

# Comprehensive Development Plan Amendments

## 4th Quarter CD/HS Public Hearing

November 29, 2021

6:00 PM

Office of Zoning and Development



Department of

**CITY PLANNING**

**CDP-21-037/21-O-0907**

**#1) 525 Langhorn Street SW**

Low Density Residential (LDR)

to

High Density Residential (HDR)

for

Z-21-061

NPU – T Recommendation: Approval

OZD Staff Recommendation: Denial

Council District 4

**Exhibit 'A'**



**CDP-21-038/21-O-0908**

**#2) 539, 545 and 549 Pryor St SW**

Medium Density Residential (MDR)

to

High Density Commercial (HDC)

for

Z-21-068

NPU V Recommendation: Approval

OZD Staff Recommendation: Approval

Council District 4

## Exhibit 'A'



**CDP-21-039/21-O-0909**

**#3) 509 Pryor Street SW**

Medium Density Residential (MDR)

to

Low Density Commercial (LDC)

for

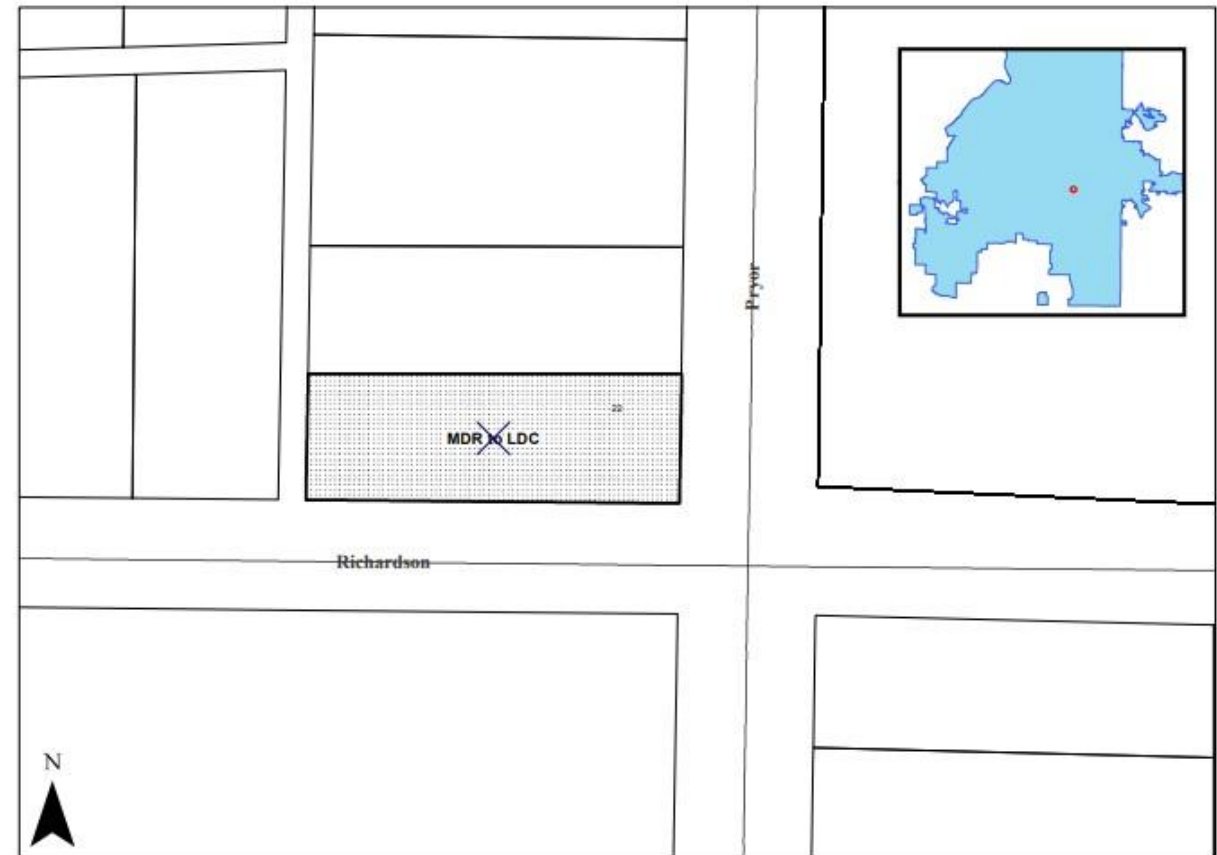
Z-21-069

NPU V Recommendation: Approval

OZD Staff Recommendation: Approval

Council District 4

**Exhibit 'A'**



**CDP-21-045/21-O-0910**

**#4) 1056, 1066, 1100 and 1088  
Murphy Avenue SW and 1127 and  
1135 Sylvan Road SW**

Industrial (I)

to

Mixed Use Medium Density (MUMD)  
for

Z-21-058

NPU S Recommendation: Approval

OZD Staff Recommendation: Approval

Council District 12



Department of  
**CITY PLANNING**

**Exhibit 'A'**



# CDP-21-046/21-O-0689

## #5) 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

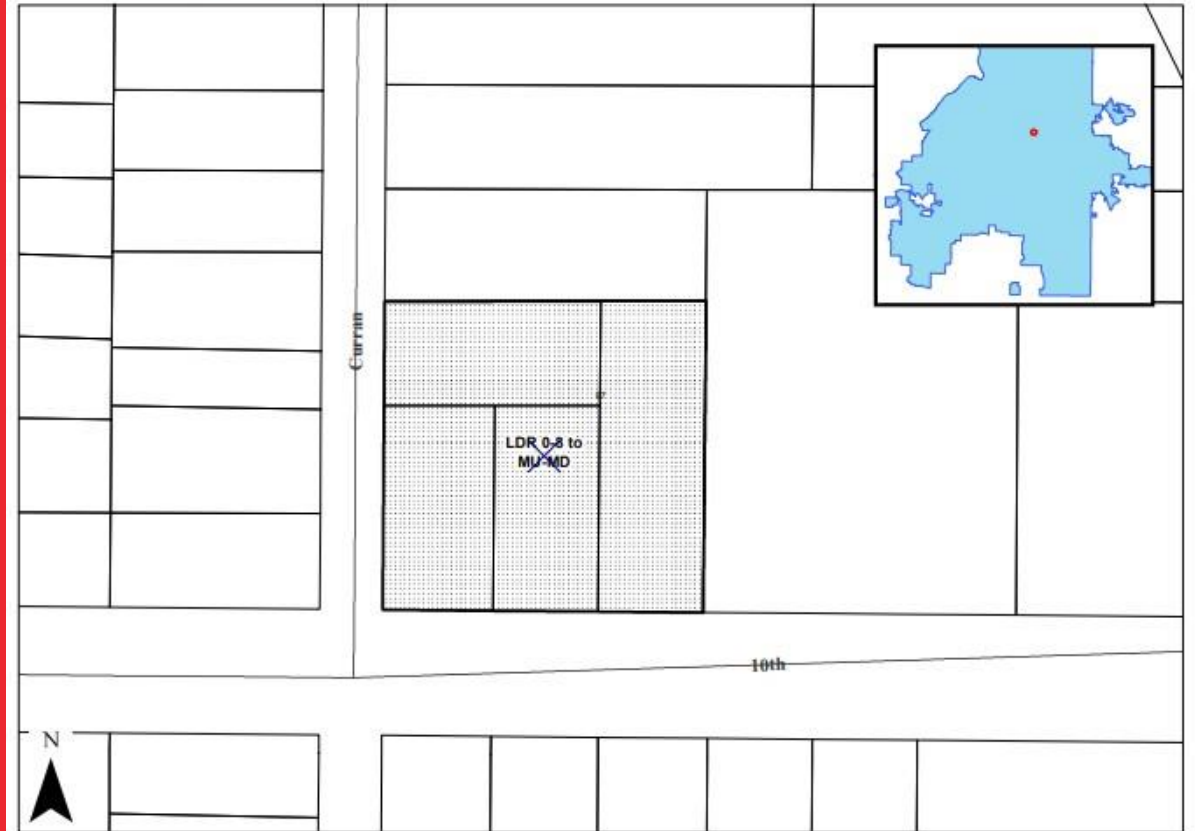
Z-21-080

NPU E Recommendation: Defer

OZD Staff Recommendation: Defer

Council District 3

### Exhibit 'A'





**CDP-21-052/21-O-0911**

**#6) North Decatur, Ridgewood,  
Haygood**

Single Family Residential (SFR)

to

the Office Institutional (O-I)  
for

(Z-21-084)

NPU F Recommendation: Approval

OZD Staff Recommendation: Approval

Council District 6

**Exhibit 'A'**



**CDP-21-053/CDP-21-053**

**#7) 570 Flat Shoals Avenue SE**

Single Family Residential (SFR)

to

Low Density Commercial (LDC)

for

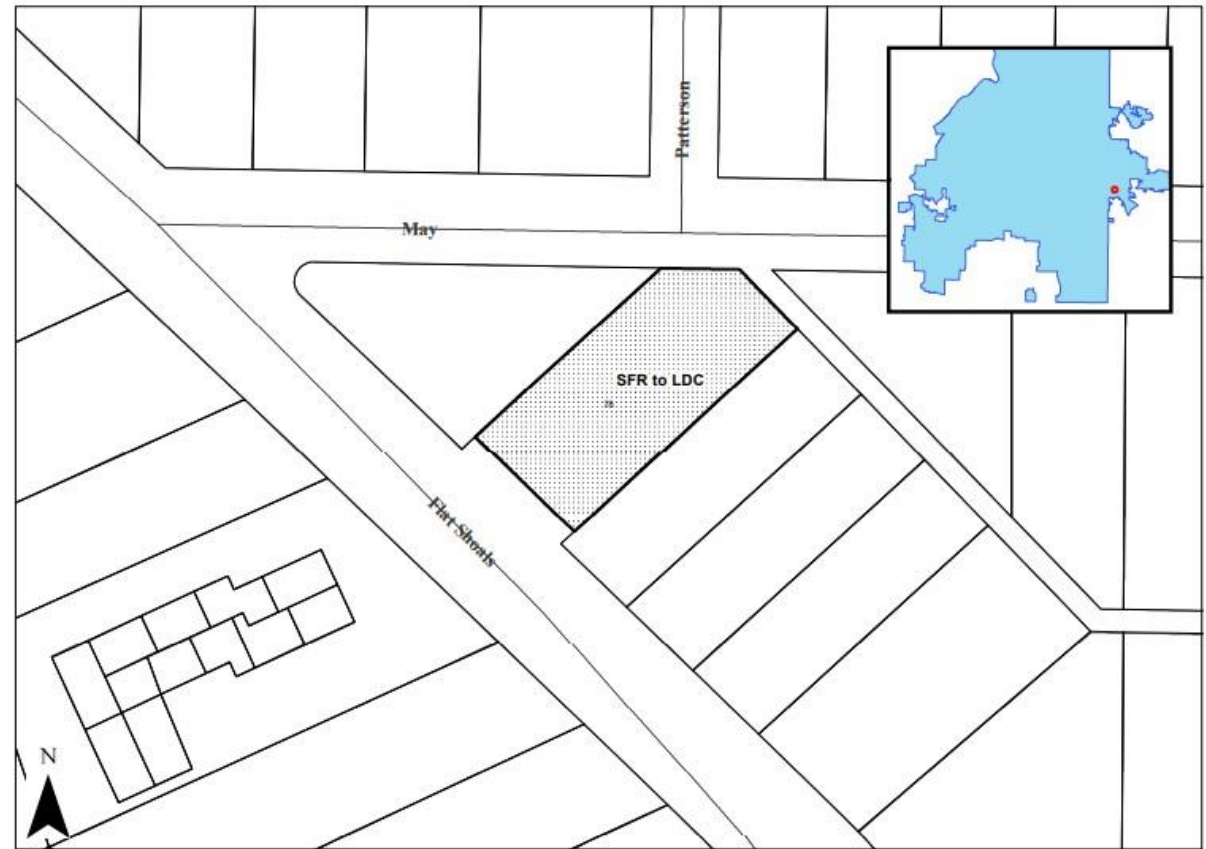
Z-21-077

NPU W Recommendation: Denial

OZD Staff Recommendation: Defer

Council District 5

**Exhibit 'A'**





**CDP-21-054/21-O-0707**

**#8) 1258, 1262, 1264 and 1287 Donald  
L. Hollowell Parkway NW and 593 and  
605 Anthony Street NW**

Open Space (OS)

to

Mixed Use (MU)

for

Z-21-096

NPU K Recommendation: Approval

NPU J Recommendation: Nov Vote

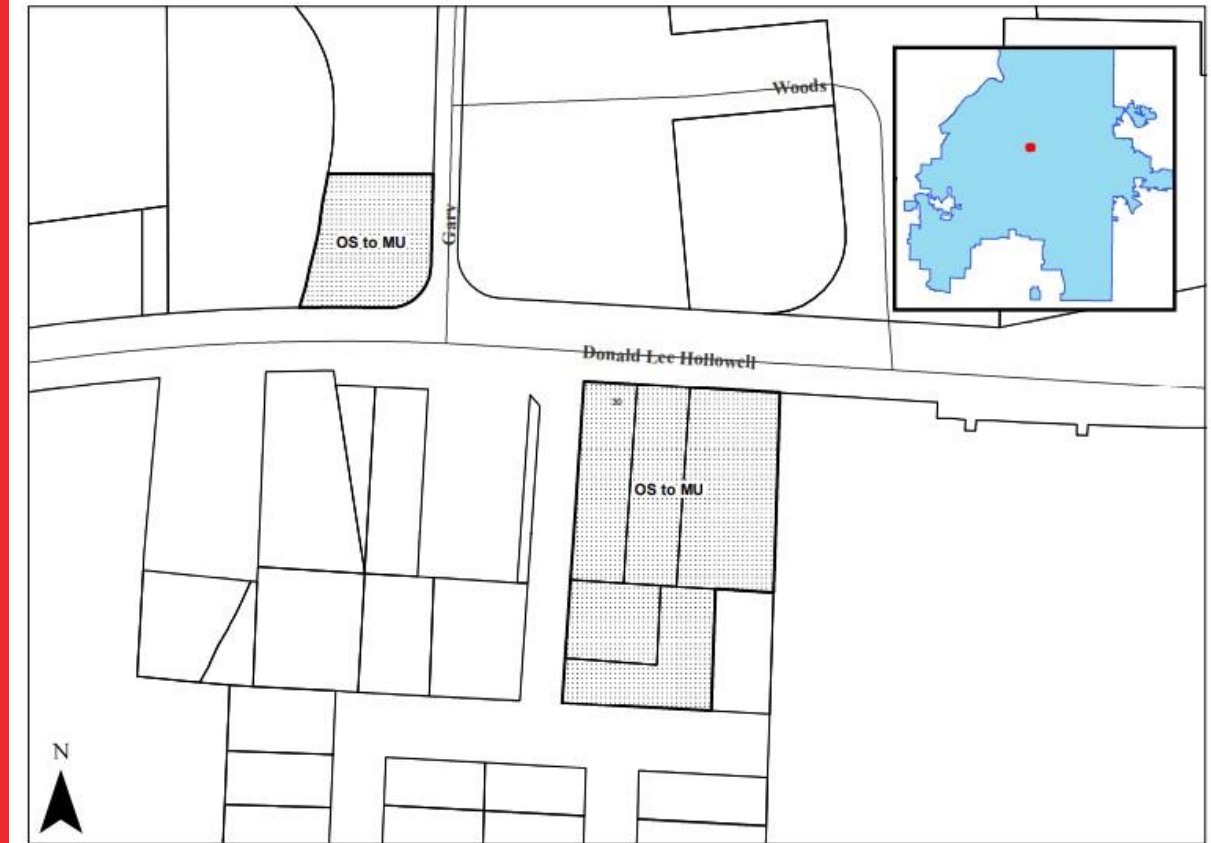
OZD Staff Recommendation: Approval

Council District 9



Department of  
**CITY PLANNING**

**Exhibit 'A'**



**CDP-21-055/21-O-0913**

**#9) 257 Oakcliff Road NW**

Single Family Residential (SFR)

to

Low Density Residential (LDR)

for

Z-21-082

NPU H Recommendation: Approval

OZD Staff Recommendation: Denial

Council District 10

**Exhibit 'A'**



**CDP-21-056/21-O-0914**

**#10) 534 Springside Drive SE**

Single Family Residential (SFR)

to

Low Density Residential (LDR)

for

Z-21-089

NPU Z Recommendation: Defer

OZD Staff Recommendation: Defer

Council District 12

**Exhibit 'A'**



**CDP-21-057/21-O-0915**

**#11) 1411 South Gordon Street SW**

Single Family Residential (SFR)

to

Low Density Commercial (LDC)  
for

Z-21-093

NPU T Recommendation: Approval

OZD Staff Recommendation: Denial

Council District 10

**Exhibit 'A'**



**CDP-21-058/21-O-0916**

**#12) 495 North Avenue NE and 0 North Avenue NE (Parcel ID 14 004700031381)**

Mixed Use Medium Density (MUMD)

to

Mixed Use High Density (MUHD)  
for

Z-21-102

NPU M Recommendation: Approval

OZD Staff Recommendation: Approval

Council District 2

## Exhibit 'A'





**CDP-21-059/21-O-0917**

**#13) Ashview Heights, Just Us, West End, and the Atlanta University Center Neighborhoods**

Various

to

Various

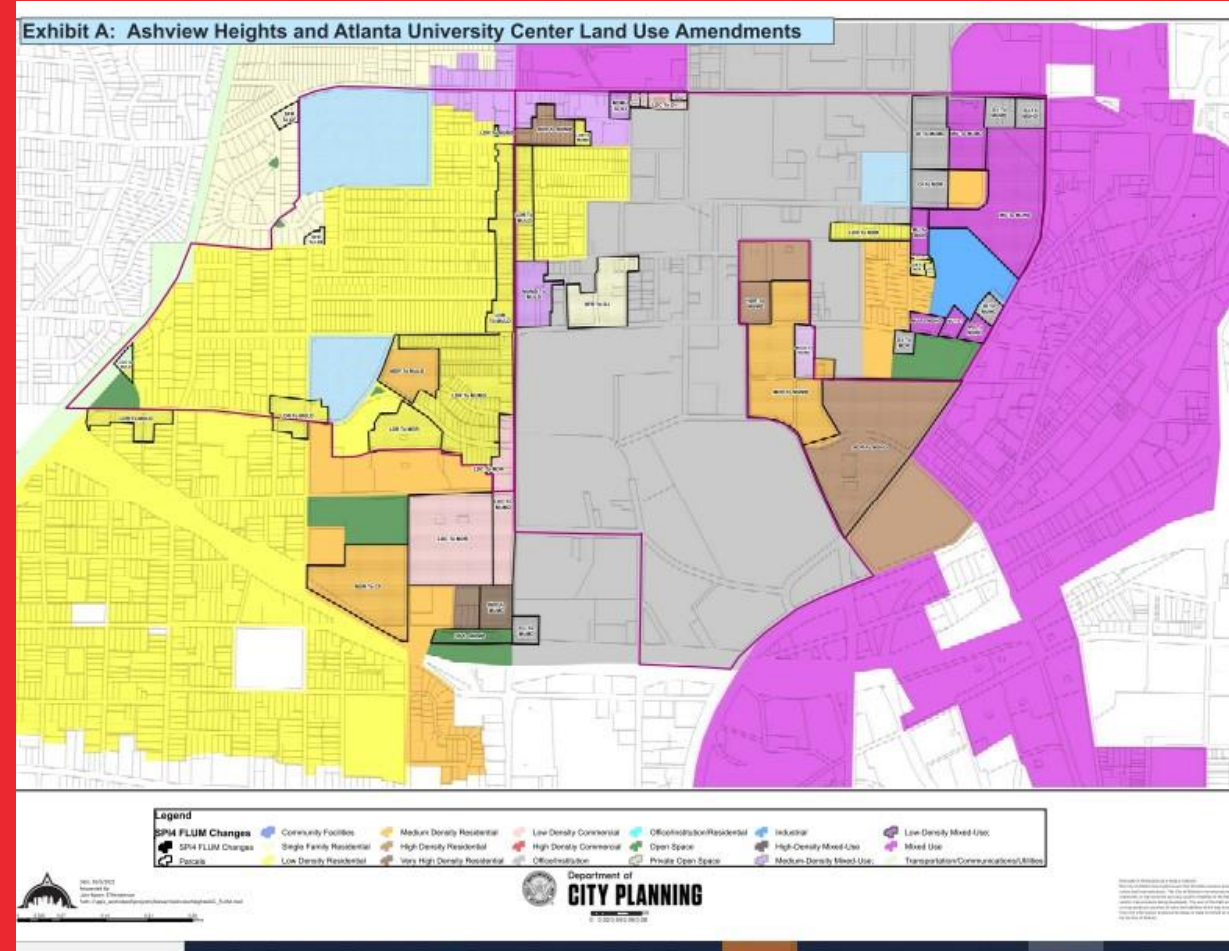
for

Z-21-75

NPU T Recommendation: Approval

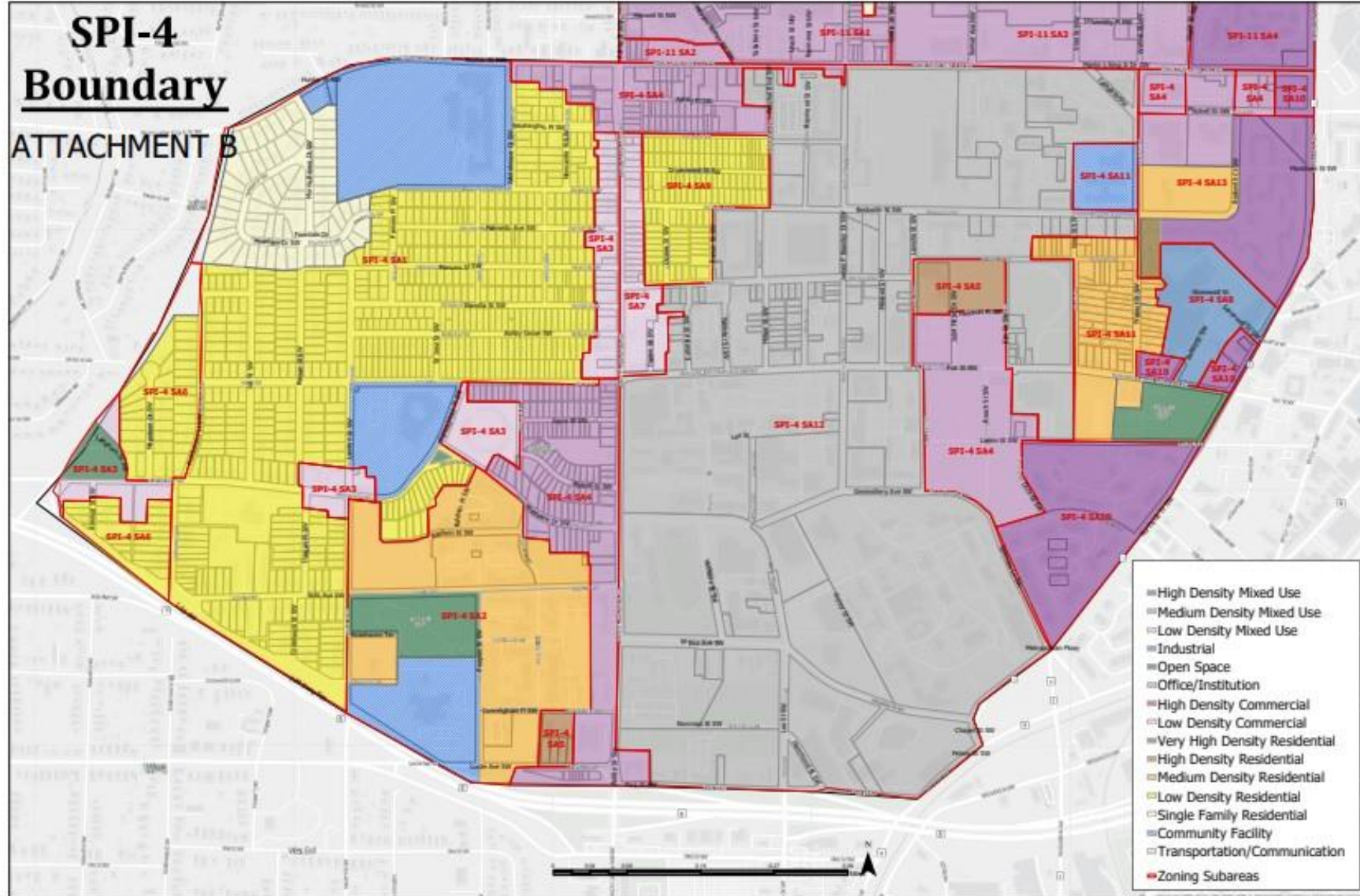
OZD Staff Recommendation: Approval

Council District 3 & 4





