



**CITY COUNCIL
ATLANTA, GEORGIA**

Municipal Clerk
Atlanta, Georgia

02-0-1598

AN AMENDED ORDINANCE
BY: COMMUNITY DEVELOPMENT AND
HUMAN RESOURCES COMMITTEE

CDP-02-22

AN ORDINANCE TO AMEND THE LAND USE ELEMENT OF THE CITY OF ATLANTA 2003 COMPREHENSIVE DEVELOPMENT PLAN (CDP) AS AMENDED, BY MODIFYING THE LAND USE POLICY STATEMENTS FOR THE FOLLOWING NPU(s): B, D, F, G, K, N & X AND, *REPLACING THE 2002 CDP LAND USE POLICY STATEMENTS FOR THE AFOREMENTIONED NPU(s) WITH SAID STATEMENTS, AND FOR OTHER PURPOSES.*

NPU(s) 'B, D,F,G, K, N & X'

COUNCIL DISTRICT(s)2, 3,6,7,9 &12

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

SECTION 1. That the 2003 Comprehensive Development Plan (CDP) of the City of Atlanta, Georgia is hereby amended by changing the Land Use Element of said Plan so as to modify the existing Land Use Policy Statements for the following NPU(s): B, D, F, G, K, N & X and replace said statements with new statements that will change the 2002 Land Use Policy Statements for the aforementioned NPU(s), and for other purposes.

Said statements are more specifically shown on the enclosed attachment, Exhibit 'A', which is hereby made a part of this ordinance.

SECTION 2. That all ordinances or parts of ordinances that are in conflict with this ordinance are hereby repealed.

A true copy,


Municipal Clerk, CMC

ADOPTED as amended by the Council
APPROVED by the Mayor

OCT 07, 2002
OCT 15, 2002

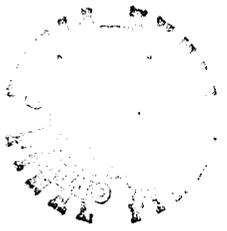


Exhibit 'A'

CDP-02-22

Land Use Policy Statements

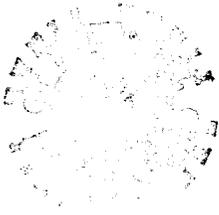
From "Low-Density Commercial" to "Low-Density Residential"

**NPU(s) B, D, F, G, K, N & X
Council District 3, 6, 7, 9 & 12**

2

NPU-B: (new submissions)

- B-1 Implement minimum standards for "open" space and "green space" in lieu of "open space" only. Minimum standards should be based on square feet of development in all categories except single family residential (R-1 through R-5).
- B-2 Preserve the historic integrity of the Brookhaven, Garden Hills, Peachtree Heights East, Peachtree Park, and Tuxedo Park neighborhoods, as well as the West Paces Ferry Road commercial district.
- B-3 Maintain the Southern Railroad and MARTA tracks as the firm boundary of the Lenox MARTA Station development node. Discourage nonresidential uses on the southern boundary of the Pine Hills neighborhood.
- B-4 Maintain Lenox Road/ Phipps Boulevard(formerly known as 'Buckhead Loop')/Wieuca Road Connector as the firm boundary between residential land uses north of the boundary and mixed uses south of the boundary. Discourage nonresidential uses that will encroach upon the single-family uses of the neighborhood north of the Lenox Road (also known as 'Buckhead Loop')/Wieuca Road Connector.
- B-5 Maintain residential-only uses along both sides of the Roxboro Road Corridor from Peachtree to East Paces Ferry Road. Encourage low density developments (0-8 u/a) on the lots fronting Roxboro on the east side; on lots fronting Roxboro on the west side encourage low to medium density developments. Maintain existing uses and densities along the Peachtree Road Corridor from Roxboro Road to the Dekalb County Line. Discourage non-residential uses from encroaching upon the Ridgedale Park or Brookhaven neighborhood(s).
- B-6 Encourage mixed-use developments (residential/commercial) or (office and/or retail) with a ratio of at least 1:1, with residential space developed in advance of, or concurrent with an equal amount of commercial (office and/or retail).
- B-7 Contain the strip commercial uses along the corridors of Peachtree, Piedmont, and Roswell Roads. Promote the re-development of the existing commercial strips along these corridors so as to enable the reduction of curb cuts and turn lanes, as well as the improvement and consolidation of points of automobile access to the developments utilizing the Neighborhood Commercial Zoning District. Protect the integrity of the R-LC (Residential-Limited Commercial



