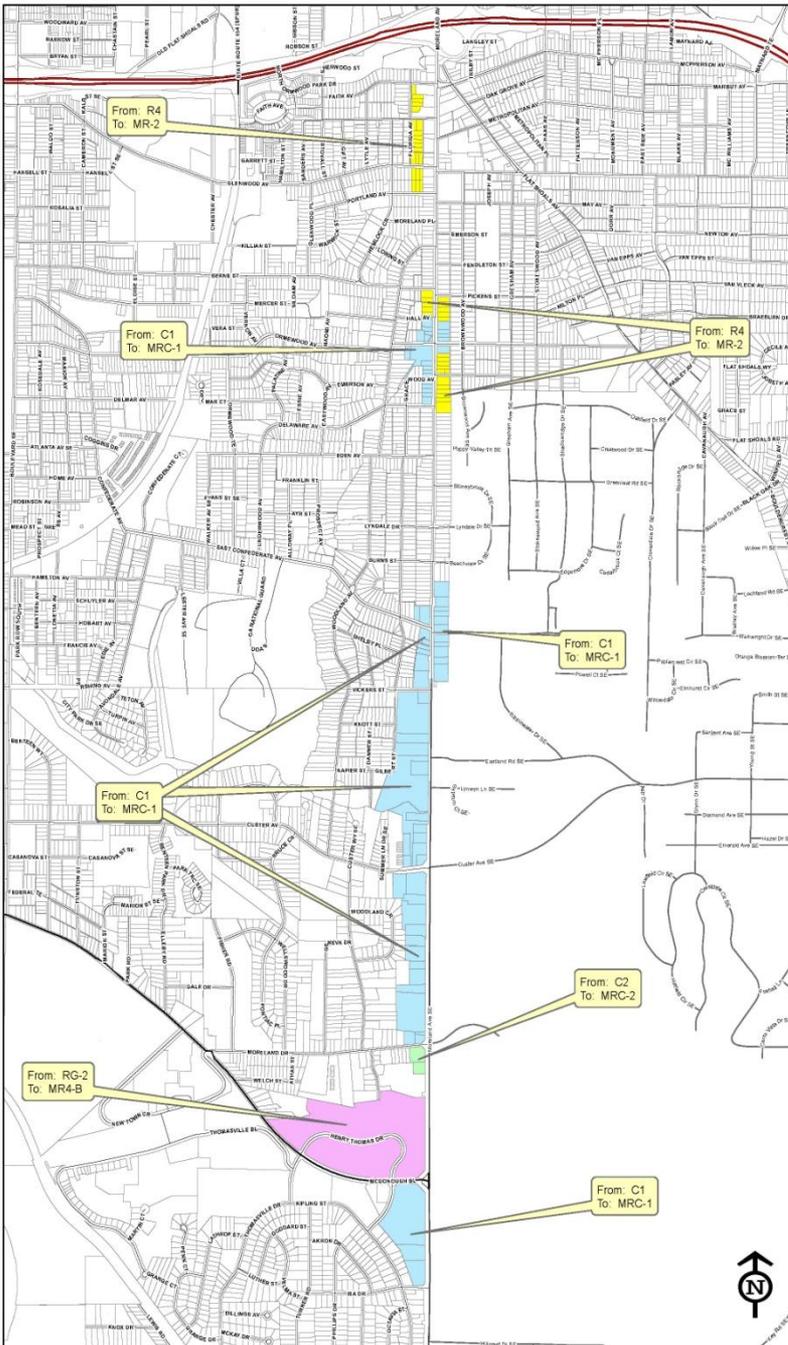


South Moreland Livable Centers Initiative Plan

Proposed Zoning Changes South Moreland Avenue

Department of Planning & Community Development
Office of Planning
and
Council member Carla Smith
Council District 1
and
Council member Natalyn Archibong
Council District 5



Background Overview

The ***South Moreland Livable Centers Initiative (LCI) Plan*** was adopted by the Atlanta City Council in July of 2008.

The ***LCI Plan*** calls for the transformation of portions of Moreland Avenue from automobile-oriented corridors with isolated land uses into vibrant, pedestrian-friendly, mixed-use neighborhoods.

