



Department of
CITY PLANNING

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TIM KEANE
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0123/ CDP-20-042 634 Griffin Street NW
DATE: March 22, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to re-designate property located at **634 Griffin Street NW** from the Single Family Residential (SFR) Land Use Designation to the Medium Density Residential (MDR) Land Use Designation. This land use amendment will facilitate the rezoning of the parcel per Z-20-077 rezone from SPI-3 SA1 (English Avenue Special Public Interest District Subarea 1) to SPI-3 SA 3 (English Avenue Special Public Interest District Subarea 3) to subdivide the lot into four lots and build four single family homes.

FINDINGS OF FACT:

- **Property location:** The subject property fronts 62.50 feet on the west side of Griffin Street, N.W. and begins at a point on the southwest corner of Fox Street and Griffin Street, N.W. The property is in Land Lot 112 of the 14th District of Fulton County, Georgia within the English Avenue neighborhood of NPU L and in Council District 3.
- **Property size and physical features:** The subject property is a corner lot at the intersection of Fox Street and Griffin Street. The total lot area of the property is approximately 0.189 acres (8,250 sq. ft.). Currently the lot is vacant and undeveloped. There are two large oak trees and other mature trees on the lot. There is currently no vehicular access to the property.
- **Current/past use of property:** Currently, the lot is vacant. Staff is not aware of any previous uses of the property.
- **Surrounding zoning/land uses:** Parcels surrounding this property have Single-Family Residential land use designation and are zoned SPI-3 SA 1 (English Avenue Special Public Interest District Subarea 1). To the north, the parcels have a Low-Density Residential land use designation and are zoned SPI-3 SA 2 (English Avenue Special Public District 2).

- **Transportation system:** Fox Street and Griffin Street are classified as local streets. Griffin Street connects to Donald Lee Hollowell Parkway to the north which is classified as a major arterial street. MARTA provides service via bus route #50 at the intersection of Donald Lee Hollowell Parkway and Griffin Street, 400 feet from the property. The bus route also connects to the MARTA Bankhead Transit Station, 1.2 miles from the subject property.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The immediate land use surrounding the subject property is Single Family Residential (SFR). There are some Low Density and Medium Density Residential land uses within the larger surrounding area. The proposed medium density land use is compatible with the surrounding mix of low to medium density residential land uses.
- **Effect on adjacent property and character of neighborhood:** The proposed Medium Density Residential land use will have a positive effect on the character of the neighborhood. The proposed will provide a denser single-family detached development that is consistent with the existing single-family neighborhood. The proposed land use would allow for a medium density residential development that promotes the Traditional Neighborhood Redevelopment (TNR) character area policy to “protect single-family detached residential neighborhoods from encroachment by non-residential uses and incompatibly scaled residential development.”
- **Suitability of proposed land use:** The proposed Medium Density Residential land use designation is suitable in view of the use and development of adjacent and nearby properties. Immediate surrounding lots are developed with single family homes. Single family homes are allowed by right in the proposed subarea however, the proposed land use will allow a denser single-family development than the existing land use. The proposed land use is consistent with the land use recommendations in the Traditional Neighborhood Redevelopment CDP Character Area.
- **Consistency with City’s land use policies:** The *2016 Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Traditional Neighborhood Redevelopment (TNR). The proposed Medium Density Residential land use is consistent with the following Traditional Neighborhood Redevelopment (TNR) CDP policies:
 - Promote a diversity of housing types.
 - Promote Missing Middle housing types that are compatible in size and scale with the character of the neighborhood as transition between single family uses and more intense uses.
 - Protect single-family detached residential neighborhoods from encroachment by non-residential uses and incompatibly scaled residential development.
- **Consistency with Adopted Small Area and Neighborhood Plans:** These parcels are included in the Westside Land Use Framework Plan. The English Avenue vision statement of the plan is:
 - “To create a diverse and sustainable, multi-generational community with high quality mixed-income housing, locally owned retail, and walkable greenspace; in a safe, healthy, and civic environment that promotes family, education, and home ownership; and encourages traditionally designed, primarily single family development and rehabilitation which reflects and preserves the history and culture of the English Avenue Neighborhood.”

The subject parcel is compatible with the Westside Land Use Framework Plan's *English Avenue Proposed Future Land Use Map* which shows a proposed land use of Medium Density Residential (MDR).

- **Consistency with Atlanta City Design:** The proposed land use of Medium Density Residential is consistent with the *Atlanta City Design* recommendations. The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **634 Griffin Street, N.W.**, is located within an Urban Conservation area. Urban Conservation areas are described as follows:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are. They are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park, and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today's market pressures, and therefore, threatened by even denser development.”

- **Consistency with NPU policies:** The following NPU-L policies support the land use amendment to Medium Density Residential:
 - L-5: Change, redevelop, or create in the Traditional Neighborhood Development areas of NPU- L the following (generally including the interiors of English Avenue and Vine City neighborhoods)

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM SINGLE FAMILY RESIDENTIAL (SFR) LAND USE DESIGNATION TO MEDIUM DENSITY RESIDENTIAL (MDR) LAND USE DESIGNATION

NPU Recommendation: NPU-L voted to Approve this land use amendment at its January 12, 2021 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee

FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*

SUBJECT: **21-O-0124/ CDP-20-043: 565 Hopkins Street, S.W., 569 Hopkins Street, S.W., 1313 Ralph D. Abernathy Boulevard, S.W. and 1319 Ralph D. Abernathy Boulevard, S.W.**

DATE: March 22, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **565 and 569 Hopkins Street SW** from the Low Density Residential (LDR) Land Use Designation to the Mixed-Use Medium Density (MU-MD) Land Use Designation and **1313 and 1319 Ralph D. Abernathy Boulevard SW** from the Mixed-Use (MU) Land Use Designation to the Mixed-Use Medium Density (MU-MD) Land Use Designation. This land use amendment will facilitate the rezoning of the parcel per Z-20-085 from R-4A/HC20G/BL (Single Family Residential/West End Historic District/BeltLine Overlay) and MRC-1-C/BL (Mixed Residential Commercial Conditional/BeltLine Overlay) to MRC-1/HC20G/BL (Mixed Residential Commercial/West End Historic District/BeltLine Overlay) and MRC-1/BL (Mixed Residential Commercial/BeltLine Overlay) for a mixed-use development with 68 residential units that include affordable senior housing.

FINDINGS OF FACT:

- **Property location:** The subject properties front on the north side of Ralph D. Abernathy Boulevard SW and the west side Hopkins Street SW. The property is located within Land Lot 140 of the 14th District, Fulton County, Georgia in the West End Neighborhood of NPU-T and in Council District 4.
- **Property size and physical features:** The subject properties are approximately 0.872 acres (37,984 square feet). They are currently developed with surface parking lots serving the Cornerstone Church across the street at 1303 Ralph D. Abernathy Boulevard. An unimproved alley traverses the rear property lines of 1313 and 1319 Ralph D. Abernathy Boulevard. The topography is relatively flat throughout the lots. There are very few trees located around the perimeter of the properties.
- **Current/past use of property:** The subject properties are currently developed with surface parking lots. Staff is unaware of any other previous uses on the site.
- **Surrounding zoning/land uses:** Parcels to the north have a Low Density Residential (LDR) land use designation and are zoned R-4A/HC20G/BL (Single Family Residential/West End Historic Overlay District/Beltline). Parcels to the east have a Low Density Commercial (LDC) land use and are zoned

R-4A/HC20G/ BL (Single Family Residential/West End Historic Overlay District/Beltline) and R-5/BL (Two Family Residential/Beltline). Parcels to the south have an Open Space land use designation are zoned MRC-1-C/BL (Mixed Residential Commercial Sector 1 Conditional/Beltline). Parcels to the west have a Mixed Use (MU) land use and are zoned MRC-1-C/BL (Mixed Residential Commercial Sector 1 Conditional/Beltline).

- **Transportation system:** Ralph D. Abernathy Boulevard SW is classified as an arterial street and Hopkins Street SW is classified as a local street. MARTA bus route #71 services this portion of the Ralph D. Abernathy Boulevard corridor and West End MARTA station is located approximately one mile to the east of the properties. Sidewalks can be found along all frontages of the subject parcels.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** Surrounding land use designations include Mixed Use (MU) Low Density Residential (LDR) and Low Density Commercial (LDC). The existing subject property land use of Mixed-Use is compatible with zoning districts that allow for higher density. The proposed Medium Density Mixed Use designation is more compatible with the surrounding low-density land uses and surrounding character. The proposed land use change provides a transition from the mixed use to the Low Density Residential and commercial uses to the north, east and south of the site.
- **Effect on adjacent property and character of neighborhood:** The proposed Mixed Use-Medium Density land use will have a positive effect on the character of the neighborhood. The proposed land use complements both mixed use and commercial uses found along Ralph D. Abernathy Boulevard which is within the Redevelopment Corridor Character Area. This character area encourages mixed use (residential, retail, and office uses) and development with a pedestrian-oriented urban form. Additionally, the proposed medium density mixed use land use is consistent with the 2020 West End LCI.
- **Suitability of proposed land use:** The land use designations along this portion of the Ralph D. Abernathy Boulevard corridor include Mixed Use (MU) and Low Density Commercial (LDC). The proposed Mixed Use Medium Density Mixed Use land use designation is suitable for this site as it provides a transition from Mix Use to Low Density Residential and Low Density Commercial land uses to the east and north. The proposed land use is consistent with the land uses recommended for the Redevelopment Corridor (RC) CDP Character Area and in the 2020 West End LCI
- **Consistency with City's land use policies:** The *2016 Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Traditional Neighborhood Redevelopment (Historic) (TNR-H) and Redevelopment Corridor (RC). The proposed Mixed Use Medium Density land use is consistent with the following Traditional Neighborhood Redevelopment (Historic) (TNR-H) and Redevelopment Corridor (RC) CDP policies:
Traditional Neighborhood Redevelopment (Historic) (TNR-H)
 - Promote diversity of housing types.
 - Promote Missing Middle housing types that are compatible in size and scale with the character of the neighborhood as transition between single family uses and more intense uses.

- Provide Traditional Neighborhoods - Redevelopment with nodal neighborhood commercial areas along arterials and collectors, which are of such a size and character that all uses are within convenient walking distance of one another.

Redevelopment Corridor (RC)

- Promote and encourage mixed use (residential, retail and office use) and development with a pedestrian-oriented urban form.
- Promote more intense pedestrian oriented development at activity nodes and major intersections.
- Promote and encourage the redevelopment of vacant, underutilized, and auto oriented development along Redevelopment Corridors.

