



# QUARTERLY UPDATE

Community Development & Human Services Committee  
July 13, 2021

KEISHA LANCE BOTTOMS  
Mayor

TIM KEANE  
Commissioner



Department of  
**CITY PLANNING**

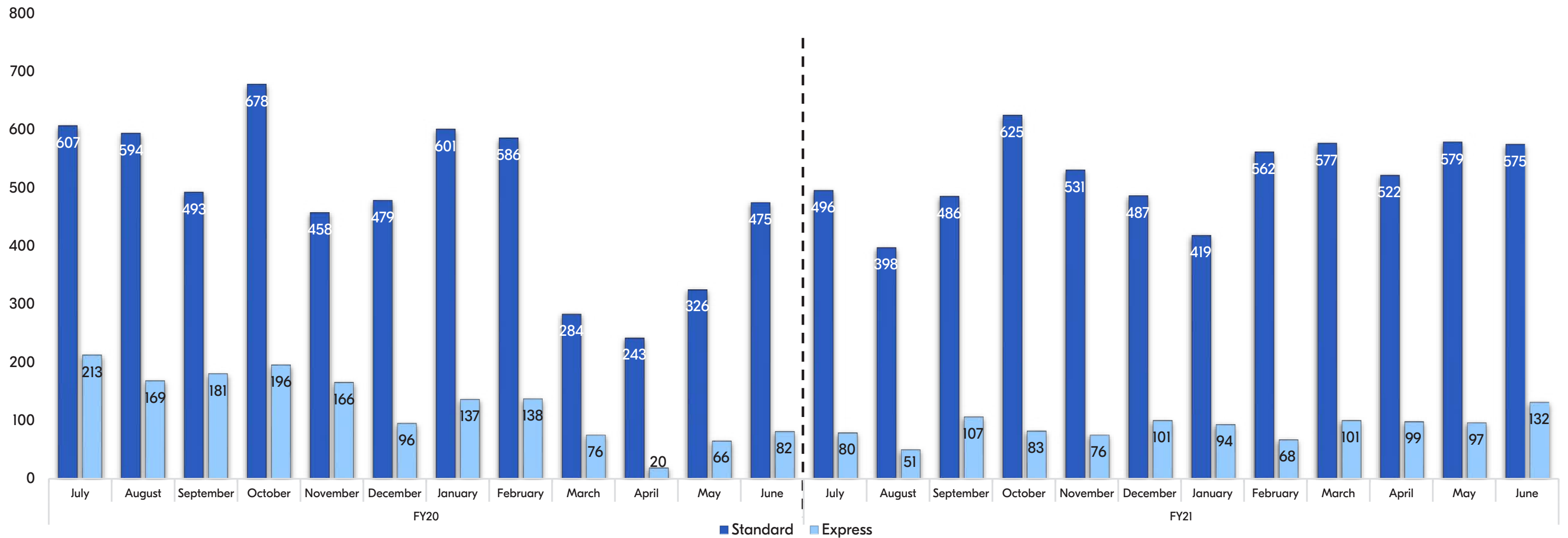
# PERMITS AND CODE ENFORCEMENT FOR FISCAL YEAR 2021

# STANDARD PERMITS VS. EXPRESS PERMITS

July-June FY2020 & July-June FY2021

**Total Permits for July- June FY 2020:**  
Standard: 5824 | Express: 1540

**Total Permits for July- June FY 2021:**  
Standard: 6257 | Express: 1089



\*Standard Permits are Commercial, Light-Commercial and Residential Permits only. No Airport or Major Projects Permits included.

# PERMIT VOLUME PER WORKSTREAM

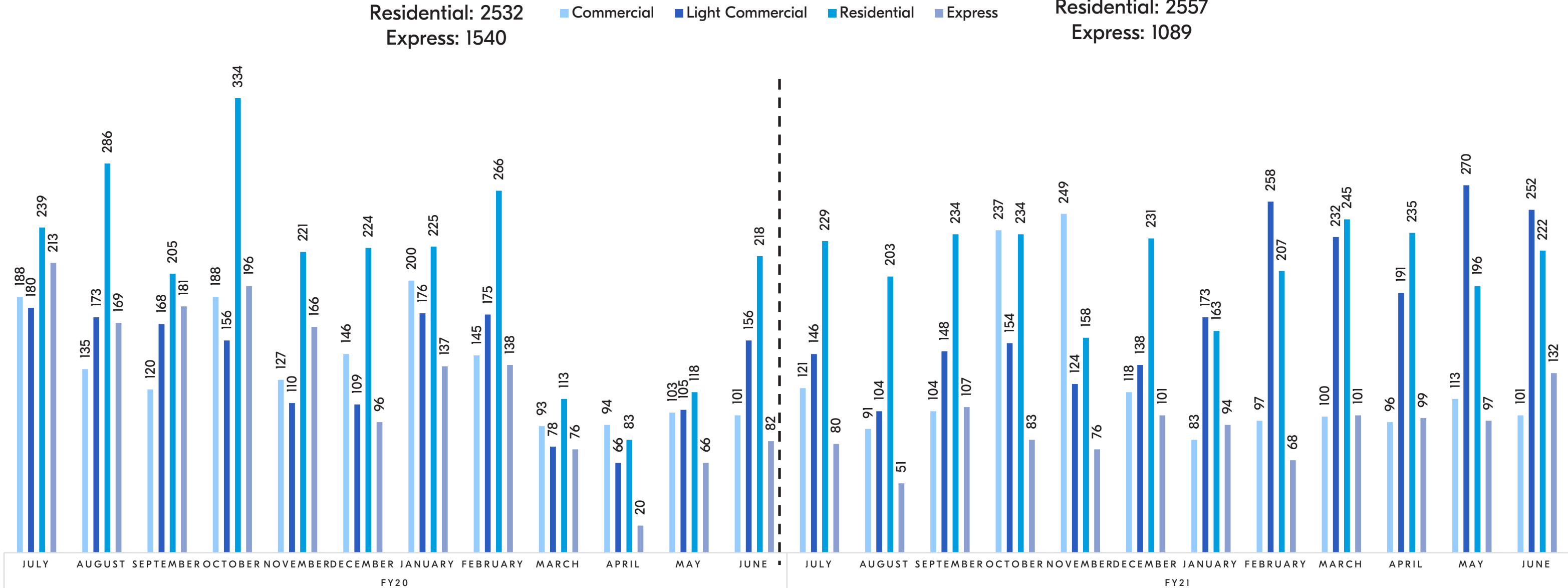
## July-June FY2020 & July-June FY2021

### Totals for July- June FY 2020

Commercial: 1640  
 Light Commercial: 1652  
 Residential: 2532  
 Express: 1540

### Totals for July- June FY 2021

Commercial: 1510  
 Light Commercial: 2190  
 Residential: 2557  
 Express: 1089



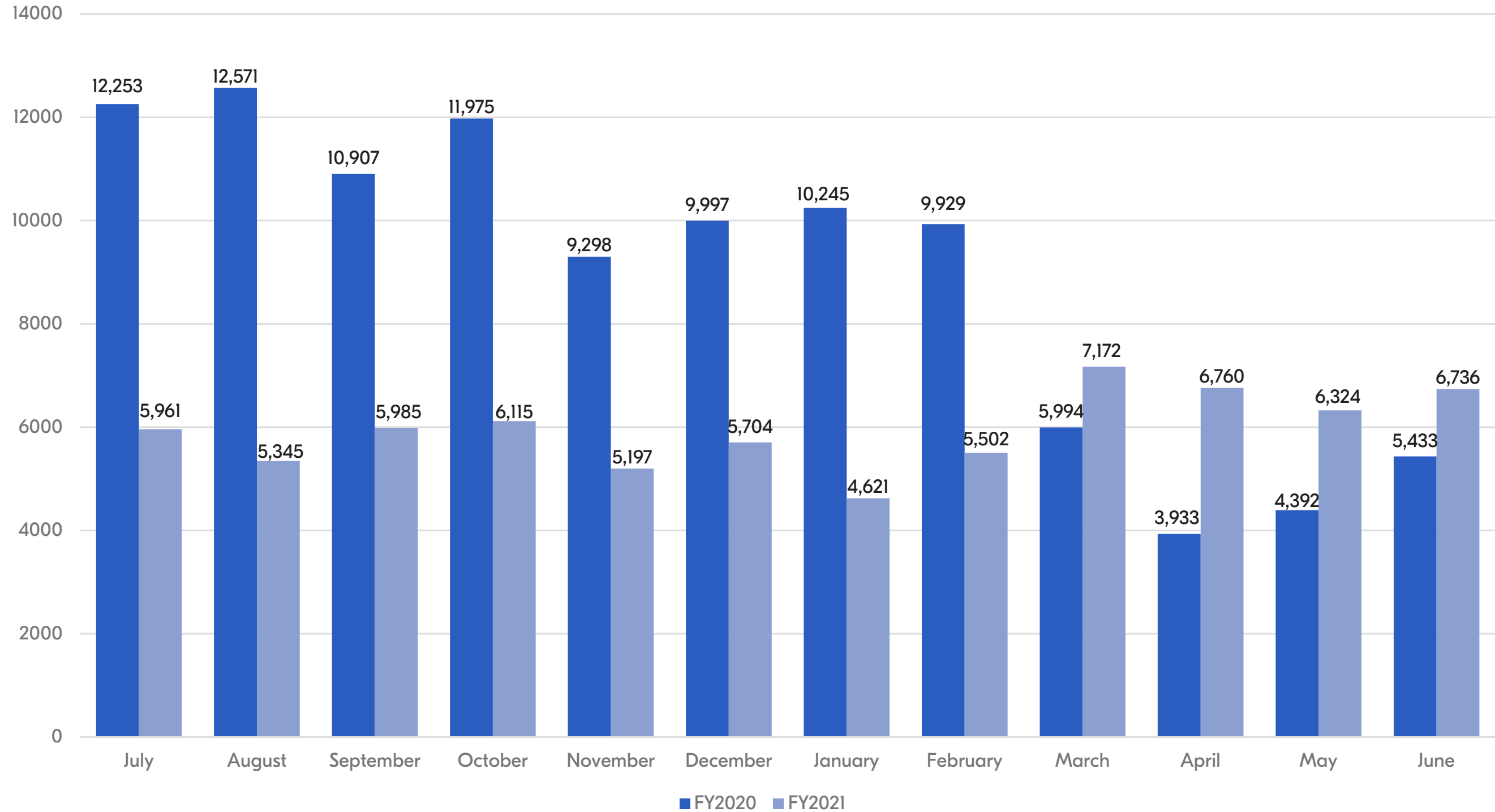
**Total Permits for July-June FY 2020: 7364**

