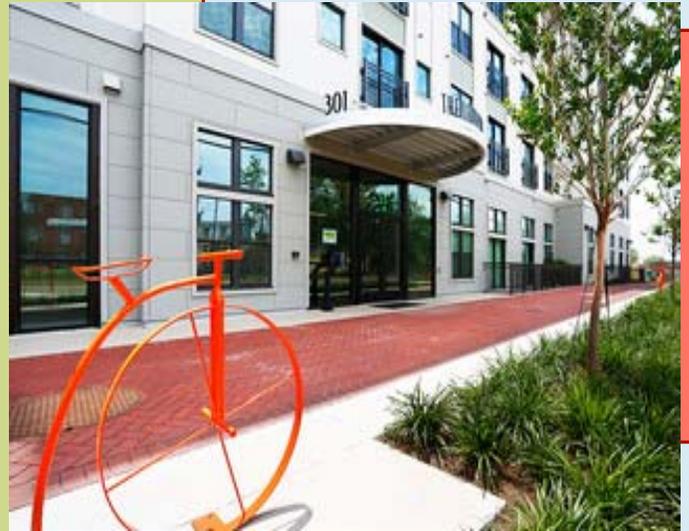
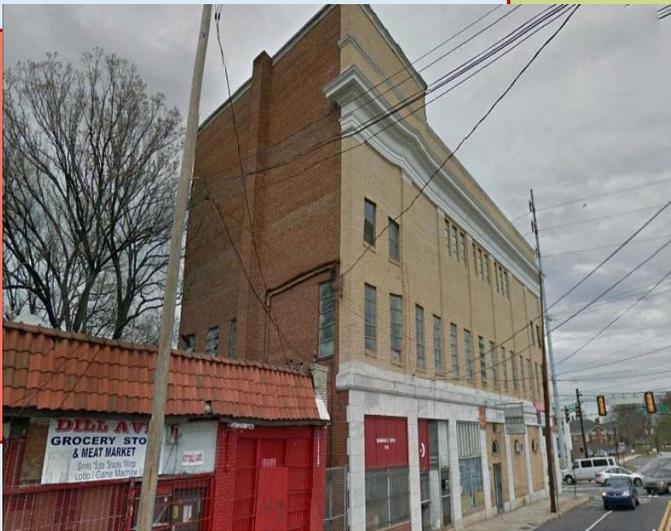




Metropolitan Parkway Corridor Neighborhoods Bus Tour



September 22, 2017



September 22, 2017

Welcome Metropolitan Parkway Corridor Neighbors,

Thank you for joining the Metropolitan Parkway Corridor Neighborhoods Bus Tour. The goal during this tour is to heighten awareness on how zoning can be used as a tool to assist in the orderly growth and development of communities.

So, the question is, why are we rezoning the Metropolitan Parkway corridor? Because rather than wait for plans and studies to be implemented citywide to respond to the urgent needs of the communities, our focus should be on exploring solutions that can be quickly implemented to align our neighborhoods with present and future developments - to address the pressing needs of the communities Now!

During this tour, my hope is that you will become more informed on the redevelopment initiatives that have been approved along the Metropolitan Parkway corridor, as well as, view projects that have been built in accordance with standards similar to those recently approved along Metropolitan Parkway. Enjoy your tour. I hope it will be both informative and educational as we move forward in exploring the possibilities within our own communities.

Best,

A handwritten signature in black ink that reads 'Joyce M. Sheperd'. The signature is written in a cursive, flowing style.

Councilperson Joyce Sheperd

Hammond Park Neighborhood Rezoned to MRC-1-C

Phase I:

Hammond Park Neighborhood Rezoning
(Between Hapeville City Limits (Mount Zion Road) and Cleveland Avenue)