- **Consistency with Adopted Small Area and Neighborhood Plans:** These parcels are included in the Atlanta BeltLine Subarea 1 Plan. Some of the land use recommendations of the plan are:
 - RDA Boulevard, between Lee Street and Cascade Avenue, could become in the long term a street defined by continuous pedestrian-oriented buildings. Preserved historic buildings would be complimented by new low-rise infill buildings appropriate for housing, offices, or retail.

The subject parcels are envisioned to be for mixed use development in Atlanta BeltLine Subarea 1 Plan. The plan recommends change in the zoning of these parcels to MRC-1 with a Mixed-Use land use.

West End Livable Centers Initiative Plan- 2019

These parcels are included in the 2019 West End Livable Centers Initiative Plan study area. The five focus areas of the plans are 1. Conservation, Growth, and Equity. 2. Preserving Residential Areas and Affordable Housing. 3. Community-Beneficial Economic Development 4. Improving Mobility and 5. Celebrating Community and Culture. Some of the goals of the plan are: Goal 2: Help residents remain in the community and thrive with a policy to Encourage new development to incorporate a mix of housing types and price ranges and Goal 3: Preserve character of residential areas and promote a variety of housing options with a policy to implement the Zoning Ordinance amendments outlined in this LCI update. Some of the Land Use policies are to: Strive to achieve the land use recommendations of this LCI study and Preserve and grow the study area's wide mix of land uses. Specific recommendation for the parcels fronting or Ralph David Abernathy are Mixed Use Medium Density land use and Mixed Residential Commercial (MRC-2) zoning.

- **Consistency with Atlanta City Design:** The proposed land use of Mixed Use Medium Density is consistent with the *Atlanta City Design* recommendations. The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to Atlanta City Design, **1313 and 1319 Ralph David Abernathy Boulevard, S.W. and** is located within a Growth Area along a Corridor. Corridors are described as follows:

“These are the connecting tissues of the city; the major streets that flow out of the core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree and Jonesboro wind along the

contours of the city while streets like Metropolitan, Memorial and Northside slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings, and anchor institutions along the way. With better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.”

According to the Atlanta City Design map, **565 and 569 Hopkins Street, S.W.** is located within an Urban Neighborhood within a Conservation Area. Urban Neighborhoods are described as follows:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm, and proximity to downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

- **Consistency with NPU policies:** The following NPU-T policies support the land use amendment to Mixed-Use Medium Density (MU-MD):
 - T-24: Support the development of the street-level retail uses along Ralph D. Abernathy Drive from Lee Street to Langhorn and at Joseph Lowery Blvd. Support implementation of all antiquated Commercial zoned parcels (C-1 to C-4 to MRC and support future legislation for prohibited business use list to encourage commercial economic development.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM THE LOW DENSITY RESIDENTIAL (LDR) AND MIXED-USE (MU) LAND USE DESIGNATION TO THE MIXED-USE MEDIUM DENSITY (MU-MD)

NPU Recommendation: NPU-T voted to Approve this land use amendment at its March 10, 2021 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 20-O-1771/CDP-20-044 BeltLine Subarea 1 Masterplan
DATE: March 22, 2021

PROPOSAL:

An Ordinance to adopt Subarea One Master Plan – The BeltLine, Inc. Master Plan Update (Southwest Study Group); to amend the 2016 Comprehensive Development Plan (CDP) by incorporating by reference said plan; and for other purposes.

Summary:

The Office of Zoning and Development recommends The BeltLine Subarea One Master Plan Update for adoption and incorporation into the 2016 CDP through 20-O-1771.

FINDINGS OF FACT:

Plan Purpose:

Master plans, by their nature, are subject to periodic review and changes to reflect changing local conditions, refined neighborhood visions and city policies, demographic shifts, and other factors. The first Master Plan for Subarea 1 was adopted by City Council on December 6, 2010. It is time to revisit and adjust this plan with the help of community and the appropriate stakeholders and technical advisors. Atlanta BeltLine, Inc. is updating this Masterplan to reflect existing conditions, changes, community goals, to refine guiding principles, and the potential for the future.

The purpose of the Masterplan is to implement the Atlanta BeltLine Redevelopment Plan goals in the context of each unique geographic area, to serve as a policy tool to help guide future growth for vibrant, livable mixed-use communities by applying recommendations for best management practices for transit-oriented development, affordable housing, mobility, green space, and alternative modes of transportation and to manage growth and development that is occurring throughout the city.

Planning area:

Subarea 1 starts in Atlanta's historic West End at the intersection of I-20 and Langhorn Street where the corridor passes under the highway. From I-20, the Atlanta BeltLine runs south to the west of Muse Street, passes underneath Ralph David Abernathy at the intersections of Cascade and White Street (by the Kroger City Center), and along White Street all the way to Lee Street. A section of the West End trail has already been built and is used daily by residents. This portion of the Atlanta BeltLine is home to the West End and Westview neighborhoods and features Gordon White Park, Enota Park, Rose Circle Park, Westview Cemetery, and the Atlanta BeltLine's first painted outdoor mural, and some of the first stretches of the BeltLine Arboretum to be planted. Public transportation is accessible at the West End MARTA station. Subarea 1 incorporates several Neighborhood Planning Units (NPU), City Council districts and neighborhoods, including portions of: NPUs I, S, T, and V, City Council Districts 4, 10, 11 and 12; and, the Neighborhoods of West End, Oakland City, Bush Mountain, Mechanicsville, Pittsburgh, Adair Park, Westview, and Cascade Avenue.

Planning Process:

Through a series of public meetings, the community gave important input/feedback on updated goals, guiding principles and project recommendations from the previous master plan. The planning process took place in 5 Study group meetings and 4 Stakeholder group meetings, followed by meetings with the affected NPUs and neighborhoods in the subarea. Community Engagement was run concurrently and in coordination with the West End Livable Center Initiative (LCI) update by the City of Atlanta. Between May 2019 and March 2020, 33 meetings were held: 3 NPU Meetings, 5 Public Meetings, 4 Stakeholder Meetings and 21 Neighborhood meetings.

Subarea Master Plan Goals:

The purpose of the Subarea 1 Masterplan Update is to implement the Atlanta BeltLine Redevelopment growth for vibrant, livable mixed-use communities by applying recommendations for best management practices for transit-oriented development, affordable housing, mobility, green space, and alternative modes of transportation; and, to manage growth and development that is occurring throughout the city. The plans also will assist both policy makers and community stakeholders in making decisions about how communities grow and develop including helping to inform future Comprehensive Plan amendments, and future proposed land use amendments and rezonings in the subarea. This plan takes into consideration the recent 2019 West End Livable Centers Initiative Plan.

Subarea 1 Goals:

The masterplan goals include promoting growth that creates diverse housing and preserves the study area's wide mix of land uses. To preserve historic residential land uses and preserve historic buildings and low-rise scale along Ralph David Abernathy Boulevard between Hopkins Street and Joseph E. Lowery Boulevard. Subarea goals are also to prevent encroachment by limiting new buildings across the street from single-family houses to three stories tall and preserve space for light industrial uses along both sides of the BeltLine east of Murphy Avenue, and parcels west of the rail from Metropolitan Parkway to generate employment. Further the update is intended to promote growth that produces transit-oriented development; and promote adaptive reuse of existing buildings to maintain neighborhood feel while providing essential neighborhood services (i.e. variety of retail shops, restaurants, health care options, etc.).

Housing Goals for Subarea 1: Policy recommendations outlined below create an increase in affordable rental units, encourage renovation and preservation of existing rental housing in the Subarea; and assist homeowners in preserving their homes through addressing maintenance, providing financial assistance for modernization, upkeep, and raising homeowners' awareness against speculator rhetoric and tactics: Establish a dedicated neighborhood Community Assistance Office (CAO) or office presence to help businesses and residents navigate various programs designed to enhance affordability within the community; preserve existing rental affordability; establish a multifamily rehabilitation fund; preserve existing owner affordability; promote development of new affordable housing (rental and ownership); and expand access to age-in-place assistance.

Land Use Goals for Subarea 1: Promote growth that creates diverse housing and preserves the study area's wide mix of land uses, preserve historic residential land uses, preserve historic buildings and low-rise scale along Ralph David Abernathy Boulevard between Hopkins Street and Joseph E. Lowery Boulevard and prevent encroachment by limiting new buildings across the street from single-family houses to three stories tall.

Mobility Goals for Subarea 1: To achieve the vision of multiple safe and appealing mobility options, prioritized goals need to be strategically established and applied to various ideas for improving transportation infrastructure. Revised goals were established from the original plan, informed by survey results, and input from community members and stakeholders. Five key goals have been identified: Increase safety, support economic activity, enhance placemaking, provide appealing alternatives to driving and ensure access to meaningful destinations.

Master Plan Recommendations:

Subarea 1 Recommendations:

Land use recommendations are to provide density bonuses for the development of the Oakland City MARTA station; extend the Mechanicsville Neighborhood Special Public Interest District (SPI 18-SA7) to include Pittsburgh neighborhood parcels bound to the east by the Norfolk Southern Rail line and to the west by Metropolitan Parkway; increase the zoning classification at the Kroger Citi-Center site; expand the I-MIX (Industrial Mixed Use) designation along Lee Street, Donnelly Avenue frontage lots; amend SPI 21 (Historic West End/Adair Park Special Public Interest District) to better capture the community's vision; develop a strategy for expanding the West End Historic District to include Ralph David Abernathy Boulevard between Hopkins Street and Joseph E. Lowery Boulevard and update the West End Historic District regulations.

Consistency with Atlanta City Design: The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change. The ABI Subareas have Corridors, Urban areas and Suburban areas.

Within the study area, **Ralph David Abernathy, Cascade Avenue, Lee Street, West Whitehall and portions of the BeltLine** are identified as Corridors. The Atlanta City Design describes Corridors as:

“These are the connecting tissues of the city: the major streets that flow out of the core in every direction. They stitch Old and New Atlanta together and most of them are commercially

developed. Streets like Hollowell, Peachtree and Jonesboro wind along the contours of the city while streets like Metropolitan and Northside slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings and anchor institutions along the way. With better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.”

The primarily residential portions of the study area are in an Urban Neighborhood. Urban Neighborhoods are defined as:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

STAFF RECOMMENDATION: APPROVAL of the Atlanta BeltLine Subarea 1 Master Plan Update and to amend the 2016 Atlanta Comprehensive Development Plan by incorporating these plans by reference.