District) along East Paces Ferry Road, east of the Buckhead Village and west of Piedmont Road, East Shadowlawn, Pharr Road at Hardman Court, Hardman Court, Lookout Place, Gandview Avenue and North Fulton Drive from encroachment by expansion of commercial zoning districts. Encourage pedestrian connectivity and bicycle lanes along major connectors.

- B-8 Implement Special Public Interest (SPI) zoning district regulations that are contained in the study that is titled “*A Vision for the Buckhead Village*”, using recommendations by the Buckhead Action Committee in the “Buckhead Action Plan” relating to improvements in Land Use, Transportation, Pedestrian Safety and Appeal, and Streetscape. Maintain the diversity of low-density commercial uses and promote a mix of multi-family residential housing types in the same building, with parking included within the Buckhead Village. Maintain high-density commercial and residential uses north of the Buckhead Village along the Peachtree Corridor, promoting transition zones between residential neighborhoods using mid and low-rise mixed –use developments. Encourage the revision of the SPI zoning districts and Comprehensive Development Plan (CDP) to promote moderately priced housing units in the transition zones. Encourage all new developments covered in the Buckhead Action Plan target area, to be in accordance with the guidelines set forth in the final, adopted version of the Buckhead Action Plan.

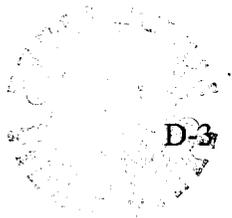
- B-8 Protect the boundaries of the single-family and low density residential neighborhoods of the Brookhaven, Buckhead Forest, Chastain Park East, Garden Hills, North Buckhead, Peachtree Heights East, Peachtree Heights West, Peachtree Hills, Peachtree Park, Pine Hills, Ridgedale Park, and South Tuxedo Park neighborhoods. Discourage nonresidential encroachment on the single-family areas of the neighborhoods; encourage the development of low-density, multi-family housing as transition zones between the single-family areas and any higher density uses, which may exist adjacent to the single-family areas.

- B-9 Support and promote the Buckhead Action Committee’s Liveable Centers Initiative.

NPU-D: (new submissions)

- D-1 Protect the single-family and low-density residential areas in NPU-D, including the following neighborhoods: Underwood Hills Park, Bolton, Riverside, Whittier Mill Village, Hills Park, and Berkeley Park.

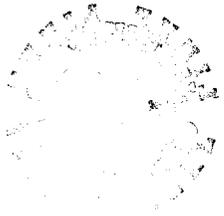
- D-2 Restrict commercial and further multi-family development on the East Side of Defoor Avenue. Encourage residential land use on the west side of Defoor Avenue as the industrial uses become obsolete.



- D-3 Maintain low-density residential land use in the area of the Berkeley Park Neighborhood that lies between Howell Mill Road and Northside Drive, pending clarification of MARTA's plans for the Northwest Line and the proposed Northside Station.
- D-4 Preserve the historic and single-family integrity of the Whittier Mill Village Historic District.
- D-5 Introduce a transitional buffer zone between single-family uses and industrial uses to help to protect the Whittier Mill Historic District from adjacent development.
- D-6 Encourage the redesignation of properties that are in proximity to the Whittier Mill site and the Chattahoochee River from industrial to open space to enable the development of a recreation and conservation district within the Chattahoochee River Corridor and floodplain.
- D-7 Review the industrially-classified properties to determine the potential for vacant and underutilized to be reclassified to residential
- D-8 Where industrial uses are to remain, provide landscaped or architectural buffers to minimize their impacts on residential areas.
- D-9 Encourage the addition of a second roadway through Riverside to handle industrial and by-pass traffic.
- D-10 Encourage the development of James Jackson into a major commercial corridor I the NW quadrant.
- D-11 Encourage the utilization of undeveloped land along the Chatahoochee River for a park and bike trail.
- D-12 Encourage the re-zoning of the Riverside area from R-4A to R-4.
- D-13 Support the creation of neighborhood commercial zones within the Riverside community.
- D-14 Support improvements to Bolton Road with the addition of sidewalks and other streetscape measures.

