

**KASIM REED
MAYOR**




Department of
CITY PLANNING

55 Trinity Avenue, S.W. SUITE 1450 – ATLANTA, GEORGIA 30303
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**TIM KEANE
COMMISSIONER**

**CHARLETTA WILSON JACKS
DIRECTOR, OFFICE OF
ZONING AND DEVELOPMENT**

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development
SUBJECT: 17-O-1763/CDP-17-28- 1382 Metropolitan Parkway SW 
DATE: November 27, 2017

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 1382 Metropolitan Parkway SW from the Single-Family Residential land use designation to the Low Density Commercial and for other purposes (Z-17-063).

The Office of Zoning and Development staff is continuing to work with community residents on the rezoning of parcels along Metropolitan Parkway. They have requested that this land use amendment be deferred.

STAFF RECOMMENDATION: Deferral of the land use amendment

cc: Jessica Lavandier, Assistant Director, Strategic Planning

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MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Resources Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: CDP-17-031 864 HUFF ROAD, N.W.
DATE: November 27, 2017

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate properties located at 864 Huff Road NW and 875 Ernest Street from the Mixed-Use Land Use designation to the High Density Residential Land Use designation. This land use amendment is being done in conjunction with the rezoning of 864 Huff Road and 875 Ernest Street from the I-2/BL (Heavy Industrial/Beltline) to the MR-4A (Multi-Family Residential/Beltline) District (Z-17-083) to allow construction of a new multi-family development containing thirty six residential units and commercial/office space.

FINDINGS OF FACTS:

- **Property location:** The subject properties front on two roads. They are located on a cone-shaped lot between the Southwest side of Huff Road and the North side of Ernest Street. 864 Huff Road begins at the intersection of Huff Road and Ernest Street, while 875 Ernest Street is located West of the intersection and only fronts Ernest Street. The property is located in Land Lot 151 of the 17th District in Fulton County and in the Blandtown Neighborhood District of NPU-D, Council District 9.
- **Property size and physical features:** Cumulatively the subject lots are approximately 0.792 acres. Both lots are currently vacant. The topography is relatively level. Vehicular access to the property is currently available via a curb cut on Huff Road. The lots are covered in gravel and large mature trees on the perimeter of the parcels.
- **Current/past use of property:** Staff is unaware of any prior uses for the property.
- **Surrounding zoning/land uses:** Land use and zoning designations in the immediate area varies. To the South David T. Howard School is located with the Mixed-Use land use designation and O-I (Office Institutional) zoning. East and West there are parcels with the Mixed-Use land use designation and I-1 (Light Industrial), I-2 (Heavy Industrial), PD-MU (Planned Development Mixed Use) and MR-4A-C (Multi-Family Residential Conditional) zonings. to the south of the subject lot. To the North parcels

have a High Density Residential land use with MR-4A-C zoning and Office Institutional land use with a I-2 (Heavy Industrial) zoning. The latter is the Atlanta Hemphill Water Treatment Plant. The proposed Atlanta Beltline corridor is located approximately 600 feet to the West and has a Transportation/Communications/Utilities land use designation.

- **Transportation system:** Huff Road is classified as a Collector road. Ernest Street to the South is classified as a local road. Currently, MARTA transit route #1, Centennial Olympic Park/Coronet Way, serves the immediate area. There are transit stops located on the north and south sides of Huff Road in close proximity to the subject lot. There are plans for the Atlantic Station Multi-Use Trail to be built around the Hemphill Water Treatment to the North and connect to the proposed Atlanta Beltline corridor to the West.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** Most of the parcels in the immediate area are designated Mixed Use with an I-2 zoning. The proposed High Density Residential is compatible with the Mixed-Use land use designation along Huff Road. The proposed development is similar to other existing multifamily development nearby, namely 903 Huff Road which underwent a similar rezoning and land use amendment in 2012 (CDP-12-02). Therefore, Staff believes this use is compatible with the surrounding land uses and development of the area.
- **Effect on adjacent property and character of neighborhood:** The proposed land use and zoning changes are consistent with the development of the surrounding area. The proposed adjacent Atlanta Beltline corridor would benefit from additional residential and commercial uses. Because it would result in redevelopment of the abandoned property, the proposed Land Use designation would have a positive effect on the surrounding neighborhood.
- **Suitability of proposed land use:** The proposed High Density Residential Land Use is compatible with the Mixed Use land use and multi-family developments along Huff Road. The proposed MR-4A (Multi-Family Residential) rezoning is consistent with redevelopment of the area from industrial to high density residential uses and a mix of residential and commercial uses.
- **Consistency with City's land use policies:** The proposed land use change is supported by the 2016 CDP for areas designated Industrial Live-Work. Primary land uses identified as proper designations for this type of character area include multi-family residential, mixed-use, live-work, office, commercial and industrial. Policies that support the land use amendment are:
 - Ensure that new construction is compatible with the industrial heritage of the area in terms of design and density
 - Maintain or provide for appropriate transitions from live/work uses to any adjacent residential uses

The proposed land use designation is compatible with the land use proposed land use in the 2005 Upper Westside Master Plan study that recommended a Mixed-Use land use.

The proposed land use designation is compatible with the land use proposed in the 2012 Atlanta Beltline Subarea 8 Master Plan study that recommended a Mixed-Use land use of 5 – 9 stories. MR-4A zoned parcels have a maximum height of 80 feet, approximately 8 stories.

- Applicable NPU-D policies: Review the industrially-classified properties to determine the potential for vacant and underutilized to be reclassified to residential.