NPU Recommendations:

NPU I: Recommended approval at their March 17, 2021 NPU meeting

NPU S: Recommended approval at their March 18, 2021 NPU meeting

NPU T: Recommended approval at their February 10, 2021 NPU meeting.

NPU V: Recommended approval conditional at their February 8, 2021 to include NPU access to BeltLine be created for Adair Park and Pittsburgh neighborhoods.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 20-O-1772/CDP-20-045 BeltLine Subarea 2 Masterplan
DATE: March 22, 2021

PROPOSAL:

An Ordinance to Adopt Atlanta BeltLine Subarea 2 Master Plan – The Atlanta BeltLine Subarea 2 Master Plan Update; To Amend the 2016 Comprehensive Development Plan (CDP) by incorporating by reference said plan; and for other purposes.

Summary:

The Office of Zoning and Development recommends The BeltLine Subarea 2 Master Plan Update for adoption and incorporation into the 2016 CDP through 20-O-1772.

FINDINGS OF FACT:

Plan Purpose:

The original Subarea Master Plans were created 10 years ago, and Masterplans are subject to periodic review to reflect changing local conditions, refined neighborhood visions, demographic shifts, city policies, and new best management practices. The original Masterplan for Subarea 2 was adopted by City Council on March 16, 2009. Atlanta BeltLine, Inc. is updating this Masterplan to reflect existing conditions, changes, community goals, to refine guiding principles, and the potential for the future.

The purpose of the plan is to assist both policy makers and community stakeholders in making decisions about the community as it grows and develops including guiding future Comprehensive Plan amendments, and future proposed rezonings; to implement the Atlanta BeltLine Redevelopment Plan goals in the context of each unique geographic area; to serve as a policy tool to help guide future growth for vibrant, livable mixed-use communities by applying recommendations for best management practices for transit oriented development, affordable housing, mobility, green space, and alternative modes of transportation; and, to manage growth and development that is occurring throughout the BeltLine Planning area.

Planning area:

Subarea 2 starts from Lee Street in the west, sweeps east all the way to Hill Street, over Metropolitan Avenue, running alongside University Avenue and passing under 75 / 85 at the University Avenue exit, and crossing McDonough Boulevard at grade where it intersects with University and Ridge Avenue. Subarea 2 incorporates several Neighborhood Planning Units (NPU), City Council Districts and neighborhoods, including portions of: NPUs S, V, X, and Y, City Council Districts 1 and 12. The Neighborhoods of Adair Park, Capitol View, Capitol View Manor, Chosewood Park, High Point, Joyland, Oakland City, Pittsburgh, Peoplestown, South Atlanta, Sylvan Hills, and Villages at Carver. The area includes D.H. Stanton Park, Four Corners Park, The New Schools at Carver High School, easy access to the former Turner Field, and a prime location on Atlanta's Downtown Connector.

Planning Process:

Through a series of public meetings, the community gave important input/feedback on updated goals, guiding principles and project recommendations from the previous master plan. The plan was updated through a public engagement process that involved a series of public meetings to receive community input that would shape this plan. The public meetings were held from September 2018 to March 2019. There were four (4) Study Group Public Meetings held on September 24, 2018, December 1, 2018, February 4, 2019, and Monday, March 25, 2019. Stakeholder Advisory Group met on November 15, 2018, January 24, 2019, and March 18, 2019.

Subarea 2 Master Plan Goals:

This Masterplan serves as an update to the first Subarea 2 Master Plan, which was adopted by Atlanta City Council in 2009. It puts forth a long-term vision for Subarea 2 that is consistent with the Atlanta BeltLine Redevelopment Plan and all other BeltLine initiatives. This plan focuses specifically on Subarea 2 and provides recommendations for land use, urban design, mobility, historic preservation, affordable housing, open space, and more. This plan provides a long-term plan for growth and neighborhood suitability as the Atlanta BeltLine is realized, as well as subarea-specific policies that are important to local stakeholders. After adoption by City Council, this plan will be incorporated into the City's Comprehensive Development Plan and used to guide amendments to the City's Future Land Use Plan and subsequent rezonings.

This plan is based on robust community input that allowed the Atlanta BeltLine, Inc. and the consultant team to draft a plan that reflects the intersection of the community's vision with the overall vision for the Atlanta BeltLine. This plan focuses primarily on initiatives that will be implemented by the Atlanta BeltLine, but is also closely coordinated with City of Atlanta and other plans to ensure that the overall vision and specific improvements are consistent with other efforts.

Finally, this plan discusses some key strategies that will help the City and communities combat the loss of legacy residents and businesses that are at risk of being priced out of their neighborhoods. These strategies for retaining legacy residents and businesses are found throughout the document, particularly in the Goals, Priorities, and Affordable Housing elements of the plan. Increasing affordable housing options, improving access to capital for existing legacy business, and utilizing redevelopment to mend the urban fabric are all approaches to mitigating displacement and enhancing resident retention and upward mobility.

The Subarea 2 Master Plan Update incorporates three themes to which the master plan goals and implementable action plan items are tied:

- CONNECTIVITY: Mobility,
- PLACEMAKING: Land Use, and
- COMMUNITY: Open Space.

Some of the goals of the plan are to encourage the economic development of Subarea 2; identify and preserve historic resources and the local sense of place; expand housing options and affordable housing choices; utilize redevelopment to mend the urban fabric; provide a safe and balanced transportation system; provide connectivity, continuity, and redundancy among various modes of transportation; minimize the supply of new parking; provide a balanced mix of compatible land uses; and provide a range of safe parks and open space.

Master Plan Recommendations:

Subarea 2 Recommendations: The Land Use, Mobility, and Housing goals for Subarea Plan 2 are listed below.

Future Land Use Recommendation Highlights: The future land use map changes reflected in Subarea 2 correspond are to; update the land use in the Murphy Crossing and Murphy Triangle Area from mixed use to an industrial mixed-use category; update the land use along southern side of University Avenue near Pittsburg Yards from mixed-use to industrial-mixed use and update the land use at Pryor Road at the Interstate from Industrial to a medium-density mixed use land use category.

Mobility Recommendation Highlights: Updated Street Framework Plan connections; complete the Southside Trail and provide network of spur trails; improve or add bicycle facilities as identified in City plans; high-Capacity Transit- along the BeltLine Corridor and other corridors as identified by City Plans; and Streetscape Projects.

Housing recommendation Highlights: Promote and maximize existing programs that encourage the retention of existing subsidized affordable housing and the creation of new subsidized units (e.g. BeltLine Affordable Housing Trust Fund, inclusionary zoning, State and Federal incentives); develop tools to preserve existing non-subsidized affordable units; promote, maximize, and potentially expand existing programs that support legacy homeowners with financial literacy, maintenance grants, and other ongoing costs of ownership; develop and promote programs that support legacy renters with financial literacy and other potential tools to minimize risks of displacement; participate in comprehensive anti-displacement initiatives existing in the City; expand the use of the community land trust, including both single-family and multi-family models.; expedite the development of affordable housing on suitable vacant publicly owned land; and develop a methodology to contact residents/businesses and inform each about resources, recommendations and initiatives designed to keep residents/businesses within the Subarea.

Other Subarea Master Plan Recommendations address: Open Space, Historic Preservation and Arts & Culture

Consistency with Atlanta City Design: The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban

Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change. The ABI Subareas have Corridors, Urban areas and Suburban areas.

Within the study area, Murphy Avenue, **University Avenue, Metropolitan Parkway, McDonough Boulevard, Pryor Road, and portions of the BeltLine** are identified as Corridors. The Atlanta City Design describes Corridors as:

“These are the connecting tissues of the city: the major streets that flow out of the core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree and Jonesboro wind along the contours of the city while streets like Metropolitan and Northside slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings and anchor institutions along the way. With better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.”

The primarily residential portions of the study area are in an Urban Neighborhood. Urban Neighborhoods are defined as:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

STAFF RECOMMENDATION: APPROVAL of the Atlanta BeltLine Subarea 2 Master Plan Update and to amend the 2016 Atlanta Comprehensive Development Plan by incorporating these plans by reference.

NPU Recommendations:

NPU S: Recommended deferral at their March 18, 2021 NPU meeting.

NPU V: Recommended deferral at their February 8, 2021 NPU meeting.

NPU X: Recommended approval at their February 8, 2021 NPU meeting.

NPU Y: Recommended deferral at their February 15, 2021 NPU meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

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MAYOR

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TIM KEANE
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee

FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*

SUBJECT: 21-O-0094/CDP-21-01 BeltLine Subarea 3 Masterplan

DATE: March 22, 2021

PROPOSAL:

An Ordinance to Adopt Atlanta BeltLine Subarea 3 Master Plan – The Atlanta BeltLine Subarea 3 Master Plan Update; to Amend the 2016 Comprehensive Development Plan (CDP) by incorporating by reference said plan.

Summary:

The Office of Zoning and Development recommends The BeltLine Subarea 3 Master Plan Update for adoption and incorporation into the 2016 CDP through 21-O-0094.

FINDINGS OF FACT:

Plan Purpose:

The original Subarea 3 Masterplan was adopted over 10 years ago. Atlanta BeltLine, Inc. is updating this Masterplan to reflect existing conditions, changes, community goals, to refine guiding principles, and the potential for the future.

The purpose of the Masterplan is to implement the Atlanta BeltLine Redevelopment Plan goals in the context of each unique geographic area, to serve as a policy tool to help guide future growth for vibrant, livable mixed-use communities by applying recommendations for best management practices for transit-oriented development, affordable housing, mobility, green space, and alternative modes of transportation and to manage growth and development that is occurring throughout the city.

Planning area:

The planning area starts on the west at Hill Street which is the boundary with Subarea 2. The Atlanta BeltLine corridor bisects Subarea 3 just north of Englewood and crosses Boulevard Avenue, Confederate Avenue, and over the arched, brick bridge soaring over Ormewood Avenue almost up to Glenwood Avenue.

Subarea 3 neighborhoods are: Beulah Heights, Boulevard Heights, Chosewood Park, Englewood Manor, Grant Park, Ormewood Park, and Benteen, Custer / McDonough / Guice. Landmarks of Subarea 3 include Boulevard Crossing Park, Grant Park (and its associated restaurant area), Zoo Atlanta, the Cyclorama, and stately Victorian homes. Subarea 3 is located in City Council District 1 and in portions of Neighborhood Planning Units (NPU) Y and W and City Council District 1.