Previous Zoning: C-1, C-2-C, R-4

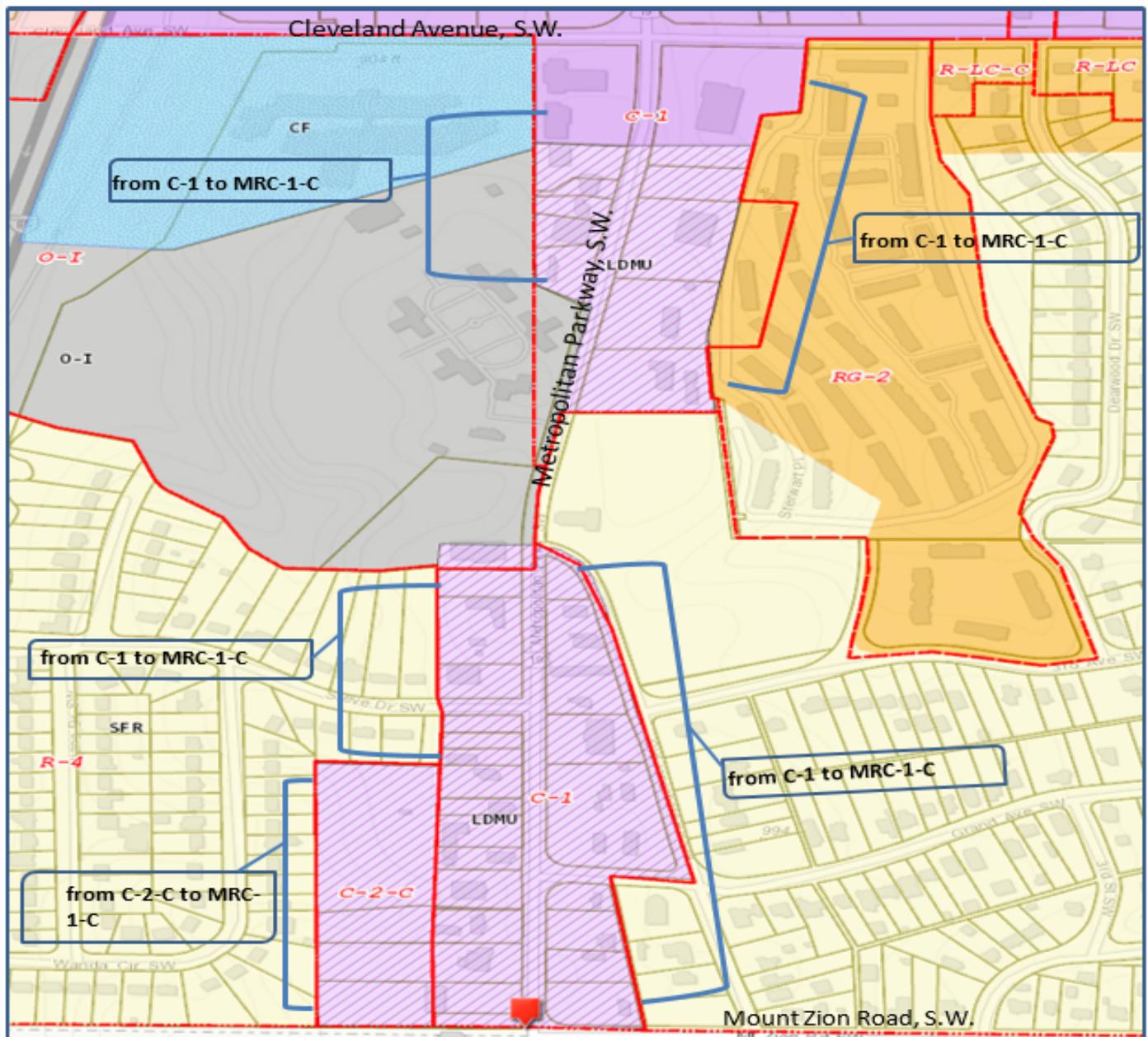
Current Zoning: MRC-1-C

Adopted: 11/07/2016, 02/06/17

Approved: 11/16/2017

Land Use(s): Low-Density Mixed-Use and Medium Density Mixed-Use

Council District: 12 / NPU: X



Hammond Park Neighborhood Prohibited Primary and Accessory Uses

- 1) For all properties subject to this rezoning:
 - a. Prohibited primary and accessory uses:
 - i. Automobile service stations and auto-focused retail establishments.
 - ii. Dry-cleaning stores where any on-site treatment would occur.
 - iii. Eating and drinking establishments that would receive an alcohol license as a nightclub establishment.
 - iv. New and used car sales, including other motorized vehicles such as mopeds and motorcycles.
 - v. Mortuary and funeral homes.
 - vi. Park-for-hire surface parking lots.
 - vii. Telecommunication switchboards, power generators and other telecommunications relay equipment and rooms or floors housing them as a primary use.
 - viii. Tattoo and body piercing establishments.
 - ix. Truck stops.
 - x. Veterinary clinics (and similar animal care facilities) which are not entirely conducted within enclosed permanent structures.
 - xi. Any establishment offering check cashing services pursuant to a license issued pursuant to Article 4A of Chapter 7 of the Official Code of Georgia or loan money to the public except for any state or federally chartered bank, trust company, credit union, savings and loan association, or savings bank with deposits that are federally insured.
 - xii. Any pawnbroker establishment licensed by the City pursuant to City Code Chapter 122, Article III
 - b. Fencing/Wails:
 - i. Barbed wire, razor wire, and uncoated chain link fencing shall be prohibited.

A true copy,


Municipal Clerk

ADOPTED by the Atlanta City Council
APPROVED as per City Charter Section 2-403

NOV 07, 2016
NOV 16, 2016

2992 Metropolitan Parkway, S.W.



Hammond Park Neighborhood Existing Conditions

2968 Metropolitan Parkway, S.W.



2887 Metropolitan Parkway, S.W.



Hammond Park Neighborhood Existing Conditions

2861 Metropolitan Parkway, S.W.



Perkerson Neighborhood Prohibited Primary and Accessory Uses

Prohibited Uses.

3. Notwithstanding anything to the contrary in City Code Sec. 16-34.005 or .007(1), the following uses are prohibited in this district:

- a. Automobile service stations, battery exchange stations, car washes.
- b. Bingo parlors.
- c. Broadcasting towers and line-of-sight relay devices for telephonic, radio or television communications greater than 70 feet in height.
- d. Digital industry switchboards, power generators and other relay equipment and rooms housing.
- e. Group homes, congregate care homes, personal care homes, assisted living facilities and rehabilitation centers.
- f. Helicopter landing facilities or pickup or delivery stations.
- g. Hotels.
- h. Massage parlors.
- i. New and used car sales, including other motorized vehicles such as mopeds and motorcycles.
- j. 90 days or more duration: Outdoor amusement enterprises, exhibits, entertainment, meetings, displays or sales areas, or outdoor areas for religious ceremonies.
- k. Park-for-hire parking decks.
- l. Park-for-hire surface parking lots.
- m. Poolrooms, billiard parlors, amusement arcades.
- n. Repair garages, paint and body shops.
- o. Rooming houses and boardinghouses.
- p. Shelter.
- q. Single room occupancy residence.
- r. Structures and uses required for operation of MARTA or a public utility but not including uses involving storage, train yards, warehousing switching or maintenance shop as the primary use.
- s. Supportive housing.
- t. Tattoo parlors.
- u. Truck stops.

A true copy,

Deputy Clerk

ADOPTED by the Atlanta City Council
APPROVED by Mayor Kasim Reed

APR 17, 2017
APR 20, 2017

Page 7

2533 Metropolitan Parkway, S.W.



Perkerson Neighborhood Existing Conditions

2536 Metropolitan Parkway, S.W.



2536 Metropolitan Parkway, S.W.



Perkerson Neighborhood Existing Conditions

2225 Metropolitan Parkway, S.W.



Sylvan Hills Neighborhood Rezoned to MRC-1-C

Phase III:

Sylvan Hills Neighborhood Rezoning

(Between Lakewood Avenue/Arthur Langford and just north of Casplan Street, S.W.)