**Total Permits for July-June FY 2021: 7346**

*\*Permits included are Commercial, Light-Commercial, Residential and Express Permits only. No Airport or Major Projects Permits included.*

# TOTAL NUMBER OF INSPECTIONS

July-June FY2020 vs. July-June FY2021

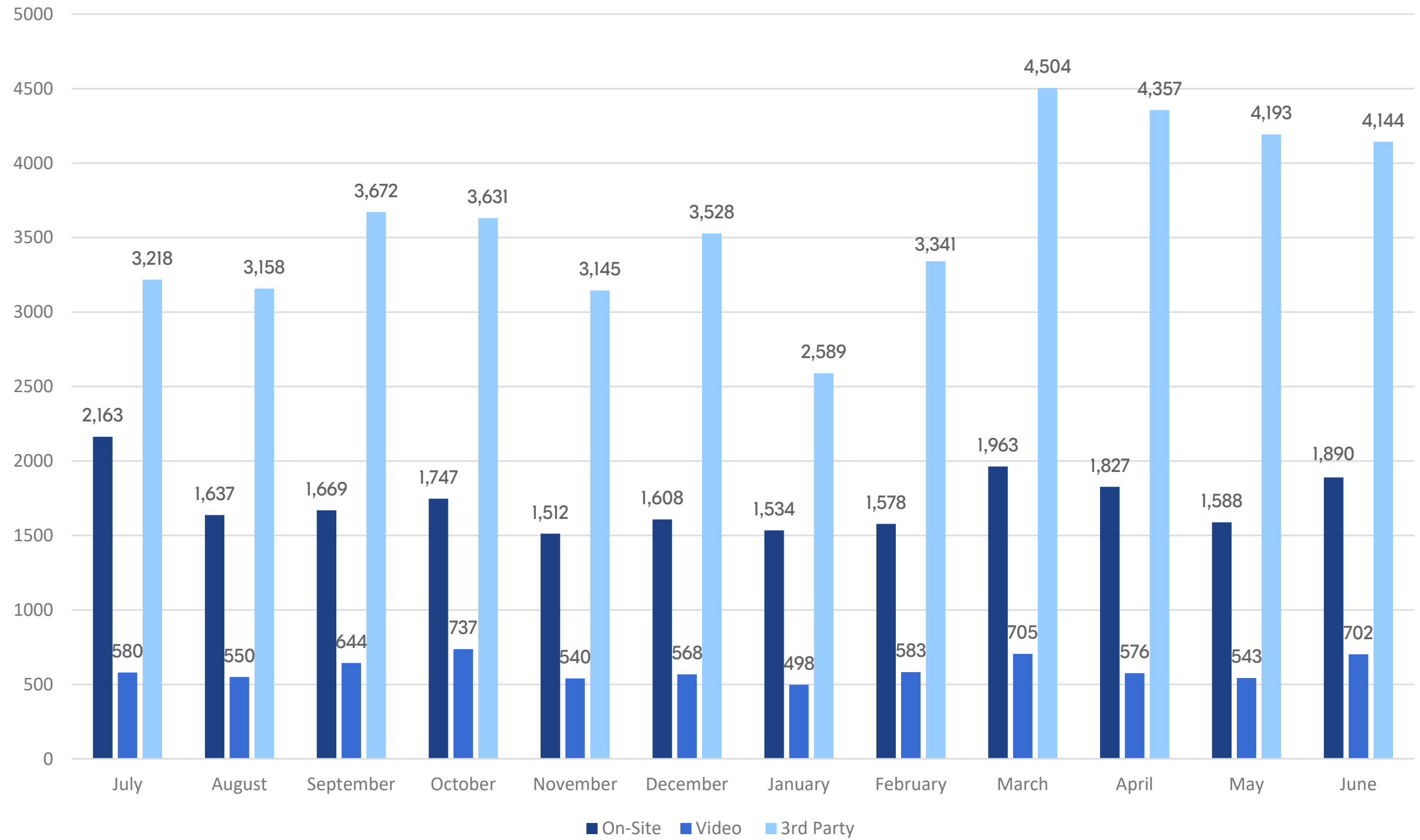


**Total Number of Inspections for FY2020:  
106,927**

**Total Number of Inspections for FY2021:  
71,422**

# TOTAL INSPECTIONS BY INSPECTION TYPE

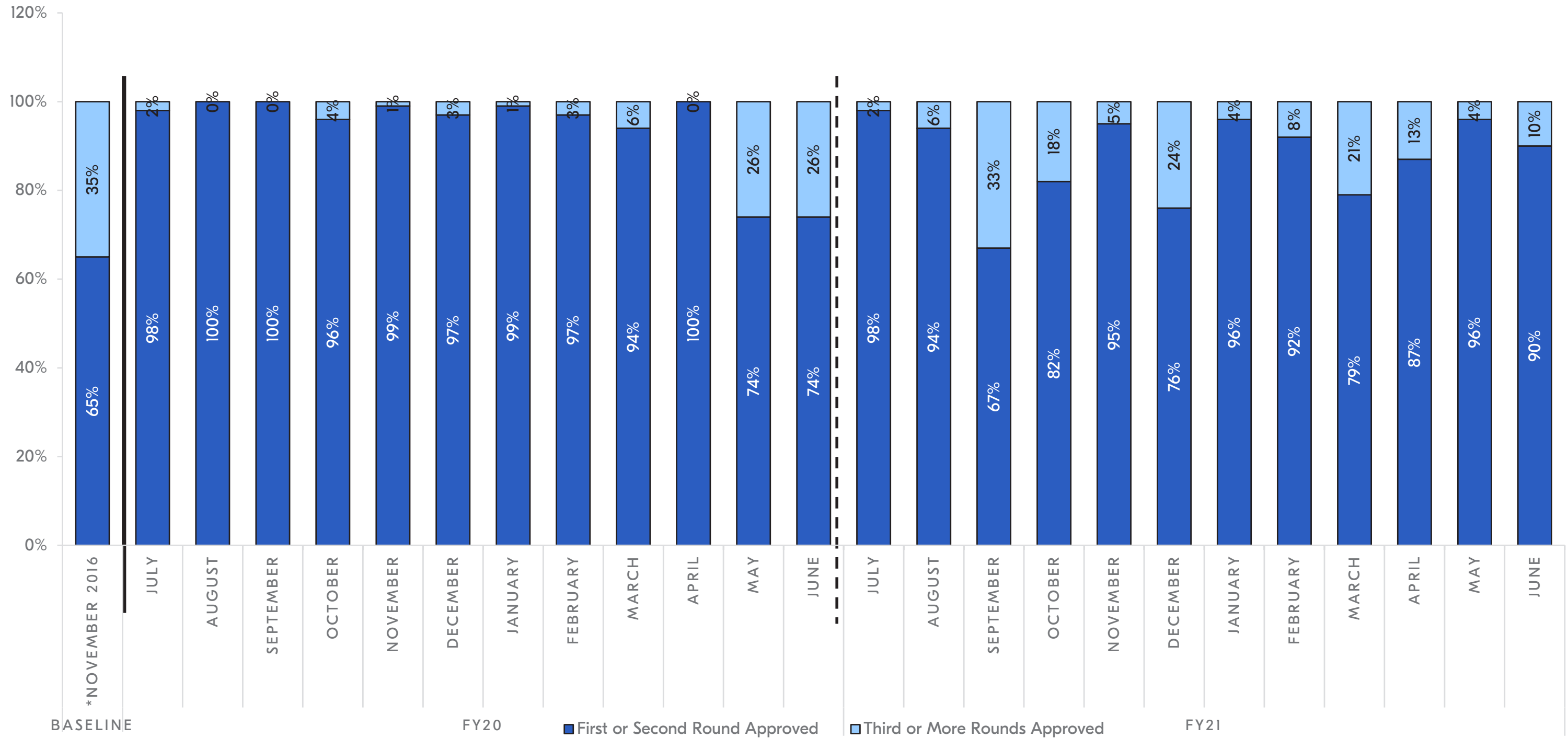
## July-June FY2021



**Totals for July-June FY 2021:**  
 On-Site: 20,716  
 Video Inspections: 7,226  
 3<sup>rd</sup> Party Inspections: 43,480  
**TOTAL: 71,422**