Planning Process:

Through a series of public meetings, the community gave important input/feedback on updated goals, guiding principles and project recommendations from the previous master plan. There were four Study Group Public Meetings held on March 1, 2018; April 14, 2018; July 30, 2019; and August 26, 2019. ABI visited neighborhood associations within the Subarea study area to get additional input/feedback on the Draft 3 Subarea Master Plan through July and August 2020.

Subarea Master Plan Goals:

The Subarea 3 Master Plan goals are to: provide a balanced mix of compatible land uses; encourage the economic development of the Subarea; expand housing options and affordable housing choices; utilize redevelopment to mend the urban fabric; provide a safe and balanced transportation system; provide connectivity, continuity, and redundancy among various modes of transportation; minimize the supply of new parking; identify and preserve historic resources and the local sense of place; and provide a range of safe parks and open space.

Land Use Highlights: The Masterplan Update is to be adopted as information only and does not involve any Comprehensive Development Plan land use map amendments or rezoning changes at this time. The revised future land use map changes in the Subarea 3 plan document reflect either recent developments that have occurred since the plan update, underlying zoning, feedback from the public, and/or future redevelopment potential. These changes are listed below.

1. Hill Street – Updated the land use North of the BeltLine on the eastern side of Hill Street, from high-density residential and medium-density residential to medium-density mixed-use (5 to 9 stories).
2. Hill Street – Updated the land use South of BeltLine at the corner of Englewood Avenue and Hill Street from high-density mixed-use to medium-density mixed-use. ABI has included the desire of the community to have a max height of 5 stories in this section with the understanding that topography, building scale, location, etc.) in concert with underlying zoning district will dictate building height.
3. Boulevard – Updated the land use for one parcel at the northwest corner of Boulevard and the BeltLine from low density mixed use to medium-density mixed-use to reflect the current development underway; and updated the land use at the northeast corner of Boulevard and Hamilton from office institutional to low-density mixed-use.
4. United Avenue – Updated the land use at the southeast side of BeltLine Corridor along United Avenue from low-density mixed use/low-density multi-family to medium-density (5 to 9 possible stories) multi-family. The underlying zoning condition for this site allows a maximum height of 52 feet.
5. McDonough Blvd – Updated the land use at the Northwest Corner of Gault Street from low-density residential/mixed-use to high-density mixed-use to reflect its underlying MRC-3 zoning.

Affordable Housing Highlights: Promote and maximize existing programs that encourage the retention of existing subsidized affordable housing and the creation of new subsidized units (e.g. BeltLine Affordable Housing Trust Fund, inclusionary zoning, State and Federal incentives, etc.); develop tools to preserve existing non-subsidized affordable units; promote, maximize, and potentially expand existing programs that support legacy homeowners with financial literacy, maintenance grants, and other ongoing costs of ownership; develop and promote programs that support legacy renters with financial literacy and other potential tools to minimize risks of displacement; participate in comprehensive anti-displacement initiatives existing in the City; expand the use of the community land trust, including both single-family and multi-family models.; and expedite the development of affordable housing on suitable vacant publicly owned land.

Master Plan Recommendations:

Subarea 3 Recommendations:

Future Land Use Highlights: Few changes from the previous subarea master plan occurred, and most of the changes aligned the land use plan with the City of Atlanta’s current zoning, or changed land uses that split parcels. For example, the Trestletree Apartments parcel was split between two land uses and has now been adjusted to be a single residential land use, as supported by the City’s current land use designation and zoning classification (MR-4A). Most land adjacent to the Atlanta BeltLine corridor is recommended as Mixed-Use 5-9 Stories or Residential 5-9 Stories, but Boulevard Crossing Park also touches the corridor. Generally, the most intense Mixed-Use 5-9 Stories is focused on the park, with less intensity in other areas and closer to existing single-family residential land. Mixed-Use 5-9 Stories is also proposed south of Englewood Avenue. This transitions to Residential 5-9 Stories along Boulevard and Residential 1-4 Stories adjacent to the single-family residential land in Chosewood Park. This plan is intended to serve as a guide for changes to the City’s official Future Land Use Plan.

Mobility Recommendation Highlights: It will be critical to expand the street network as the subarea redevelops in order to provide more routes to new and existing destinations and to avoid concentrating traffic on existing streets. The extension of Englewood Avenue east as a bike-ped street provides a connection to a nearby future spur trail, to adjacent neighborhoods, and to Boulevard Crossing Park. This project should be publicly funded. All other street connections shown should be privately funded and should occur as redevelopment happens. Their locations may vary slightly based on site conditions and development plans. Neighborhood mobility hubs combine multiple transportation modes into a seamless hub or transfer point. These could include bike racks for shared or private bicycles, e-scooters, bus or other transit stops, and rideshare loading areas. They could also incorporate kiosks or vending areas, neighborhood information, and historical displays. Bus stops should also be considered at all Atlanta BeltLine crossings once the trail is completed. The first three proposed are: Route 832 (at United Avenue), Route 49 (at Hill Street) and Route 9 (at Boulevard). Traffic signal optimization should be conducted throughout the subarea to improve traffic flows. Traffic calming measures should also be implemented in the subarea where needed to slow traffic and improve safety. All traffic calming must conform to City code requirements and procedures.

Other Subarea Master Plan Recommendations included: Open Space – Westside Park, Affordable Housing Strategies, Historic Preservation and Arts & Culture.

Consistency with Atlanta City Design: The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core,

Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change. The ABI Subareas have Corridors, Urban areas and Suburban areas.

Within the study area, **Boulevard SE** is identified as Corridors. The Atlanta City Design describes Corridors as:

“These are the connecting tissues of the city: the major streets that flow out of the core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree and Jonesboro wind along the contours of the city while streets like Metropolitan and Northside slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings and anchor institutions along the way. With better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.”

The primarily residential portions of the study area are in an Urban Neighborhood. Urban Neighborhoods are defined as:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

STAFF RECOMMENDATION: APPROVAL of the Atlanta BeltLine Subarea 3 Master Plan Update and to amend the 2016 Atlanta Comprehensive Development Plan by incorporating these plans by reference.

NPU Recommendations:

NPU W: Recommended deferral at their February 24, 2021 NPU meeting.

NPU Y: Recommended denial at their March 15, 2021 NPU meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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TIM KEANE
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee

FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*

SUBJECT: 21-O-0069/CDP-21-02 BeltLine Subarea 5 Masterplan

DATE: March 22, 2021

PROPOSAL:

An Ordinance to Adopt Atlanta BeltLine Subarea 5 Master Plan – The Atlanta BeltLine Subarea 5 Master Plan Update; to Amend the 2016 Comprehensive Development Plan (CDP) by incorporating by reference said plan; and for.

Summary:

The Office of Zoning and Development recommends The BeltLine Subarea 5 Master Plan Update for adoption and incorporation into the 2016 CDP through 21-O-0069.

FINDINGS OF FACT:

Plan Purpose:

The original 10 Subarea Master Plans were created 10 years ago, and the Subarea 5 Master Plan was originally adopted March 16, 2009. Masterplans should be updated periodically to reflect existing conditions, changes, community goals, City policy, refine guiding principles, and to rethink the potential for the future.

The purpose of the Masterplan is to implement the Atlanta BeltLine Redevelopment Plan goals in the context of each unique geographic area, to serve as a policy tool to help guide future growth for vibrant, livable mixed-use communities by applying recommendations for best management practices for transit-oriented development, affordable housing, mobility, green space, and alternative modes of transportation and to manage growth and development that is occurring throughout the city.

There is a strong desire within the subarea to preserve and expand equitable and inclusive communities that include all types of people, a variety of housing types and price points, diverse mobility options connecting transit and alternative modes of transportation to the BeltLine and beyond, jobs for all levels of education and incomes and places for people to socialize.

Planning area:

The Hulsey Rail Yard in between DeKalb Avenue and Wylie Street defines the southern border of Subarea 5. The Atlanta BeltLine corridor continues at Airline Street and DeKalb Avenue, crosses under the Edgewood Avenue bridge and then over Irwin Street at grade, under the North Highland and Freedom Parkway bridges, and into Historic Fourth Ward Park. Subarea 5's northern boundary is marked by Ponce City Market and the historic overpass above Ponce de Leon Avenue. Landmarks of this study area are the Historic Fourth Ward Park and Skatepark, Martin Luther King Jr.'s birthplace and center, the walkable retail district of Inman Park along North Highland, the Jimmy Carter Library and Museum, the bike path to Stone Mountain. MARTA is accessed via the Inman Park-Reynoldstown MARTA station. Subarea 5 incorporates two Neighborhood Planning Units (NPU), neighborhoods and one City Council district, including portions of: NPUs N & M, City Council District 2 and the neighborhoods of Old Fourth Ward, Martin Luther King District/Sweet Auburn, Inman Park and Poncey-Highland

Planning Process:

The plan was updated through a public engagement process that involved a series of public meetings to receive community input that would shape this plan. The community reviewed, confirmed and updated the goals, guiding principles and project recommendations from the previous master plan. BeltLine public meetings were held between January and June of 2019. Neighborhood meetings were also held by request including: The Stakeholder Advisory Group met December 6, 2018, February 6, 2019, March 27, 2019, and June 6, 2019; The Northeast Study Group Public Meetings were held January 17, 2019, February 23, 2019, April 30, 2019, and June 20, 2019. Additional neighborhood meetings included: Fourth Ward Neighbors, Inman Park Neighborhood Association and Poncey-Highland Neighborhood Association.

Subarea Master Plan Goals:

The Subarea 5 Master Plan goals are to: provide a balanced mix of compatible land uses; encourage the economic development of the Subarea; expand housing options and affordable housing choices; utilize redevelopment to mend the urban fabric; provide a safe and balanced transportation system; provide connectivity, continuity, and redundancy among various modes of transportation; minimize the supply of new parking; identify and preserve historic resources and the local sense of place; and provide a range of safe parks and open space.

Land Use Goals: Land Use and Design; preserve and strengthen existing neighborhoods; locate highest density development—housing, jobs, and retail—near existing transit stops and adjacent to corridor; support compatible mix of land uses including range of employment opportunities, community-serving retail, and services; promote range of housing types and affordability to preserve inclusive mixed income communities, including “missing middle” and affordable homeownership; foster transit-supportive economic development along the BeltLine to provide a range of jobs and growth opportunities for small and large businesses; emphasize quality design that enhances local character; protect historic structures and artifacts; promote adaptive re-use of older buildings where feasible; and promote public art that reflects community

Mobility Goals: Provide equitable access—maximize mobility and accessibility for all ages and abilities with expanded transportation options; enhance connections between different transportation modes—buses and trains, bicycles, scooters, etc.; improve last-mile connections from transit stops to neighborhoods and local destinations; provide equitable access—maximize mobility and accessibility for all ages and abilities with expanded transportation options; enhance connections between different transportation modes—buses and trains, bicycles, scooters, ride share, etc.; improve last-mile connections

from transit stops to neighborhoods and local destinations; promote Complete Streets design principles to safely accommodate bicycles, pedestrians, and scooters as well as cars and buses; emphasize pedestrian connectivity from neighborhoods to the BeltLine, transit stops, schools, parks and local destinations; consider transportation and land use impacts when evaluating BeltLine redevelopment proposals; enhance street grid and improve street connectivity as outlined in City planning efforts; and provide connectivity to all neighborhoods.