The ***LCI Plan*** identified four major “Focus Areas” for redevelopment:

- [I-20 to Glenwood Avenue \(NPU W\)](#)
- [Ormewood Avenue \(NPU W\)](#)
- [Confederate/Skyhaven Road \(NPU W\)](#)
- [Custer Avenue to Constitution Road \(NPU W & Z\)](#)



Background Overview

Four Focus Areas for redevelopment:

- **I-20 to Glenwood Avenue**
This area includes the East Atlanta Village with potential for multi-story redevelopment along Moreland Avenue. The key issue will be defining the scale and intensity of this redevelopment to be compatible with the surrounding single-family residential neighborhoods.
- **Ormewood Avenue**
This area is centered on the Ormewood Avenue intersection with its emerging pedestrian-oriented commercial node. Opportunities exist to strengthen this node with additional neighborhood-oriented commercial and mixed use development.
- **Confederate/Skyhaven**
This area is characterized by aging, auto-oriented, strip commercial uses. There will be opportunities to redevelop these commercial areas to create a pedestrian-corridor that supports a range of uses.
- **Custer Avenue to Constitution Road**
This area includes several large-scale redevelopment opportunities such as Thomasville Heights Housing Project. This site has the potential to transform the corridor and catalyze further redevelopment.

The plan recommended the rezoning of certain properties along segments in the areas outlined above.



Completed Work

The following land use recommendations of the South Moreland LCI Plan have been completed:

- **I-20 to Glenwood Avenue**
From Single Family Residential to Low Density Residential
- **Ormewood Avenue**
From Single Family Residential to Low Density Residential
From Low Density Commercial to Low Density Mixed-Use
- **Confederate/Skyhaven**
From Low Density Commercial to Low Density Mixed-Use
- **Custer Avenue to Constitution Road**
From Low Density Commercial to Low Density Mixed-Use
From Low Density Residential to High Density Residential

The land use changes were adopted as a part of the 2008 Comprehensive Development Plan.



South Moreland Rezoning Goals

Encourage a diversity of residential neighborhoods, employment, shopping and recreation choices at the activity center and town center level; housing should be given strong focus to create mixed-income neighborhoods and support the concept of “aging in place”.



Benefits of Zoning Changes

- Encourage the redevelopment of blocks on the west side of Moreland Avenue via townhome scale development and transitions to mixed use along Moreland Avenue.
- Support the redevelopment of single-family homes fronting on Moreland into townhome scale residential and/or live work development, with parking located behind the buildings.
- Regulate the scale and character of development on the existing commercially zoned properties. Future commercial should be Quality of Life (QOL) standards; development should be mixed use up to 5 stories.
- Support the redevelopment of suburban commercial land uses along the corridor. Future development should follow QOL standards; development should be mixed use up to 5 stories.
- Support the redevelopment of the Thomasville Heights Housing Project into a mixed income residential neighborhood.



Adoption of New Zoning Regulations

Zoning is a tool that may be used to implement the goals of the South Moreland Avenue Corridor LCI.

What does Zoning do?

- Regulates land uses on private property
- Establishes permitted densities (how much building square footage allowed)
- Establishes building envelope (i.e. building scale, heights, setbacks)
- Establishes placement of buildings and parking
- May establish architectural controls (i.e. building materials, etc.)



Conditional Zoning

Zoning conditions may be placed on a property at the time of rezoning. The proposed legislation may include the following conditions:

- Limitations on the **floor area**
- Limitations on **parking**
- Limitations on **uses**
 - Such as prohibiting uses i.e. tattoo parlors & pawnshops, etc.
- Limitations on building heights and setbacks
- Limitations on building materials
- Limitations on fencing/screening
- Limitations on signage