NPU-F: (new submissions)

- F-1 Restrict industrial uses along Cheshire Bridge Road and retain only those industrial uses that are compatible with surrounding development patterns along the Norfolk Southern Railroad right-of-way, Dutch Valley Road and Cheshire



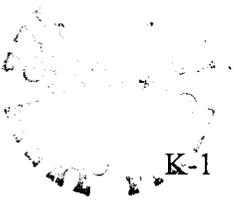
Bridge/Lindridge Road area. Provide landscaped or architectural buffers to minimize the potential impacts on residential areas.

- F-2 Preserve and protect the single-family character of the Virginia-Highland, Morningside-Lenox Park, Piedmont Heights, and Lindridge-Martin Manor neighborhoods and the low-density residential character of the St. Charles-Greenwood neighborhoods.
- F-3 Consolidate strip commercial uses in order to create unified development having a minimum number of curb cuts. Discourage the occurrence of further strip development on Ponce de Leon Avenue, Monroe Drive, Piedmont Avenue, and Cheshire Bridge Road.
- F-4 Contain the small commercial districts along North Highland Avenue and Virginia Avenue within existing boundaries. Discourage uses having parking requirements that would adversely impact adjacent single-family and low-density residential neighborhoods.
- F-5 Encourage neighborhood commercial uses on Cheshire Bridge Road by down-zoning them from C-2 to C-1.
- F-6 Discourage the rezoning of existing residential property to commercial zoning.
- F-7 Encourage new mixed-use and pedestrian oriented developments along underutilized corridors (e.g. Cheshire Bridge Road, Piedmont Road, Ponce de Leon Avenue).

NPU-G (new submissions)

- G-1 Preserve the single-family and low-density residential character of the Scotts Crossing, Lincoln Homes, Almond Park, and Carey Park neighborhoods.
- G-2 Prevent the encroachment of industrial and commercial uses into residential areas.
- G-3 Contain strip commercial uses along Bankhead Highway. Consolidate strip commercial uses so as to create a unified development having a minimum number of curb cuts and turn lanes.
- G-4 Retain industrial uses, and provide landscaped or architectural buffers to minimize their potential impacts on adjacent residential areas.

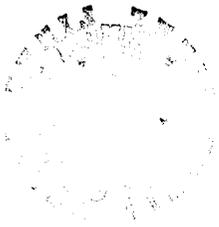
NPU-K (new submissions)



- K-1 Preserve the single-family and low-density residential character of the following neighborhoods: Hunter Hills, Mozley Park, Knight Park/Howell Station, Bankhead, and Washington Park Historic District.
- K-2 Provide landscaped and/architectural buffers between commercial/industrial and residential uses.
- K-3 Prevent encroachment of commercial uses into residential areas.
- K-4 Clearly illustrate the borders of Mozley Park, Maddox Park, and Knight Park as permanent protected green space on the City of Atlanta's Map of Neighborhoods.
- K-5 Support the creation of neighborhood commercial nodes around commercial intersections with a focus on retail and mixed-use development serving nearby neighborhoods in NPU-K.

NPU-N: (New Submissions)

- N-1 Encourage development in Inman Park consistent with and in support of the specific guidelines established by the Inman Park Historic Designation Regulation adopted by the Atlanta City Council as an ordinance entitled 20J, Inman Park Historical District, and the applicable policy statements contained in the District 2 Railroad Corridor Study.
- N-2 Maintain the Little Five Points Neighborhood Commercial District (NC-1) boundaries to prevent the encroachment of non-residential uses into surrounding residentially zoned areas.
- N-3 Prohibit the expansion of industrial and commercial uses along DeKalb Avenue through Inman Park and prohibit the expansion of commercial uses at Hurt & Edgewood, at Austin & Elizabeth, at N. Highland & Bernina, at Highland & Colquitt and at Waddell & Edgewood into the existing surrounding residentially zoned areas.
- N-4 Encourage non-invasive, community sensitive mixed use, development and/or re-development of formerly industrial and commercial property along the DeKalb Avenue corridor through Inman Park, enhancing and encouraging compatibility with the "small-town/downtown" character of the neighborhood.
- N-5 Promote the re-zoning of commercial properties along DeKalb Avenue (from Clifton Road east to Ridgecrest) to Neighborhood Commercial in order to



encourage destination-oriented and pedestrian-friendly activity through mixed-use development.