Parks and Greenspace Goals: Provide variety of open space types and sizes to meet full range of needs—small and large spaces, parks and corner plazas, playgrounds, community gardens, etc.; support place-keeping initiatives that elevate the community’s inherent creativity and identity through programming, art in all its forms, and secondary design elements such as lighting, benches, etc.; identify active and passive spaces for people of all ages; ensure safe, convenient access to parks, open spaces, and recreational opportunities; provide appropriate pedestrian, bicycle, and scooter connections from neighborhoods to parks and open spaces; design public spaces to facilitate safety; and promote “green infrastructure” solutions that address stormwater and other issues while also creating a neighborhood amenity

Subarea 5 Master Plan Recommendations:

Land Use Highlights: Encourage a diverse mix of uses in both new construction and adaptive reuse of existing buildings. New uses should include office space for small companies and start-ups, community-serving retail, and compatible light industrial uses as well as multifamily and for-sale housing; provide affordable and workforce housing in mixed income communities to support equitable, inclusive neighborhoods for everyone, including Baby Boomers looking to age in place and Millennials starting families; and update the City of Atlanta’s future land use designations in key areas to facilitate higher density mixed-use redevelopment.

Mobility Recommendation Highlights: Continue design of streetcar transit extension to the Eastside BeltLine and complete construction; evaluate mobility hub locations and complete installation; implement a curbside management policy in key activity nodes; enhance the bicycle network on North Avenue, N.E., Ralph McGill Boulevard, N.E., and Glen Iris Drive, N.E.; and evaluate neighborhood traffic calming study locations and install appropriate measures as needed.

Other Subarea Master Plan Recommendations included: Zoning and Policy; Historic Preservation, and Arts and Culture.

Consistency with Atlanta City Design: The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change. The ABI Subareas have Corridors, Urban areas and Suburban areas.

Within the study area, **DeKalb Avenue and Ponce de Leon Avenue** is identified as Corridors. The Atlanta City Design describes Corridors as:

“These are the connecting tissues of the city: the major streets that flow out of the core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree and Jonesboro wind along the contours of the city

while streets like Metropolitan and Northside slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings and anchor institutions along the way. With better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.”

The primarily residential portions of the study area are in an Urban Neighborhood. Urban Neighborhoods are defined as:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

STAFF RECOMMENDATION: APPROVAL of the Atlanta BeltLine Subarea 5 Master Plan Update and to amend the 2016 Atlanta Comprehensive Development Plan by incorporating these plans by reference.

NPU Recommendations:

NPU M: Recommended Approval at their February 23, 2021 NPU meeting.

NPU N: Recommended Approval at their February 25, 2021 NPU meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

KEISHA LANCE BOTTOMS
MAYOR

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0003/CDP-21-0003 2011 and 2015 Memorial Drive SE
DATE: March 22, 2021

PROPOSAL:

An Ordinance by Councilmember Natalyn Mosby Archibong to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) to redesignate property located at **2011 and 2015 Memorial Drive SE** to the SFR (Single Family Residential) Land Use Designation as a result of a petition to annex the parcels into the city limits of Atlanta. This land use amendment will facilitate zoning of these parcels to the R-4 (Single Family Residential) per Z-21-05.

FINDINGS OF FACT:

- **Property location:** The property to be annexed is southeast of the City of Atlanta limits fronting Memorial Drive. The property is in the southwest quadrant of unincorporated DeKalb County adjacent to the City of Atlanta's Kirkwood neighborhood in Neighborhood Planning Unit (NPU) O and in Atlanta City Council District 5.
- **Property size and physical features:** The subject parcel is approximately 3.57 acres and is developed with a single-family residential structure and a place of worship. The topography of the subject site is relatively level with mature trees located throughout the property.
- **Current/past use of property:** The parcel is currently developed with a single-family residential structure and a place of worship and has a Traditional Neighborhood Character Area land use designation and Residential Medium Lot (R-75) zoning in DeKalb County. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have Traditional Neighborhood Character Area land use designation and residential zoning R-75 (Residential Medium Lot) District and MR-2 (Medium Density Residential 2) and TN (Traditional Neighborhood Character Area). The parcel is adjacent to the City of Atlanta boundaries to the north. The surrounding parcels within the City of Atlanta have Single Family Residential land use and zoned R-4 (Single Family Residential) District and Medium Density Residential land use with MR-3-C (Multifamily Residential) zoning.
- **Transportation system:** Memorial Drive is a three-lane major arterial with sidewalks. The parcel is served by MARTA bus route #21 with connection to Five Points and Kensington Transit Stations.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Single-Family Residential land use designation is compatible with surrounding land uses in Atlanta and comparable to the subject sites current land use designation in DeKalb County.
- **Effect on adjacent property and character of neighborhood:** The proposed land use designation of Single Family Residential will not have an adverse effect on the character of adjacent properties or the surrounding residential neighborhood, as the proposed land use designation is substantially comparable to the subject property's current land use designation in DeKalb County.
- **Suitability of proposed land use:** The Single Family Residential land use designation reflects the parcel's existing use and is suitable for the site. In addition, it is the same land use designation as adjacent parcels in the City of Atlanta.
- **Consistency with City's land use policies:** Surrounding properties in Atlanta have a Traditional Neighborhood Existing Character Area land use designation. The proposed Single-Family Residential land use designation is compatible with Atlanta's *Comprehensive Development Plan* Traditional Neighborhood Existing Character Area policy to:
 - Preserve the residential character of Traditional Neighborhoods.
- **Consistency with Adopted Small Area and Neighborhood Plans:** No plans are relevant.
- **Consistency with Atlanta City Design:** The *Atlanta City Design* articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the *Atlanta City Design* map, **2011 and 2015 Memorial Drive SE** is adjacent to a Conservation Area/Urban Neighborhood and is consistent with this description:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago.... Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today's market pressures, and therefore, threatened by even denser development.”

- **NPU Policies:** The proposed Single-Family Residential land use designation is compatible with NPU-O policies to:
 - O-4: Preserve the single family and low-density residential character of NPU-O.

STAFF RECOMMENDATION: APPROVAL OF THE SINGLE-FAMILY RESIDENTIAL (SFR) LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU-O voted to Approve this land use amendment at its February 23, 2021 meeting

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

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MAYOR

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TIM KEANE
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee

FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*

SUBJECT: **21-O-0125/CDP-21-004 681 Fayetteville Road, S.E., 697 Fayetteville Road, S.E. & 721 Fayetteville Road, S.E.**

DATE: March 22, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **697 Fayetteville Road SE** from the Single Family Residential (SFR) Land Use Designation to the Medium Density Residential (MDR) Land Use Designation and **681 and 721 Fayetteville Road SE** from the Office Institutional (O-I) Land Use Designation to the Medium Density Residential (MDR) Land Use Designation. This land use amendment will facilitate the rezoning of the parcel per Z-20-089 rezone from O-I (Office Institutional) to MR-3 (Multifamily Residential) for property located at 681 Fayetteville Road, S.E. to rezone from R-4 (Single Family Residential) to MR-3 (Multifamily Residential) for property located at 697 Fayetteville Road, S.E., and to rezone from O-I (Office Institutional) to MR-3 (Multifamily Residential) for 721 Fayetteville Road, S.E. to develop eleven buildings with a total of 44 dwelling units.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the west side of Fayetteville Road SE, south of Glenwood Avenue and north of Terry Mill Road SE. The property is located within Land Lot 173 of the 15th District, DeKalb County, Georgia in the East Lake Neighborhood of NPU-O and in Council District 5.
- **Property size and physical features:** The subject property is made up of three parcels with a total area of approximately 2.16 acres (94,015 square feet). The property is located on the west side of Fayetteville Road SE and is currently vacant. The topography rises from a low point at the front of the site to a high point at the rear property line. The subject site is wooded with mature trees and vegetation along the Fayetteville Road frontage. Access to the site is currently provided via a private drive that connects Fayetteville Road and a multifamily housing development behind the subject parcels.
- **Current/past use of property:** The subject property is currently vacant with mature vegetation on the Fayetteville Road frontage.

- **Surrounding zoning/land uses:** 681 and 721 Fayetteville Road have an Office/Institutional land use designation and are zoned O-I (Office-Institutional), 697 Fayetteville Road has Single Family Residential land use and R-4 (Single Family Residential) zoning. Adjacent properties to the west have O-I (Office-Institutional) land use and zoning and are developed with multifamily housing. Properties to the north, east and south are in unincorporated DeKalb County. The adjacent property to the north has a Neighborhood Commercial land use, has a C-3 (Commercial Residential) zoning and is developed with a grocery store/shopping center, to the east the parcels have a Traditional Neighborhood land use, are zoned R-75 (Single Family Residential) and are developed with single family residential uses. Parcels to the east have a Suburban character area, are zoned R-75 (Single Family Residential) are developed with single family residential uses. The parcel to the south has a Traditional Neighborhood character area, is zoned O-I (Office-Institutional) and has an institutional use.
- **Transportation system:** Fayetteville Road, S.E. is classified as a collector road and connects to arterial Glenwood Avenue, S.E. one block north of the subject site. Currently, MARTA serves the area via bus route #107 on Glenwood Avenue. Sidewalks do not currently exist on the subject properties but are present on the east side of Fayetteville Road.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** Surrounding land uses include Single Family Residential, Commercial, and Office/Institutional (O-I). Properties in the larger surrounding area also include Low Density Commercial and Medium Density Residential land use designations. The proposed Medium Density Residential land use designation is compatible with surrounding land uses and provides a transition between surrounding commercial and single-family residential uses.
- **Effect on adjacent property and character of neighborhood:** The proposed Medium Density Residential land use will have a positive effect on the character of the neighborhood. The proposed development and land use will allow for an appropriately scaled multifamily development that creates a transition between nearby single family residential and commercial uses. The proposal will also provide a more pedestrian oriented streetscape that is consistent with the policies of the Neighborhood Center Character area.
- **Suitability of proposed land use:** The proposed Medium Density Residential land use designation is suitable for this site as it provides a transition from the Glenwood Avenue corridor to the adjacent single-family neighborhood. The proposed 44-unit duplex and townhouse development and medium density land use complements the existing and future multifamily, commercial, and mixed uses along the Glenwood Avenue corridor and within the East Lake Neighborhood. The proposed land use is suitable and consistent with the land use recommendations in the Neighborhood Center Area.
- **Consistency with City's land use policies:** The *2016 Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Neighborhood Center (NC). The proposed Medium Density Residential land use is consistent with the following Neighborhood Center (NC) CDP policies:
 - Promote a balance of retail, service, office, dining, and residential uses serving the adjacent neighborhoods.
 - Provide diverse and more affordable housing opportunities accessible for all ages.

