

# Comprehensive Development Plan Amendments

## 3rd Quarter CD/HS Public Hearing

September 27, 2021

6:00 PM

Office of Zoning and Development



Department of

**CITY PLANNING**

**CDP-21-022/21-O-0344**

**#2) 1295 Marietta Boulevard NW**

Transportation Communications and Utilities  
(TCU)

to

Mixed Use (MU)

for

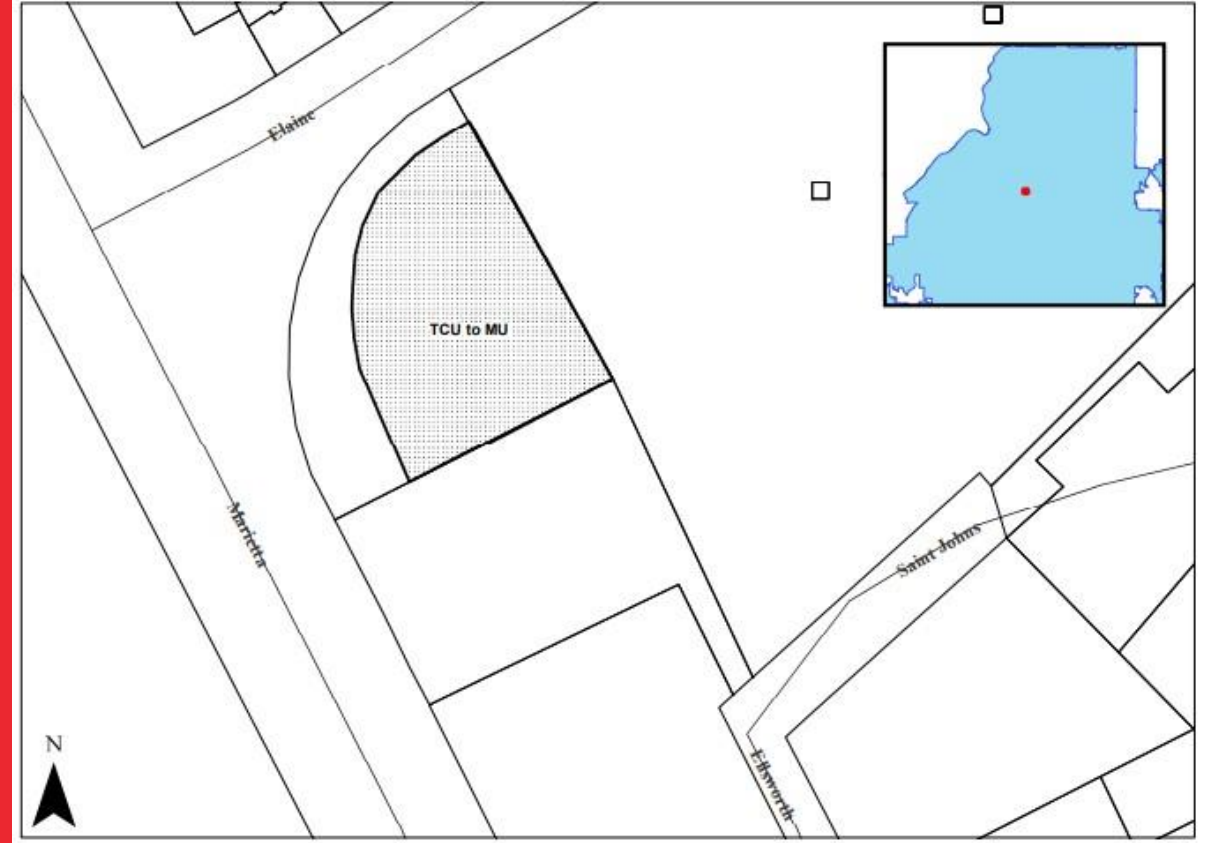
Z-21-029

NPU – D Recommendation: Approval

OZD Staff Recommendation: Approval

Council District 9

**Exhibit 'A'**



**CDP-21-031/21-O-0683**

**#3) 1818 Lakewood Avenue SE**

Single Family Residential (SFR)

to

Low Density Residential (LDR)

for

Z-21-047

NPU Y Recommendation: Defer

OZD Staff Recommendation: Defer

Council District 1

**Exhibit 'A'**



**CDP-21-034/21-O-0684**

**#4) 3393 Jonesboro Road SE**

Single Family Residential (SFR)

to

Industrial (I)

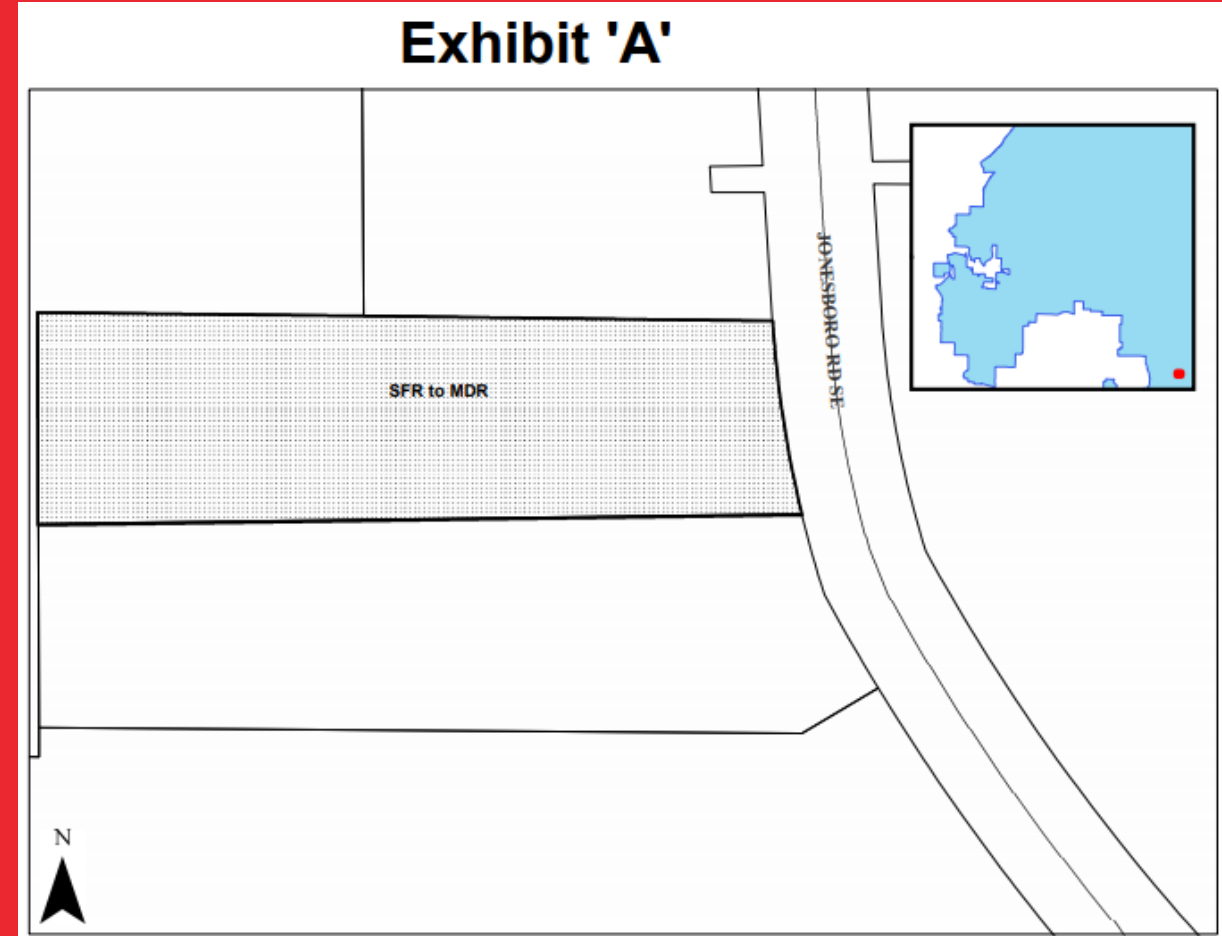
for

Z-21-039

NPU Z Recommendation: Approval

OZD Staff Recommendation: Approval

Council District 12



**CDP-21-035/21-O-0685**

**#5) 3626 Peachtree Road NE, 3715 and  
3693 Wieuca Road NE, 3714 and 3706  
Peachtree Dunwoody Road and parcel  
17-0044-LL025**

Single Family Residential (SFR) and  
Low Density Residential (LDR)  
to

Medium Density Residential (MDR), High  
Density Residential (HDR) and High Density  
Commercial (HDC)

for

Z-21-055

NPU B Recommendation: Approval

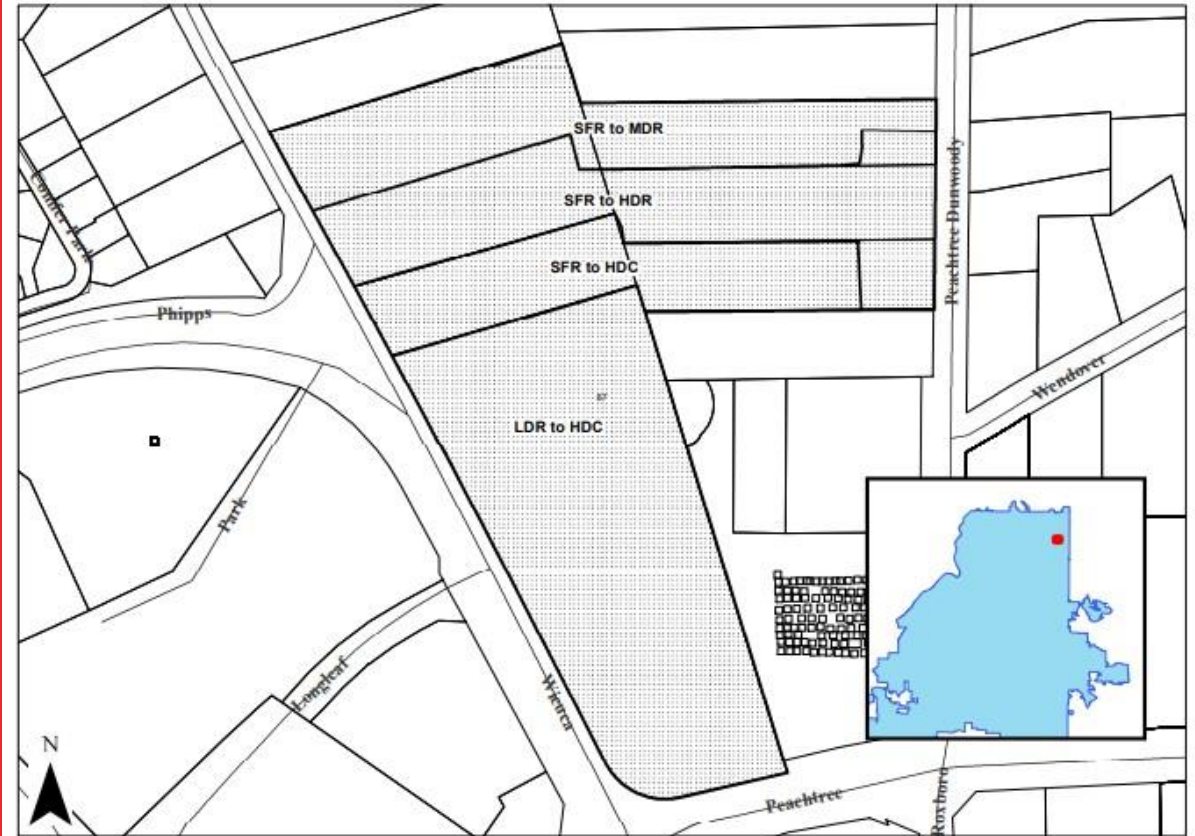
OZD Staff Recommendation: Approval

Council District 7



Department of  
**CITY PLANNING**

**Exhibit 'A'**



**CDP-21-036/21-O-0686**

**#6) 1111 Hightower Road NW, 0  
Hightower Road and 0 North  
Hightower Road NW**

Single Family Residential (SFR)

to

Mixed Use Low Density (MULD)

for

Z-21-060

NPU G Recommendation: Approval

OZD Staff Recommendation: Approval

Council District 9



**Exhibit 'A'**



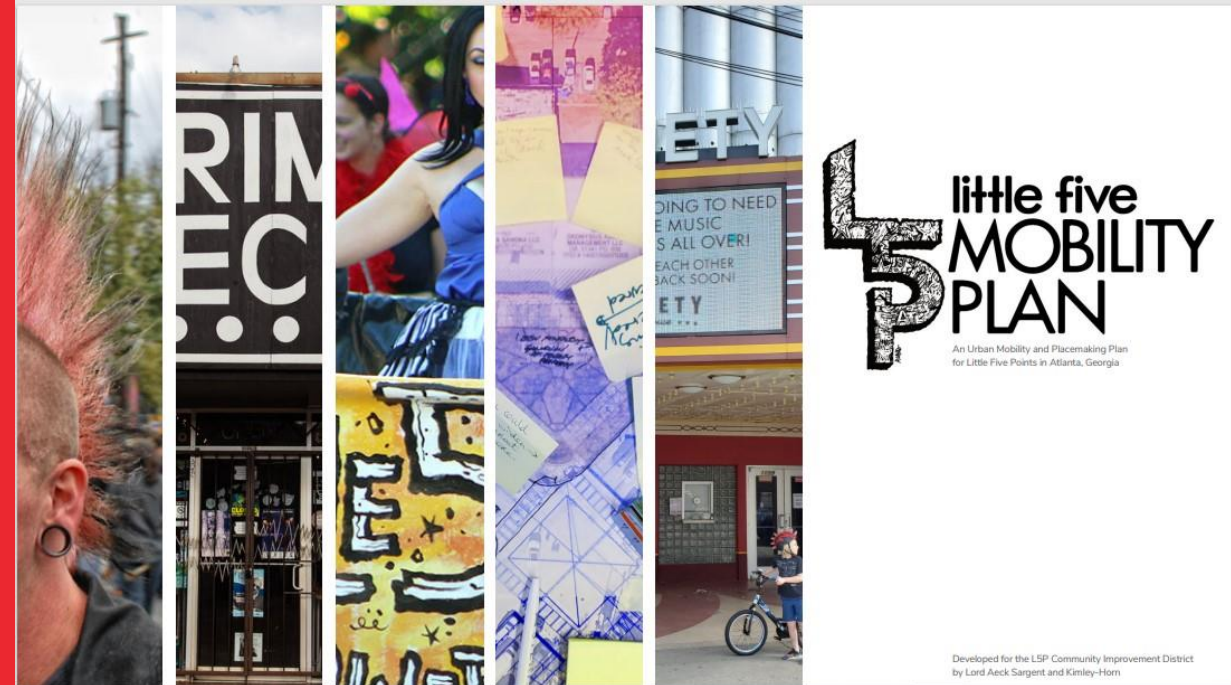
**CDP-21-040/21-O-0669**

## **#7) Little Five Points Mobility Plan**

NPU N Recommendation: Approval

OZD Staff Recommendation: Approval

Council District 2



# CDP-21-040/21-O-0669

## #7) Little Five Points Mobility Plan

### Focus areas:

- District-wide mobility study
  - Moreland
  - Parking
  - Land Use
  - Placemaking
  - Wayfinding
- Euclid Avenue Redesign
  - On-street Parking
  - 30% schematic design



### LITTLE 5 MOBILITY STUDY: FOCUS AREAS

The planning scope of the Little 5 Mobility study was two-fold:

A district-wide mobility study resulting in a plan for better-connecting L5P to surrounding streets, trails, bikeways and pedestrian amenities. Also included were a comprehensive parking assessment, a pedestrian safety analysis along Moreland Avenue and a variety of placemaking studies for key public spaces. This portion of the project was funded by a planning grant awarded through the Atlanta Regional Commission's Livable Centers Initiative (LCI) Program.

A redesign of Euclid Avenue between Austin and Moreland. As part of this effort the team commissioned a physical survey of the corridor, performed a detailed assessment of accessibility, infrastructure and safety. Various mobility alternatives were studied, resulting in 30% schematic design plans. This portion of the project was funded through the City of Atlanta's TSPLOST program.

### EXISTING CONDITIONS & ANALYSIS

During the initial phases of the planning effort the team collected data and visited the area multiple times in order to fully-assess, map and analyze existing physical conditions in Little 5 Points.

#### Currently Building Use





**CDP-21-041/21-O-0670**

**#8) Neighborhood Planning Unit  
G Community Masterplan Update**

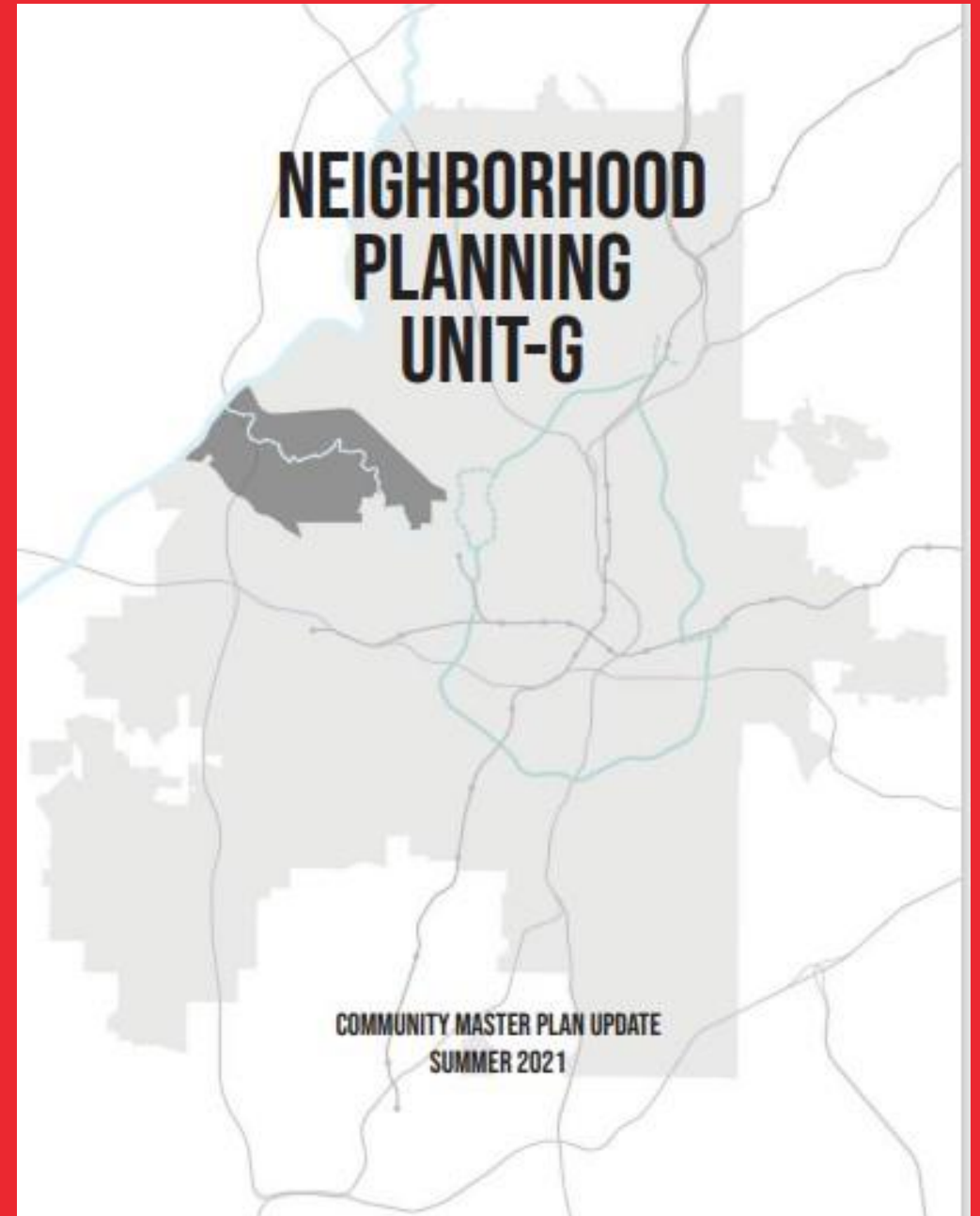
NPU G Recommendation: Approval

OZD Staff Recommendation: Approval

Council District 9



Department of  
**CITY PLANNING**



**CDP-21-041/21-O-0670**

## **#8) Neighborhood Planning Unit G Community Masterplan Update**

Vision: The NPU-G community envisions a future in which NPU-G represents the “melting pot of Atlanta.”

Community Priorities:

- Connectivity
- Redevelopment
- Environment and Natural Resources



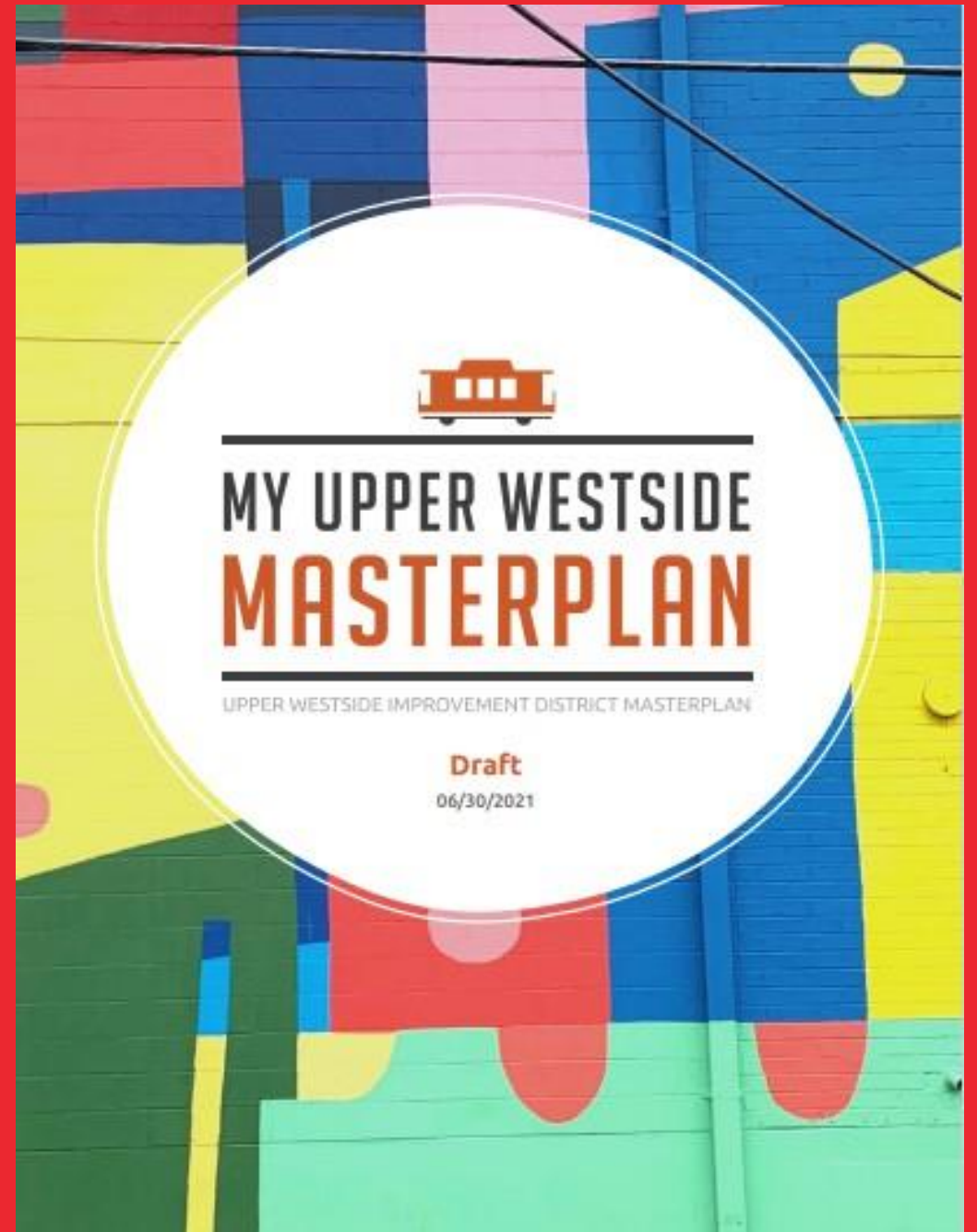
Department of  
**CITY PLANNING**

**CDP-21-042/21-O-0583**

**#9) Upper Westside Improvement District Masterplan**

NPU C Recommendation: Approval  
NPU D Recommendation: Vote 9/28  
NPU E Recommendation: Approval  
NPU J: Recommendation: Vote 9/28  
NPU K: Recommendation: Approval  
NPU L: Recommendation: Denial

OZD Staff Recommendation: Approval  
Council Districts 3, 8, & 9



# CDP-21-042/21-O-0583

## #9) Upper Westside Improvement District Masterplan Recommendations

- Transportation and Mobility
  - Retrofit Roads and All Users
  - Improve the Transit Experience
  - Go off Road
  - Build Strategic Road Segments
- Parks and Greenspace
  - Acquire Land for Recreation
  - Reveal Hidden Nature
  - Reclaim Waterworks for the Public
- Community and Economic Development
  - Codify Character through Zoning
  - Influence Future Landmark Developments
  - Support the Georgia Tech Innovation Ecosystem
- Arts and Culture
  - Announce the Upper Westside



Department of  
**CITY PLANNING**



**CDP-21-044/21-O-0687**

**#10) 1101 Church Street NW**

Single Family Residential (SFR)

to

Low Density Residential (LDR)  
for

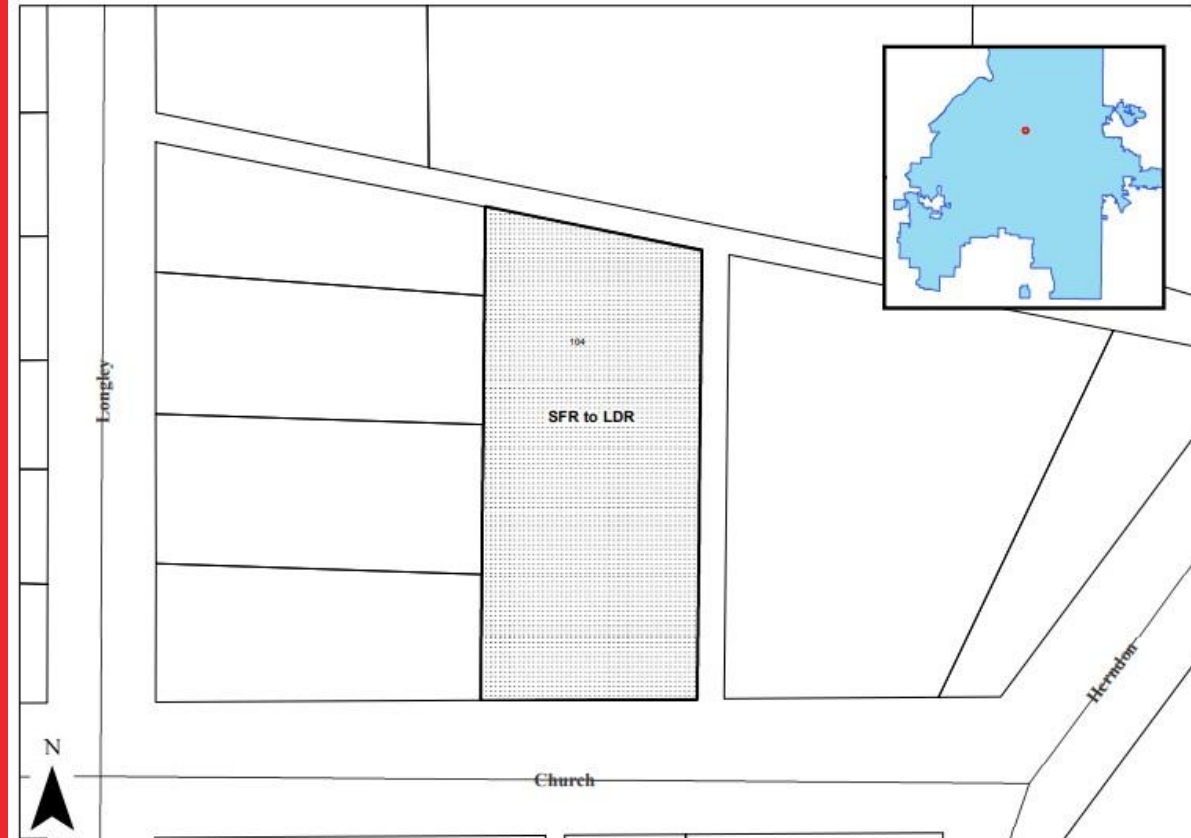
Z-21-066

NPU K Recommendation: Denial

OZD Staff Recommendation: Approval

Council District 3

**Exhibit 'A'**



**CDP-21-046/21-O-0689**

**#11) 559, 565 and 569 10<sup>th</sup> Street  
NW and 997 Curran Street NW**

Low Density Residential 0-8 units per  
acre (LDR 0-8)

to

Mixed Use Medium Density (MUMD  
for

Z-21-080

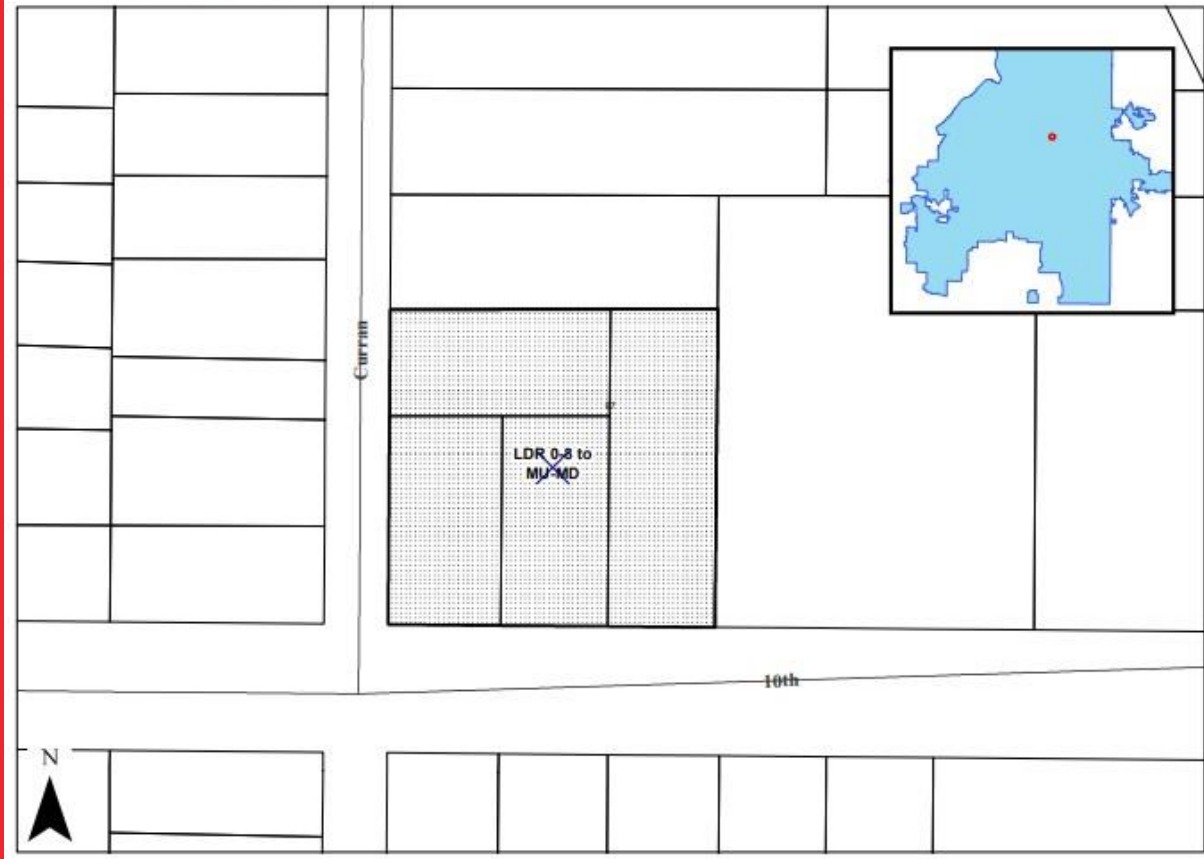
NPU E Recommendation: Defer

OZD Staff Recommendation: Approval

Council District 3



**Exhibit 'A'**



**CDP-21-047/21-O-0598**

**#12) Peachtree Battle Neighborhood  
Transportation Study Master Plan**

NPU C Recommendation: Approval

ATL DOT Staff Recommendation: Approval

Council District 9



Department of  
**CITY PLANNING**



**PEACHTREE BATTLE**  
TRANSPORTATION STUDY



Draft V8 for Adoption

July 12, 2021

**CDP-21-048/21-O-0690**

**#13) 1064 Oglethorpe Avenue  
SW**

Low Density Residential (LDR)

to

Medium Density Residential (MDR)  
for

Z-21-051

NPU T Recommendation: Approval

OZD Staff Recommendation: Denial

Council District 4

**Exhibit 'A'**