STAFF RECOMMENDATION: APPROVAL OF AMMENDMENT FROM MIXED-USE TO HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION

NPU Recommendation: NPU-D voted to support the land use amendment at their October 24, 2017 monthly meeting with conditions:

- A minimum of 5 parking spaces for general use (excluding carpool or handicap) shall be dedicated to serve the 2800 sq. ft. of proposed commercial space (@ required ratio of 1/600) and shall be placed near the parking entrance off Huff Road outside any gated, secured parking area.
- Any commercial space provided shall be limited to office and gallery use only.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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CHARLETTA WILSON JACKS
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ZONING AND DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 17-O-1765 / CDP-17-32 DONALD LEE HOLLOWELL PARKWAY NW
DATE: November 27, 2017

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 1361 Donald Lee Hollowell Parkway, N.W., part of 1401 Donald Lee Hollowell Parkway, N.W., 1351 Donald Lee Hollowell Parkway, N.W., part of 835 Elbridge Street, N.W., 835 Elbridge Drive, N.W., 645 Elbridge Drive, N.W., 639 Elbridge Drive, N.W., 669 Elbridge Drive, N.W., 673 Elbridge Drive, N.W., 689 Elbridge Drive, N.W., 661 Elbridge Drive, N.W., 655 Elbridge Drive, N.W., 683 Elbridge Drive, N.W., 687 Elbridge Drive, N.W., 14 014400030286, 14 014400030302, 14 014400030468, 14 014400030484, 14 014400030591, 14 014400030609, 14 014400050151 from the High Density Residential Land Use designation to the Mixed Use Land Use designation; and 1345 Woodland Avenue, N.W., from the Open Space Land Use designation to the Mixed Use Land Use designation. This land use amendment is being done in conjunction with the rezoning of the parcels from the from I-1/BL (Light Industrial/BeltLine Overlay), I-2/BL (Heavy Industrial/BeltLine Overlay), MRC-1/BL (Mixed Residential Commercial/BeltLine Overlay), MR-4B/BL (Multi-Family Residential/BeltLine Overlay) zoning districts to the MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay zoning district (Z-17-077). The rezoning contains additional parcels that currently have a Mix Use future land use designation and are therefore already compatible with the proposed MRC-3 zoning and are not included in the land use amendment to Mixed Use. The land use amendment and rezoning would allow for the construction the Quarry Yards, a mixed-use development including approximately 850 residential units, 575,000 square feet of office uses, 75,000 square feet of retail/restaurant uses, and a 300-room hotel. The applicant also proposes the construction and maintenance of a portion of the proposed Proctor Creek Greenway trail along the waterway through the site.

FINDINGS OF FACT:

- Property location: The properties front on the north side of Donald Lee Hollowell Parkway NW and along Woodland Avenue NW and Elbridge Drive NW. The properties are located in Land Lot 144, 14th District in Fulton County, Georgia within NPU-J and Council District 9. The site is not

located within an existing neighborhood but is immediately north of the Bankhead neighborhood and northeast of the Grove Park neighborhood.

- **Property size and physical features:** The parcels subject of the land use amendment total approximately 10 acres and are currently developed with several commercial, industrial, and residential structures. Some parcels have trees and vegetation. The acreage of the total development is 25.82 acres. Lot topography varies across the property. Proctor Creek traverses the site and a trail is being built adjacent to Proctor Creek.
- **Current/past use of property:** The site has been used for commercial, residential, and industrial uses. Current adjacent uses include a vacant, former residential area to the west, Bellwood Quarry to the north, the Bankhead MARTA rail station and Fulton County Division of Family and Children Services (DCFS) to the east, and commercial uses fronting on the south side of Donald Lee Hollowell Parkway to the south. Staff is not aware of any other prior uses of the site.
- **Surrounding zoning/land uses:** The land use designation for the surrounding properties is High Density Residential with RG-3 (Residential General, Sector 3) zoning to the west; Open Space and Transportation-Communications-Utility land use with I-2 (Heavy Industrial) zoning to the north; Mixed Use with I-1 (Light Industrial) and MRC-1 (Mixed Residential Commercial, Sector 1) zoning to the east; and Open Space, Low Density Commercial, and High Density Residential with MCR-1 (Mixed Residential Commercial, Sector 1) and MR-4B (Multifamily Residential, Sector 4B) zoning to the south.
- **Transportation system:** Donald Lee Hollowell Parkway is a state highway and a four-lane principal arterial with sidewalks along both sides. MARTA bus routes 50 (Hollowell Pkwy) and 58 (Atlanta Industrial/Hollywood Rd) run along Donald Lee Hollowell Parkway with the nearest stop located at the intersection of Donald Lee Hollowell Parkway and Elbridge Drive. The nearest MARTA rail station is the Bankhead station, located adjacent to the site.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Mixed Use future land use is compatible with the surrounding Mixed Use future land uses to the east and south and would allow for a transition in intensity to the High Density Residential to the west and south.
- **Effect on adjacent property and character of neighborhood:** The proposed land use and zoning changes to Mixed Use will provide infill development along a corridor served by existing transit and adjacent to a rail station. The property is located between vacant and underutilized land to the west and the Bankhead MARTA rail station and Fulton County DFCS building to the east. South of Donald Lee Hollowell Parkway are automotive businesses and a church, with residential homes further south of the corridor.
- **Suitability of proposed land use:** The Mixed Use land use designation reflects the proposed zoning change and aligns with the CDP character area policies and the recommendations of the BeltLine Subarea 9 Master Plan.

- **Consistency with City's land use policies:** The Character Areas for this property are Parks, Conservation and Greenspace, Redevelopment Corridor, Traditional Neighborhood Redevelopment, and Transit Oriented. Parks, Conservation and Greenspace policies that support a greenway along Proctor creek are:
 - Provide opportunity of active and passive recreation,
 - Provide connectivity between greenspaces through trail/pedestrian connections, and
 - Improvements of the Proctor Creek watershed by addressing stormwater, sewer overflows, brownfields and increasing accessibility with parks and trails.

- Policies that support the land use amendment to higher density use for Redevelopment Corridor are:
 - Encourage revitalization and redevelopment of Redevelopment Corridors that improves the sense of place and community, creates a well-functioning corridor that facilitates traffic flow, provides transportation options, and supports a variety of land uses.
 - Promote and encourage the redevelopment of vacant, underutilized and auto-oriented development along Redevelopment Corridors.
 - Promote and encourage mixed use (residential, retail and office uses) and development with a pedestrian-oriented urban form.
 - Promote a balance of retail, service, office, dining and residential uses serving the adjacent neighborhoods.