- **Consistency with Adopted Small Area and Neighborhood Plans:** No plans are relevant.
- **Consistency with Atlanta City Design:** The proposed land use of Medium Density Residential is consistent with the *Atlanta City Design* recommendations. The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, 681 Fayetteville Road, S.E., 697 Fayetteville Road, S.E. and 721 Fayetteville Road, S.E. is located within an Urban Neighborhood within a Conservation Area. Urban Neighborhoods are described as follows:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm, and proximity to downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

- **Consistency with NPU policies:** The following NPU-O policies support the land use amendment to Medium Density Residential:
 - O-4: Preserve the single family and low-density residential character of NPU-O.
 - O-9: Prevent encroachment of commercial and other uses into single family and low-density residential areas.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM SINGLE FAMILY RESIDENTIAL (SFR) AND OFFICE INSTITUTIONAL (O-I) LAND USE DESIGNATION TO THE MEDIUM DENSITY RESIDENTIAL (MDR)

NPU Recommendation: NPU-O voted to Approve this land use amendment at its February 23, 2021 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
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TIM KEANE
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

KEISHA LANCE BOTTOMS
MAYOR

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0126/CDP-21-005 1512, 1516, 1522 and 1526 Hardee Street NE
DATE: March 22, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to re-designate property located at **1512, 1516, 1522 and 1526 Hardee Street NE** from the Low Density Residential (LDR) Land Use Designation to the Medium Density Residential (MDR) Land Use Designation. This land use amendment is being done in conjunction with the rezoning of the parcels per Z-20-87 from R-5 (Two Family Residential) to MR-3 (Multi-Family Residential) for a multifamily townhome development.

The applicant has requested that this application be deferred to the second quarter public hearing in June of 2021.

STAFF RECOMMENDATION: DEFERAL TO THE 2020 SECOND QUARTER PUBLIC HEARING.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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KEISHA LANCE BOTTOMS
MAYOR

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0127/CDP-21-006 1046 and 1104 Avondale Avenue SE
DATE: March 22, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to re-designate property located at **1046 and 1104 Avondale SE** from the Single Family Residential (SFR) Land Use Designation to the High Density Residential (HDR) Land Use Designation. This land use amendment is being done in conjunction with the rezoning of the parcels per Z-20-88 from R-4 (Single Family Residential) and MR-4A (Multi-Family Residential) to MR-4A (Multi-Family Residential) to build for a multi-family development.

Council Member Smith introduced legislation, CDP-21-014, at the March 15th City Council meeting to amend the land use designation of 1085 Avondale SE and 1045, 1049, 1055 and 1059 Lester Avenue SW from the Single Family land use designation to the High Density Residential land use. This land use amendment will be on the second quarter public hearing agenda. The parcels that are part of CDP-21-014 are included in a proposed development as shown in the site plan for Z-20-88. Staff recommends that CDP-21-006 and CDP-21-014 be on the same agenda since both are part of the same proposed development.

STAFF RECOMMENDATION: DEFERAL TO THE 2020 SECOND QUARTER PUBLIC HEARING.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
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TIM KEANE
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
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MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0128/ CDP-21-007 557 Lindsay Street, N.W.
DATE: March 22, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **557 Lindsay Street NW** from the Low Density Residential (LDR) Land Use Designation to the Mixed Use-Low Density (MU-LD). This land use amendment will facilitate the rezoning of the parcel per Z-20-091 from SPI-3 SA2 to SPI-3 SA 4 to build a 3 story building with retail on the ground floor and 6 residential units above.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the south side of North Avenue NW and the east side of Lindsey Street NW. The parcel is located in Land Lot 111 of the 14th District, Fulton County, Georgia within the English Avenue neighborhood of NPU-L and in Council District 3.
- **Property size and physical features:** The site is a rectangular shaped corner lot with approximately 0.132 acres (5,749 square feet) in area. The site is situated at the intersection of North Avenue and Lindsay Street. The subject property is currently vacant. Currently there is no vehicular access to the property. There are several mature trees on the south and east boundary line. The topography of the site is relatively flat.
- **Current/past use of property:** The subject property is currently a vacant lot. It was previously developed with a single-family structure which was abandoned and deteriorated. The structure was demolished in 2020. Staff is not aware of any other previous uses of the site.
- **Surrounding zoning/land uses:** One of the parcels to the north has a Single Family land use with SPI-3 SA 1 zoning (English Avenue Special Public Interest District Subarea 1) and is developed with Lindsay Street Baptist Church. Another parcel to the north has a Medium Density Residential land use with SPI-3 SA 3 (English Avenue Special Public Interest District Subarea 3) zoning and is developed with multi-family residential. To the east and west, the parcels have a Low Density Residential land use and are zoned SPI-3 SA 2 (English Avenue Special Public Interest District Subarea 2). The parcel across the street is developed with the Lindsay Street Baptist Church. The parcel diagonally across the street has Medium Density Residential land use. It has SPI-3 SA 3 (English Avenue Special Public Interest

District Subarea 3) zoning and is developed with a small scaled multi-family residential. The parcel to the south has a Medium Density Residential land use, it has with Multi-Family Residential (RG-3) zoning and is developed with a small scaled multi-family residential building. Other parcels to the south have Low Density Residential land use and are zoned SPI-3 SA 2 (English Avenue Special Public Interest District Subarea 2).

- **Transportation system:** Lindsay Street, N.W. is classified as a local street and connects to Donald Lee Hollowell Parkway, N.W. Donald Lee Hollowell Parkway, N.W., Northside Drive, N.W. and Martin Luther King Jr. Drive, S.W. are arterials that surround and serve the English Avenue neighborhood. MARTA bus route #50 runs along Donald Lee Hollowell Parkway, N.W. and connects to the North Avenue Transit Station. MARTA bus route #1 operates along nearby Joseph E. Lowery Boulevard, N.W. and connects to the Vine City and Ashby Transit Stations. The distance between the subject property and the closest bus stop is approximately 0.2 miles. Sidewalks are present on Lindsay Street.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** Even though the surrounding land uses are residential with Low Density Residential and Medium Density Residential, several nearby parcels are developed at a higher density with multiunit residential buildings. In addition, the other corners on North Avenue and Lindsay Street are built with three story Lindsay Street Baptist church buildings on two corners and a two story multi-family residential building on the other corner. The adjacent parcel to the south is built with a two story multi-family building. The proposed small scaled 3 story mixed use building will be compatible with the 2 to 3 story buildings that surround the site. A recommendation for the English Avenue neighborhood from the Westside Land Use Framework Plan adopted in 2017 is to “Reinforce Unique Neighborhood Identity” by “*Strengthening and Preserving the Existing Architectural Character of the Neighborhood.*” Moreover, one goal of the Atlanta BeltLine Master Plan: Subarea 10 is “*Goal 5: Promote mixed-use development that is active at the street level and transit oriented*”. There are variety of uses in the immediate area including places of worship, school, single family, multifamily residential, and some commercial uses. The proposed Mixed Use-Low Density (MU-LD) land use is compatible with the neighborhood development pattern and surrounding land uses.
- **Effect on adjacent property and character of neighborhood:** The proposed small scaled three story mixed use building will have a beneficial effect on the character of the neighborhood. It will be of the same character as the other developments on the corner. The development will 6 have affordable housing units which is consistent with the vision and goals of the English Avenue neighborhood. It will have a small retail use on the street level which is a development pattern that can be found in other blocks in the neighborhood.
- **Suitability of proposed land use:** The proposed Mixed Use-Low Density is suitable for this location. Surrounding parcels have multi-family and institutional uses surrounding it and are built in a scale and character that will be similar to the proposed development. The proposed development is consistent with the vision and goals of the Westside Land Use Framework Plan to: *Acknowledge, Stabilize and Strengthen Neighborhood Assets with the Objective to: Expand housing choice to improve affordability, attract a mix of resident income levels and reduce displacement- Develop new housing with a mix of building typologies, including rental apartments, condominiums, town houses and single family homes.*

- **Consistency with City’s land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Traditional Neighborhood Redevelopment. The proposed land use of Mixed Use Low Density is consistent with the CDP land use policies to:
 - Promote diversity of housing types,
 - Promote Missing Middle housing types that are compatible in size and scale with the character of the neighborhood as transition between single family uses and more intense uses, and
 - Maintain, rehabilitate, and replace the existing housing stock where appropriate.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The English Neighborhood is included in the Westside Land Use Framework Plan. The vision for the English Avenue Neighborhood is “*To create a diverse and sustainable, multi-generational community with high quality mixed-income housing, locally owned retail, and walkable greenspace; in a safe, healthy, and civic environment that promotes family, education, and home ownership; and encourages traditionally designed, primarily single family development and rehabilitation which reflects and preserves the history and culture of the English Avenue Neighborhood.*” Some of the goals and objectives are: Goal 1: Acknowledge, Stabilize and Strengthen Neighborhood Assets with the Objective to: Expand housing choice to improve affordability, attract a mix of resident income levels and reduce displacement- Develop new housing with a mix of building typologies, including rental apartments, condominiums, town houses and single family homes. The plan did not make a recommendation for land use amendment for this parcel.

The parcel is located in the Atlanta BeltLine Subarea 10 Plan study area. Two of the land use goals that support this land use amendments are: *Encourage balanced development. Vary the intensity/scale of development, with proper transitions to single-family uses. Diversify housing opportunities and provide a balance of owner-occupied, rental, mixed-income and affordable housing types.* The plan did not make a recommendations for land use amendment for this parcel.

