth Ward	Metropolitan Parkway
Mechanicsville	Jonesboro Road
Auburn Avenue	Simpson Road
Peopletown	Southside Atlanta
8. **Area Studies:** i) Southwest Atlanta, ii) Buckhead Village, and iii) Northwest Atlanta Framework Plan.
9. **Corridor Studies:** i) Cheshire Bridge Road, ii) North Highland Avenue and iii) District Two Rail Corridor Study.
10. **Parks, Open Space, and Greenways Plan.** The Plan, adopted in 1993, established park planning policies intended to guide the development of parks and recreational facilities for the next 15 years.

PREFACE

City planning is about creating connections and interactions between forces that create and change the places we live in. Since city planning is so complex, the City of Atlanta has begun to use the following set of working principles to help navigate its planning and development practices:

- include all those affected by a contemplated planning or development activity from the beginning;
- incorporate all of the disciplines, skills, experience and knowledge that can contribute;
- include all the agencies and organizations with any jurisdiction or voice;
- use planning as a connective tool to put people in touch with each other and with their places;
- develop a vision that generally guides where the planning activity should be heading;
- identify implementation steps in increments that can be accomplished, that have community support, and that move in the direction of a shared vision;
- think of the whole of the effect of an activity, even as its various parts are being identified;
- use urban design as a reflective communication and visioning tool to help people see, understand and interact with work as it progresses;
- include the dimension of time - and motion - in conceptualizing city planning and urban design responses to develop needs;
- acknowledge change, and seek positive directions in anticipating and responding to change forces;
- build on strengths, on what is already working, in formulating planning and development strategies; and
- be ready with a strategy to implement necessary changes.

01-C-1921

(Do Not Write Above This Line)

A COMMUNICATION

BY MAYOR BILL CAMPBELL

TO PRESIDENT ROBB PITTS AND MEMBERS OF CITY COUNCIL

A COMMUNICATION, TRANSMITTING A COPY OF THE CITY'S 2002 COMPREHENSIVE DEVELOPMENT PLAN (CDP). PREPARED WITH THE COOPERATION OF THE COMMISSIONERS, BUREAU DIRECTORS AND COUNCIL MEMBERS INCLUDING SOME CITIZEN AND NEIGHBORHOOD PLANNING UNIT SUGGESTIONS.

FILED BY CITY COUNCIL NOV 0 5 2001

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred

Referred To:

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
 Date _____
 Chair _____
 Referred to _____

Committee

Date

Chair

Action:

Fav, Adv, Hold (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Hold (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Hold (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Hold (see rev. side)

Other:

Members

Refer To

FINAL COUNCIL ACTION

2nd 1st & 2nd 3rd

Readings

Consent V Vote RC Vote

CERTIFIED

CERTIFIED
NOV 5 2001

ATLANTA CITY COUNCIL PRESIDENT

Robert M. Pitts

CERTIFIED
NOV 0 5 2001

Frank D. Johnson
MUNICIPAL CLERK

MAYOR'S ACTION