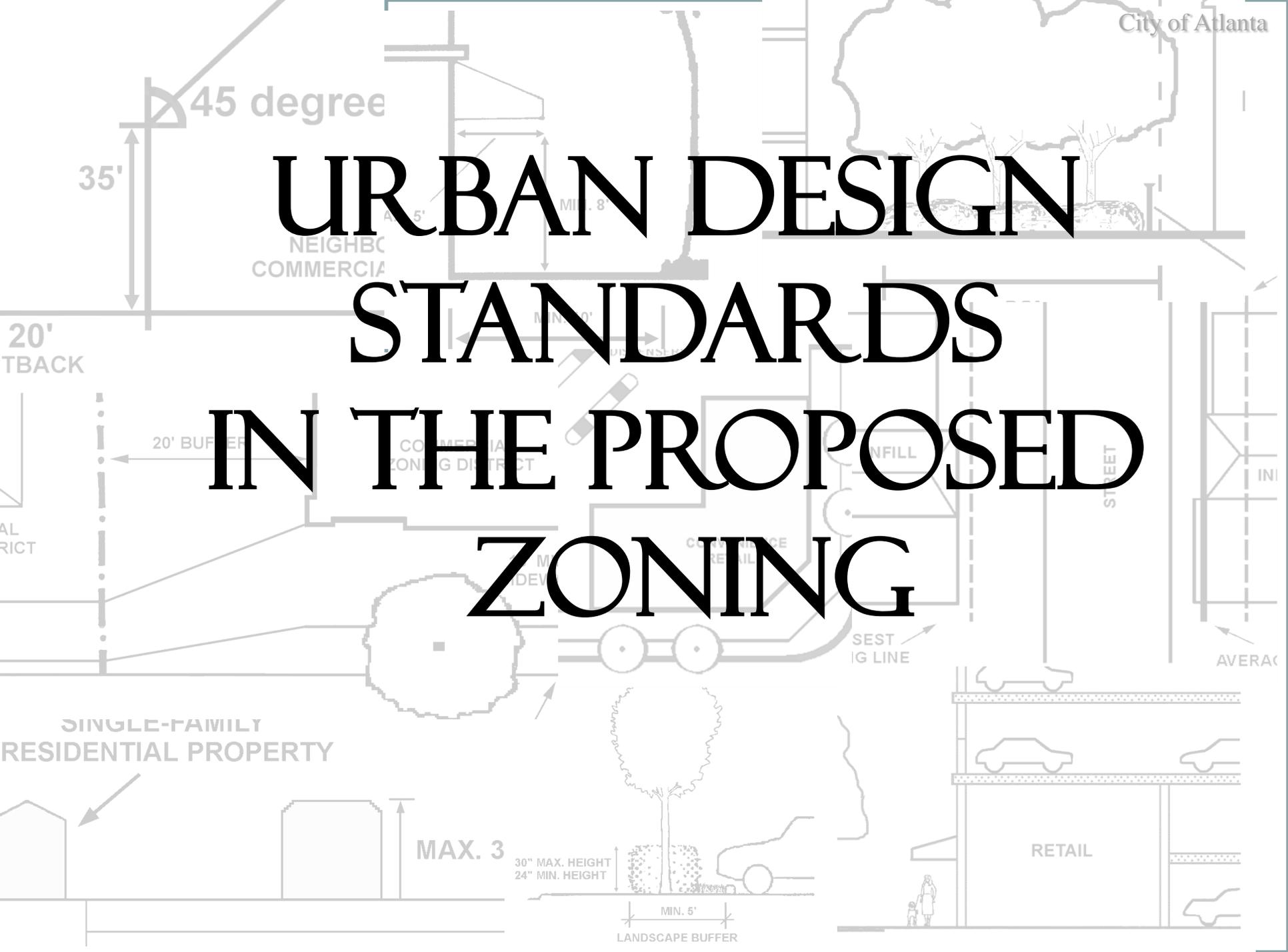
Grandfathering

- “Grandfathered” uses and structures: existing uses and structures are allowed to remain and become “legally non-conforming” when the zoning changes and no longer allows for that use or structure.
- Duration of Legally non-conforming uses: these uses can remain as long as the use is not abandoned for more than a one (1) year period.
- Loss of Non-conforming grandfather status may occur when either:
 - Change in use: from the non-conforming use to a conforming use, or
 - Time: the non-conforming use on the property has been abandoned for more than a one (1) year period.
- Expansion of non-conforming uses and structures requires approval by the Board of Zoning Adjustment (BZA)