- **Consistency with Atlanta City Design:** The proposed land use of Mixed Use Low Density is consistent with the *Atlanta City Design* recommendations. The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, 557 Lindsay Street, N.W. is located within an Urban Neighborhood within a Conservation Area. Urban Neighborhoods are described as follows:

“ These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

- **Consistency with NPU policies:** The following NPU L policies support the land use amendment to Mixed Use Low Density (MU-LD):

- L -5: Change, redevelop, or create in the Traditional Neighborhood Development areas of NPU L the following (generally including the interiors of English Avenue and Vine City neighborhoods) :
 - Add neighborhood level commercial that is compatible with neighborhood
 - Economic opportunities and partnerships

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM LOW DENSITY RESIDENTIAL (LDR) 9-16 UNITS PER ACRE TO MIXED USE LOW DENSITY LAND USE DESIGNATION.

NPU Recommendation: NPU-L voted to Approve this land use amendment at its February 9, 2021 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
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TIM KEANE
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: **21-O-0129/ CDP-21-008 263 Decatur Street SE.**
DATE: March 22, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **263 Decatur Street SE** from the Industrial (I) Land Use Designation to the Mixed use-Medium Density (MU-MD) Land Use Designation (Z-21-001).

STAFF RECOMMENDATION: DEFERRAL OF THE LAND USE AMENDMENT FROM INDUSTRIAL TO MIXED USE MIXED DENSITY LAND USE DESIGNATION.

NPU Recommendation: NPU-M voted to Defer this land use amendment at its February 23, 2021 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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TIM KEANE
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KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0130/ CDP-21-010 285 Mayson Street SE.
DATE: March 22, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **285 Mayson Avenue** (aka 15 210 04 121) from the Industrial (I) Land Use designation to the Mixed Use-Medium Density (MU-MD) Land Use Designation and **0 1st Street** (aka 15 210 03 159) from the Low Density Residential 0-8 units per acre (LDR 0-8) Land Use Designation to the Mixed Use-Medium Density (MU-MD). This land use amendment will facilitate the rezoning of the parcels per Z-21-009 from Industrial (I-2) to Planned Development Mixed Use (PD-MU) to build 725 residential units and 10,000 sq.ft of retail space.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the west side of Mayson Avenue NE and the north and south side of La France Street NE in Land Lot 210 of the 15th District, Dekalb County, Georgia in the Edgewood neighborhood of NPU O and in Council District 5.
- **Property size and physical features:** The subject property has 13.3 acres (602,435 square feet) of net lot area. The site is currently developed with several industrial buildings and paved parking lots. The topography is relatively flat. There is a storm water retention pond on the south side of La France Street NE and a front lawn with mature trees at the corner of Mayson Avenue and La France Street NE. Vehicular access to the property is provided by a curb cuts on Mayson Street NE and La France Street NE. There are sidewalks and landscaping on the street frontage. The site is enclosed with a 6-foot chain link metal fence.
- **Current/past use of property:** The property is currently developed with a three-story food manufacturing facility known as Edwards Fine Foods with surface parking lot on the parcel fronting on the north side of Mayson Street NE and small one story accessory buildings fronting on the south side of Mayson Street. Staff is not aware of any other prior uses of the site.
- **Surrounding zoning/land uses:** To the west, the parcels have a Mixed-Use High Density land use and Planned Development Mixed Use (PD-MU) zoning and are currently developed with the Edgewood Candler Park MARTA transit station and Transit Oriented Development. To the south, parcels have Low Density Residential (LDR) land use with Two Family Residential zoning (R-5) and

development with single family and duplex housing units. To the west of the parcels with LDR land uses, parcels have Medium Density Residential land use, Planned Development Housing (PD-H) zoning and are developed with multi-family residential housing. A large parcel on the south side has Industrial land use and Industrial Heavy District (I-2) zoning and it developed with an Atlanta Public School facility. To the north, the parcel is bound by a rail corridor for MARTA, CSX and Dekalb Avenue. Further north, parcels fronting on Dekalb Avenue have Low Density Residential (LDR), Low-Density Commercial (LDC) and Industrial land uses.

- **Transportation system:** Mayson Avenue and La France Street SE are classified local roads. The site is adjacent to the MARTA Edgewood Candler Park Transit Station. Sidewalks can be found on both sides of Mayson Avenue and La France Street NE.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Mixed Use Medium Density is compatible with the surrounding land uses and development pattern. The adjacent Edgewood Candler Park MARTA station has a Mixed-Use High Density land use designation. In addition, nearby other large non-residential parcels have redeveloped into higher density residential uses and have a High Density Commercial and High Density Residential land uses.
- **Effect on adjacent property and character of neighborhood:** The proposed Mixed Use Medium Density land use will have a beneficial effect on the character of the neighborhood. It will continue the Edgewood Candler Park MARTA transit station Transit Oriented Development. The proposed land use and development is consistent with the goal of the neighborhood as stated in the Edgewood Redevelopment Plan to “promote the addition of residential and non-residential uses at nearby transit stations for the purposes of creating a safer environment for riders as well as for generating additional transit riders. It is also consistent with the plan’s Live/Work recommendation that if the Industrial uses are redeveloped that they should be predominantly residential in use with only accessory commercial, retail, office, or light industrial uses provided.

Suitability of proposed land use: The proposed Mixed Use Medium Density land use suitable for this site. The site is located in a Transit Oriented Development (TOD) Character Area and it is adjacent to the Edgewood Candler Park MARTA Station. One of the TOD Character Area policies is to encourage relatively dense development near the transit stations consistent with the target of 45 units per acre for Neighborhood stations. The proposed development will have approximately 54 units per acre. In addition, the Edgewood Redevelopment recommends a Mixed Use land used for the parcels in the Live/Work areas.

- **Consistency with City’s land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Transit Oriented Development. The proposed development is adjacent to the Edgewood Candler Park MARTA transit station which is designated as a Neighborhood station. The plan states that in neighborhood stations “the area closest to the station should be able to accommodate relatively dense housing or neighborhood scale mixed-use development, with proper transitions to single-family areas. Neighborhood stations are local stations where people most often arrive on foot or by bicycle. The target density for infill development is 45 units per acre. Transit Oriented Development Policies that are consistent with this land use amendment are:
 - Encourage relatively dense development near the transit stations consistent with the targets in the Table (45 units per acre),

- Encourage retail and service establishments that serve transit riders daily needs,
 - Residentially oriented station areas should offer neighborhood commercial amenities such dry cleaning, grab and go food, grocery stores, and child care,
- Encourage a mix of uses, housing types, and housing affordability within station areas,
- On sites appropriate for TOD, discourage low density and land consumptive uses such as junkyards, telecommunications equipment storage centers, self or mini-storage centers, urban agriculture, warehouse distribution centers, and low density residential development.

These parcels also have an Industrial Character Area designation. The CDP Industrial Character Area states that “the City of Atlanta has many important industrial areas that should be protected from incompatible land uses, particularly residential uses, in order to be able to continue operations and have the ability to expand. The Industrial Character policies are intended to retain and promote industrial land uses and industrial businesses. The proposed Mixed Use- Medium Density land use is not consistent with the CDP Industrial Character Areas land use policies to:

- Maintain industrial land uses by discouraging encroachment of incompatible land uses in industrial areas, particularly residential uses, and encouraging redevelopment of obsolete industrial buildings to new industrial uses instead of a non-industrial uses. Promote a balance of retail, service, office, dining, and residential uses serving the adjacent neighborhoods.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The parcels are located in the 2009 Edgewood Redevelopment Plan. One of the goals of the plan are to:
 - Promote the addition of residential and non-residential uses at nearby transit stations for the purposes of creating a safer environment for riders as well as for generating additional transit riders, and
 - Establish a healthy balance of uses by focusing higher density uses along the neighborhood edges and along major corridors and thoroughfares.

Specifically, the parcels are in the Live/Work District. The plan recommends that if the Industrial uses are redeveloped, they should “be predominantly residential in use with only accessory commercial, retail, office, or light industrial uses provided. Residential use should always be the primary use of any new development and non-residential uses should only be accessory to residential uses and limited to ground-floor street-fronting locations. Given the higher densities that could be achieved in this area, this district should also incorporate affordable housing opportunities as a means of ensuring a balance and diversity of housing options in the community”. The plan recommends a Mixed Use land use and Mixed Residential Commercial zoning. The applicable land use and zoning policies are:

- Focus higher residential densities along corridors and nodes.
- Provide accessory and community-serving commercial uses with higher density residential developments.
- Encourage the preservation of the industrial district while also preparing for future changes.

These parcels are also included in the Moreland LCI and the 2011 Edgewood-Candler Park MARTA Station Charrette. These plans didn’t make specific recommendations for these parcels. The plans recommend Mixed Use land us at Edgewood Candler Park station.

- **Consistency with Atlanta City Design:** The proposed land use of Mixed Density Mixed Use is consistent with the *Atlanta City Design* recommendations. The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **285 Mayson Street SE.** is located within a Corridor Area along a Corridor. Clusters are described as follows:

“These are the connecting tissues of the city; the major streets that flow out of the core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree and Jonesboro wind along the contours of the city while streets like Metropolitan, Memorial and Northside slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings and anchor institutions along the way. With better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.”

- **Consistency with NPU policies:** The following NPU O policies support the land use amendment to Mixed Use Medium Density (MU-MD):
 - Promote transportation oriented development to include: Promote alternative transportation initiatives and discourage the widening of roadways Encourage a mix of land uses.
 - Prevent encroachment of commercial and other uses into single family and low density residential areas.
 - Edgewood land use and planning policies are based on the Joint 2011 NPU Land use Policies above and the Edgewood Community Master Plan 2009.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM INDUSTRIAL TO MIXED USE MEDIUM DENSITY LAND USE DESIGNATION.