Policies that support the land use amendment to higher density use for Traditional Neighborhood Redevelopment are:

- Preserve the residential character of Traditional Neighborhoods.
- Promote diversity of housing types.
- Maintain, rehabilitate and replace the existing housing stock where appropriate.
- Protect and enhance natural resources.

The site is located within a quarter of a mile of the Bankhead MARTA station, which is classified as a Town Center station according to the City of Atlanta's station typologies. The Town Center stations are nodes of dense, active, mixed use development. Policies that support the land use amendment for Transit Oriented Development are:

- Encourage relatively dense development near the transit stations consistent with the targets in the [Transit Station Typology-based Development Targets for Transit Oriented Developments] Table
- Encourage retail and service establishments that serve transit riders daily needs.
- Encourage a mix of uses, housing types, and housing affordability within station areas.

The BeltLine Subarea 9 Master Plan (2009) recommended, Medium Density Mixed Use and High Density Mixed Use for this area (page ES-5). The Mixed Use land use is compatible to the Medium Density Mixed Use and High Density Mixed Use land uses of the BeltLine Subarea Plans.

Previous plans for the area also recommended changing the land use for this area from Low Density Commercial and Industrial to High Density Residential. The Donald L Hollowell Parkway

Redevelopment Plan (2003) recommended High Density Residential land use for this area (page 36), and the Bankhead MARTA Station Transit Area Livable Centers Initiative Study (2006) recommended High Density Residential and Open Space land use designation for these parcels (page 4:13).

Following the adoption of the Bankhead LCI Plan, a CDP amendment implemented the plan's land use recommendations to change the land use designation of several parcels surrounding the Bankhead MARTA station from Low Density Commercial and Industrial to High Density Residential, Mixed Use, and Open Space (CDP-06-19).

NPU J Policies: Applicable NPU-J policies listed in the CDP include, "Encourage medium-density commercial and residential uses in proximity to the Bankhead MARTA Station."

STAFF RECOMMENDATION: APPROVAL OF AN AMMENDMENT FROM HIGH DENSITY RESIDENTIAL AND OPEN SPACE TO MIXED LAND USE DESIGNATION

NPU J RECOMMENDATION: NPU J voted to approve the land use amendment to Mixed Use at its October 24, 2017 meeting

cc: Jessica Lavandier, Assistant Director, Strategic Planning

KASIM REED
MAYOR



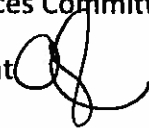
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MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 17-O-1766 / CDP-17-22 0 MYRTLE STREET NE
DATE: November 27, 2017

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 0 Myrtle Street NE from the Low Density Residential Land Use designation to the Mixed Use land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel from the R-5 (Two-Family Residential) zoning district to the C-2 (Commercial Service District) (Z-17-76). This would allow for improvements to the rear service area of the restaurant such as a wider and more secure rear stairway and an improved loading dock configuration.

FINDINGS OF FACT:

- **Property location:** The property is located on Myrtle Street NE just north of Ponce de Leon Avenue. It is in the Midtown neighborhood, NPU-E, Council District 2, and within Land Lot 49 of the 14th District of Fulton County.
- **Property size and physical features:** The approximately 0.4-acre site is paved and contains some trees and shrubs along its edges. The lot topography slopes towards the eastern edge of the subject property.
- **Current/past use of property:** The parcel is currently developed with a surface parking lot serving the Mary Mac's Tea Room restaurant. Staff is unaware of any other previous uses.
- **Surrounding zoning/land uses:** The land use designation for the surrounding properties is Low Density Residential with R-5 (Two-Family Residential) zoning to the northwest and north; Medium Density Mixed Use with MRC-1-C (Mixed Residential Commercial) zoning to the northeast; Mixed Use with MRC-1-C zoning to the east; and Mixed Use with C-2 zoning to the south and west. In 2016, the adjacent land use designation for the property at 684 Penn Avenue to the northeast was amended from the Low Density Residential land use designation to the Mixed Use Low Density land use designation (CDP-15-16) in conjunction with the rezoning of the parcel to MRC-1-C (Z-15-21).

Current adjacent uses include Mary Mac's Tea Room to the south, multi-family residential homes to the west across Myrtle Street and to the north, and a surface parking lot serving a gym and a dialysis clinic to the east.

- **Transportation system:** Myrtle Street is a two-lane local street with sidewalks on both sides, and Ponce de Leon Avenue is a four-lane principal arterial with sidewalks along both sides. MARTA bus routes 2 (Ponce de Leon Ave/Decatur) runs along Ponce de Leon Avenue with the nearest stop located at the intersection of Ponce de Leon Avenue and Myrtle Street. The nearest MARTA rail station is the North Avenue Station, located about half a mile to the west of the parcel.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Mixed Use land use is compatible with the surrounding Mixed Use future land uses to the west and south; however it would not provide a transition in intensity to the Low Density Residential to the north and northeast.
- **Effect on adjacent property and character of neighborhood:** The proposed land use and zoning changes to higher intensity use allows for the proposed work on the parking lot site, which is currently not proposed to change in use, but it would allow for higher intensity commercial or residential development on the site in the future. The property is located between multi-family residential immediately to the east and northeast and commercial development along Ponce de Leon Avenue the south and southwest.
- **Suitability of proposed land use:** The proposed Mixed Use land use designation reflects the proposed zoning change and aligns with the CDP character area policies and the recommendations of the recently adopted Midtown Garden District Neighborhood Master Plan, which recommends 4-6 story Mixed-Use for this parcel (page 34) and identifies the parcel as having high susceptibility to change (page 32). The Future Land Use section of the Midtown Garden District Neighborhood Master Plan identifies the Ponce de Leon corridor as primarily 4-6 story Mixed-Use, but notes that "aside from a few key "historic storefront: areas (i.e. Myrtle/Ponce), low density commercial is not the highest and best use of land along Ponce" (page 33).
- **Consistency with City's land use policies:** The Character Area for this property is Traditional Intown Corridor. Policies that support the land use amendment to higher density use for Intown Corridor are:
 - Promote and encourage the redevelopment of vacant, underutilized and auto-oriented development along Intown Corridors.
 - Promote and encourage mixed use (residential, retail and office uses) and multi-family residential development with a pedestrian-friendly urban form.
 - Along Intown Corridors, the highest densities should be along the street or rail transition to lower densities at the edges to protect and buffer surrounding neighborhoods. Surrounding neighborhoods should be buffered from noise and lights.

NPU E Policies: None are applicable to this proposed land use amendment.

STAFF RECOMMENDATION: APPROVAL OF AN AMMENDMENT FROM LOW DENSITY RESIDENTIAL TO MIXED USE LAND USE DESIGNATION

NPU E RECOMMENDATION: NPU E voted to approve the land use amendment to Mixed Use at its November 7, 2017 meeting

cc: Jessica Lavandier, Assistant Director, Strategic Planning

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TIM KEANE
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CHARLETTA WILSON JACKS
DIRECTOR, OFFICE OF
ZONING AND DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Resources Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: CDP-17-034 594 IRWIN STREET, N.E.
DATE: November 27, 2017

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located 594 Irwin Street N.E. from the Low Density Residential land use designation to the Low Density Commercial land use designation. This land use amendment is being done in conjunction with the rezoning of 594 Irwin Street from the R-5/BL (Two-Family Residential/BeltLine Overly) to the MRC-1/BL (Mixed Residential Commercial/BeltLine Overlay) District (Z-17-074) to allow construction of three attached townhomes and commercial/office space.

FINDINGS OF FACTS:

- **Property location:** The subject property fronts on the north side of Irwin Street N.E., at the northeast intersection of Irwin Street and Randolph Street. The property area is located in the Old Fourth Ward neighborhood of NPU-M, Land Lot 19 of the 14th District, Fulton County and in Council District 2.
- **Property size and physical features:** The subject lots are approximately 0.175 acres. The lot is currently developed with a single story residential building with a storefront built to the sidewalk. The remaining portions of the parcel are grassed.
- **Current/past use of property:** The subject property is currently developed with a residential structure with a storefront that might have been used for commercial uses or as a place of worship. The structure may have originally been a single family residential dwelling. Staff is not aware of any other previous uses.
- **Surrounding zoning/land uses:** Land use and zoning designations in the immediate area varies. The subject property is designated Low-Density Residential as are surrounding properties with R-5 (Two-Family Residential) and HC-20C (Martin Luther King, Jr. Historic District) to the north and east. Also located to the east of the parcel are Low-Density Commercial lots zoned RG-2 (Residential General-Sector 2) and C-1-C (Community Business-Conditional). To the south parcels are designated Low-

Density Commercial and Low-Density Residential land uses with RG-2 (Residential General-Sector 2) and HC-20C (Martin Luther King, Jr. Historic District) zoning districts. This intersection is planned as a small commercial node within the Old Fourth Ward Community. All parcels fronting the south side of Irwin Street between a Boulevard and Randolph Street have a Low Density Commercial land use designation. The Low Density Commercial land use designation was complete per CDP-14-02 to implement the Old Fourth Ward Redevelopment Plan. The subject lot's overlay zoning, HC-20C SA5 (Martin Luther King, Jr. Historic District Subarea 5) designates this area as a transitional zone. This allows for a lessening of density and intense uses, from the higher intense uses between the Boulevard corridor to the west, to the lower density commercial and residential uses to the north and east. The two southern corners of this intersection are designated for community commercial use; a community grocery store is located at the southeast corner. Located at the northwest corner of the intersection is the David T. Howard High School. The parcel has a Low Density Residential land use and HC-20C SA3 (Martin Luther King, Jr. Historic District Subarea 3) zoning.

- **Transportation system:** Randolph Street and Irwin Street are classified as collector streets. Currently, MARTA's Route #3 bus line services this area and its connection point can be found at the southwest corner of Irwin Street and Randolph Street. Irwin Street also includes plans for the Atlanta Street car Purple Line.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** This section of Irwin Street in the Old Fourth Ward neighborhood contains parcels that have a variety of land uses. Most of the residential parcels in the immediate area are designated Low Density Residential. Other parcels that front along the south side of Irwin Street include Low Density Commercial to the southwest, southeast, and Mixed Use to the east. The proposed land use designation would allow for an appropriate transition between the current single-family homes to the north and west and the more intense commercial and mixed-use parcels to the south and east. The parcel lies within Subarea 5 of the Martin Luther King Historic District and is subject to review and comment by the Urban Design Commission per Sec.16-20C.004(5)(b) of the City Ordinance. Therefore, Staff believes this use is compatible with the surrounding land uses and development of the area.
- **Effect on adjacent property and character of neighborhood:** Adjacent properties located along Irwin Street are mostly low density residential and commercial uses. The potential impact of increased traffic to nearby properties due to ingress and egress to the development will be taken into consideration during the Special Administrative Permit process. Also, because this rezoning is located within the Martin Luther King, Jr. Historic District and the Beltline Overlay district criteria such as open space requirements, transitional and side yard setbacks, and curb cuts will be reviewed during the building permit process.
- **Suitability of proposed land use:** The proposed use reflects the single family attached residential and low density commercial use of other properties in the area. The proposed MRC-1/BL (Mixed Residential Commercial/BeltLine Overlay) rezoning, as presented, would transition to and support the low density residential and commercial land uses in close proximity.
- **Consistency with City's land use policies:** The proposed land use change is supported by the 2016 CDP for areas designated Traditional Neighborhood Redevelopment. The parcel is designated

Traditional Neighborhood Redevelopment – Historic. Compatible land uses identified as proper designations for this type of character area include single family residential, low density residential and low-density commercial neighborhood nodes that are neighborhood serving and pedestrian oriented. Policies that support the land use amendment are:

- Preserve the residential character of Traditional Neighborhoods
- 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, which are of such a size and character that all uses are within convenient walking distance of one another.
- Promote attention to sound design principles in areas of new development and redevelopment.

The proposed land use designation is a consistent with the recommendations of the 2008 Old 4th Ward Master Plan which recommended a Low Density Commercial use for this parcel. Irwin street is identified as having historic commercial use and recommends that commercial use should be allowed.