# PLAN REVIEW CYCLES

## July-June FY 2020 & July-June FY 2021



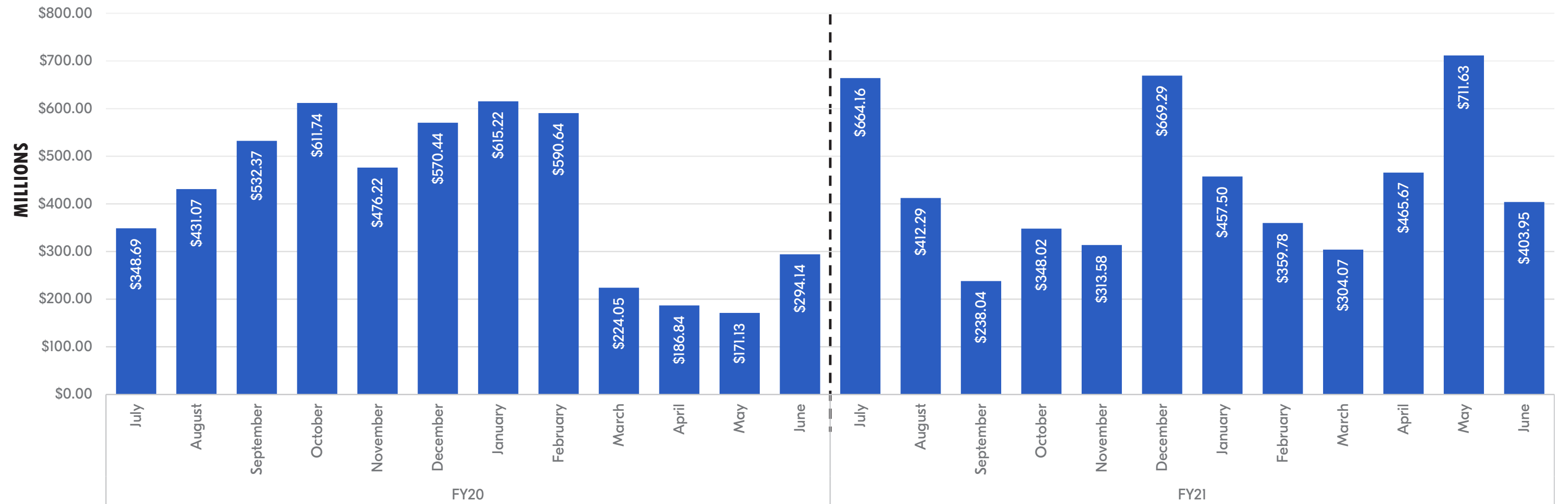
**Service Level Agreement (Cycles): 95% Approval within two Review Cycles**

\*November 2016 is the benchmark that was selected to gauge the progress and implementation of the current Service Level Agreement.

\*Commercial, Light-Commercial, Residential and Express Reviews only

# CONSTRUCTION VALUATION

July-June FY 2020 & July-June FY 2021



Total for July-June FY 2020: \$5,052,586,355.22

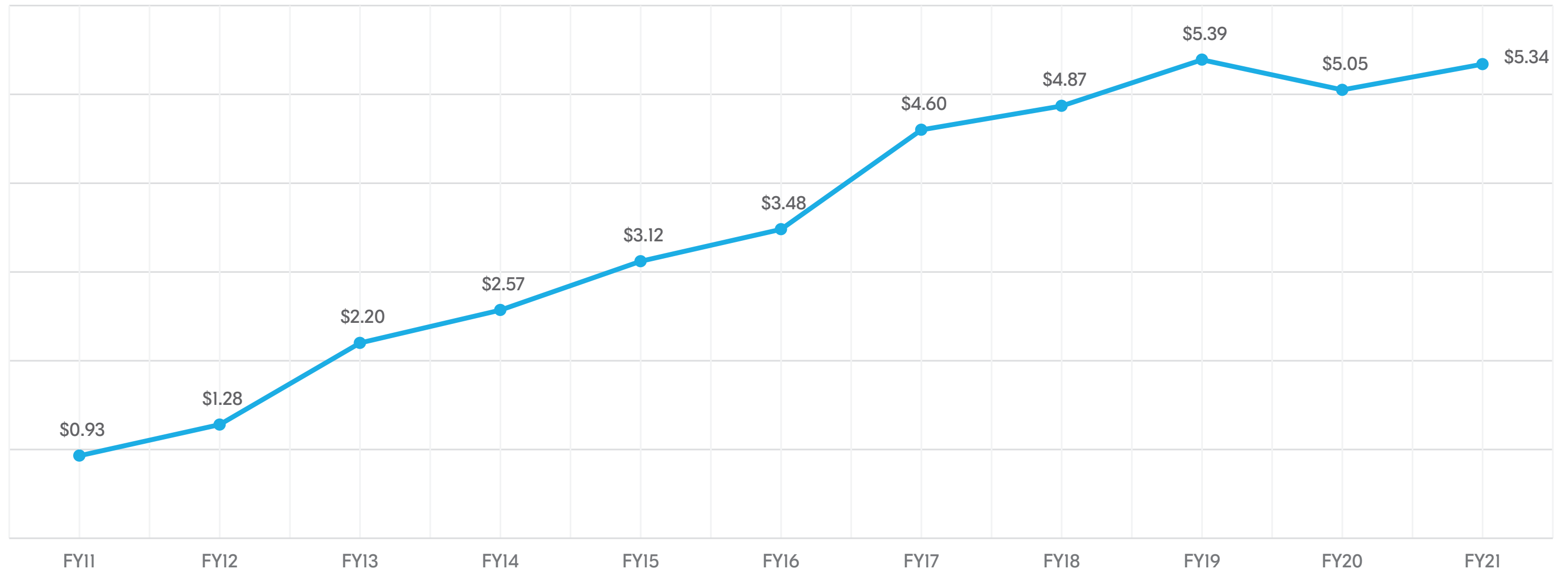
Total for July-June FY 2021: \$5,348,032,921.51



# CONSTRUCTION VALUATION

FY11-FY21

Construction Valuation  
(in Billions)



# CODE ENFORCEMENT: COMPLAINT SUMMARY

July-June FY 2021

| Complaints By Quadrant |              |
|------------------------|--------------|
| Northwest              | 399          |
| Southwest              | 417          |
| Northeast              | 302          |
| Southeast              | 217          |
| <b>Total</b>           | <b>1,335</b> |