NPU Recommendation: NPU-O will vote on this item at their March, 2021 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
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TIM KEANE
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0130/ CDP-21-011 514 Irwin Street NE and 131 Grape Street NE.
DATE: March 22, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **514 Irwin Street NE and 131 Grape Street NE** from the Low Density Residential 9-16 Units per acre (LDR 9-16 u/a) Land Use designation to the Low Density Commercial (LDC) Land Use. This amendment will facilitate the rezoning of the parcels from Two Family Residential (R-5) to Mixed Residential Commercial (MRC-1) per Z-21-006 to build 76 residential units and 4,250 sq. ft. of commercial space.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the north side of Irwin Street, N.E. and the east side of Grape Street NE. The property is located in Land Lot 46, 14th District Fulton County, Georgia and in the Old Fourth Ward neighborhood of NPU-M and in Council District 2.
- **Property size and physical features:** The subject property has an area of approximately 0.9962 acres (43,396 square feet). The site is currently developed with four 2-story multi-family residential buildings with limited parking on a shared surface lot at the 514 Irwin Street property. Access to the site is provided via two curb cuts on Irwin and Grape Street. Topography inclines approximately 10 feet toward the northern rear of the site.
- **Current/past use of property:** The property at 514 Irwin Street is currently developed with three 2-story buildings containing a total of 44 studio rental units at 350 sq. ft. in size. The property at 131 Grape Street is currently developed with one 2-story building with 14 2-bedroom rental units at 610 sq. ft. Both properties were developed in the late 1950s. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** The subject property is currently zoned R-5/HC20C SA5/BL (Two Family Residential/Martin Luther King Jr. Historic District/Beltline Overlay). Surrounding land use and zoning includes: Low Density Commercial (LDC) land use with C-1 (Community Business) zoning to the north and west, Low Density Residential (LDR) with HC20C SA2 (Martin Luther King Jr. Historic District Subarea-2) to the east and Low Density Commercial (LDC) and HC20C SA2 (Martin Luther King Jr. Historic District Subarea-2) zoning to the south.

- **Transportation system:** Irwin Street is classified as a collector road. Irwin Street runs east west and connects to Boulevard which is classified as an arterial road. The closest transit stop is the King Historic District streetcar stop, located 0.4 miles from the subject site. The closest MARTA transit station is the King Memorial Transit Station, located 0.9 miles from the subject site. This station provides access to the Green and Blue transit lines. Sidewalks are present on both streets

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Low Density Commercial (LDC) land use is compatible with the neighborhood development pattern and surrounding land uses. Parcels across the street fronting on Irwin Street have a Low Density Commercial land use designation as well as the parcels to the north that front on John Wesley Dobbs and the parcels to the west that front on Boulevard.
- **Effect on adjacent property and character of neighborhood:** The proposed redevelopment of the site will have a beneficial effect on the character of the neighborhood. The auto-oriented development pattern of the existing buildings will be replaced with a pedestrian oriented building and is compatible with the historic walkable development pattern of the neighborhood. In addition, the small commercial space will be similar to other small neighborhood scaled commercial uses on Irwin Street and located throughout the neighborhood.
- **Suitability of proposed land use:** The proposed Low Density Commercial land use is suitable for this site. The 2016 CDP places the site within the Traditional Neighborhood Redevelopment character area. Medium Density Residential is an appropriate land use as well as pedestrian oriented and neighborhood serving low density commercial nodes. The proposed project would improve the street scape and add some ground level commercial space on Irwin Street.
- **Consistency with City's land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Traditional Neighborhood Redevelopment. The proposed land use of Low Density Commercial is consistent with the CDP land use policies to:
 - Promote diversity of housing types.
 - Encourage new housing development that is compatible with the character of existing neighborhoods.
 - Provide Traditional Neighborhoods Redevelopment with nodal neighborhood commercial areas along arterials and collectors, which are of such a size and character that all uses are within convenient walking distance of one another.
 - Support the preservation and the development of senior housing units and affordable housing units.

These parcels are also in the Historic District Character Area. The proposed land use amendment and rezoning are consistent with the policies to:

- Promote attention to sound design principles in areas of new development and redevelopment
- Raise the level of community understanding and expectation for quality in the built environment,
- **Consistency with Adopted Small Area and Neighborhood Plans:** This parcel is included in the Old Fourth Ward Master Plan. Some of the land use goals of the plan are: to encourage a mix of

land uses, focus growth into corridors and near transit, support appropriate infill housing, utilize quality of life zoning districts and support pedestrian-oriented retail nodes. The proposed development is also consistent with the Old Fourth Ward Master Plan housing policies to encourage a mix of housing price points, strive for a mix of multifamily units, including three-bedroom units and strive for 20 percent affordable housing. The plan recommends Residential 1-4 stories for these two parcels. In addition, the plan identifies commercial use for these parcels based on historic commercial patterns in the neighborhood. The proposed land use amendment and development of the parcel is consistent with the recommendations from the Old Fourth Ward Master Plan.

- **Consistency with Atlanta City Design:** The proposed land use Low Density Commercial is consistent with the *Atlanta City Design* recommendations. The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **514 Irwin Street, N.E. and 131 Grape Street, N.E.** is located within an Urban Neighborhood within a Conservation Area. Urban Neighborhoods are described as follows:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm, and proximity to downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

- **Consistency with NPU policies:** The following NPU M policies support the land use amendment to Mixed Density Mixed Use (MDMU):
 - Encourage a mix of land uses.
 - Strive to preserve the diverse mix of housing types and small commercial corridors in the neighborhood.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM LOW DENSITY RESIDENTIAL 9-16 UNITS PER ACRE (LDR 9-16 U/A) LAND USE DESIGNATION TO THE LOW DENSITY COMMERCIAL (LDC) LAND USE DESIGNATION.

NPU Recommendation: NPU-M will voted to Approve this land use amendment at its February 23, 2021 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

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TIM KEANE
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

KEISHA LANCE BOTTOMS
MAYOR

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0132/CDP-21-013 480 South Evelyn Place NW
DATE: March 22, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to re-designate property located at **480 South Evelyn Place NW** from the Low Density Residential 0-8 Units per acre (LDR 0-8 u/a) Land Use designation to the Low Density Residential 9-16 Units per acre (LDR 9-16 u/a). This land use amendment is being done in conjunction with the rezoning of the parcels per Z-20-84 from R-4A (Single Family Residential) to PD-H (Planned Development Housing) to build 46 residential units at a density of 9.2 units per acre.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the west side of an unimproved section of S. Evelyn Place NW. However, the portion of the parcel that is being developed is located to the rear of parcels that front on North Avenue NW and Detroit Avenue NW. Access to the parcel will be provided from Marktwo Place NW which is accessed from North Avenue NW. The property is located within Land Lot 175 of the 14th District, Fulton County, Georgia in the Grove Neighborhood of NPU-J and in Council District 3.
- **Property size and physical features:** The subject property is 5.01 acres. Access to the parcel is provided via an unimproved section of Marktwo Place NW. This portion of the parcel is located to the rear of homes that front on North Avenue to the north and Detroit Avenue to the south. The parcel is undeveloped with rolling terrain and heavily planted with trees.
- **Current/past use of property:** The subject property is currently vacant with mature vegetation. Staff is unaware of previous use.
- **Surrounding zoning/land uses:** The parcels to the north, east, west and south have a Low Density Residential with 0-8 units per acre land use, are zoned Single Family Residential (R4-A) and are developed with single family homes. The parcels fronting on South Evelyn Street have a Single Family Residential land use, have Single Family Residential (R4) zoning and are

developed with single family homes. A power easement running from SW to NE is located to the east of South Evelyn Place.

- **Transportation system:** North Avenue NW is classified as a collector road and Detroit Avenue NW and all other surrounding streets are classified as a local roads. MARTA provides bus service to the area via bus route #853 on North Avenue. Sidewalks do not currently exist on North Avenue NW nor Detroit Avenue NW.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** All of the surrounding parcels have Low Density Residential (0-8) units per acre land use. The land use designation of the parcel will remain Low Density Residential but the units per acre will increase to 9-16 units per acre. The proposed development will have just over 9 units per acre. The proposed Low Density Residential 9-16 units per acre is compatible with surrounding land uses.
- **Effect on adjacent property and character of neighborhood:** The proposed Low Density Residential 9-16 units per acre will have a positive effect on the character of the neighborhood. The proposed land use will allow for rezoning of the parcel to allow for the construction of townhomes. This will bring a new housing type to this part of the Grove Park neighborhood. The proposed land use is consistent with the 2016 CDP Traditional Neighborhood Redevelopment (TNR) policies to preserve the residential character of Traditional Neighborhoods Redevelopment and to promote diversity of housing types.
- **Suitability of proposed land use:** The proposed Low Density Residential 9-6 units per acre is suitable for this site as since it is substantially similar to the land use of the surrounding parcels. The proposed land use is consistent with the 2016 CDP policies and recommendation from the District 3 Westside Revive Plan Family Stabilization-Infill-Development Character Area goal of *strengthening and maintaining the neighborhood character of the single-family residential communities in the district.*
- **Consistency with City's land use policies:** The *2016 Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Traditional Neighborhood Redevelopment (TNR). The proposed Low Density Residential land use is consistent with the following Traditional Neighborhood Redevelopment (TNR) CDP policies:
 - Preserve the residential character of Traditional Neighborhoods Redevelopment.
 - Protect single-family detached residential neighborhoods from encroachment by non-residential uses and incompatibly scaled residential development.
 - Promote diversity of housing types
 - Ensure that the single and scale of new homes are commensurate with lot sizes in order to provide adequate open space, permeable surfaces and tree cover on each lot.
- **Consistency with Adopted Small Area and Neighborhood Plans:** This parcel is located in the District 3 Westside Revive (2019) study area. One of the recommendations of the plan is to *incentivize affordable/workforce housing and require high performance energy efficient buildings and sustainable/resilient site development.* The parcel is located in the Single Family Stabilization-Infill-Development Character Area. The goal for this character area is *strengthening and maintaining the neighborhood character of the single-family residential*

communities in the district. New housing in most circumstances should be architecturally compatible with historic development patterns.

Moreover, this parcel is located in Subarea 2. The vision of this Subarea is: *Subarea Two will have vibrant corridors with diverse amenities, natural resources, and green infrastructure, surrounded by mixed-use transit-oriented development and revitalized neighborhoods.*

- **Consistency with Atlanta City Design:** The proposed land use of Medium Density Residential is consistent with the *Atlanta City Design* recommendations. The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **480 South Evelyn Place NW** is located within an Urban Neighborhood within a Conservation Area. Urban Neighborhoods are described as follows:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm, and proximity to downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

- **Consistency with NPU policies:** The following NPU-J policies support the land use amendment to Medium Density Residential:
 - J-1 Preserve the Single Family and Low Density residential character of the Grove Park, West Lake, Dixie Hills, Urban Villa and Pine Acres, Penelope Neighbors and Center Hill neighborhoods.
 - J-5 Promote the residential quality of neighborhoods and foster and assist citizens with home ownership acquisition, rehabilitation, renovation, and sales of real property.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM LOW DENSITY RESIDENTIAL 0-8 UNITS PER ACRE TO LAND USE AMENDMENT FROM LOW DENSITY RESIDENTIAL 9-16 UNITS PER ACRE.

NPU Recommendation: NPU-J will vote on this land use amendment at its March 23, 2021 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning