

# Comprehensive Development Plan Amendments

## 1<sup>st</sup> Quarter CD/HS Public Hearing

March 23, 2020

6:00 PM

Office of Zoning and Development



Department of

**CITY PLANNING**

# 20-O-1195/CDP-20-001

## #2) English Avenue

From Various Land Uses  
To Various Land Uses  
For 551 parcels

(Z-19-084/SPI-3)

NPU – L Recommendation: Approval  
OZD Staff Recommendation: Approval of  
Substitute

## Council District 3

CDP-20-007





**Single Family Residential-**  
throughout the neighborhood

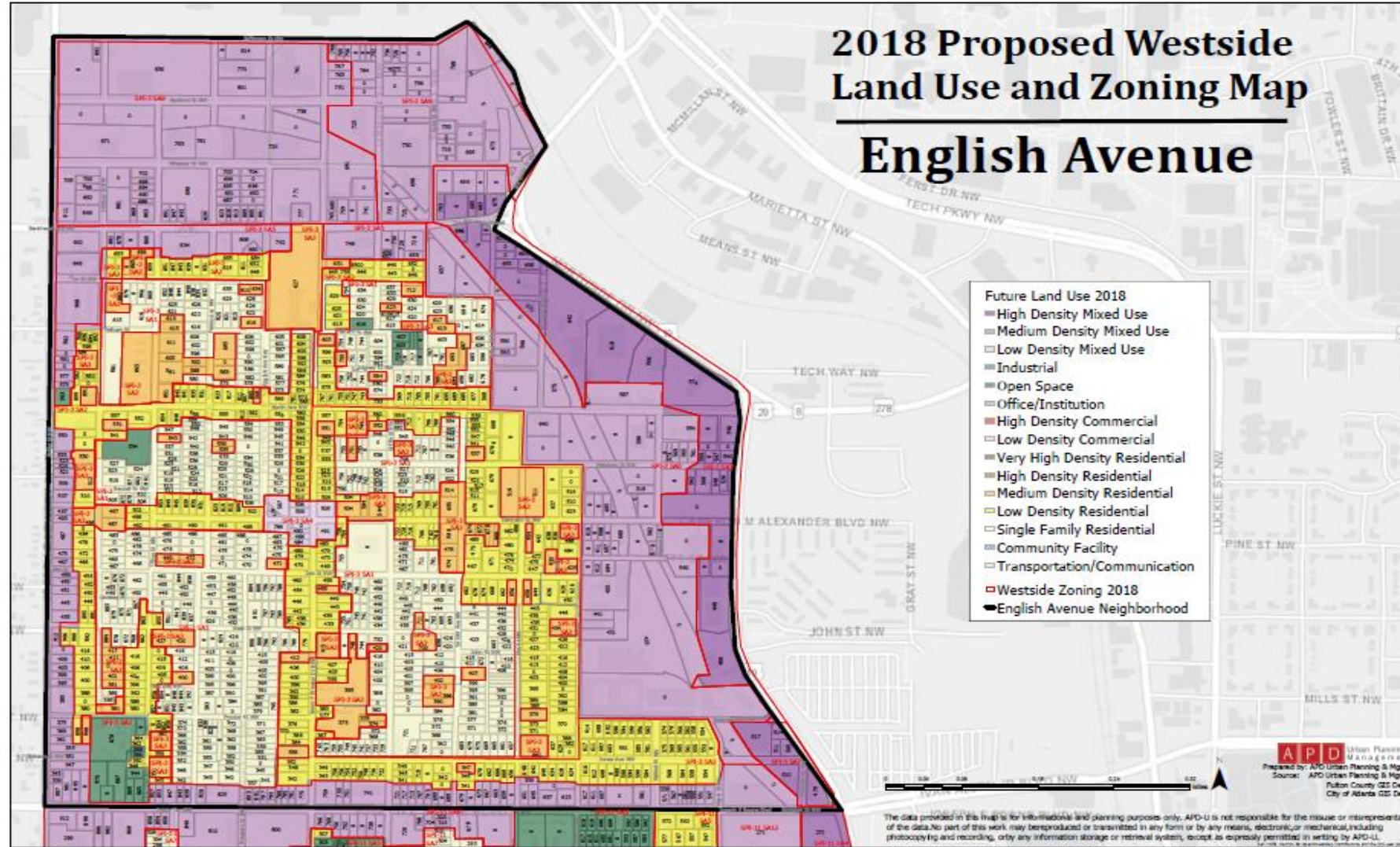
**Low Density Residential-**  
N. of Fox  
North Ave  
Kennedy St  
Jones Ave  
W of Lindsey St  
E of Elm,  
E of Sunset and N of Jett  
James P Brawley Dr.