- N-6 Maintain all of Poncey-Highland's existing Low Density Residential zoning designations, and specifically, maintain all Single-Family zoning designations.

- N-7 Encourage the redevelopment of the southeast corner of North Highland and North Avenues in accordance with the Neighborhood Commercial District zoning classification, preserving the existing commercial building at 599 North Highland Avenue.

- N-8 Evaluate, promote & support development of a neighborhood sensitive parking garage within the boundaries of Little Five Points, NC-1, complying with the design guidelines established and included in the NC-1 Ordinance.

- N-9 Maintain the Bass Playing Field as open space used for community recreation.

- N-10 Discourage "park for hire" surface parking lots within the Inman Park Historic District to insure against unsightly and incompatible development.

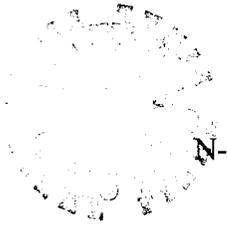
- N-11 Discourage the development of new surface parking lots within the Poncey Highland neighborhood district.

- N-12 Encourage the use of existing neighborhood alleys for parking access to private homes, trash pickup and utility lines. Where and when appropriate, encourage and support such expanded use.

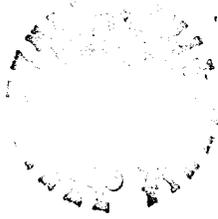
- N-13 Encourage that watershed and drainage impacts are afforded equal importance as land use planning and development decisions and other planning functions, such as transportation. Request that this consideration take place well before the construction permit stage.

- N-14 Encourage the continued development of vacant infill lots in Cabbagetown as single-family and duplex residences compatible in scale and character with the existing fabric of the neighborhood.

- N-15 Encourage the development of the Memorial Drive edge of Cabbagetown in keeping with the commercial nature of the area and in conjunction with the overall vision of the Memorial Drive/MLK Drive Revitalization Plan adopted by City Council 10/1/01 (01-R-0921).

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- N-16 Encourage development on Memorial Drive between Boulevard and Pearl Street in a mixed-use urban pattern with housing and retail uses and with a maximum building height of 2-3 stories in keeping with the scale of adjacent residences.
- N-17 Encourage development along Carroll Street in Cabbagetown with shops at street level and residential above through the continued renovation of mixed-use buildings, the construction of new infill buildings and the development of the parking area immediately west of Carroll Street, currently owned by Fulton Bag and Mill Lofts.
- N-18 Encourage redevelopment of the block containing the existing truck yard (Memorial, Estoria, Tye, Pearl and Gaskill Streets) in accordance with the adopted Memorial Drive/MLK Drive Revitalization Plan with particular attention to the context of new development with the adjacent residential structures and the possibility of extending Chastain Street to provide additional access and sites for residential development.
- N-19 Encourage the redevelopment of Pearl Street as an internal neighborhood street of single-family and duplex housing. New development should be accomplished with sensitivity to both the scale and character of existing single family and duplex structures.
- N-20 Encourage and facilitate development within Reynoldstown that is consistent with principals and policies outlined in the Reynoldstown Master Plan, adopted by City Council January 16, 2001.
- N-21 Encourage the development of affordable housing as a high priority in Reynoldstown.
- N-22 Limit Commercial Zoning to the C-1 classification to eliminate commercial development out of scale with the Reynoldstown neighborhood.
- N-23 Limit development of mixed-use project to parcels zoned for such use.
- N-24 Encourage buffering of existing and new residential developments in the Reynoldstown area from more intensive non-residential development.
- N-25 Support mixed-income developments in Reynoldstown.

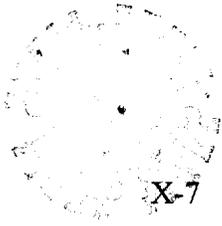
NPU-S: (new submissions)



- S-1 Preserve the single-family and low-density residential character of the Venetian Hills and Oakland City neighborhoods.
- S-2 Preserve the historic integrity of the Oakland City neighborhood.
- S-3 Prevent the encroachment of commercial uses into adjacent single-family and low-density residential neighborhoods.
- S-4 Create opportunities for commercial property owners and merchants to improve their properties through a uniform and coordinated method that links the character, design standards, and historic nature of the community.
- S-5 Install and improve sidewalks throughout the NPU-S neighborhoods.
- S-6 Encourage the rezoning of properties within the NPU that are currently incompatible with residential uses to a more compatible zoning district.
- S-7 Encourage the development of a Neighborhood Commercial Zoning District for the Cascade/Beecher commercial node to promote new high quality retail services to the area.
- S-8 Encourage the adoption of local design standards that would enhance the identity of the retail community.
- S-9 Improve the pedestrian access by developing and improving sidewalks and streetscapes within the Cascade/Beecher commercial node.

NPU-X: (new submissions)

- X-1 Preserve the single-family character of the Capitol View, Capitol Manor, Sylvan Hills, Perkerson and Hammond Park neighborhoods.
- X-2 Preserve the historic integrity of the Capitol View neighborhood.
- X-3 Support unified development in the Cleveland Avenue/I-75 and the Lakewood Freeway/I-75/85/ Langford Parkway Interchange areas, with emphasis on concentrated mixed-use development.
- X-4 Consolidate strip commercial uses in order to create a unified development having a minimum number of curb cuts and turn lanes.
- X-5 Maintain the boundaries of industrial uses on Murphy Avenue and prevent industrial encroachment into adjacent single-family residential areas.
- X-6 Encourage the creation and development of a Master Plan for NPU-X.



X-7 Encourage the support of Perkerson Park.

X-8 Encourage and promote low density commercial and neighborhood commercial land uses at the following intersections: Avon at Murphy, Dill Avenue at Murphy, Deckner at Murphy, Birch at Deckner, Lakewood at Murphy and Metropolitan Parkway westside immediately north of Casplan, across from the Atlanta Metropolitan College.

RCA

RCS# 4099
10/07/02
5:15 PM

Atlanta City Council

Regular Session

CONSENT I 0613;1695;1544;1562;1581;1666;1551
 1668; Except CDHR #6-#10
 RECON/READOPT

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 5
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	B Martin	Y Norwood
NV Young	Y Shook	NV Maddox	NV Willis
Y Winslow	NV Muller	Y Boazman	NV Woolard

CONSENT I

RCS# 4095
10/07/02
5:07 PM

Atlanta City Council

Regular Session

Items #6-#10 on Consent
Agenda
RECONSIDER

YEAS: 8
NAYS: 1
ABSTENTIONS: 0
NOT VOTING: 6
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	NV Fauver	B Martin	Y Norwood
NV Young	Y Shook	NV Maddox	NV Willis
Y Winslow	NV Muller	N Boazman	NV Woolard

RCS# 4096
10/07/02
5:08 PM

Atlanta City Council

Regular Session

Items #6-#10 on Consent
Agenda
AMEND#1/STARNES

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 5
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	B Martin	Y Norwood
NV Young	Y Shook	NV Maddox	NV Willis
Y Winslow	NV Muller	Y Boazman	NV Woolard

RCS# 4097
10/07/02
5:08 PM

Atlanta City Council

Regular Session

Items #6-#10 on Consent
Agenda
ADOPT AS AMEND

YEAS: 9
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 6
EXCUSED: 0
ABSENT 1

NV Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	B Martin	Y Norwood
NV Young	Y Shook	NV Maddox	NV Willis
Y Winslow	NV Muller	Y Boazman	NV Woolard