Stop Work Orders: 775

Other Complaints: 560

# ENHANCED CODE ENFORCEMENT IN FY22

# EXPANDING CODE ENFORCEMENT TEAM

Current Staffing: 5 code enforcement officers

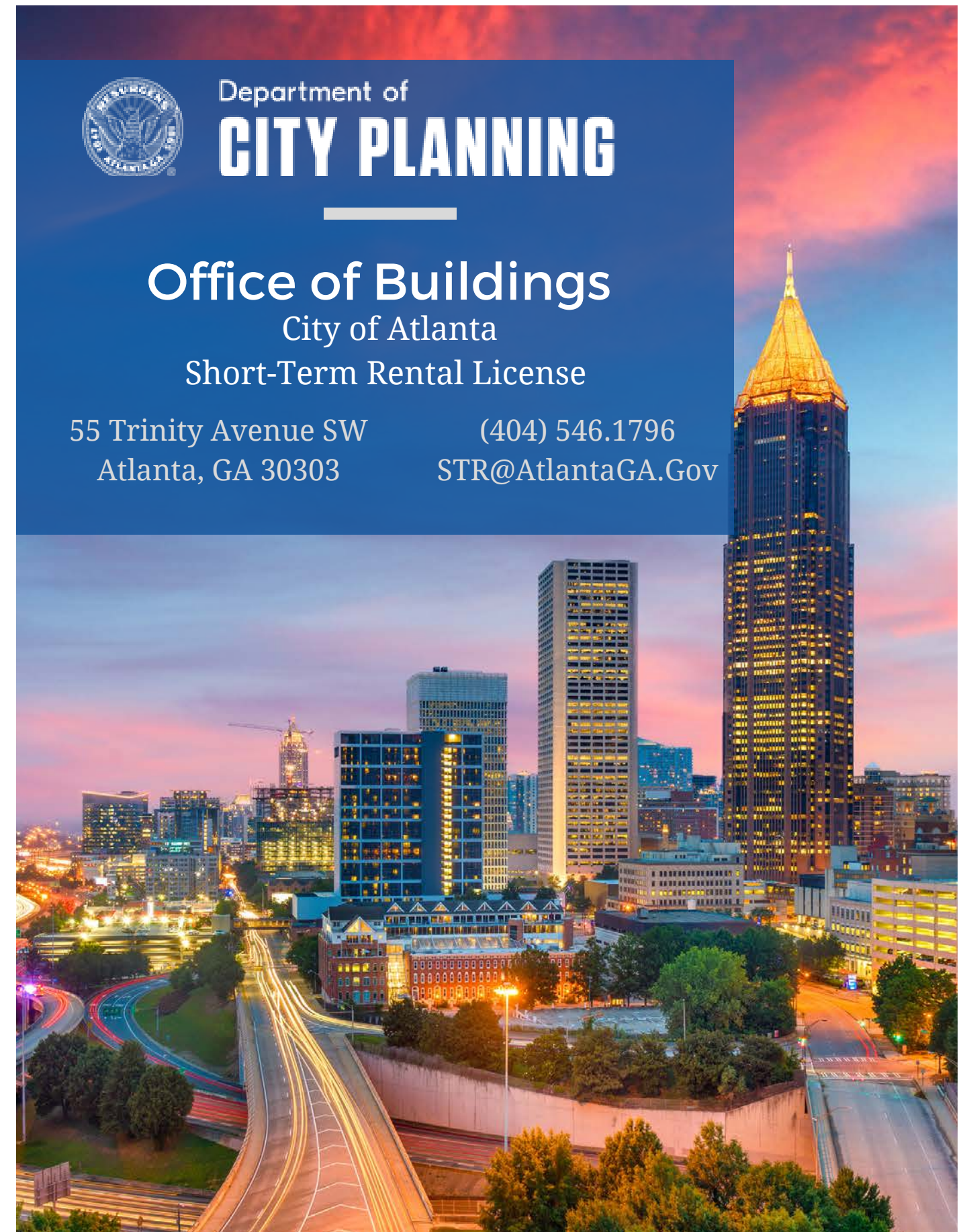
Planned Staffing: 27 total/24 code enforcement officers

The responsibilities of the expanded Code Enforcement team will include the following:

- Zoning complaint inspections
- Stop Work complaint inspections.
- Working without a permit complaint inspection
- Canvas and monitor assigned areas for zoning violations.
- Issuing correction notices and citations to violators
- Testifying in court hearings, BZA hearings, and other legal hearings
- Conducting collaborative enforcement sweeps
- On-call after hour inspections, voluntary, as needed
- Participate in neighborhood community meetings
- Business license review in office and inspections, as requested
- Conduct non-conforming research and inspections

# SHORT-TERM RENTALS

- Preparations are underway for Short-Term Rental Licenses within the City



Department of  
**CITY PLANNING**

**Office of Buildings**

City of Atlanta

Short-Term Rental License

55 Trinity Avenue SW  
Atlanta, GA 30303

(404) 546.1796  
STR@AtlantaGA.Gov

# PLAN A - PUBLIC INPUT AND NEXT STEPS

# PLAN A UPDATE



Draft of the 2021 CDP Available at  
<https://www.atlcitydesign.com/2021-cdp>

- Atlanta's current Comprehensive Development Plan (CDP) must be updated by October 2021
- The CDP is the City's plan to address growth and development over the next five years
- *Plan A* is the first update of the City's CDP since the adoption of Atlanta City Design into the City Charter in 2017
- Since October 2020, worked with stakeholders, including NPUs and APAB, throughout the process to get their input
- A draft document has been released for public review and comment until mid August 2021
- Held three virtual community meetings in June
- Received over 1,000 comments at the June CDHS public hearing

# NEXT STEPS

- Draft will be submitted for a 45-day review by state and regional agencies
- Plan A will be updated to incorporate state, regional and community input
- Final draft available for the CDHS quarterly public hearing on September 27<sup>th</sup>
- Adoption at October 4<sup>th</sup> City Council Meeting

## BUILDING THE BELOVED COMMUNITY

2021 Comprehensive Development Plan

### PLAN A

**Plan A** is Atlanta's comprehensive development plan, or CDP. It is Atlanta's guide for growth and development. **Plan A** will lay out the policies, programs and projects that shape how Atlanta and its neighborhoods grow.

Regular updates to the CDP keep our policies and programs in-line with our city's needs and opportunities as required by State and local mandates. The last CDP was adopted in 2016. A new CDP has begun- **Plan A**. This is where we begin to align what happens in Atlanta's neighborhoods with Atlanta City Design - the blueprint for our future city. This is where we lay the foundation to turn ideas into action and the vision into reality to become the beloved community.

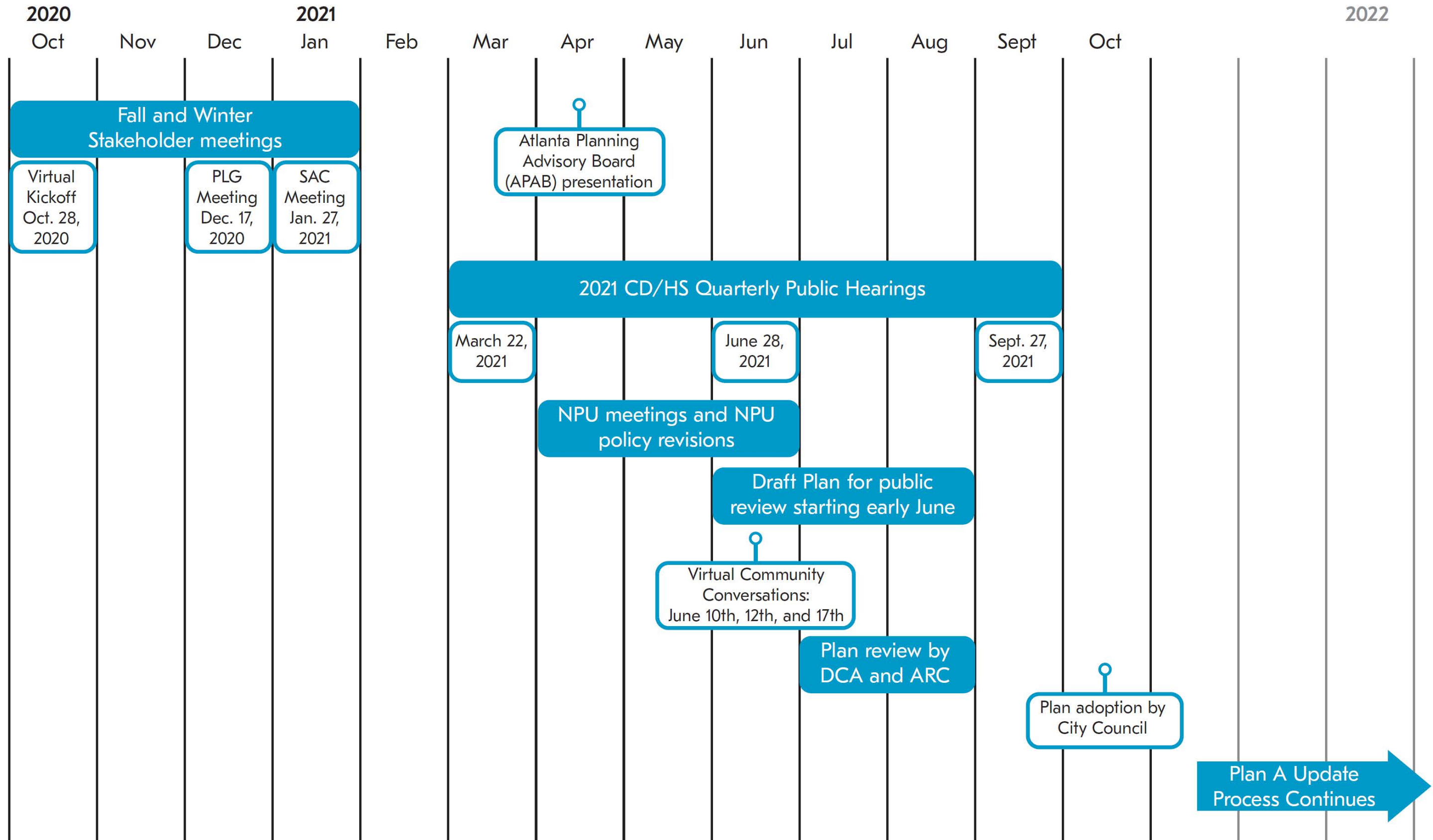
This CDP update began in October 2020 and will take several years to complete. COVID-19 changed the way we interact as a community and that interaction is critical to the development and validation of a CDP that Atlanta deserves. We are resetting our planning efforts to ensure that we have a CDP that not only reflects Atlanta at its best and meets the needs of all Atlantans, but also meets mandated requirements. As we move forward with future planning, we will have more and more opportunities for public engagement, because your voice matters!

Continue to check the site for up-to-date information as we plan ahead.