**Medium Density Residential-** throughout the neighborhood at parcels with multi-family uses

**Mixed use Low Density** at Kennedy and James P. Brawley

**Mixed Use** Surrounding the residential area of the neighborhood

# Westside Land Use Framework Plan- English Avenue Land use Recommendations



# SPI 3 and Land use Compatibility

SPI-3 English Avenue Subareas	Land Use Category
1 - English Avenue Single Family	Single Family Residential- SFR
2 - Brawley North Low Density	Low Density Residential- LDR
3 - Gardens Medium Density Residential	Medium Density Residential- MDR
4 - Village Low Density Mixed Use	Mixed Use Low Density- MU-LD
5 - Lowery Boone Perimeter Medium Density Mixed Use	Mixed Use Medium Density- MU-MD
6 - Northside Medium Density Mixed Use	Mixed Use Medium Density- MU-MD
7 - Northside Village High Density Mixed Use	Mixed Use High Density- MU-HD
8 - Donald Lee Hollowell I-MIX	Mixed Use High Density or Industrial Mixed Use-- MU-HD or I-MIX
9 - Echo Street High Density Mixed Use	Mixed Use High Density- MU-HD
Other- Parks	Open Space- OS or Private Open Space

**20-O-1196/CDP-20-002**

**#2) Vine City**

From Various Land Uses  
To Various Land Uses  
For 381 parcels

(Z-19-084/SPI-19)

NPU – L Recommendation: No quorum  
Vine City Civic Association voted to Support  
OZD Staff Recommendation: Approval

**Council District 3**





# Westside Land Use Framework Plan- Vine City

## Land use Recommendations

### Single Family Residential

Through out the neighborhood

### Low Density Residential

Mayson Turner Rd  
James P. Brawley  
Vine St- S of Magnolia  
W. of Electric Ave  
Surrounding Cook Park at  
Thurmond, Spence and Elm