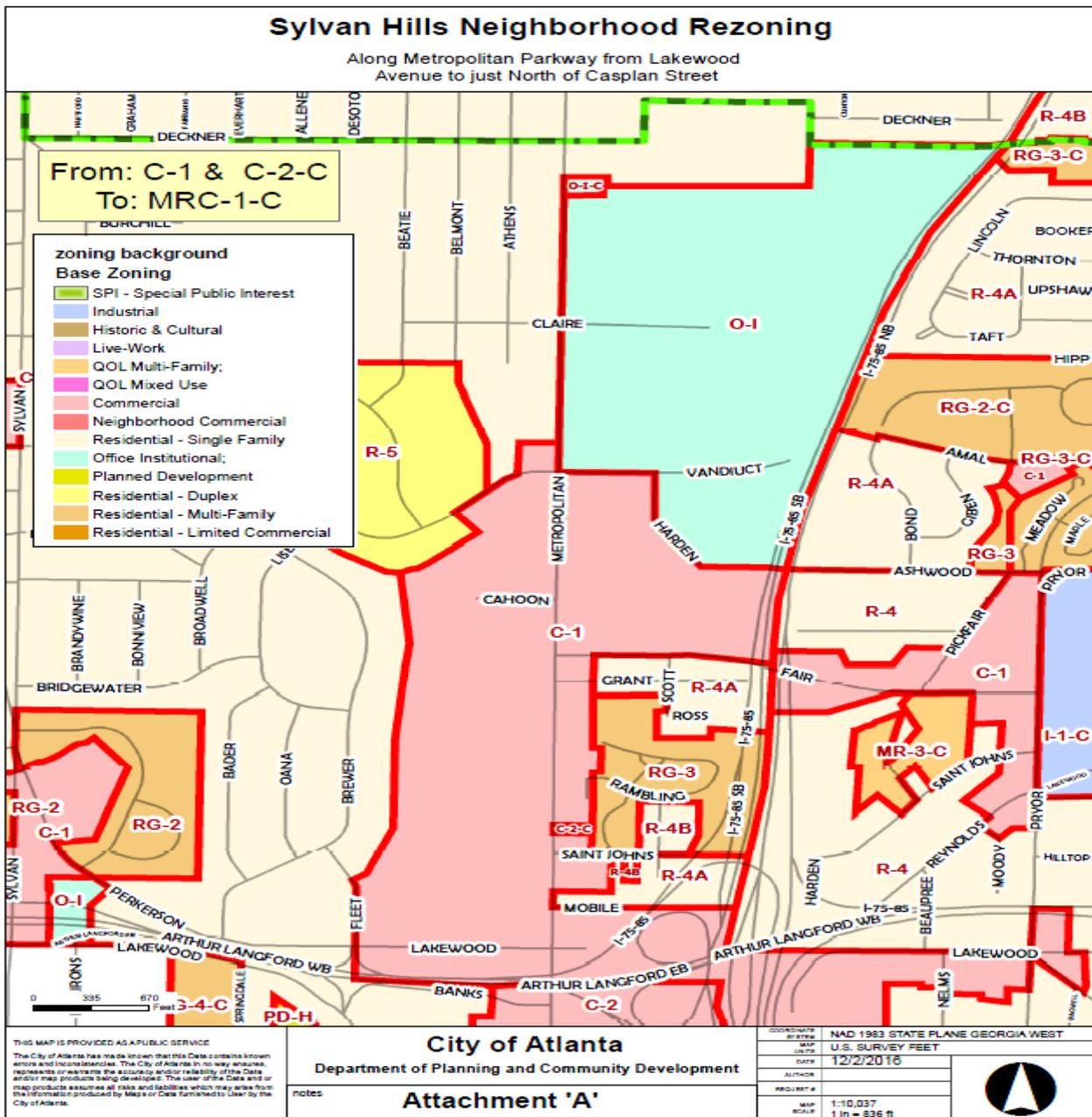
Previous Zoning: C-1, C-2-C

Current Zoning: MRC-1-C (Mixed Residential Commercial-1-Conditional)

Adopted: 06/19/2017

Approved: 06/28/2017

Land Use(s): Low-Density Commercial and Mixed-Use

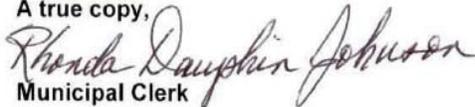


Sylvan Hills Neighborhood Prohibited Primary and Accessory Uses

B. Notwithstanding anything to the contrary in City Code Sec. 16-34.005 and City Code Sec.16-34.007, the following shall be prohibited as principal and accessory uses and structures:

1. Automobile service stations, battery exchange stations, car washes.
2. Bingo parlors.
3. Clubs and lodges.
4. Digital industry switchboards, power generators and other relay equipment and rooms housing.
5. Group home, congregate care home and rehabilitation centers.
6. Helicopter landing facilities or pickup or delivery stations.
7. Mixed-use storage facility having less than 100,000 square feet of total floor area of storage use.
8. Mortuary and funeral homes.
9. New and used car sales, including other motorized vehicles such as mopeds and motorcycles.
10. Park-for-hire parking decks.
11. Park-for-hire surface parking lots.
12. Poolrooms, billiard parlors, amusement arcades.
13. Repair garages, pain and body shops.
14. Rooming houses and boarding houses.
15. Shelters.
16. Single room occupancy residence.
17. Supportive housing.
18. Truck stops.

A true copy,


Municipal Clerk

ADOPTED as amended by the Atlanta City Council
APPROVED as per City Charter Section 2-403

JUN 19, 2017
JUN 28, 2017



1972 Metropolitan Parkway, S.W.

Sylvan Hills Neighborhood Existing Conditions



1990 Metropolitan Parkway, S.W.

1955 Metropolitan Parkway, S.W.



Sylvan Hills Neighborhood Existing Conditions

1838 Metropolitan Parkway, S.W.



Neighborhood Commercial District Regulations

Section 16-32.002. The City of Atlanta finds that the size, scale and character of commercial uses directly affects the adjacent neighborhoods and the public health, safety and welfare. **The purpose and intent** of this chapter, in establishing the Neighborhood Commercial (NC) District, is but not exclusive of the following:

- To protect existing neighborhood-oriented commercial areas from uses and building forms which are incompatible with the scale, character and needs of the adjacent neighborhoods;
- To preserve and restore existing, traditional and pedestrian scale buildings in established, historic neighborhood commercial districts;
- To create new commercial nodes, in areas so indicated in the comprehensive development plan, which are pedestrian-oriented and provide uses which primarily serve adjacent neighborhoods; and
- To promote a balance of retail, service, office, dining and residential uses which serve the adjacent neighborhoods.

NEIGHBORHOOD COMMERCIAL

997 Virginia Avenue



Section 16-32.003. Specific regulations for individual neighborhood commercial districts. The following specific type of regulations may be established for any *NC* district and such regulations shall be contained in the district ordinance in the order listed below:

- Maximum parking requirements may be established.
- Permitted principal uses and structures and permitted accessory uses and structures may be identified and omitted.
- Uses permissible by special permit may be identified and omitted.
- A specific use may be limited in number by limiting the total number of such specific use or the maximum ratio of such use to the total number of all businesses in the district.
- Buildings may be limited in height, beginning at a distance of 300 feet from the nearest Single-Family Residential District.

NEIGHBORHOOD COMMERCIAL

Section 16-32.003. *NC* specific regulations continued:

- Maximum floor area of permitted uses may be reduced.
- Hours of operation of specific uses may be restricted.
- Minimum transitional side and rear yard widths may be reduced.
- Minimum block face lengths may be reduced.
- Species of street trees may be specified.
- Sidewalk requirements and supplemental zone requirements may vary.

Neighborhood Commercial - 9 District Regulations

In 2008, Councilperson Joyce Sheperd introduced an ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta by rezoning certain properties from C-1 (Community Business) District/BeltLine Overlay District within the Capital View and Capitol View Manor neighborhoods to the Neighborhood Commercial.

Section 16-32I.002. NC-9. The following regulations are specific to the NC-9 Dill Avenue-Metropolitan Parkway Neighborhood Commercial District:

1. Example of Permitted Principal Uses in the district:
 - a. Barber and Beauty Shops, Hair Salons, and Manicure and Nail Salons separated by a minimum distance of 500 feet.
 - b. Laundry and dry cleaning collection stations and laundry and dry cleaning establishments where customers operate equipment shall be permitted separated by a minimum of 500 linear feet.
 - c. Parking structures and surface lots to serve primary uses within the district.

2. Example of Prohibited Uses in the district:
 - a. Automobile service stations.
 - b. Park-for-hire facilities on surface lots.
 - c. Pawn Shops.

NEIGHBORHOOD COMMERCIAL - 9

3. Special Use Permits:
 - a. Childcare centers, kindergartens and special schools.

4. Special Administrative Permits:
 - a. Street Tree requirements.
 - b. Street furniture and tree planting zones.
 - c. Sidewalk and Supplemental Zone width requirements.

5. Maximum Building Heights. Structures which are within 150 feet of an R-1 through R-5 and PD-H district boundary shall have a maximum of three stories and a height of 42 feet. Structures between 150 and 300 feet from an R-1 through R-5 and PD-H district boundary shall have a maximum of five stories and a height of 66 feet.

6. Loading Areas: In addition to Section 16-32.018, Loading areas shall be paved with impervious materials and shall be screened; shall have a self-closing gate or walls or fencing a minimum of 12 inches higher than the dumpster receptacle.

7. Curb Cuts: Refer to District Regulations.

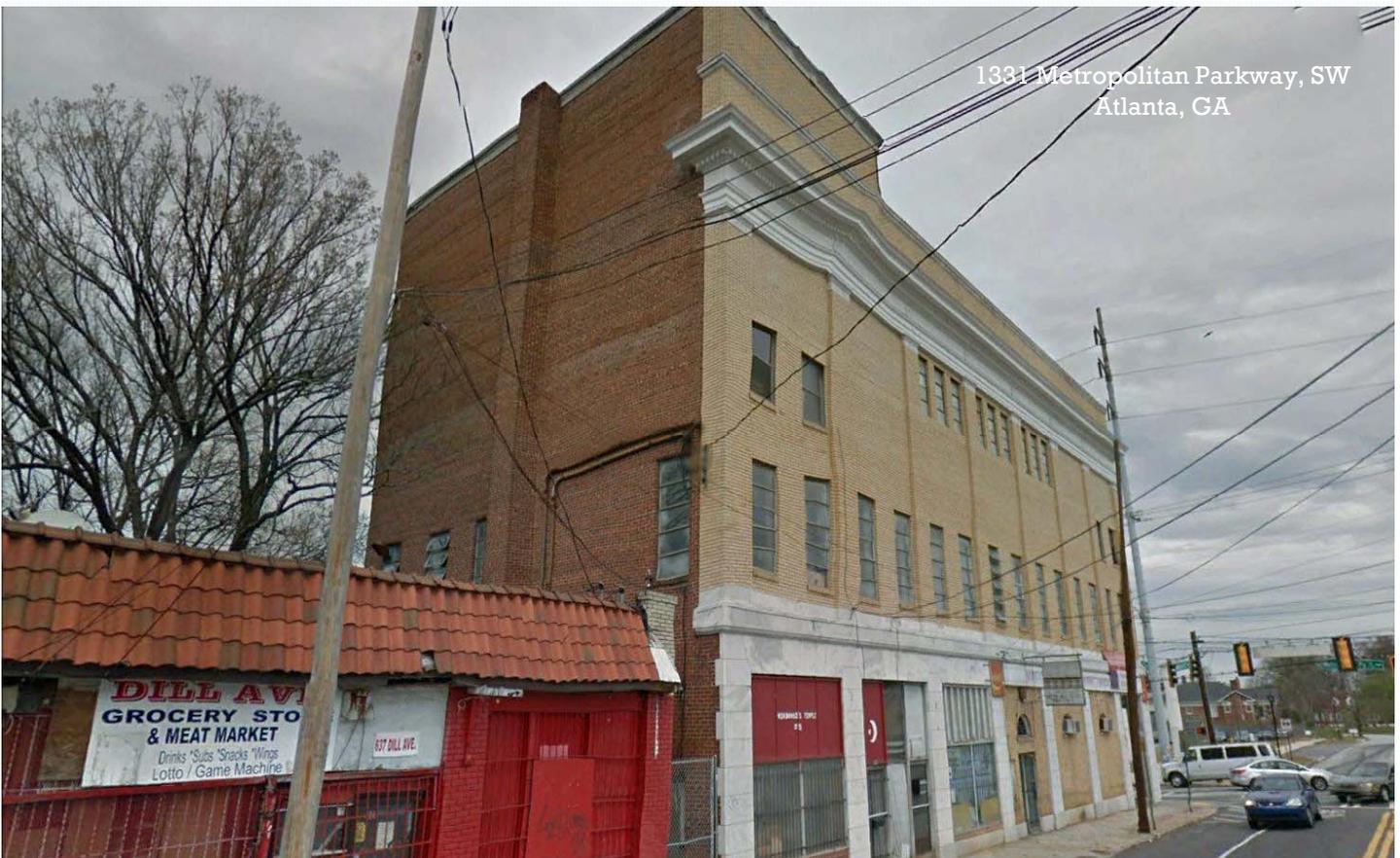
8. Off-street Parking: Refer to District Regulations.

1356 Metropolitan Parkway, SW
Atlanta, GA



Capitol View & Capitol View Manor

1331 Metropolitan Parkway, SW
Atlanta, GA



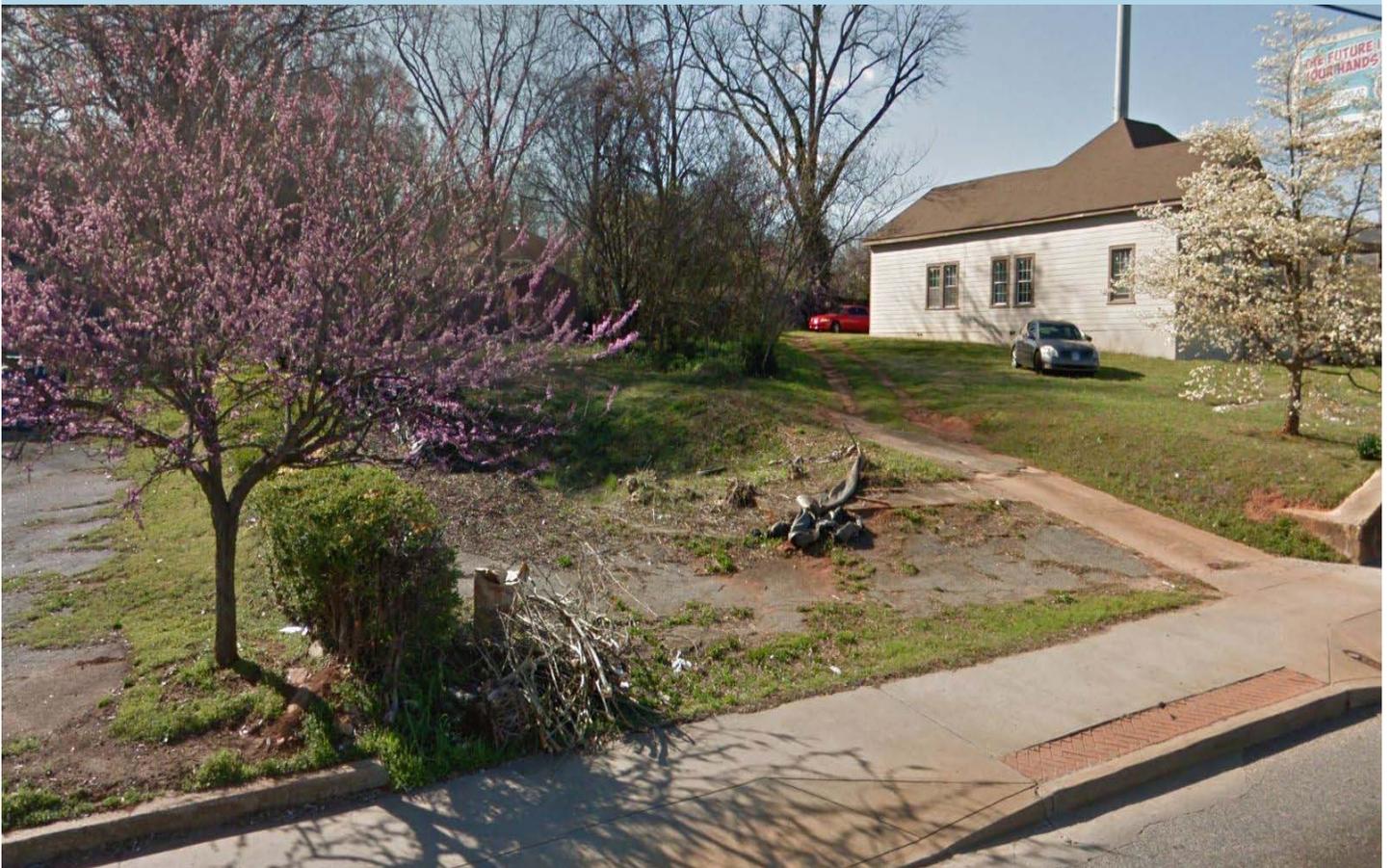


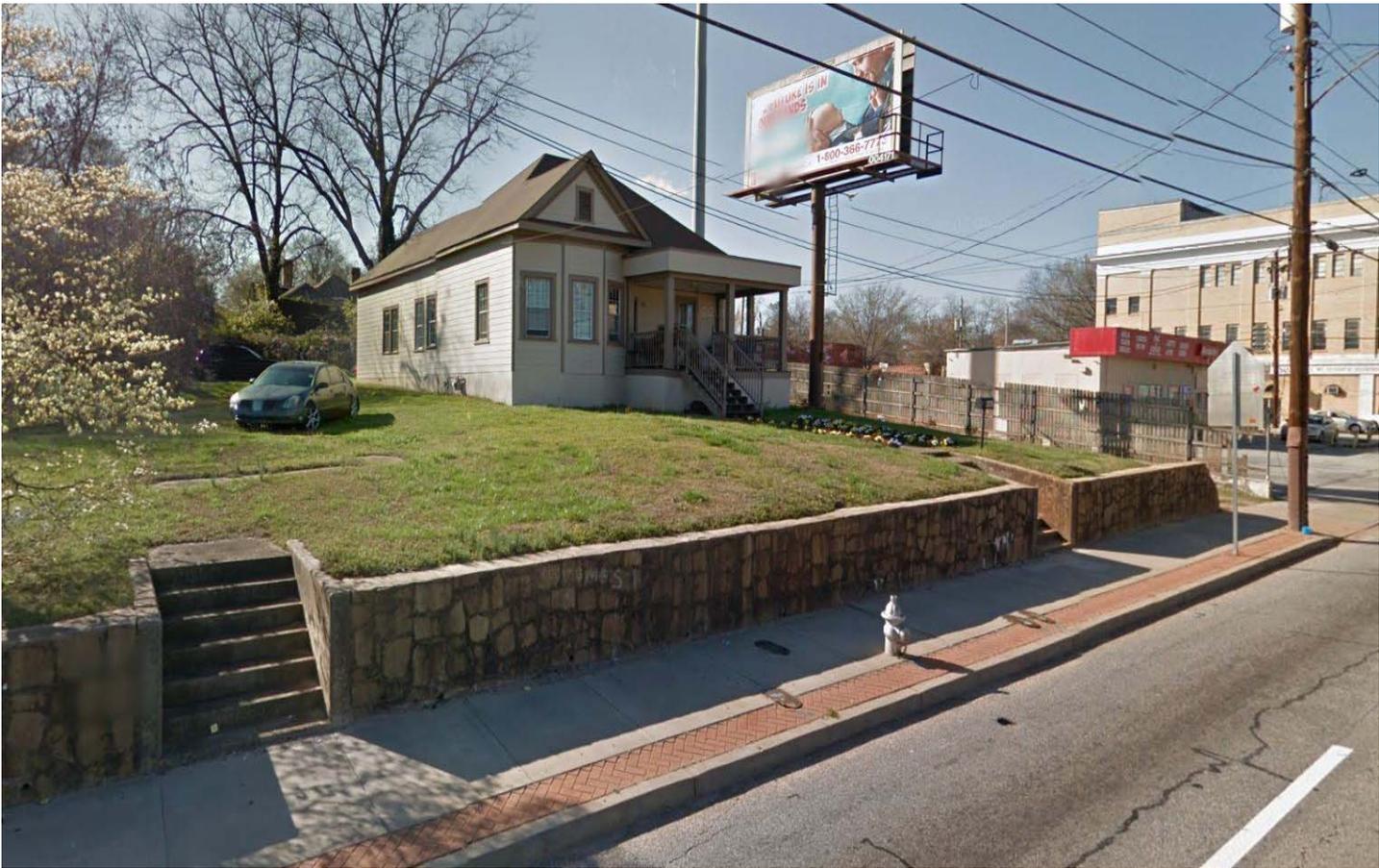
Capitol View





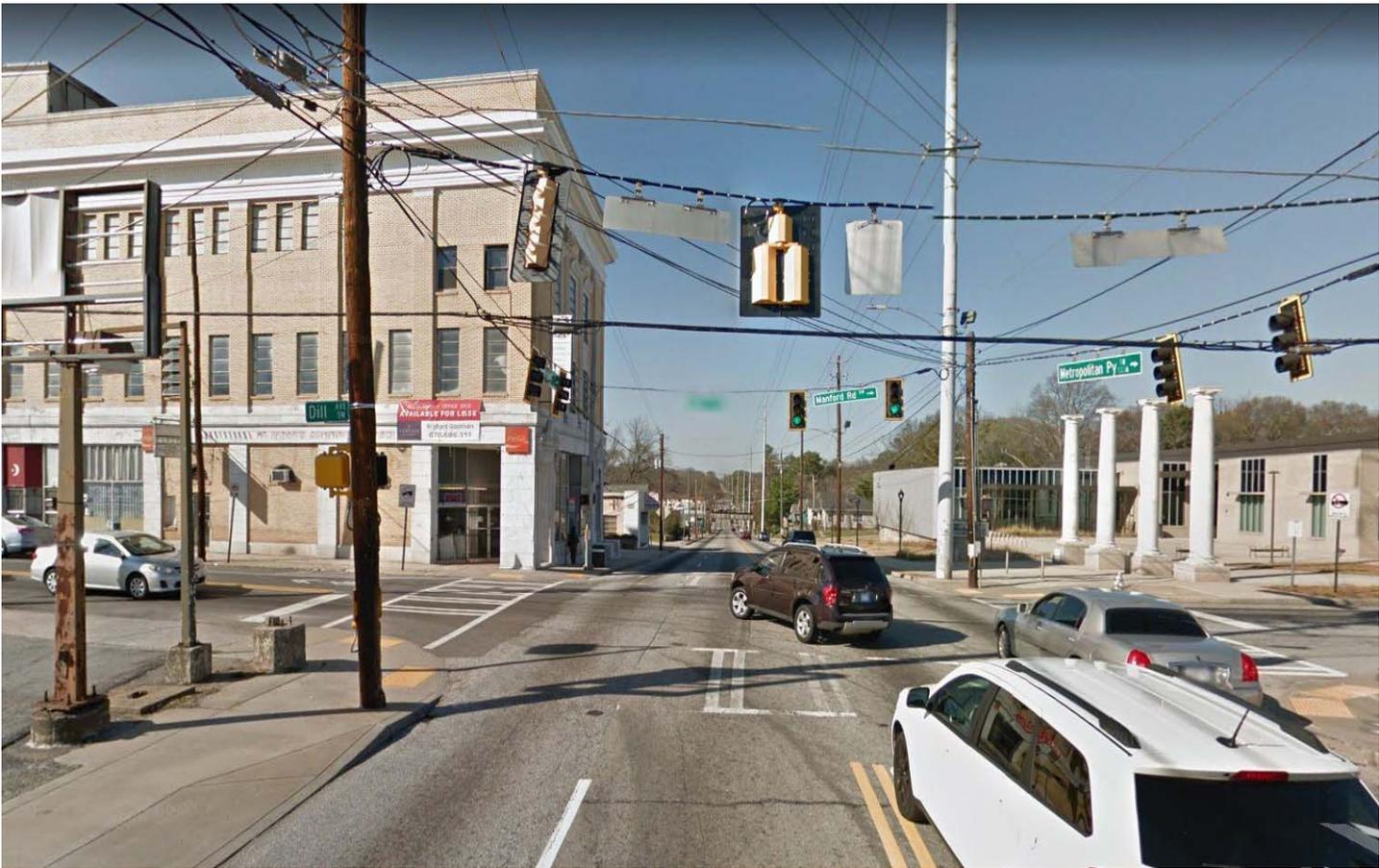
Capitol View





Capitol View





Capitol View

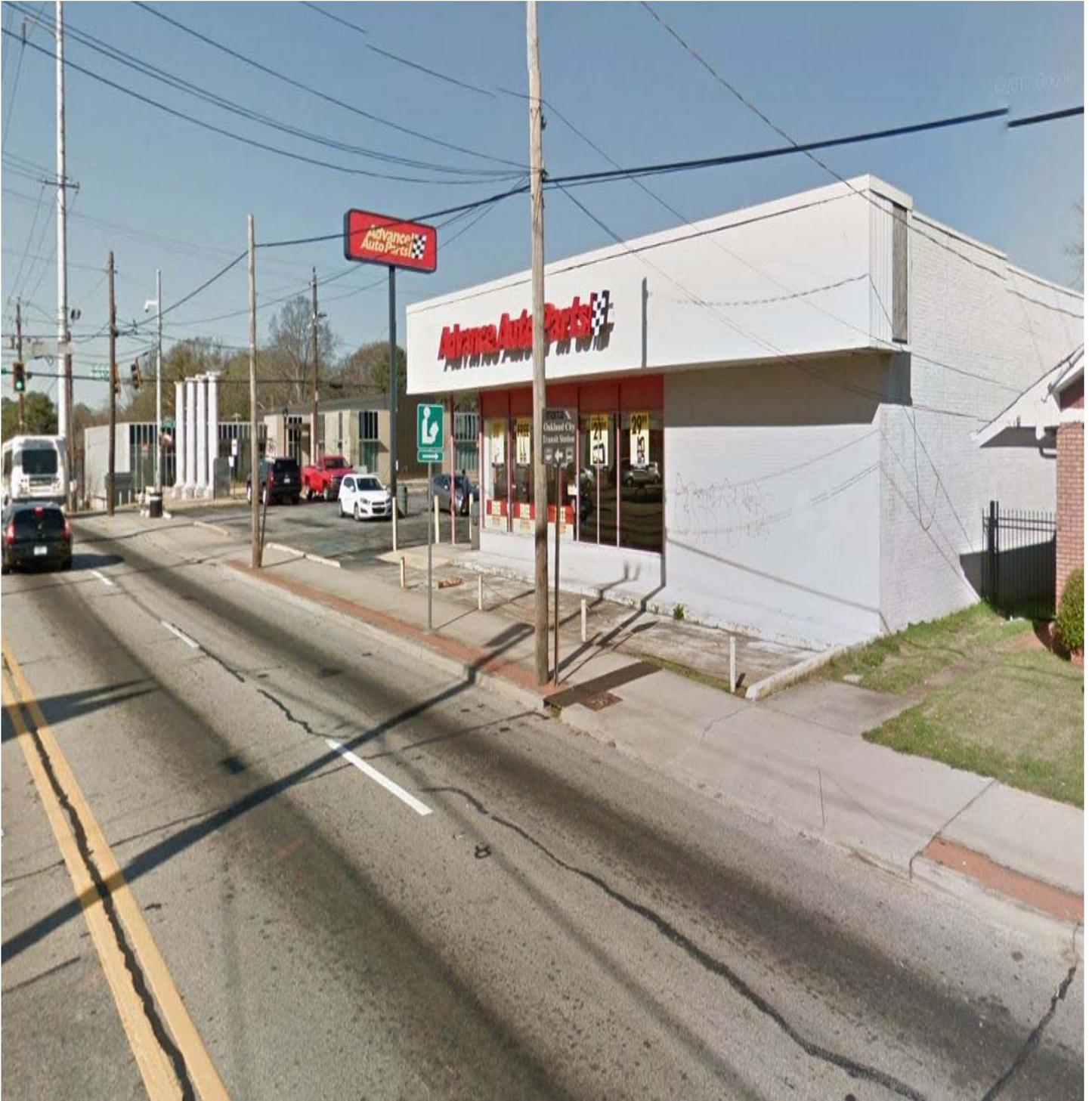




Capitol View



Capitol View Manor



Capitol View Manor

Comparison of Development Control Standards between NC-9 and MRC-1

	NC-9	MRC-1
Transitional yards	No Paving or parking within 20 ft. of residential	No Paving or parking within 20 ft. of residential
Relationship of building to street/active uses	Provide continuous street-fronting sidewalk level commercial, office or residential uses.	Arterial/ Collector street: 20 ft.
Setback (Side and rear)	Side: none (non-res.) Side: 20 ft. (res.)	Side: 20 ft.(Res.) Side: None (Non-res.)
Density	Non-res: 1.5 Res: 1.49 Mixed: 2.99	Base FAR: Non-res.: 1.0 Res: 0.696 Combined: 1.696
Height	Within 150 ft. of res.: 42' ht. Within 150 ft. to 300 ft. of res.: 66' ht.	Within 150 ft. of res.: 35' ht. Within 150 ft. to 300 ft. of res.: 52' ht. More than 300 ft. of res.: 225' ht.
Open Space	Res.: 0.68 (LUI) Non-res: None: <1 acres 5 %: >1 acre	Res: 0.68 (LUI table) Non Res: 10% open space if <1/2 acre lot 20% open space if >1/2 acres

Comparison of Development Control Standards between NC-9 and MRC-2

	NC-9	MRC-2
Transitional yards	No Paving or parking within 20 ft. of residential	No Paving or parking within 20 ft. of residential
Relationship of building to street/active uses	none	Arterial/ Collector street: 20 ft.
Setback (Side and rear)	Side: none (non-res.) Side: 20 ft. (res.)	Side: 20 ft.(Res.) Side: None (Non-res.)
Density	Non-res: 1.5 Res: 1.49 Mixed: 2.99	Base FAR: Non-res.: 2.5 Res: 0.696 Combined: 3.196
Height	Within 150 ft. of res.: 42' ht. Within 150 ft. to 300 ft. of res.: 66' ht.	Within 150 ft. of res.: 52' ht. More than 150 ft. of res.: 225' ht.
Open Space	Res.: 0.68 (LUI) Non-res: None: <1 acres 5 %: >1 acre	Res: 0.68 (LUI table) Non Res: 10% open space if <1/2 acre lot 20% open space if >1/2 acres

Examples of Application of “Quality of Life” Zoning Districts Regulations

Special Public Interest District – 22, Subarea 4

Site/Development Controls:

Current Zoning District: SPI-22: Memorial Drive/Oakland Cemetery, SA 4:

Capitol-Oakland Corridor

NPU: W, Grant Park North

Land Use: Mixed-Use

Transitional Height Standards:

-Minimum building façade height at the street level is 35 feet.

Sidewalks: 10 feet walk zone, 5 feet tree furniture zone, 5 feet supplemental zone

Building to Street Relationship:

-Fenestration at sidewalk level a minimum of 65% for non-residential and 50% for residential.

Special Public Interest District

-Active uses are required at the street level for non-residential is 20 feet and for residential its 10 feet..

Transitional Yard Requirements: Transitional yard: Shall be a minimum of 10 feet in depth if adjoining residential.

Permitted Uses: Residential and Non-Residential.

Parking Requirements: There is a maximum cap for residential and non-residential off-street parking spaces.

NC Standards Applicable: Sidewalks, building to street relationships, transitional yard requirements and permitted uses.

NC Standards Not Applicable: Transitional height and parking

Examples of Application of “Quality of Life” Zoning Districts Regulations

Special Public Interest District – 22, Subarea 3



Special Public Interest District

Special Public Interest District – 22, Subarea 4



Examples of Application of “Quality of Life” Zoning Districts Regulations

Mixed Residential Commercial (MRC) – 3/BeltLine Overlay District

Site/Development Controls:

Current Zoning District: Mixed Residential Commercial/BeltLine Overlay District

NPU: W, Grant Park

Land Use: Mixed-Use

Transitional Height Standards:

-Minimum building façade height at the street level is 35 feet.

Sidewalks: 10 feet walk zone, 5 feet tree furniture zone, 5 feet supplemental zone

Building to Street Relationship:

-Fenestration at sidewalk level a minimum of 65% for non-residential and 50% for residential.

Mixed Residential Commercial/BeltLine Overlay

-Active uses are required at the street level for non-residential is 20 feet and for residential its 10 feet.

Transitional Yard Requirements: Transitional yard: Shall be a minimum of 10 feet in depth if adjoining residential.

Permitted Uses: Residential and Non-Residential.

Parking Requirements: There is a maximum cap for residential and non-residential off-street parking spaces.

NC Standards Applicable: Sidewalks, building to street relationships, transitional yard requirements and permitted uses.

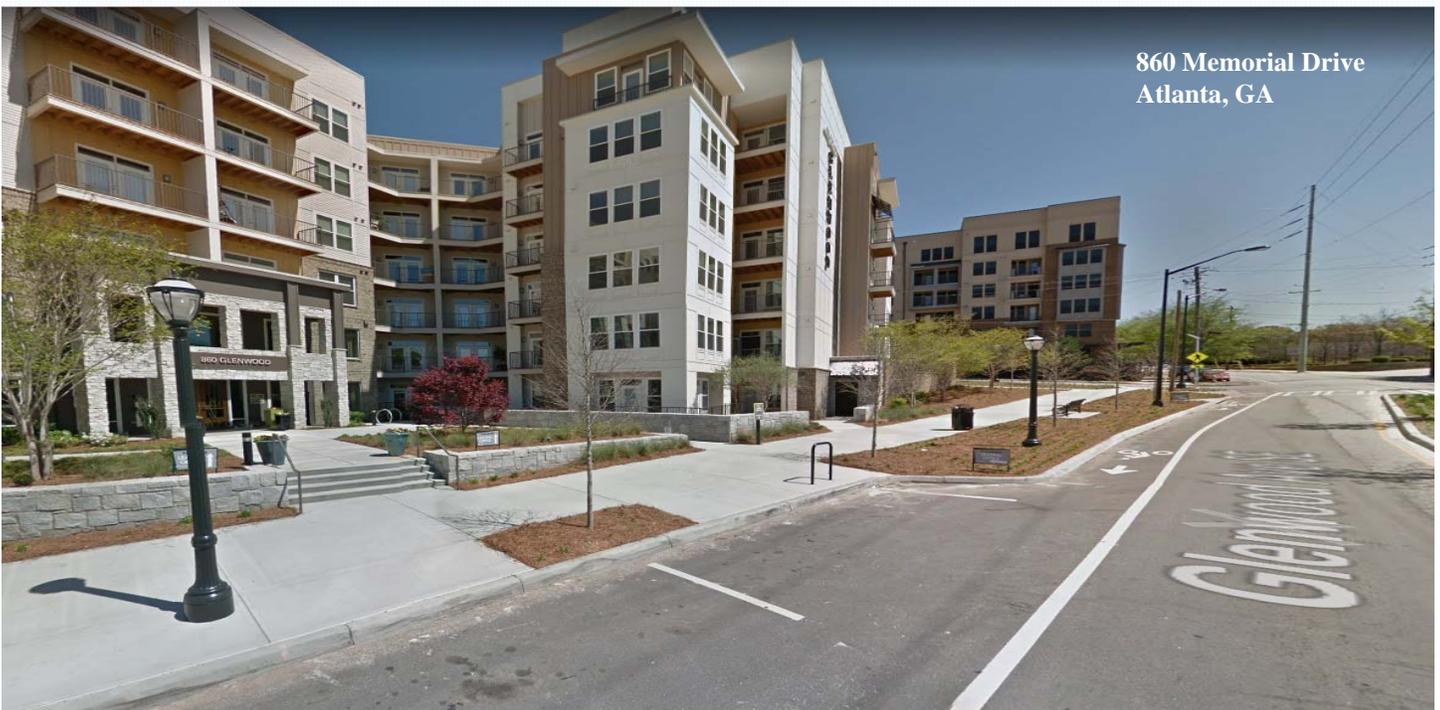
NC Standards Not Applicable: Transitional height and parking

Examples of Application of “Quality of Life” Zoning Districts Regulations

Mixed Residential Commercial (MRC) – 3/BeltLine Overlay District



Mixed Residential Commercial/BeltLine Overlay



Examples of Application of “Quality of Life” Zoning Districts Regulations

Neighborhood Commercial-11: Virginia Highland Neighborhood Commercial District

Site/Development Controls:

Current Zoning District: NC-11: Virginia Highland Neighborhood Commercial
NPU: F, Virginia Highland
Land Use: Low Density Commercial

Maximum Building Height Standards:

-Maximum building heights is 42 feet and three floors; Structures which are within 150 feet of a single-family residential district boundary shall have a maximum height of 35 feet.

Sidewalks: Public sidewalks shall be located along all public streets. No sidewalk shall be less than 15 feet in width.

Supplemental zone: Shall be required along arterial streets at a minimum width of five feet, unless on-street parking is provided where there currently is none.

Permitted Uses: Nonresidential and Mixed-Use.

Neighborhood Commercial

Minimum building façade heights: Buildings shall have a minimum façade height of 18 feet along each façade visible from any public right-of-way.

Building to Street Relationship:

-Active uses shall be required at the sidewalk level of all buildings and structures.
-All buildings shall have a defined sidewalk-level for purposes of the active-use requirement.

Transitional Yard Requirements: Transitional yard: Shall be a minimum of 10 feet in depth if adjoining residential.

Parking Requirements: There are no maximum caps for residential and non-residential off-street parking spaces.

NC Standards Applicable: Sidewalks, building to street relationships, transitional yard requirements and permitted uses.

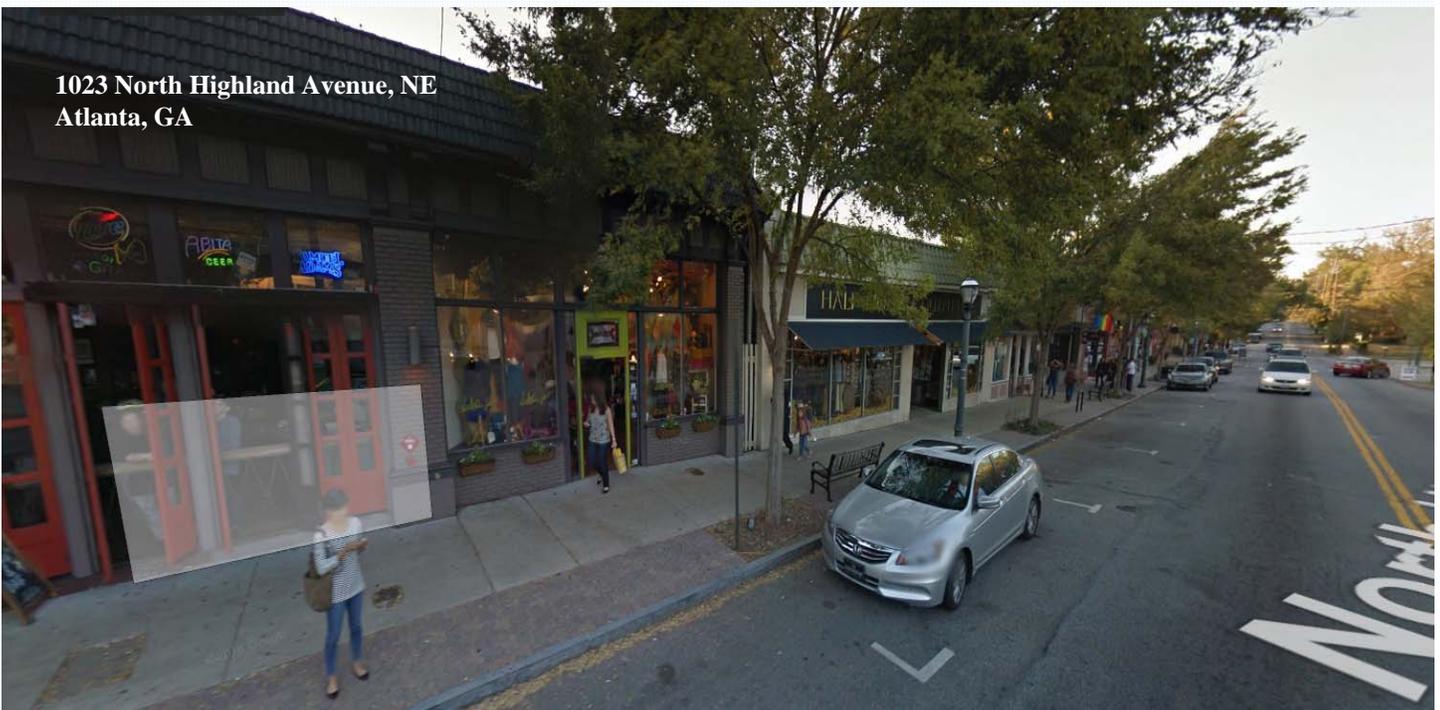
NC Standards Not Applicable: Supplemental Zones, Transitional height and parking

Examples of Application of “Quality of Life” Zoning Districts Regulations

Neighborhood Commercial-11: Virginia Highland Neighborhood Commercial District



Neighborhood Commercial





Thank you for touring with us!