# TIMELINE FOR PLAN A OUTREACH AND ENGAGEMENT



# ATLANTA CITY DESIGN HOUSING LEGISLATION

# ATLANTA CITY DESIGN HOUSING

- Legislation introduced on 07/06
- Ordinances would:
  - Expand ADU opportunities (including attached ADUs) in R4+ zoning districts
  - Remove minimum parking requirements for residential uses in primary zoning districts (except R1-R3)
  - Update MR-MU to require affordability for buildings w/ 4+ units
  - Rezone R4+ lots within 1/2 mile of MARTA to MR-MU



# ZONING REWRITE

# ZONING REWRITE OBJECTIVES

The City of Atlanta is rewriting the Zoning Ordinance. This effort will take place over the next 3-5 years with a consultant team led by TSW.

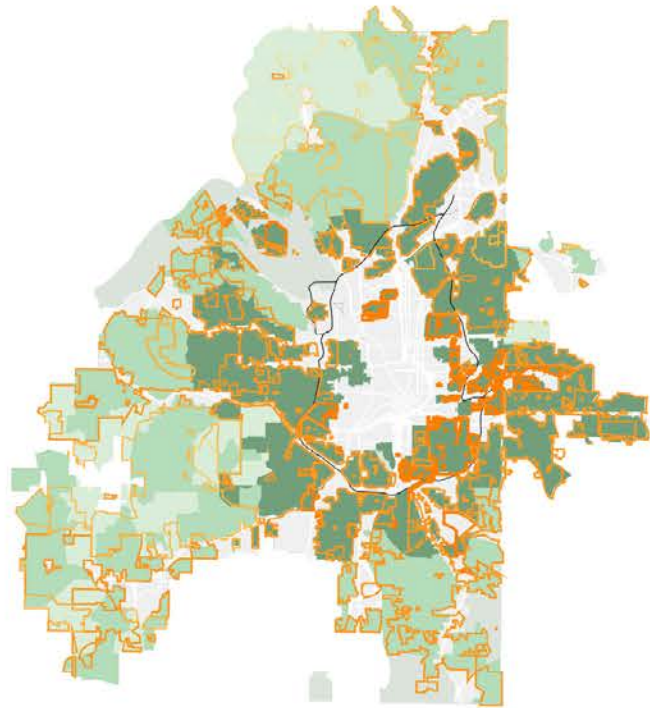
## Goals of the Rewrite:

1. Update Atlanta's zoning regulations to bring them into alignment with, and make it easier to achieve, the planning objectives of the Atlanta City Design project;
2. Implement the "Five Core Values" of the Atlanta City Design project through the creation of design regulations and develop an Ordinance that reinforces the strength and distinctive character of Atlanta's neighborhoods that would reflect equity, progress, ambition, access and nature throughout Atlanta;
3. Simplify the format of the Zoning Ordinance to make it user-friendly and web-interactive;
4. Increase the predictability of the application of the Ordinance through the creation of language that is clear, concise and provides a basis for consistent interpretation;
5. Create regulations and processes that will facilitate a shift from the existing primarily use-based Ordinance towards a more balanced approach that addresses building form in conjunction with land uses and transportation networks; and
6. Streamline permitting processes by simplifying the Zoning Ordinance procedures

# METHOD

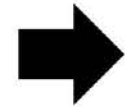
## CITY SCALE ANALYSIS

### 1. VISION ALIGNMENT

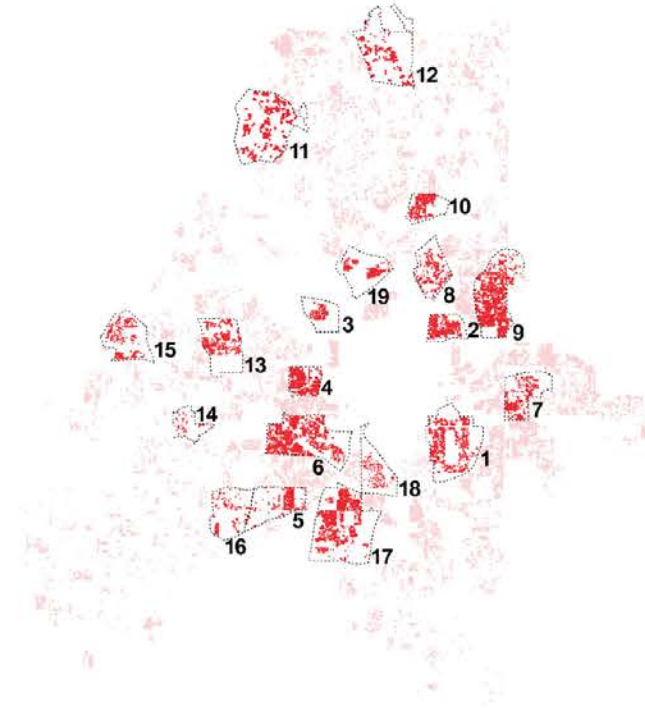


How does Atlanta City Design's vision relate to existing urban patterns and current zoning districts?

*ACD Conservation Areas (green)  
vs. Zoning Districts (orange)*

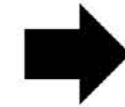


### 2. FRICTION AREAS

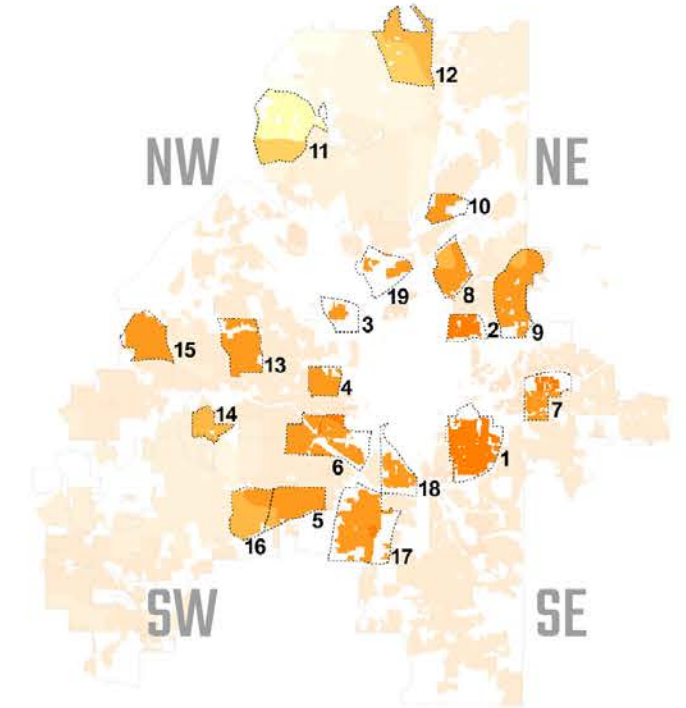


Which are the areas with higher number of nonconformities between existing patterns and current zoning?

*Nonconformities (red)  
with Friction Area Outlines*



### 3. REPRESENTATIVE AREAS



Representative areas in relation to: History / Growth Potential / Urban Fabric / Parcel-level Physical/ Policy and Regulatory Context patterns

*Zoning Districts (orange)  
with Representative Area Outlines*

# NEXT STEPS

- Finalize the regulatory approach memo – late July/early August
  - Will include Zoning Ordinance alternatives for public consideration.
- Finalize the public outreach plan – mid-July
- Conduct Round #1 Public Plenary – Videos to be released in early August and supplemented by online Q&A
- Conduct Round #2 Public Meeting: Alternatives (virtual) Review of process, schedule, and outreach opportunities
  - Review of consultant team findings to-date
  - Informational plenaries on various planning and zoning concepts
  - A call for test sites that will be used for the duration of the process to explore different zoning concepts (the consultant team includes local architects who will test different concepts as they are considered)
  - Public input exercises to share reactions and other ideas

# FRESH FOOD ACCESS REPORT AND LEGISLATION



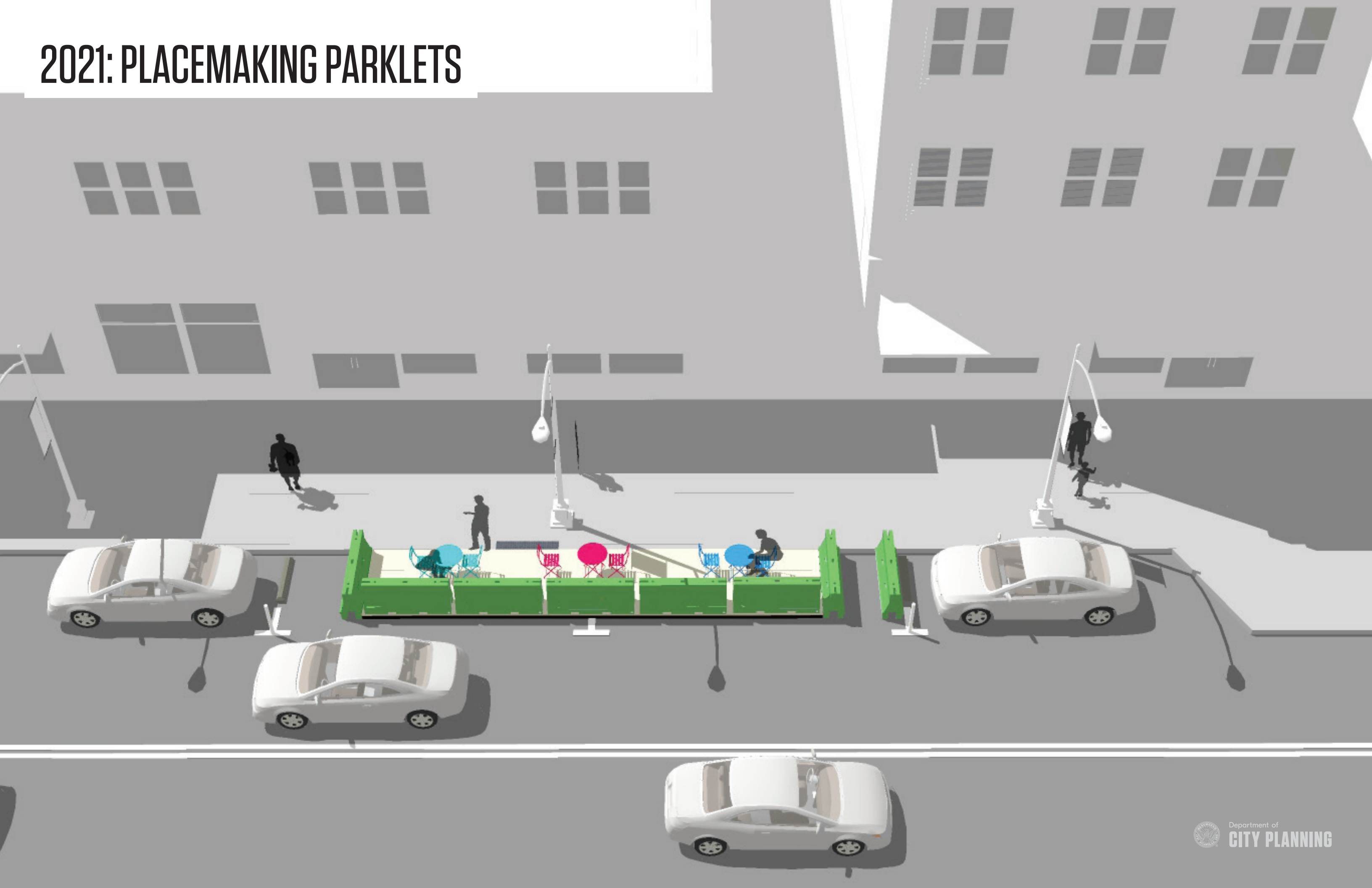
# FRESH FOOD ACCESS

- Release of Fresh Food Access Report showing an increase since 2015 in fresh food access in Low-Income, Low Access areas of the city
- Farm Stand Ordinance - Will allow for urban farms to sell produce on-site directly to neighbors. Will go before Zoning Committee for a vote in July 2021.



# PLACEMAKING PARKLETS

# 2021: PLACEMAKING PARKLETS



# UNDERSTANDING THE CITY'S PROCESSES & PROGRAMS

**TRANSPORTATION  
ATLDOT  
RIGHT-OF-WAY DINING PERMIT**

The Atlanta Department of Transportation (ATLDOT) is responsible for all of the City's right-of-ways (streets). Any entity utilizing City streets must receive a permit from ATLDOT. ATLDOT is responsible for reviewing and permitting all outdoor dining that sits on City streets.

**CITY PLANNING  
DCP  
PLACEMAKING PROGRAM**

The Department of City Planning (DCP) is responsible for the City's Placemaking Program. This program was started in 2017 to design and implement short-term solutions to enhance Atlanta's Public Spaces. This year, the program accepted applications for parklets on City streets.

# PHASED APPROACH

## PHASE 1: DEMO PARKLET



The Department of City Planning will lend materials for demonstration (short-term) parklets. This allows for quick implementation of a temporary parklet while fully compliant materials are procured.

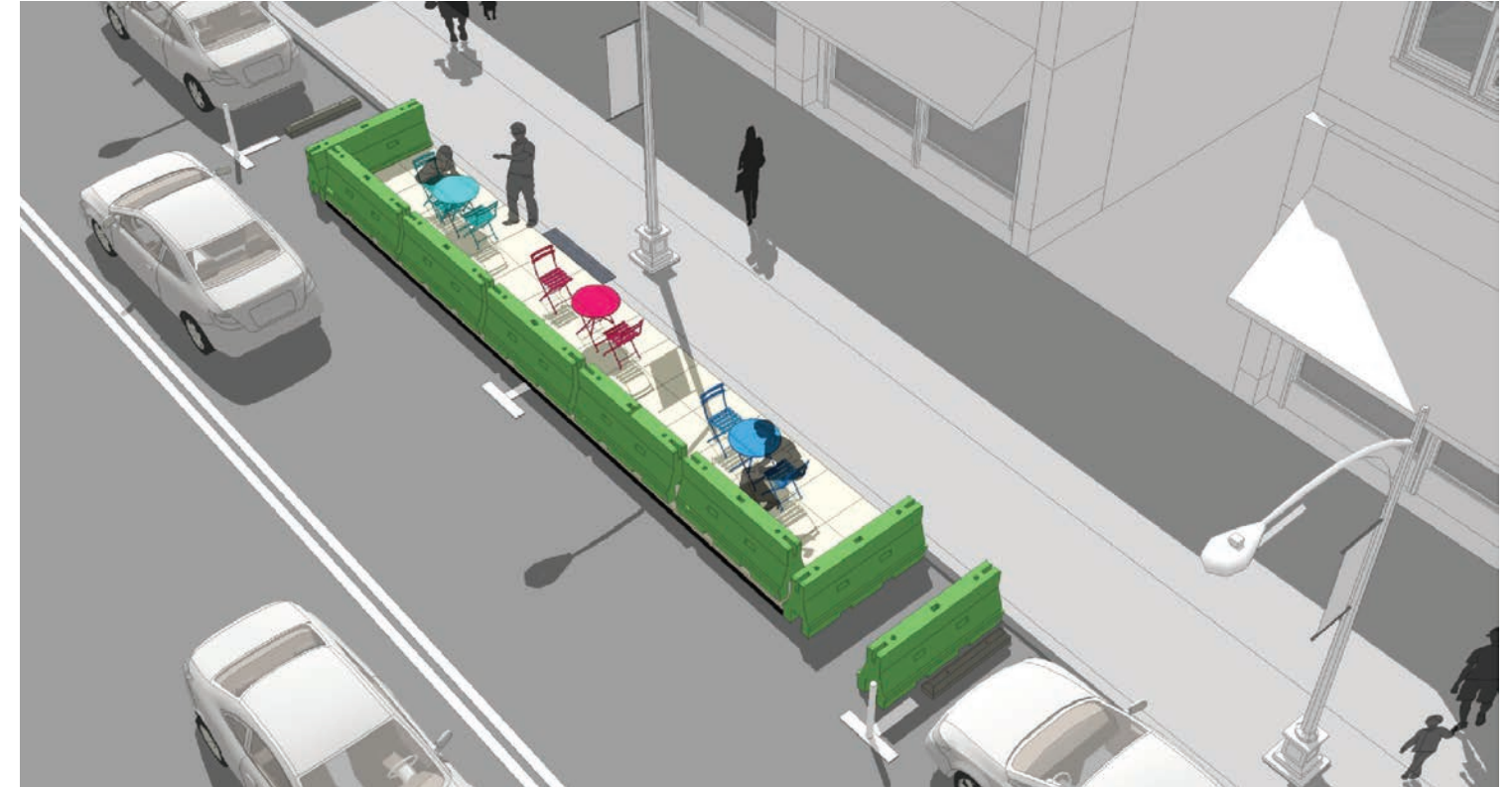
### **Materials provided by DCP:**

- Jersey barriers
- Ramp

### **Materials provided by business owner:**

- Tables and chairs

## PHASE 2: BASIC PARKLET



The Department of City Planning will also procure and install a basic parklet that is fully compliant with the City's requirements. These parklets will be lent to food and beverage establishments for the duration of the Outdoor Dining legislation (end of 2021).

### **Additional materials provided by DCP:**

- ADA compliant platform structure
- Posts and wheel stops
- Tactical curb extension (as applicable)

# PARKLETS: PHASE 1

**marta\_explorers**  
MARTA Midtown Transit Station



♡ 💬 📌

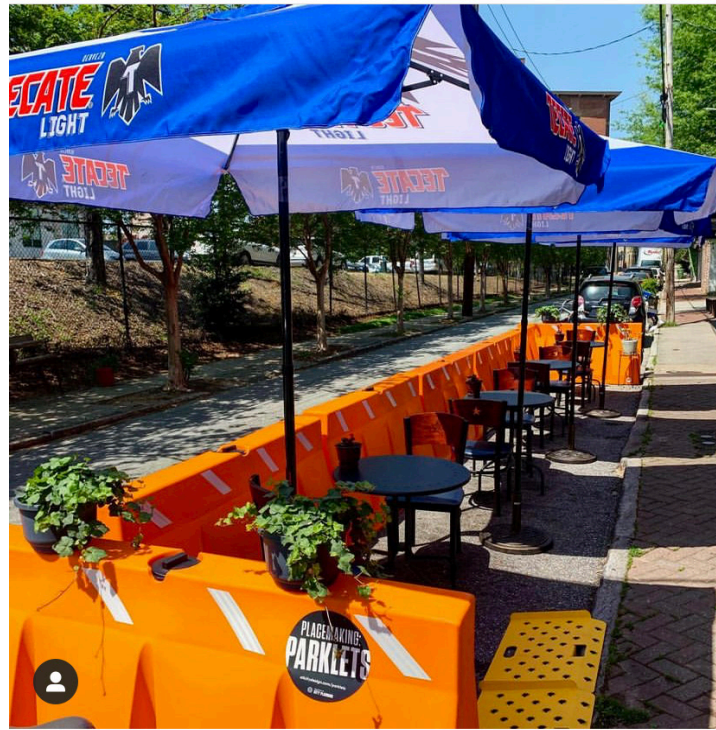
Liked by [midtown\\_atl](#) and others

**marta\_explorers** The Route 12 bus departs from Midtown Station where [@dancinggoatsmidtown](#) has a [@atlplanning](#) parklet out front to enjoy this warm spring weather. [#HowDoYouMARTA](#)

**atlurbanist**  
Park Bar



**JEN CHAN'S**  
jenchansdeliverysupperclub  
JenChan's



♡ 💬 📌

Liked by [joshuahumphries](#) and others

**jenchansdeliverysupperclub** Phase 1 of the Parklet Install is complete! Come on by and say hey to Kevin, grab a drink, pizza, or a Mongolian Beef Bowl. We do it all... more

**talatmarketatl**  
Talat Market



**bontonatlanta**  
Bon Ton ATL



♡ 💬 📌

**talatmarketatl**  
Talat Market



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**sovereignrm** • Follow  
The Pullman



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# PEACHTREE SHARED SPACE

# DEMONSTRATION PROJECT





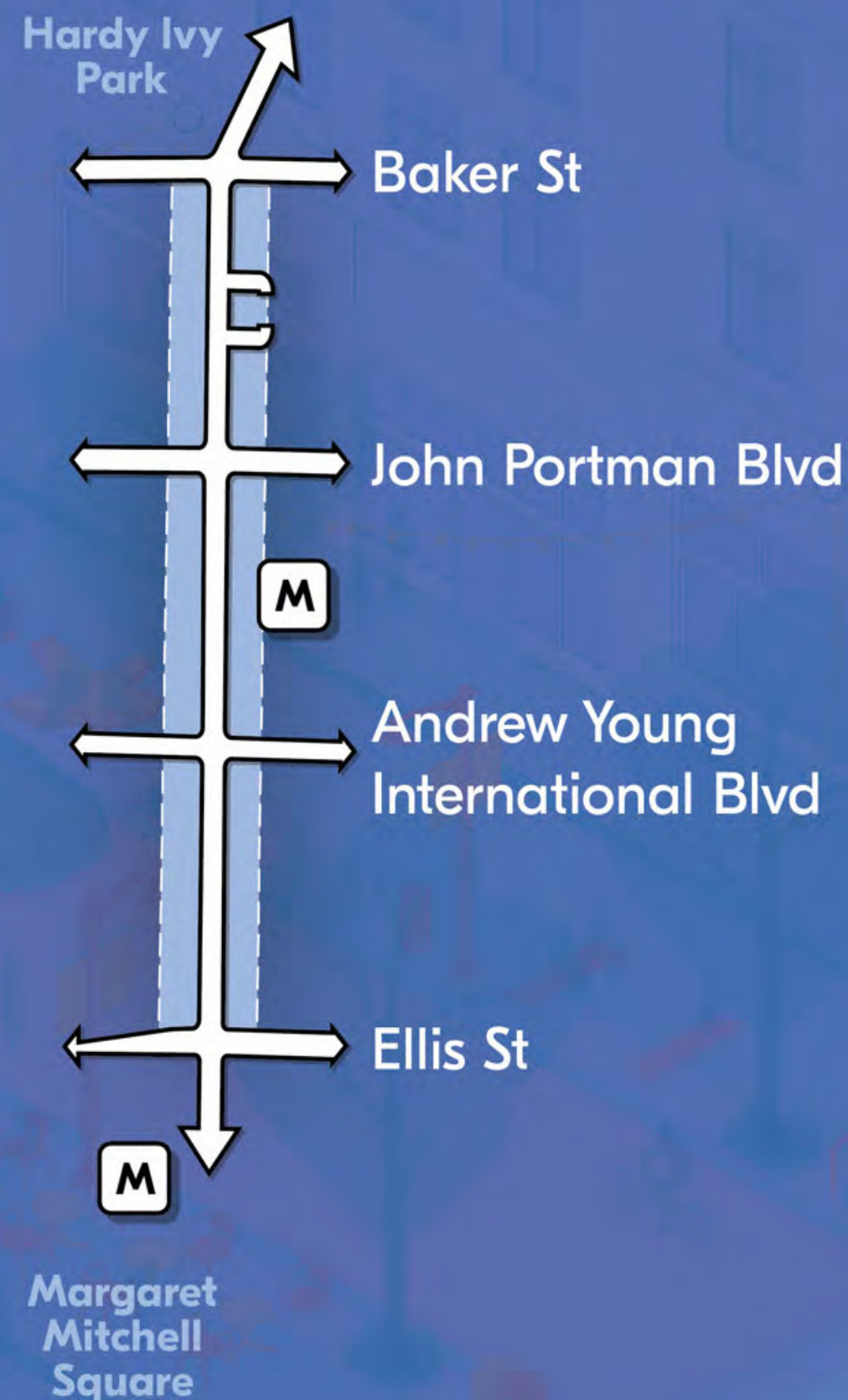
# PEACHTREE PHASE 1



3

# BLOCKS

of **Peachtree Street** between Baker Street and Ellis Street will be **temporarily redesigned** to test new travel patterns and expanded public space, helping inform the shared space design.



This test will happen in **phases**, allowing us to:



See what works



Get community input



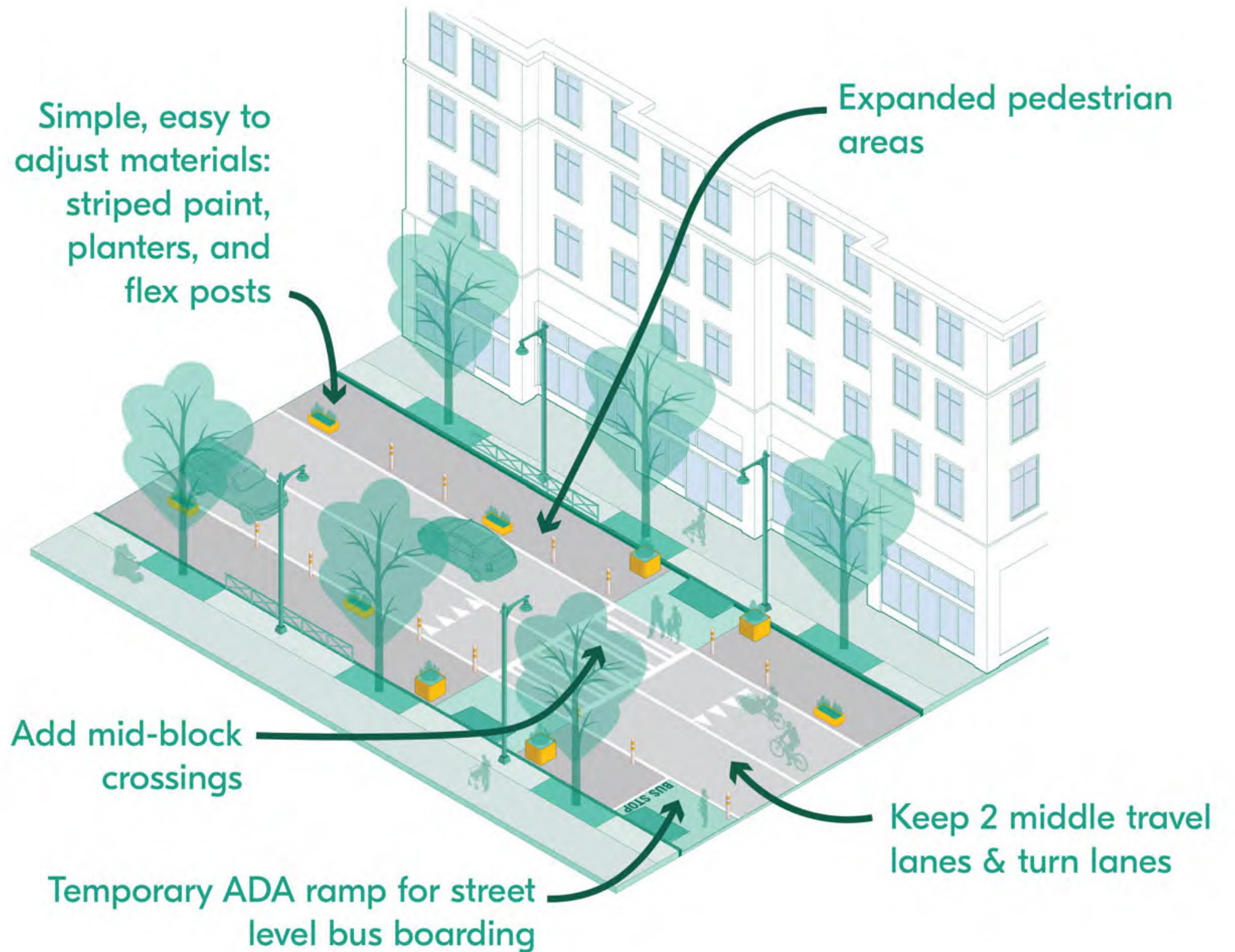
Adjust the final design

# Phase

1

## Reallocating lanes & testing operations

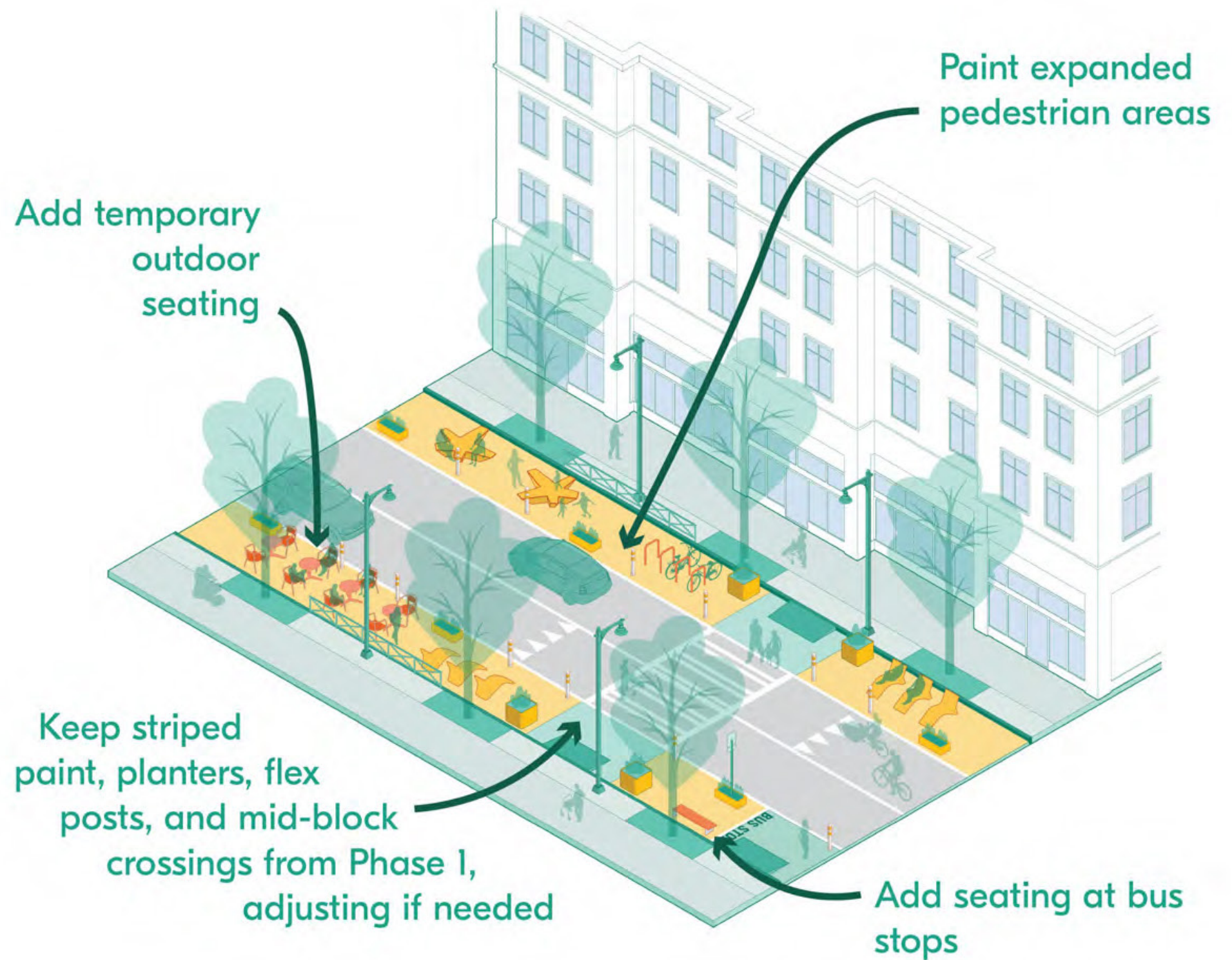
~90 days beginning June 21st



# Phase 2

Activating  
expanded public  
space

Fall 2021 until shared  
space is funded



# Phase

# 3

## Final shared space design

Long-term, beginning as soon as construction is funded

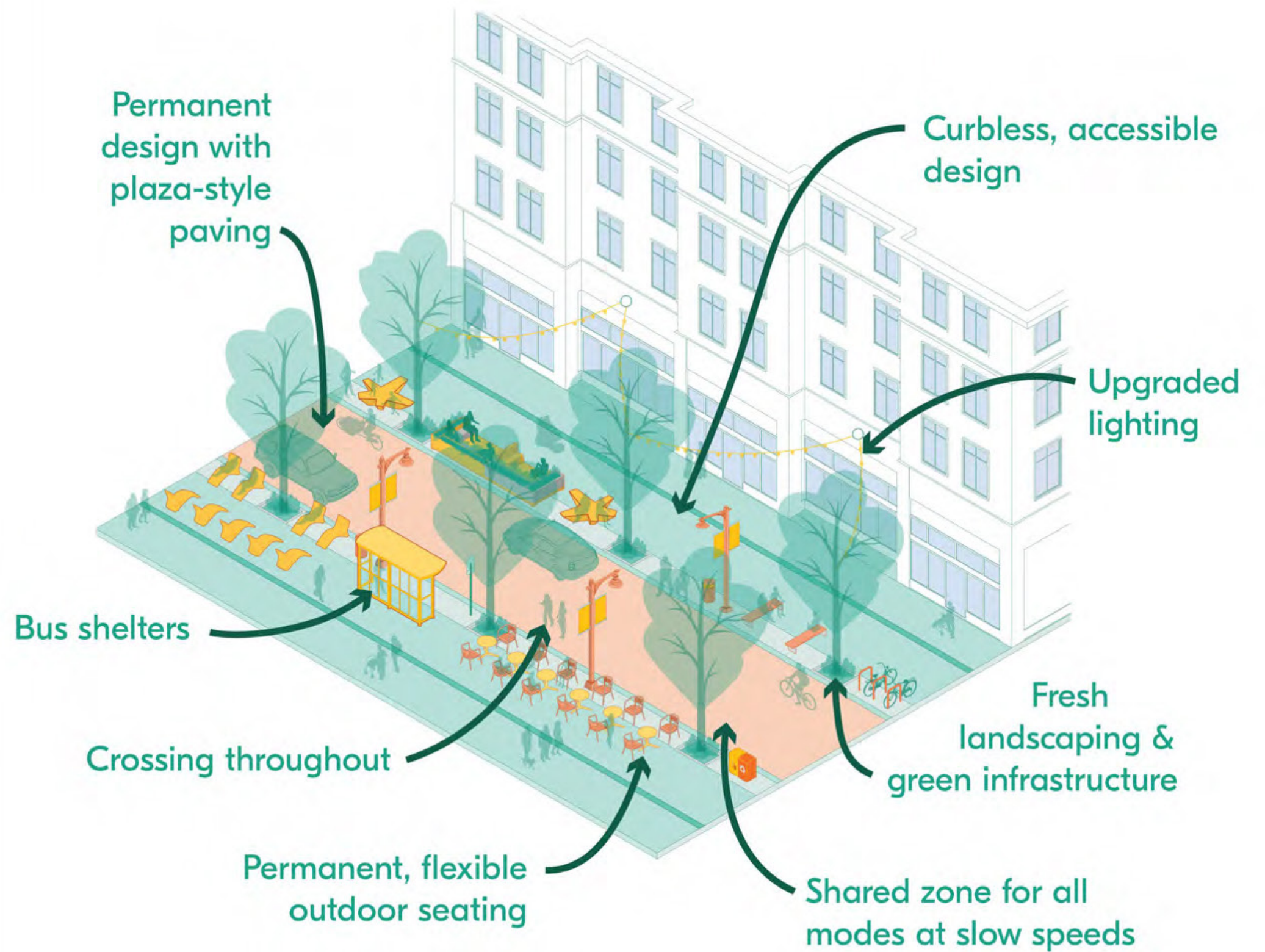




Photo Credit: Marian Lou