### Medium Density Residential

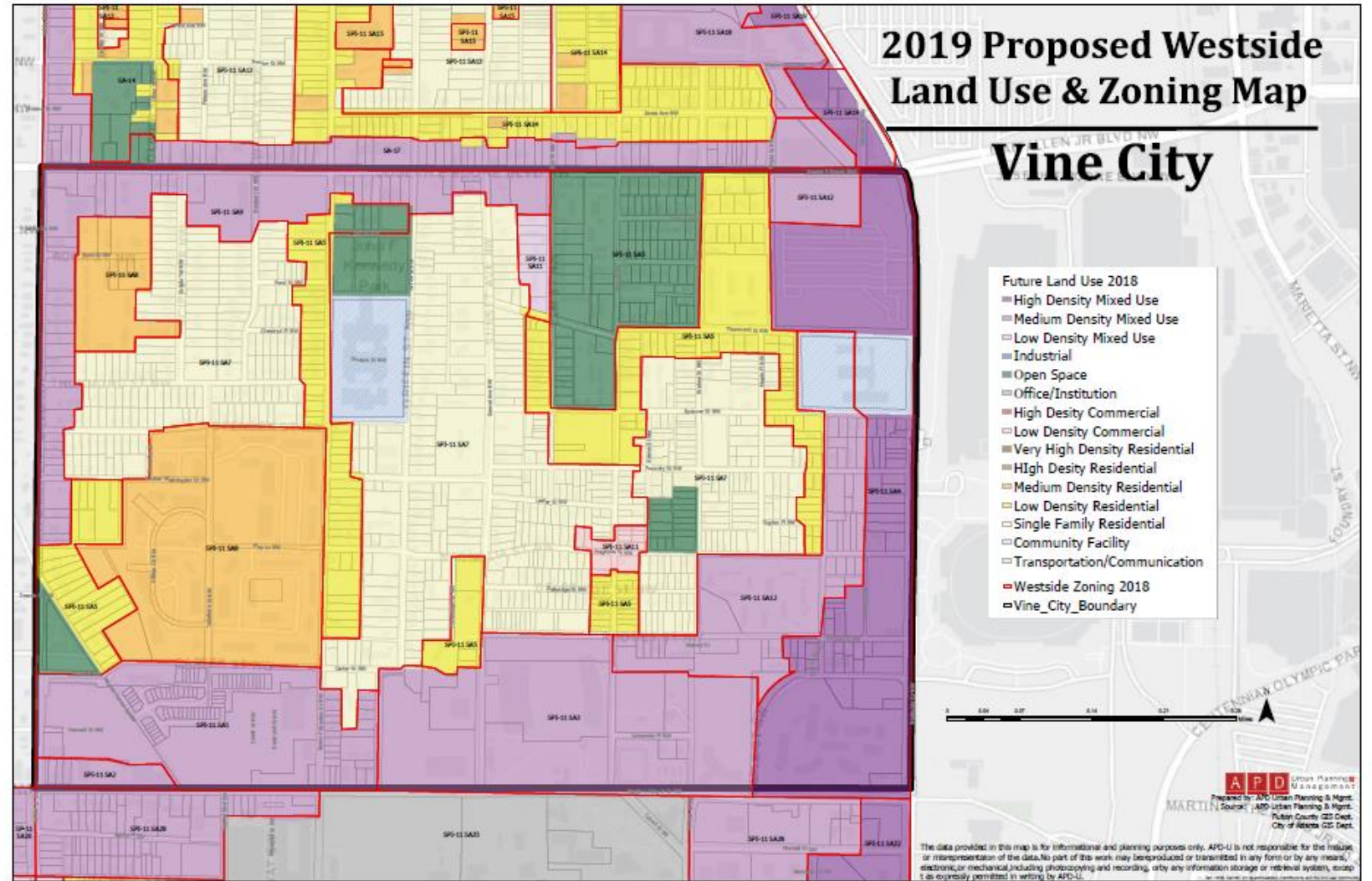
at parcels with multi-family uses-  
Magnolia St. and Rock St.

### Low Density Commercial

Vine and Magnolia

### Mixed Use

Surrounding the residential areas  
of the neighborhood



# SPI-19 and Land use Compatibility

SPI-19 Vine City Avenue Subareas	Land Use Category
1 - Historic Westside Village	Mixed Use Medium Density MU-MD
2 - MLK. Jr. Dr-Lowery Blvd	Mixed Use Medium Density MU-MD
3 - Morris Brown	Mixed Use Medium Density MU-MD
4 - Northside Drive	Mixed Use High Density MU-HD
5 - Vine City Low Density Residential	Low Density Residential LDR
6 - Vine City Single Family Residential	Single Family Residential SFR
7 - Vine City Medium Density Residential	Medium Density Residential MDR
8 - Boone Lowery Corridor	High Density Residential HDR
9 - Magnolia Low Density Mixed Use	Mixed Use Low Density MU-LD
10- Vine City Neighborhood Commercial	Low Density Commercial LDC
Other-	Parks are shown as Open Space OS