10/07/02 Council Meeting

**ITEMS ADOPTED ON CONSENT
AGENDA**

1. 02-O-1538
2. 02-O-1549
3. 02-O-1554
4. 02-O-1466
5. 02-O-1253
6. 02-O-1575
7. 02-O-1576
8. 02-O-1582
9. 02-O-1447
10. 02-O-1545
11. 02-O-1261
12. 02-O-1534
13. 02-R-1662
14. 02-R-1669
15. 02-R-1709
16. 02-R-1711
17. 02-R-1712
18. 02-R-1713
19. 02-R-1633
20. 02-R-1664
21. 02-R-1667
22. 02-R-1673
23. 02-R-1469
24. 02-R-1642
25. 02-R-1644
26. 02-R-1649
27. 02-R-1714
28. 02-R-1727
29. 02-R-1650
30. 02-R-1651
31. 02-R-1652
32. 02-R-1653
33. 02-R-1654
34. 02-R-1655
35. 02-R-1656
36. 02-R-1657
37. 02-R-1658
38. 02-R-1659
39. 02-R-1660
40. 02-R-1718
41. 02-R-1719
42. 02-R-1698
43. 02-R-1699
44. 02-R-1700
45. 02-R-1701

46. 02-R-1702
47. 02-R-1703
48. 02-R-1704
49. 02-R-1705
50. 02-R-1706
51. 02-R-1707
52. 02-R-1708

**ITEMS ADVERSED
ON CONSENT AGENDA**

53. 02-R-1675
54. 02-R-1676
55. 02-R-1677
56. 02-R-1678
57. 02-R-1679
58. 02-R-1680
59. 02-R-1681
60. 02-R-1682
61. 02-R-1683
62. 02-R-1684
63. 02-R-1685
64. 02-R-1686
65. 02-R-1687
66. 02-R-1688
67. 02-R-1689
68. 02-R-1690
69. 02-R-1691
70. 02-R-1692
71. 02-R-1693
72. 02-R-1694
73. 02-R-1696
74. 02-R-1697

Consent I Vote: 10Yeas; 0 Nays (See RCS #4099; Reconsidered See RCS #4043)

Items Removed from Consent: 02-R-1613; 02-R-1695; 02-O-1544; 02-O-1562; 02-O-1581; 02-R-1666;
02-O-1551; 02-R-1668; 02-O-1598; 02-O-1599; 02-O-1600; 02-O-1601; 02-O-1602

02-0-1598

(Do Not Write Above This Line)

AN ORDINANCE BY
COMMUNITY DEVELOPMENT AND HUMAN
RESOURCES COMMITTEE

AN ORDINANCE TO AMEND THE LAND USE
ELEMENT OF THE CITY OF ATLANTA 2003
COMPREHENSIVE DEVELOPMENT PLAN (CDP)
AS AMENDED, BY MODIFYING THE LAND USE
POLICY STATEMENTS FOR THE FOLLOWING
NPU(s): B, D, F, G, K, N & X AND, REPLACING
THE 2002 CDP LAND USE POLICY STATEMENTS
FOR THE AFOREMENTIONED NPU(S) SAID
STATEMENTS, AND FOR OTHER PURPOSES.

NPU(s) 'B, D, F, G, K, N & X'
COUNCIL DISTRICT(S) 3, 6, 7, 9 & 12

ADOPTED BY

OCT 07 2002

COUNCIL

As Amended

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

Date Referred 9/16/02
Referred To: Community Development / Human Resources

First Reading

Committee CD/HR
Date 10/1/02
Chair [Signature]

Committee CD/HR
Date 10/1/02
Chair [Signature]
Actions: Fav, Adv, Held (see rev. side)
Other:
Members: [Signatures]

Committee CD/HR
Date 10/1/02
Chair [Signature]
Actions: Fav, Adv, Held (see rev. side)
Other:
Members: [Signatures]

Committee
Date
Chair
Actions: Fav, Adv, Held (see rev. side)
Other:
Members
Refer To

Committee
Date
Chair
Actions: Fav, Adv, Held (see rev. side)
Other:
Members
Refer To

COUNCIL ACTION

- 2nd
 - 1st & 2nd
 - 3rd
- Readings
- Consent
 - V Vote
 - RC Vote

CERTIFIED

[Signature]
OCT 07 2002
[Signature]
MUNICIPAL CLERK

CERTIFIED

OCT 07 2002

[Signature]
MUNICIPAL CLERK

MAYOR'S ACTION

[Signature]
OCT 15 2002
MAYOR