The proposed land use designation is a higher intense use than proposed in the 2011 Atlanta Beltline Subarea 5 Master Plan study that recommended a low density residential land use of 1 – 4 stories.

- Applicable NPU-M policies:
 - Encourage street-level retail use in order to maximize pedestrian activity and to facilitate vibrant and active public spaces that link neighborhoods with Downtown.
 - Promote and expand low and medium density residential uses in the Old Fourth Ward neighborhood, emphasizing increased single-family home-ownership.
 - Encourage the reuse or redevelopment of vacant, under-utilized, obsolescent, and/or structurally deteriorating industrial and commercial properties that are associated with the historic railroad corridors bordering the Butler Street/Auburn Avenue and Old Forth Ward neighborhoods.

STAFF RECOMMENDATION: APPROVAL OF AMMENDMENT FROM LOW DENSITY RESIDENTAL TO LOW DENSITY COMMERCAIL LAND USE DESIGNATION FOR 594 IRWIN STREET

NPU Recommendation: NPU-M voted to support the land use amendment at their October 2017 monthly meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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**KASIM REED
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**CHARLETTA WILSON JACKS
DIRECTOR, OFFICE OF
ZONING AND DEVELOPMENT**

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development
SUBJECT: 17-O-1768 / CDP-17-35 55 MILTON AVE SE
DATE: November 27, 2017

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 55 Milton Avenue SE from the Industrial Land Use designation to the High Density Residential Land Use designation. This land use amendment is being done in conjunction with the rezoning of the parcel from the I-1-C/BL (Light Industrial Conditional/Beltline Overlay) zoning district to the MR-4/Beltline (Multifamily Residential/Beltline Overlay) zoning district (Z-17-28). This would allow for the construction of a 188-unit multifamily development including affordable workforce housing and associated parking.

FINDINGS OF FACT:

- **Property location:** The property fronts on the southwest side of Milton Avenue SE between Hank Aaron Drive SE to the west and the BeltLine corridor to the southeast. It is located in the Peoplestown neighborhood, NPU-V, Council District 1, and within Land Lot 55 of the 14th District of Fulton County.
- **Property size and physical features:** The parcel is approximately 3.4 acres and is currently developed with a single-story structure and surface parking lot. The parcel contains numerous mature trees and shrubs along its perimeter, and the lot topography is relatively flat with a drop down towards Milton Avenue.
- **Current/past use of property:** The parcel is currently developed and is being used on a temporary basis by Yellow Cab for vehicle maintenance. Staff is unaware of any other previous uses.
- **Surrounding zoning/land uses:** The land use designation for all of the surrounding properties is Mixed Use with I-1-C/BL zoning to south, MRC-3-C/BL zoning to the west, and MR-4A-C/BL zoning to the north and east.

Current adjacent uses include mostly vacant land and a warehouse building to the south. The proposed BeltLine rail corridor located to the south has a Transportation-Communications and Utility land use.

- Transportation system: Milton Avenue is a four-lane major collector with a sidewalk along the northwest side. MARTA bus routes 55 (Jonesboro Rd/Hutchens Rd/Forest Pkwy) and 155 (Windsor Street / Lakewood Ave / Polar Rock) run along nearby Hank Aaron Drive and McDonough Boulevard with the nearest stop located about 0.1 miles to the northeast at the intersection of Hank Aaron and Weyman Ave SW. The area is not served by MARTA rail.

CONCLUSIONS:

- Compatibility with surrounding land uses: The proposed High Density Residential Future land use is compatible with the surrounding Mixed Use future land uses on all sides. There is also nearby Very High Density Residential to the southeast of the site, across the BeltLine corridor.
- Effect on adjacent property and character of neighborhood: The proposed land use and zoning changes to higher intensity residential will mark the first new development in this area. The property is surrounded mostly by vacant land with some industrial and commercial uses. DH Stanton Park is near this site and will be a short walk away once the BeltLine trail is built.
- Suitability of proposed land use: The High Density Residential land use designation reflects the proposed zoning change and aligns with the CDP character area policies and the recommendations of the BeltLine Subarea 2 Master Plan, which recommends 5-9 story Mixed-Use for this parcel (page 5). Although located within the study area for the Turner Field Stadium Neighborhoods LCI Plan, the plan did propose any future land use change for this parcel.
- Consistency with City's land use policies: The Character Area for this property is Redevelopment Corridor. Policies that support the land use amendment to higher density use for Redevelopment Corridor are:
 - Encourage revitalization and redevelopment of Redevelopment Corridors that improves the sense of place and community, creates a well-functioning corridor that facilitates traffic flow, provides transportation options, and supports a variety of land uses.
 - Promote and encourage the redevelopment of vacant, underutilized and auto-oriented development along Redevelopment Corridors.

NPU V Policies: None are applicable to this proposed land use amendment.

STAFF RECOMMENDATION: APPROVAL OF AN AMMENDMENT FROM INDUSTRIAL TO HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION

NPU V RECOMMENDATION: NPU V voted to defer the land use amendment at its November 13, 2017 meeting

cc: Jessica Lavandier, Assistant Director, Strategic Planning

**KASIM REED
MAYOR**




Department of
CITY PLANNING

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**TIM KEANE
COMMISSIONER**

**CHARLETTA WILSON JACKS
DIRECTOR, OFFICE OF
ZONING AND DEVELOPMENT**

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 17-O-1695 / CDP-17-36, 1280 AND 1296 MORELAND AVENUE AND 1263 CLUSTER AVENUE ANEXATION
DATE: November 27, 2017

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at 1280 and 1296 Moreland Avenue and 1263 Cluster Avenue, tax parcels 15 11301023, 15 11301011, and 15 11301025, to the Low Density Commercial Land Use designation as a result of the petition to annex the parcel into the City of Atlanta and to facilitate zoning of the parcel to the C-1 (Community Business) zoning category (Z-17-91).

FINDINGS OF FACT:

- **Property location:** The properties to be annexed front the east side of Moreland Avenue S.E. at the southeast intersection of Moreland Avenue S.E. and Cluster Avenue S.E. within close proximity to City of Atlanta NPU-W, Council District 1.
- **Property size and physical features:** The subject parcels total 31.4 acres and are to east of the City of Atlanta boundaries within unincorporated DeKalb County. The site includes a single-story concrete commercial shopping center. Vehicular access to the surface parking lots on the property is provided by three (3) curb cuts on the south side of Cluster Avenue and two (2) on the east side of Moreland Avenue. Several mature trees and vegetation grow on the eastern and southern edges the property. Intrenchment creek forms the eastern parcel boundary. The topography of the lot slope increases in a southeasterly direction from the right-of-way at Cluster Avenue to the principle structure then increases in an easterly direction towards the right-of-way at Moreland Avenue.

- Current/past use of property: The parcel is currently developed with a single commercial shopping center that is occupied by several tenants and owned by SRPF A/Moreland, L.L.C. Staff is unaware of any other previous uses of the site.
- Surrounding zoning/land uses: In DeKalb County, the parcels fronting on Moreland and Custer Avenue and to the north have of the site have a Commercial Redevelopment Corridor Character Area and commercial zoning (C-1). To the east parcels have a Traditional Neighborhood character area and multi-family residential (MR-2) zoning and Industrial Character area with Residential (R-75) zoning. To the south the parcels have an Industrial Character area and Industrial zoning (M); this parcel is operated as a landfill. In the City of Atlanta, the parcels to the west have a Mixed Use- Low Density Land use and commercial zoning (MRC-1).
- Transportation system: The subject property is located at the intersection of Moreland Avenue and Cluster Avenue which are classified as arterial and collector roads respectively. There are sidewalks along frontages on Moreland Avenue and inconsistent sidewalks along the frontages of Cluster Avenue. The nearest public transit route is MARTA Bus Route #32 that services Moreland Avenue and Cluster Avenue. There is a transit stop located on the north of the parcel adjacent to the right-of-way at Cluster Avenue.

The applicant has requested that this application be deferred.

STAFF RECOMMENDATION: Deferral of the land use amendment

NPU-W RECOMMENDATION: NPU-W voted to approve the annexation with a Low Density Mixed Use Land Use designation at its November 15, 2017 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning

KASIM REED
MAYOR



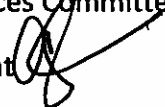
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TIM KEANE
COMMISSIONER

CHARLETTA WILSON JACKS
DIRECTOR, OFFICE OF
ZONING AND DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 17-O-1673/CDP-17-37 ADOPTION OF THE DOWNTOWN ATLANTA MASTER PLAN
DATE: November 27, 2017

SUMMARY:

The Office of Zoning and Development recommends the Downtown Atlanta Master Plan for adoption and incorporation into the 2016 CDP through 17-O-1673. The Plan was created with extensive input from community stakeholders and provides recommendations for Land Use and Housing, Transportation, Economic Development, Urban Design, and the Environment for the Downtown area.

FINDINGS OF FACT:

Plan Purpose: The 2017 Downtown Atlanta Master Plan was commissioned by Central Atlanta Progress (CAP) / Atlanta Downtown Improvement District (ADID) and will replace the 2004 Imagine Downtown Plan and 2009 Imagine Encore plan update as the plan for the four-square-mile area of Downtown Atlanta. Serving as the required ten-year LCI Update for the Downtown LCI planning area, the 2017 Downtown Atlanta Master Plan reinforces the progress that has been made toward advancing and building on the goals and strategies of the previous Imagine plans.

Plan Area Location: The Downtown Atlanta Master Plan study area encompasses nearly four-square miles bounded by North Avenue to the north, I-20 to the south, Boulevard Avenue to the east, and Northside Drive to the west. It is centered around the traditional downtown core and includes the Atlanta Downtown Improvement District (ADID) service area and the neighborhoods of Downtown, Sweet Auburn, Oakland, Capitol Gateway, and Castleberry Hill as well as portions of Old Fourth Ward and Grant Park. It is located mostly within NPU-M and includes portions of NPUs E, L, T, V, and W and council districts 1, 2, 3, 4 and 5.

Public Process: Extensive community engagement guided the development of the plan. Outreach efforts included interviews and small group discussions with over 125 people, working groups and technical committees, a project website (www.planDowntownATL.com), an online survey that received nearly 2,900 responses and 20 focus groups involving over 100 people in topic-specific discussions. Open houses were held in March 2017 and June 2017 with a final public meeting in September 2017. CAP also conducted outreach via monthly meetings of neighborhood associations

and Neighborhood Planning Units (NPU), CAP's monthly Marketing Roundtable and Town Hall meetings, and events co-sponsored by partner organizations like PEDS and CREW-Atlanta. The team also briefed all affected NPUs prior to completion and adoption of the plan.

PLAN SUMMARY

Vision Statement: Through the public engagement process, the following vision was crafted for the future of Downtown:

“Over the next fifteen years, Downtown Atlanta will remain a bustling business district and unique, national destination while shifting focus to strengthen its role as a thriving, full-service, and equitable neighborhood designed with people in mind. Downtown will preserve its rich history and architecture and attract new independent businesses full of local flavor. Lively, walkable and bikeable streets coupled with a lush, healthy, and humanized public realm will serve as a backdrop to a friendly social life for residents, employees, and visitors who meet to enjoy all that Atlanta’s cultural epicenter has to offer. A range of policies and programs and new housing choices at a range of prices enable Downtown to remain home to a diverse and intentionally inclusive community. Well connected by transit and trails, and desirable yet affordable in the context of Atlanta’s other growing neighborhoods, Downtown will capture a significant share of the region’s projected growth, balancing development with preservation to remain the heart of historic Atlanta and the heartbeat of the city!”