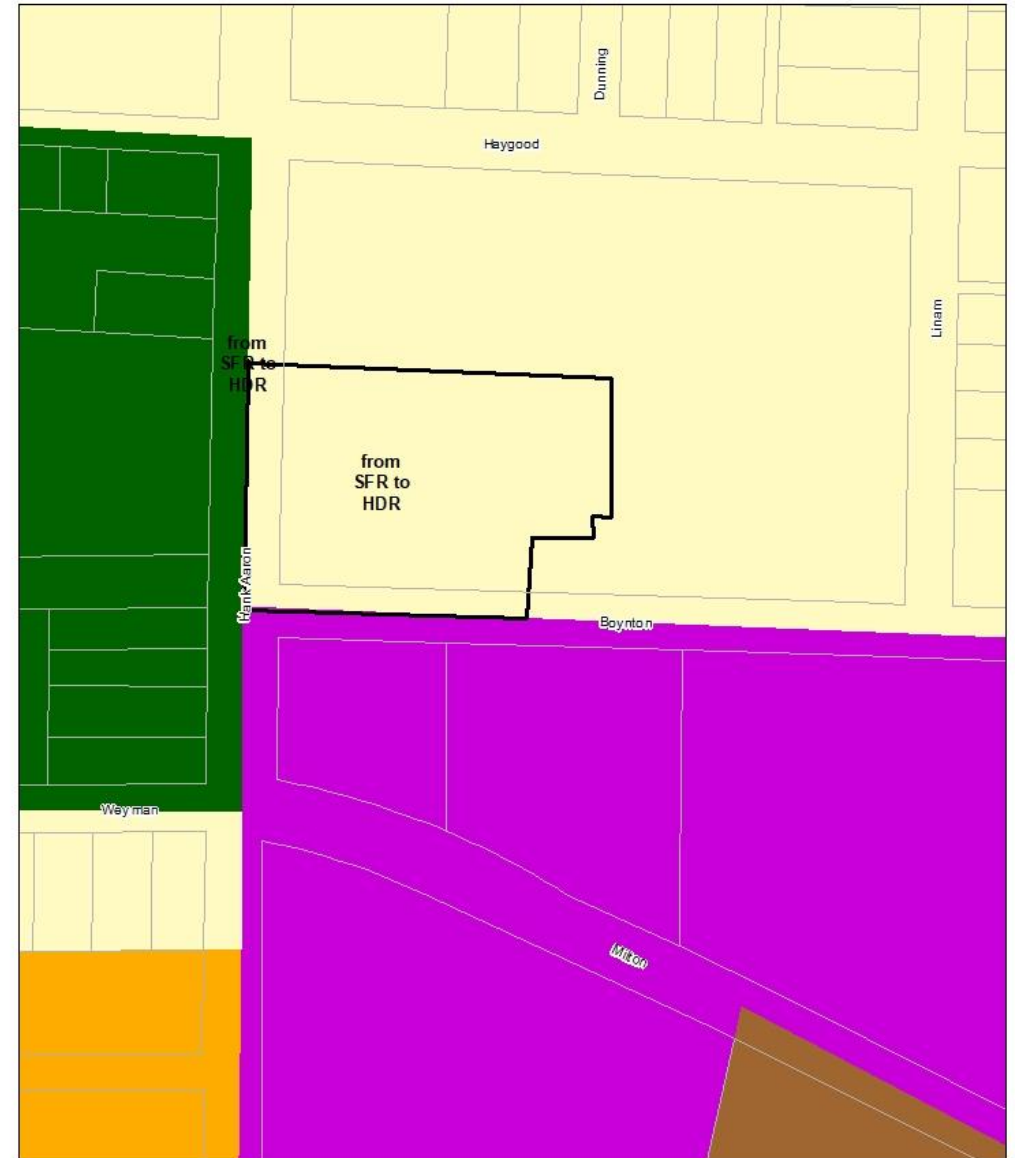
#3) 1044 Hank Aaron Drive SE

Single Family Residential (SFR)  
to  
High Density Residential (HDR)  
For  
Z-19-113

56 affordable housing units  
10 units at 30% below AMI  
46 units at 30% to 50% AMI