# SPI-4 zoning subareas and Land Use





# SPI-4 Land Use Amendments

Exhibit A: SPI-4 West

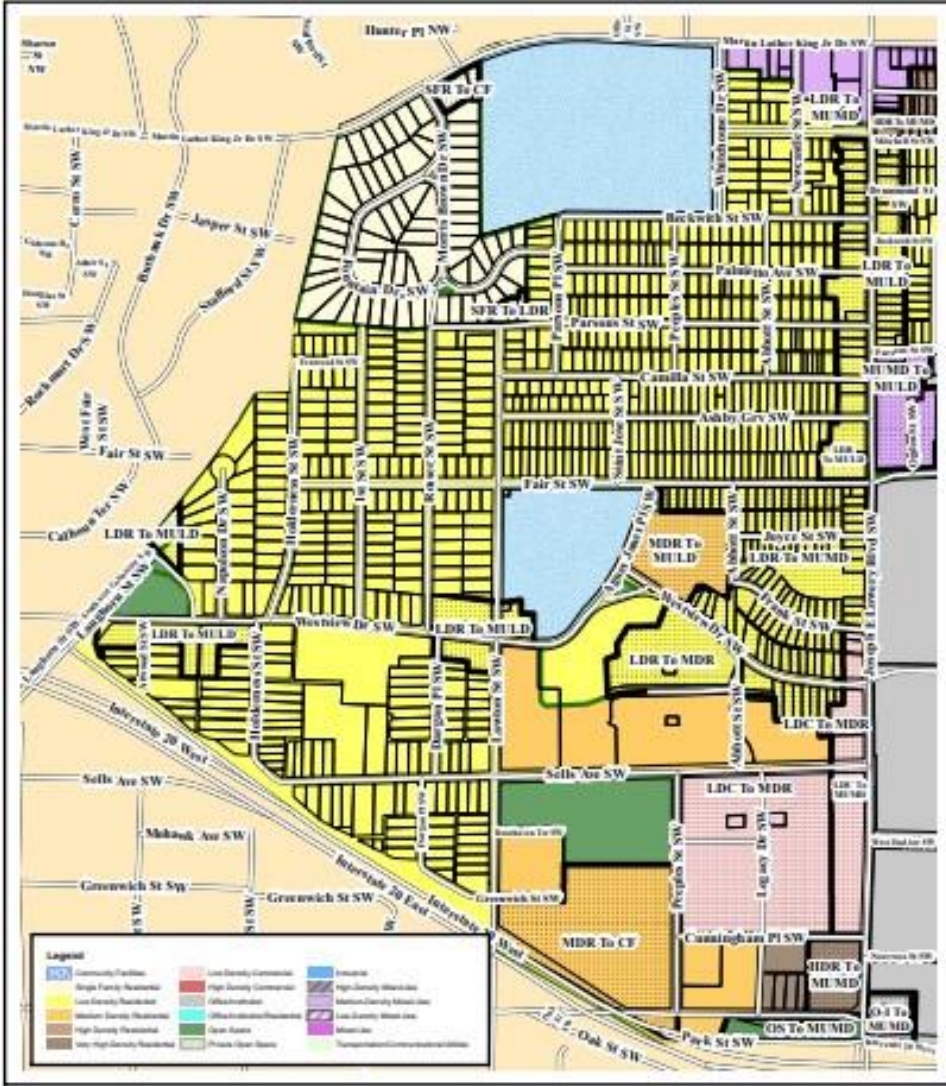
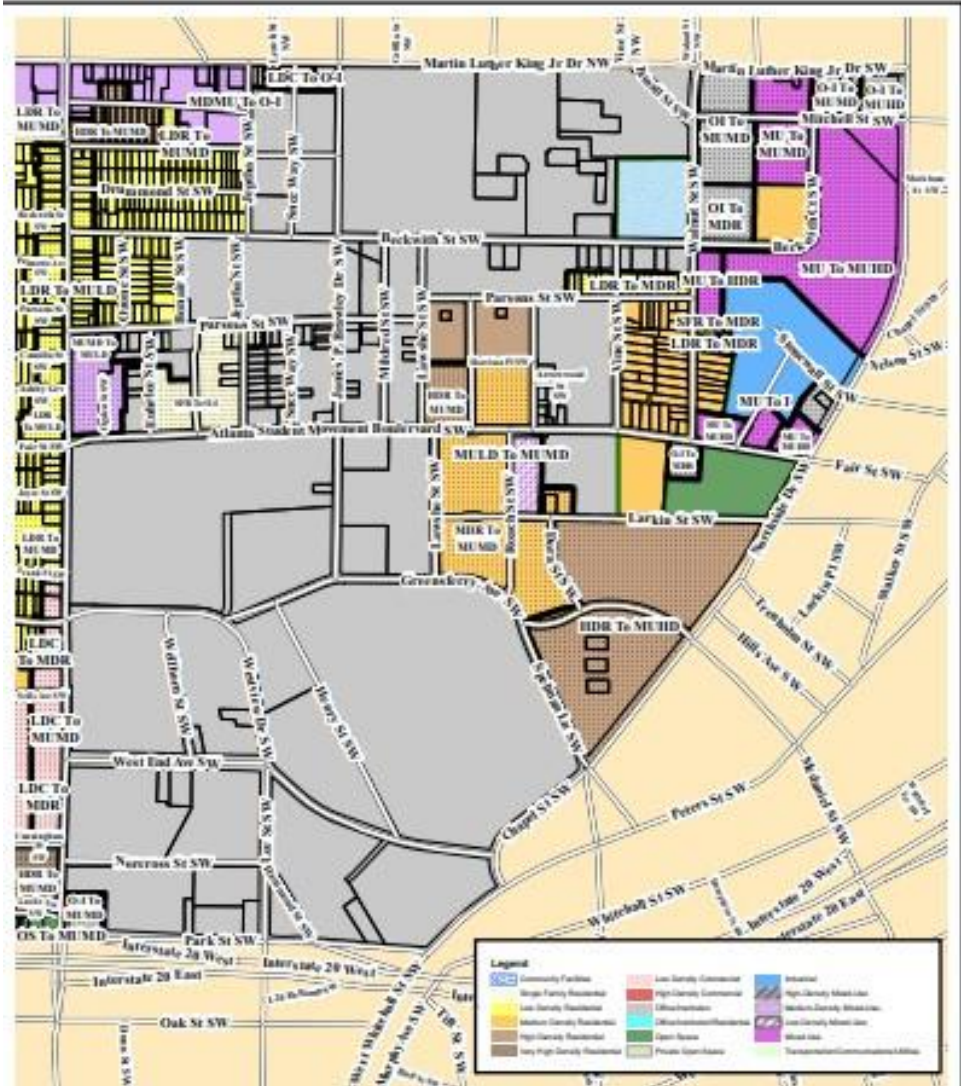


Exhibit A-SPI-4 East



**CDP-21-060/21-O-0918**

**#14) 2387 Summit Avenue NW and 1107  
First Street NW**

Single Family Residential (SFR)  
to

Medium Density Residential (MDR)  
for

Z-21-104

NPU G Recommendation:

OZD Staff Recommendation: Defer

Council District 9

**Exhibit 'A'**



**CDP-21-061/21-O-0919**

**#15) 2590 Watkins Street NW**

Single Family Residential (SFR)  
to

Low Density Residential (LDR)  
for

Z-21-105

NPU G Recommendation: Approval

OZD Staff Recommendation: Denial

Council District 9

**Exhibit 'A'**





**CDP-21-063/21-O-0921**

**#16) 1010, 1016, 1024 and 0 Donnelly Avenue SW Rear and 960 Lawton Street SW**

Low Density Residential 0-8 units per acre  
(LDR 0-8 U/A)  
to

Low Density Residential (LDR)  
for

Z-21-107

NPU S Recommendation: Approval

OZD Staff Recommendation: Approval

Council District 4

**Exhibit 'A'**