The following six goals respond to the overarching vision:

- **GO BIG WITH THE SMALL STUFF** to humanize Downtown – The plan’s recommendations seek to maintain focus on the day-to-day experience of Downtown and create a welcoming experience for everyone. Topics include: clean and safe strategies and homelessness.
- **UNCOVER, CELEBRATE AND PRESERVE DOWNTOWN’S HERITAGE** to ensure that new growth does not overwrite our history – The plan’s recommendations offer ideas for integrating local history and creativity as part of the everyday experience Downtown. Topics include: arts, culture, and preservation.
- **GROW DOWNTOWN NEIGHBORHOODS** tailored to meet the needs of residents – The plan envisions that Downtown will evolve and grow as a collection of unique neighborhoods. Topics include: residential and commercial development and neighborhood character, diversity, and pride.
- **REINFORCE DOWNTOWN’S ROLE AS THE ENTREPRENEURIAL AND ECONOMIC CENTER** of the region –The plan’s recommendations seek to further establish Downtown as home to small businesses, start-ups, and innovative research. Topics include: retail and office redevelopment opportunities, ground floor activation, jobs, and economic development.
- **RESTORE THE FOREST IN THE CENTER OF THE CITY** to improve air and water quality, create shade, and add beauty Downtown – The plan’s recommendations seek to integrate ecology and play into the center of Atlanta and embrace a healthier future for the Downtown’s

people and places. Topics include: open space and greening, health, sustainability, and programming for all ages.

- **OFFER REAL CHOICE IN TRANSPORTATION** to reduce traffic congestion and reliance on automobiles and create space for increased activity – The plan’s recommendations seek to redesign the street network, uncover a connected, walkable Downtown, and encourage travel by multiple modes. Topics include: street design and connectivity, a multi-modal future, and parking.

Plan Recommendations: The plan concludes with an Implementation Matrix summarizing recommended actions. The implementation strategies were developed through the community engagement process and reviewed by stakeholder groups. They are organized around the six main goals and include potential funding sources and timelines and identify agencies and organizations responsible for leading implementation.

STAFF RECOMMENDATION: APPROVAL of the Downtown Atlanta Master Plan and adoption into the 2016 Comprehensive Development Plan

NPU RECOMMENDATIONS: The Downtown Atlanta Master Plan was presented to all the NPUs included in the study area (M, E, L, T, V, and W).

NPU-M will vote at its November 30, 2017 meeting,

NPU-E voted to not oppose adoption at its November 7, 2017 meeting,

NPU-L voted to defer at its November 14, 2017 meeting,

NPU-T voted to defer at its November 8, 2017 meeting,

NPU-V voted to adopt at a special called meeting on November 20, 2017, and

NPU-W will vote at its November 22, 2017

cc: Jessica Lavandier, Assistant Director, Strategic Planning

**KASIM REED
MAYOR**



Department of
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**TIM KEANE
COMMISSIONER**

**CHARLETTA WILSON JACKS
DIRECTOR, OFFICE OF
ZONING AND DEVELOPMENT**

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development
SUBJECT: 17-O-1722/CDP-17-38 ADOPTION OF THE WESTSIDE LAND USE FRAMEWORK PLAN
DATE: November 27, 2017

SUMMARY:

The Office of Zoning and Development recommends the Westside Land Use Framework Plan for adoption and incorporation into the 2016 CDP through 17-O-1722. The Plan was created with extensive input from community stakeholders and has a vision, goals and implementation recommendations centered on land use for the English Avenue, Vine City, Atlanta University Center and Ashview Heights neighborhoods.

FINDINGS OF FACT:

Plan Purpose: The Land Use Framework Plan (LUFP) for the Westside Atlanta neighborhoods was commissioned by the City of Atlanta City Planning Department and the Westside Future Fund. A team of consultants led by APD Urban planning synthesized the work created by Dhiru Thadani Architects and Urbanists in the Land Use Action Plan documents for the Westside neighborhoods of English Avenue, Vine City, Ashview Heights, and Atlanta University Center. The intent of this report is to propose recommendations to the city of Atlanta Comprehensive Development Plan that aligns closer to the vision and goals of the plan.

Plan Area Location: The study area for this plan is the neighborhoods of Vine City, English Avenue, Atlanta University Center (AUC), and Ashview Heights (which includes Ashview Heights, Just Us, Booker T. Washington Neighborhood and Harris Chiles neighborhoods). The boundaries are further defined as Northside Drive to the east; Interstate 20 to the south; Atlanta BeltLine, Martin Luther King Jr. Drive, and Joseph E. Lowery Drive to the west and Jefferson Street to the north. It is located in NPUs T and L and in Council Districts 3 and 4.

Public Process: The Dhiru Thadani Architects and Urbanists team meet with all four neighborhoods during the Spring/Summer of 2016. They held two meetings with each neighborhood. One was targeted to stakeholders and a second targeted to neighborhood residents. The neighborhood meetings were open to all residents, workers, students, and land owners in the community. Following each community engagement meeting, the Land Use Team convened, discussed the findings, and create a summary of recommendations for that section of the study area. Between

May 2017 and November 2017, the APD Urban Planning team conducted multiple meetings with each of the neighborhood associations in each of the four neighborhoods to confirm and finalize the initial recommendations. Presentations were made at the Neighborhood Planning Unit L and T meetings in October and November 2017.

PLAN SUMMARY

Vision and Goals: Each neighborhood drafted a unique vision statement and four goals for each neighborhood are to:

Goal 1: Acknowledge and proposes strategies to strengthen neighborhood assets

Goal 2: Reinforce each neighborhood's unique identity

Goal 3: Identify key infrastructure projects and investment opportunities

Goal 4: Propose improvements to quality of life by increasing access to parks and open spaces

Plan Recommendations: Recommendations are presented in a matrix format that describes specific action items to guide the implementation of the recommendations for the four neighborhoods. The plan makes recommendations for amendments to the land use designation of some parcels

English Avenue- The plan concentrates new development and redevelopment in clusters, to build a critical mass of positive impact for the community. Development activity is also focused upon areas that enjoy a higher percentage of owner occupied homes. Specifically, the land use recommendations:

- Preserve and reinforce the traditional neighborhood development of predominantly single family pattern,
- Strengthen neighborhood commercial corridors with Mixed Use Medium Density land use along peripheral neighborhood corridors,
- Focus Mixed Use High Density land use along the Northside Drive corridor, and
- Convert the railroad corridor to green space.

Vine City - The Land Use Map recommendations are to:

- Continue the historic pattern of predominantly Single Family land use within the interior blocks of the neighborhood,
- Allow for zoning that would permit accessory dwelling units along designated streets,
- Locate Medium Density Mixed-Use land use along peripheral neighborhood corridors,
- Focus High Density Mixed-Use land use along the Northside Drive corridor and at the Ashby MARTA station node, and
- Concentrate Green Space land use in flood prone areas.

Atlanta University Center - The Land Use map recommendations are to:

- Retain the historic pattern of single family residential land uses within the two interior areas of the neighborhood.
- Strengthen neighborhood commercial corridors with Medium Density Mixed-Use land use along peripheral neighborhood corridors.

- Focus High Density Mixed-Use land uses along Northside Drive.

Ashview Heights - The Land Use map recommendations are to:

- Continue the historic pattern of predominantly single family land use within the interior blocks,
- Strengthen neighborhood commercial corridors with Mixed-Use Medium Density,
- Strengthen neighborhood commercial with the introduction of Low Density Mixed Use at neighborhood commercial,
- Designate additional parcels as Open Space, and
- Add Medium Density Residential land use to the southern interior blocks, some of which are controlled by the Atlanta Housing Authority.

Implementation: The implementation matrix for each neighborhood is grouped by the topic below:

- Stabilize and Strengthen Neighborhood Assets,
- Reinforce Neighborhood Identity,
- Invest in Infrastructure, and
- Increase Access to Parks and Open Space.

For each item, specific action items to guide the implementation of the recommendations for the four neighborhoods within the Westside are described.

STAFF RECOMMENDATION: APPROVAL of the Westside Land Use Framework Plan and adoption into the 2016 Comprehensive Development Plan

NPU RECOMMENDATIONS:

NPU-L voted to support November 14, 2017 meeting contingent of EANA meeting prior to November 27th, and

NPU-T voted to defer at its November 8, 2017 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING


**KASIM REED
MAYOR**

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**TIM KEANE
COMMISSIONER**

**CHARLETTA WILSON JACKS
DIRECTOR, OFFICE OF
ZONING AND DEVELOPMENT**

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 17-O-1730/CDP-17-39 ADOPTION OF THE BUCKHEAD REdeFINED LCI PLAN
DATE: November 27, 2017

SUMMARY:

The Office of Zoning and Development recommends the Buckhead REdeFINED Plan for adoption and incorporation into the 2016 CDP through 17-O-1730. The Plan was created with extensive input from community stakeholders and provides recommendations for trail connections, greenspace, transportation improvements, housing, and urban design centered around the main themes of vitality/placemaking, mobility/connectivity and livability/quality of life.

FINDINGS OF FACT:

Plan Purpose: The Buckhead REdeFINED Plan is a major update to the Buckhead Action Plan Livable Centers Initiative plan completed in 2002. It works toward achieving the LCI program goals and refined the vision and priorities for the study area based on current conditions and extensive community engagement. This update was a collaborative effort among Buckhead stakeholders and organizations and led by Livable Buckhead and consultant team.

Plan Area Location: The plan's study area follows the Buckhead CID boundary and includes Buckhead's major commercial, office, and retail nodes. The area is generally bounded by Old Ivey Road to the north, Peachtree-Dunwoody Road / Roxboro Road to the east, Rumson Road and Pharr Road to the south, and Chatham Road to the West. It includes several Buckhead neighborhoods within NPU-B and identified six subareas including West Village, Buckhead Village, North Piedmont, South Piedmont, Buckhead Loop, and Lenox Square. The study area is in NPU B and Council Districts 7 and 8.

Public Process: Development of the plan was informed by an extensive community engagement process that took three primary forms: stakeholder committee meetings, public workshops, and outreach events. The stakeholder committee was made up of technical advisors; area representatives; and public, private, and local leaders who met throughout the planning process to review and discuss recommendations. Six focus group meetings were held and included the Buckhead Condo Alliance, Young Bucks/BBA Breakfast, Buckhead Council of Neighborhoods, Buckhead Rotary Club, Property Manager Council, and Buckhead Hotel Council. In addition, three

public workshops were held on October 17, 2016, January 19, 2017, and February 27, 2017. The plan was also presented to NPU-B for input and a vote prior to completion and adoption of the plan.

PLAN SUMMARY

Vision Statement: The plan states that “The vision for Buckhead is to preserve the integrity of the community, while creating usable public spaces that complement current resources and energize Buckhead to become a more vibrant place. Buckhead also seeks to improve multimodal access in, around, and throughout Buckhead, while expanding connectivity and strengthening community bonds with programmatic and policy changes to create a more comfortable, safe, and inclusive district.”

The following six goals/Big Ideas were identified to achieve the vision:

- Develop a district-wide multi-use trail to connect and celebrate the area history and culture,
- Activate and enliven a continuous network of streets and destinations,
- Enhance mobility to and from GA 400 and beyond,
- Foster a distinct Buckhead identity along Lenox Road,
- Diversify housing opportunities, and
- Define the civic heart of the community through parks and greenspace.

Plan Recommendations: The plan concludes with a 100-day Action Plan designed to maintain momentum in the near term as well as an Implementation Matrix containing short-term (1-5 year implementation timeframe) and long-term projects. Each project includes a description, estimated timeframe, cost, funding source and responsible party.

The plan includes strategies to address affordability, public safety and sustainability. In addition, the plan provides more detailed strategies and recommendations for mobility and vitality for plan’s subareas: West Village, Buckhead Village, North Piedmont, South Piedmont, Buckhead Loop and Lenox Square.

STAFF RECOMMENDATION: APPROVAL of the Buckhead REdeFINED Master Plan and adoption into the 2016 Comprehensive Development Plan

NPU RECOMMENDATION: NPU B voted to support adoption at its November 7 meeting with amendment that the residential areas mis-identified as commercial, including but not limited to 127 W Paces Ferry Road area and the R5 area in Peachtree Park between Peachtree Road and Martina and Park Circle, be removed and correctly identified as residential only.

cc: Jessica Lavandier, Assistant Director, Strategic Planning