NPU – V Recommendation: Approval  
OZD Staff Recommendation: Approval

**Council District 1**





## 20-O-1198/CDP-20-005

### #4) 195 Chester Avenue SE

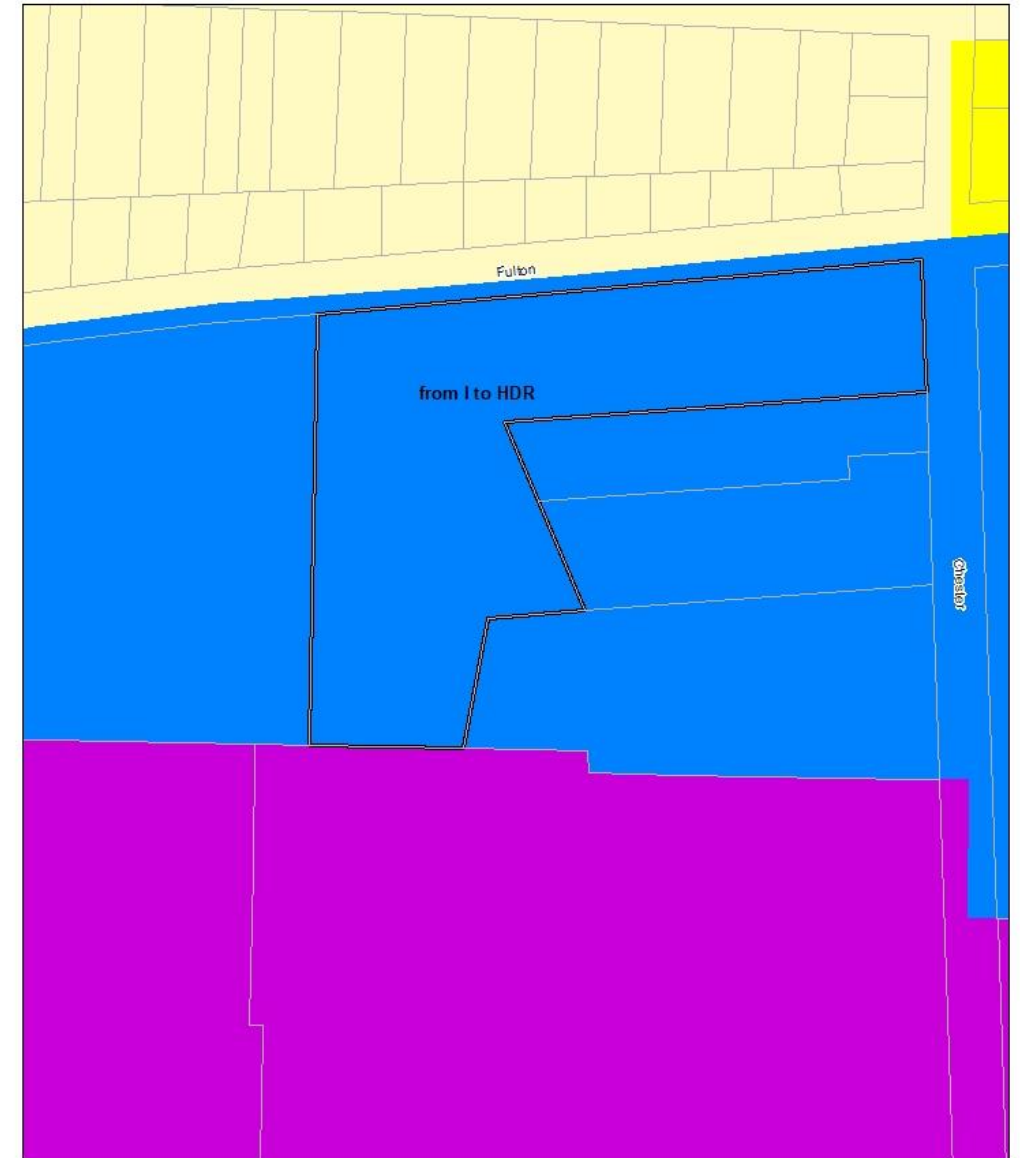
Industrial (I)  
to  
High Density Residential (HDR)

(Z-20-002)

NPU –N Recommendation: None

OZD Staff Recommendation: Deferral

**Council District 5**



## 20-O-1199 / CDP-20-006

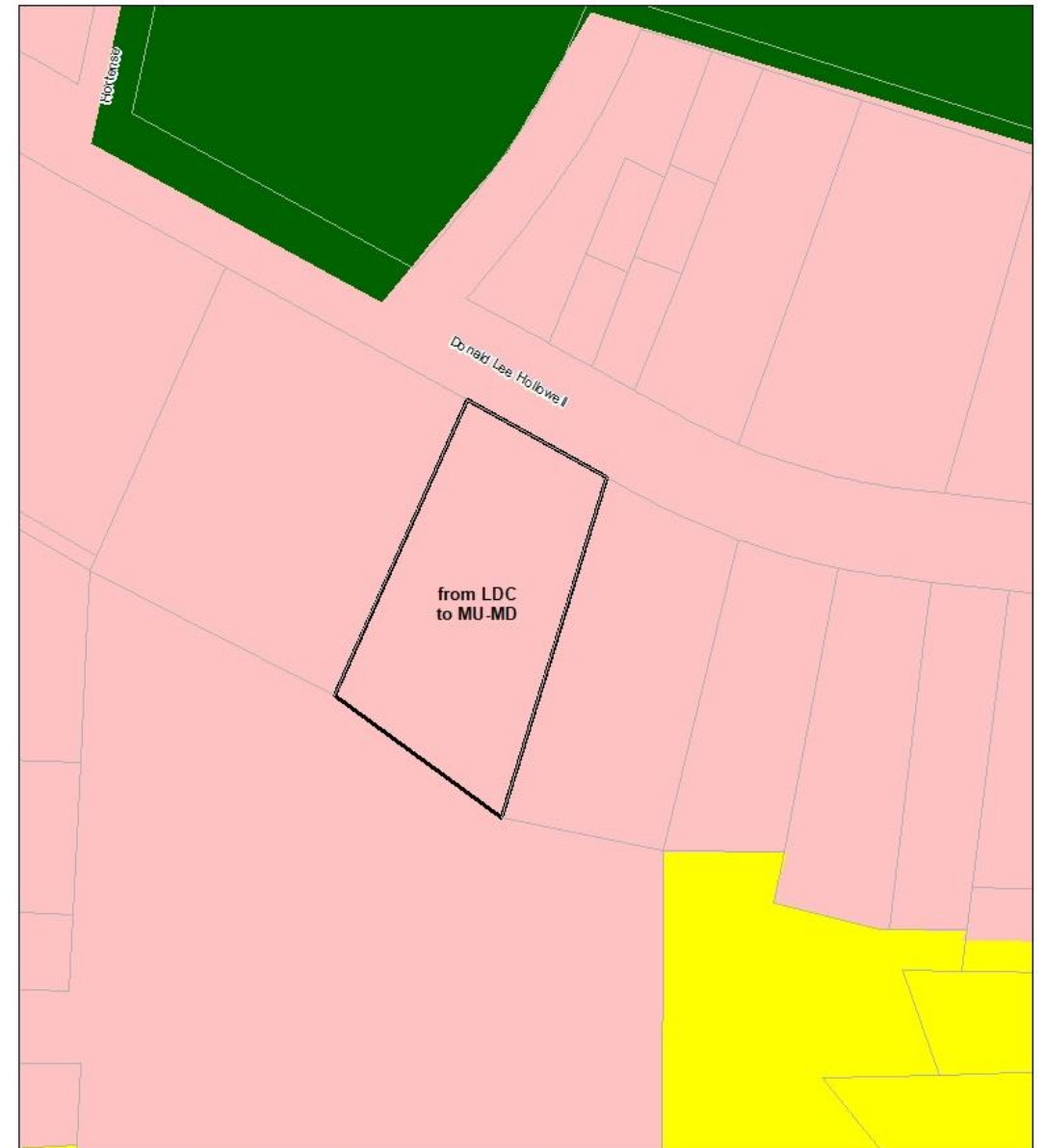
### #5) 1576 Donald Lee Hollowell Pkwy NW

Low Density Commercial (LDC)  
to  
Mixed Use Medium Density (MU-MD)  
For  
Z-20-005

NPU – J Recommendation: Approval

OZD Staff Recommendation: Deferral

**Council District 9**



## 20-O-1200/ CDP-20-007

### #6) 639 and 643 John Wesley Dobbs

Low Density Residential (9-16 units per acre)  
(LDR 9-16 ua)

to

Low Density Residential (0-40 units per acre)  
(LDR 0-40 ua)

NPU – M Recommendation: None

OZD Staff Recommendation: Deferral

### Council District 2





20-O-1214/ CDP-20-008

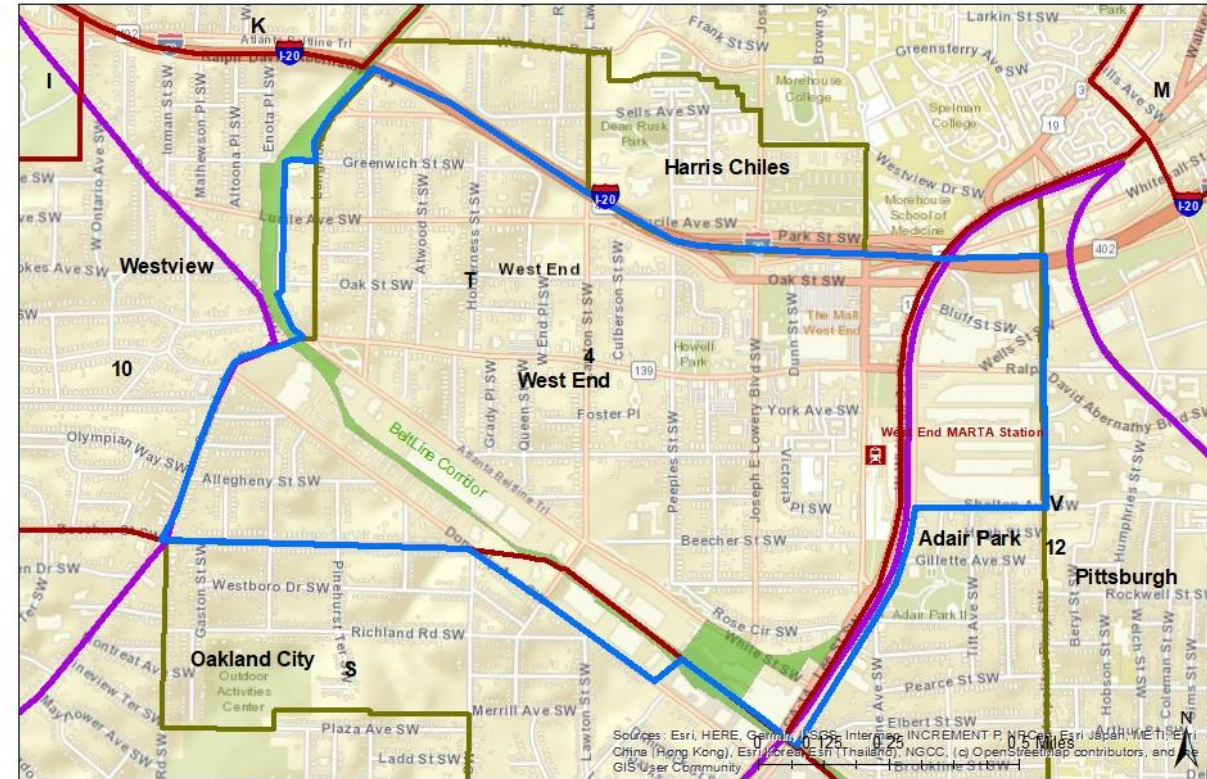
## #7) West End LCI

NPU T: Approval  
NPU V: Approval

OZD Staff Recommendation: Deferral

**Council District 4 and 12**

West End LCI Study Area



### Legend

- West End LCI
- NPU boundary
- city council
- neighborhood
- MARTA Rail Stations