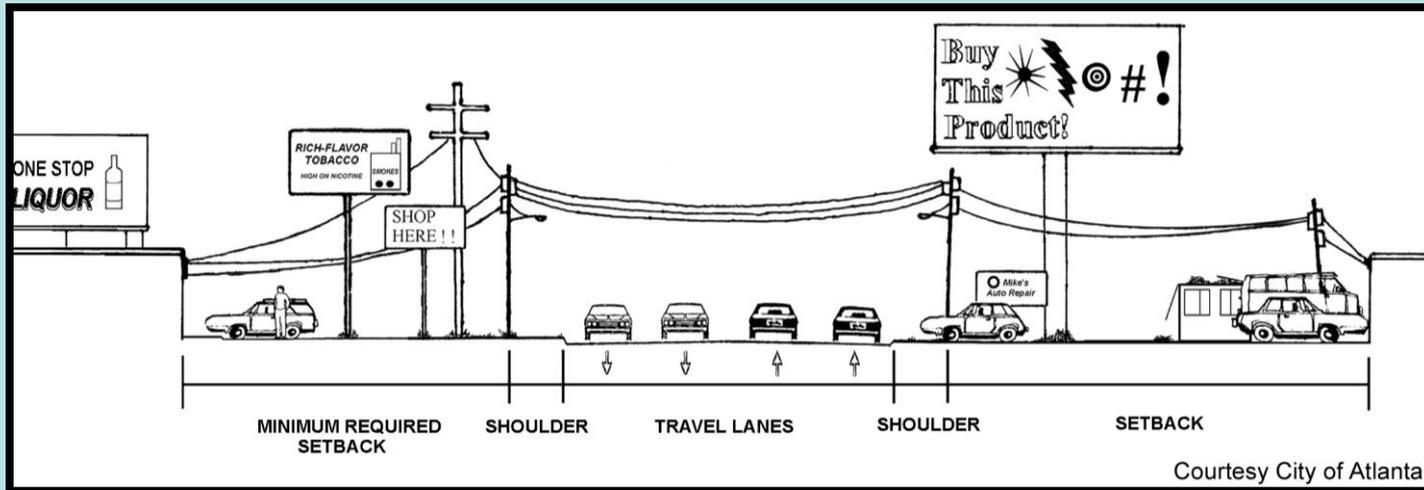
For additional information refer to Section 16-24 of the Zoning Ordinance



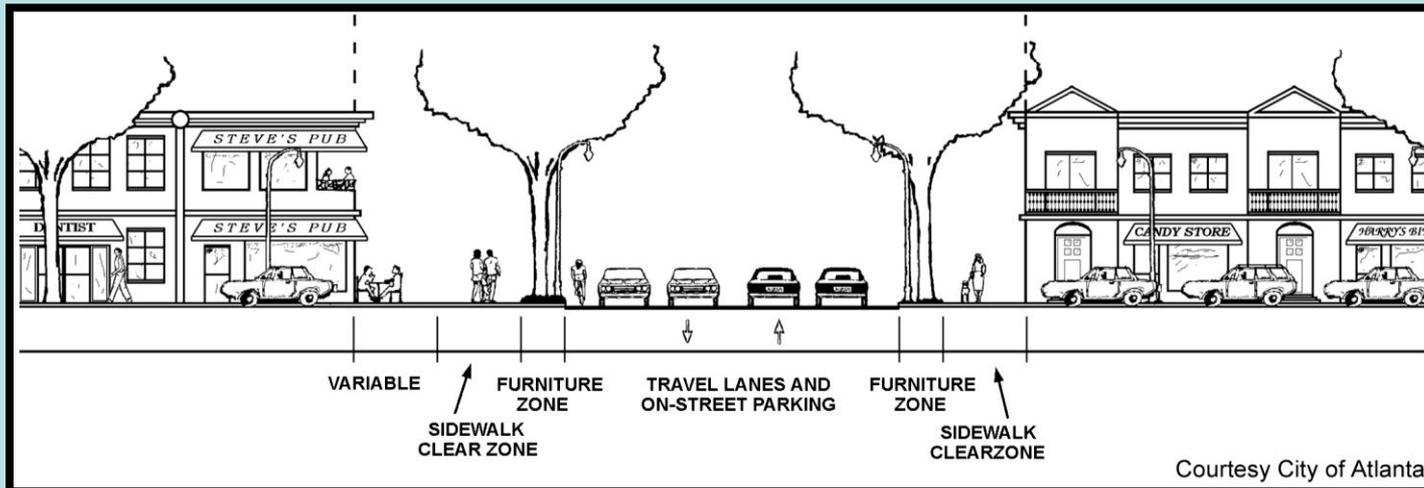
URBAN DESIGN STANDARDS IN THE PROPOSED ZONING



Existing Typical Streetscape



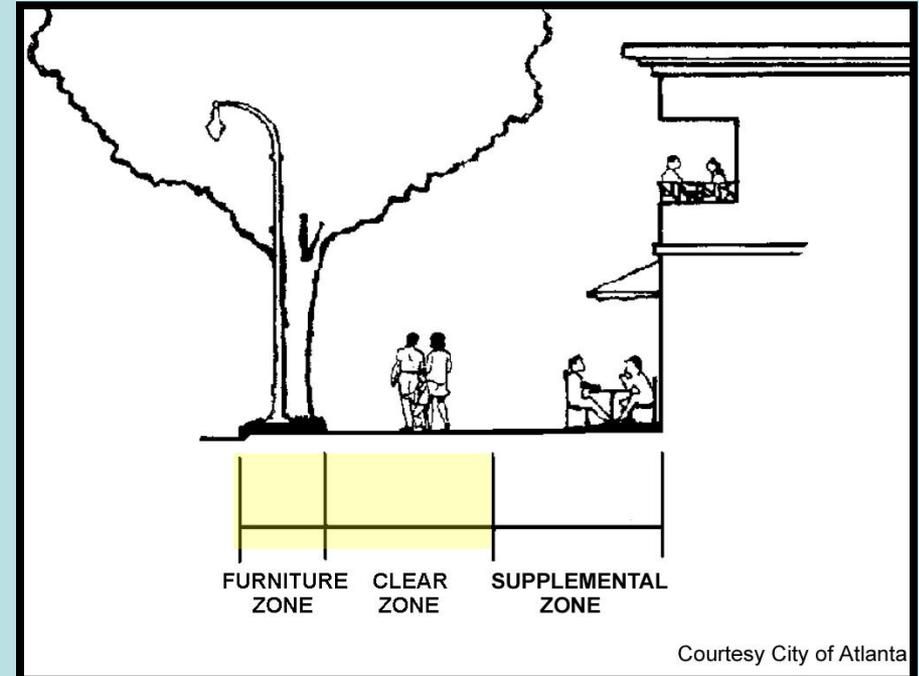
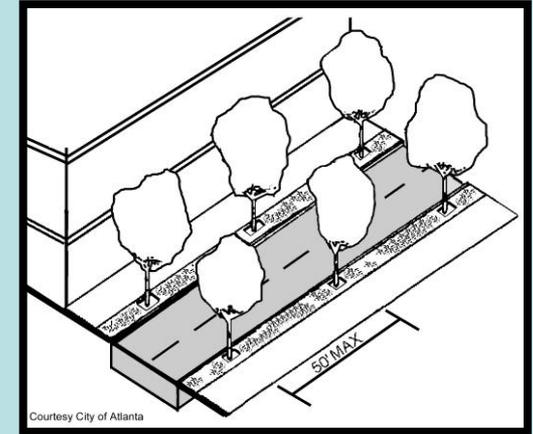
Proposed Streetscape



Sidewalks & Street Trees

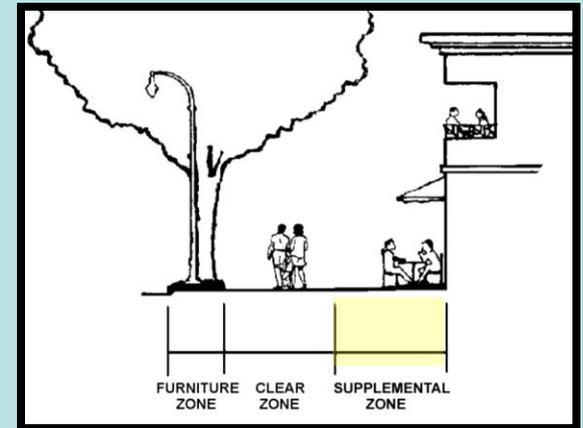
Sidewalks and trees required along streets and shall consist of:

- *Street furniture & tree planting zone (5ft min. width)*
- *Sidewalk clear zone (10ft min. width)*



Supplemental Zones

- *Adjacent ground-floor Residential: accommodate landscaping, stoops, bay windows and other similar residential elements.*
- *Adjacent ground-floor Commercial: accommodate outdoor dining, retail merchandise display and additional plaza areas for pedestrians.*



Building Entrances & Storefront Facades

Building Entrances:

- *Face and be visible from the street*
- *Directly accessible from the public sidewalk, supplemental zone or an outdoor dining area or plaza*
- *Provide individual entrances when there are more than 4 ground floor residential units*

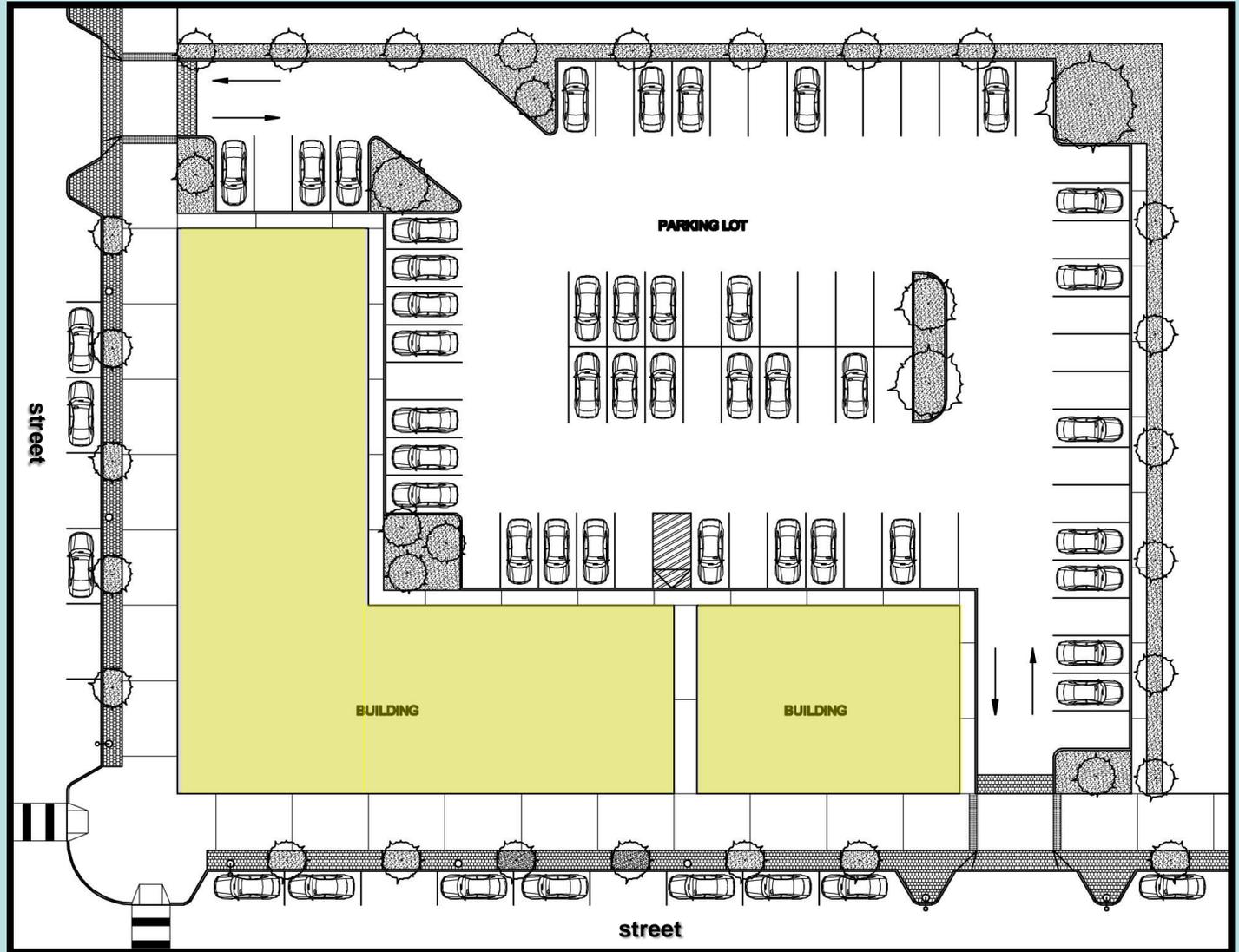
Storefront Facades:

- *Clear glass storefront facades are required for ground-floor commercial*



Building Placement & On-site Surface Parking

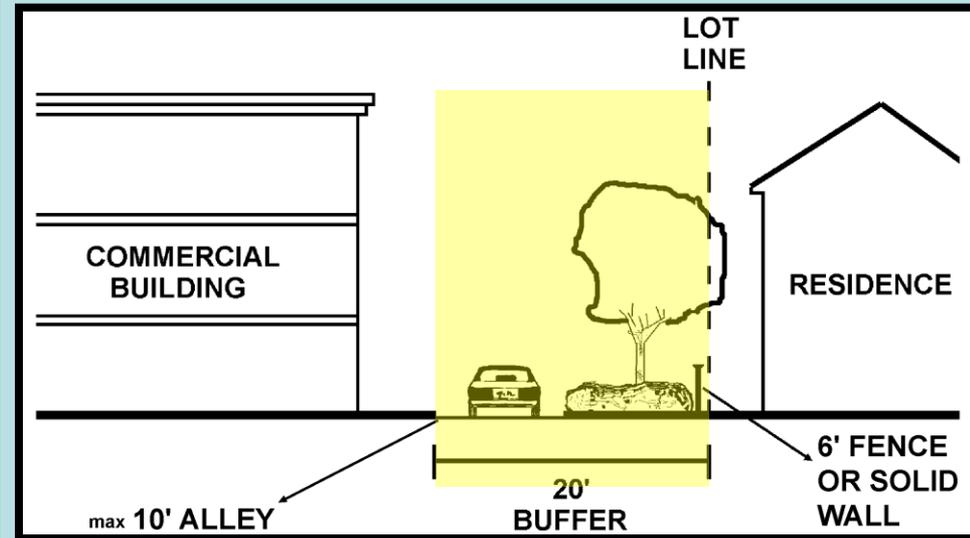
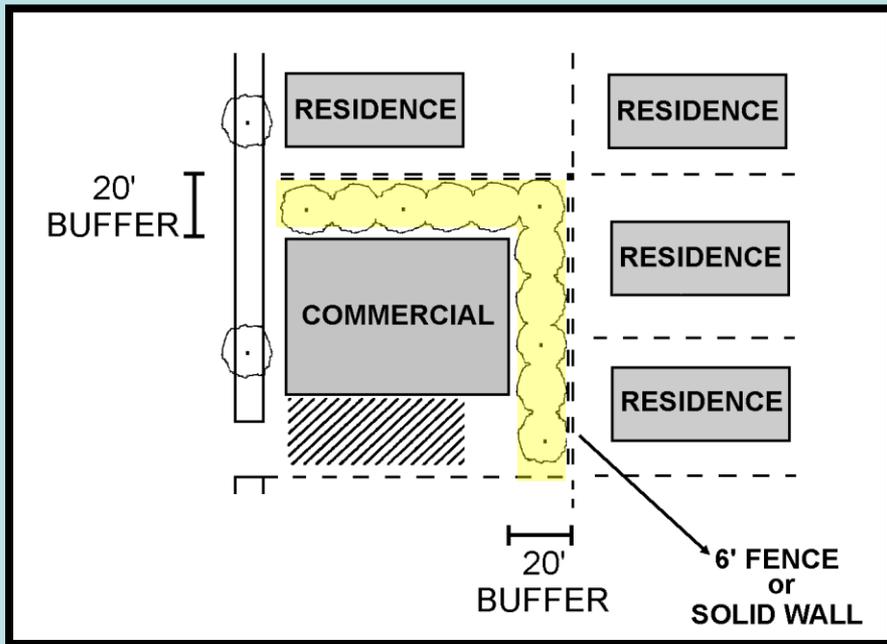
- **Buildings** are placed adjacent to the sidewalk
- **On-site parking** is placed to the side or rear



Transitional Yards

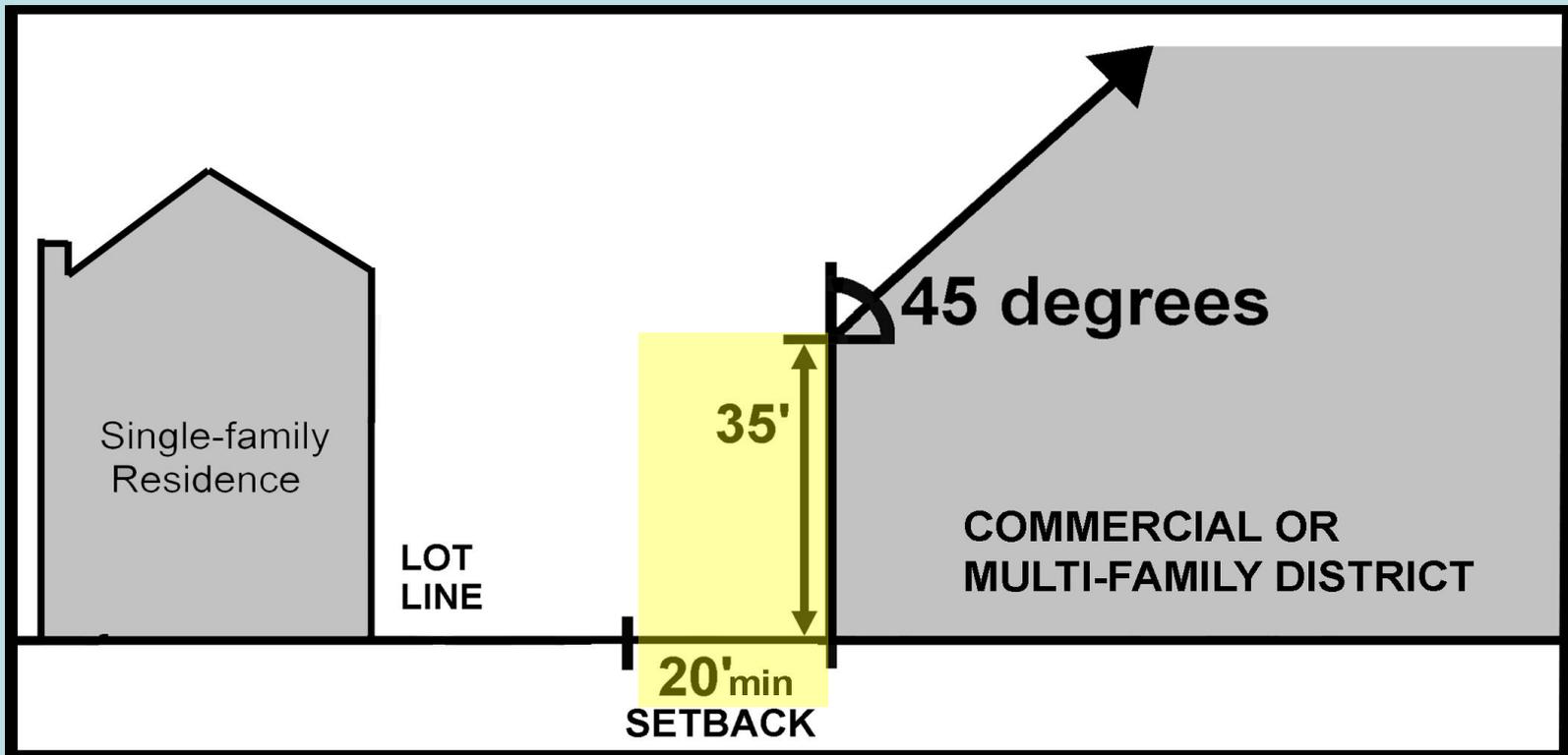
Include:

- **Buffer:** Required 20 feet wide when adjacent to single-family (R-1 to R-5) properties. 10 feet of width must be landscaped. A 10 foot wide drive may be placed within the buffer area to access to rear/side parking.
- **Fencing/walls:** Required permanent opaque fencing or walls 6 feet in height



Transitional Height Plane

- Set back 20 feet from property line, the height plane begins 35 feet vertically above the buildable area boundary and extends at an angle of 45 degrees away from a single-family residence.
- The height of a building on a commercial or multi-family property may increase as the distance from a single-family residence increases, however it can not penetrate the 45 degree angle height plane.





This photo is similar to a street condition that may be found along South Moreland Avenue which has resulted from outdated zoning regulations that focus on a built environment centered around the automobile. The original “sense of place” has begun to erode as building setbacks increased and parking was placed in the front diminishing the quality of the pedestrian environment.





Changes in the zoning regulations will require a built environment that addresses the street as was the case historically. As redevelopment occurs, South Moreland Avenue can become transformed from an automobile-oriented environment into a pedestrian-oriented neighborhood again with a mixture of uses.

The zoning regulations will set the framework in place to re-establish the pedestrian-oriented built environment with a sense of place”.





This photo demonstrates a typical street environment resulting from outdated zoning regulations that focus on a built environment centered around the automobile. There is little pedestrian infrastructure or any sense of “place”.

Adoption of new zoning regulations with design requirements will transform the South Moreland Avenue...





As properties are redeveloped, private development will be required to install new sidewalks and street trees...





New buildings are required to front the street. A pedestrian-oriented urban environment begins to take form...



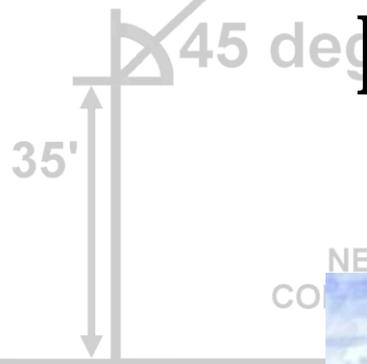
Mix and Intensity of Use



Buildings frame the street and create a sense of 'place'. A mixture of land uses (residential, office, retail, etc..) will lead to a vibrant and sustainable neighborhood as South Moreland Avenue is transformed.



PROPOSED ZONING CHANGES



NEIGHBORHOOD MAX. 5'

MIN. 8'

20' BACK

20' BUFFER

TRACT

RESIDENTIAL PROPE



STREET

AVERAGE

30" MAX. HEIGHT
24" MIN. HEIGHT

MIN. 5'

LANDSCAPE BUFFER

RETAIL

CLEMENTS '05



I-20 to Glenwood Avenue

Faith Avenue to Portland Avenue:

From the following district:

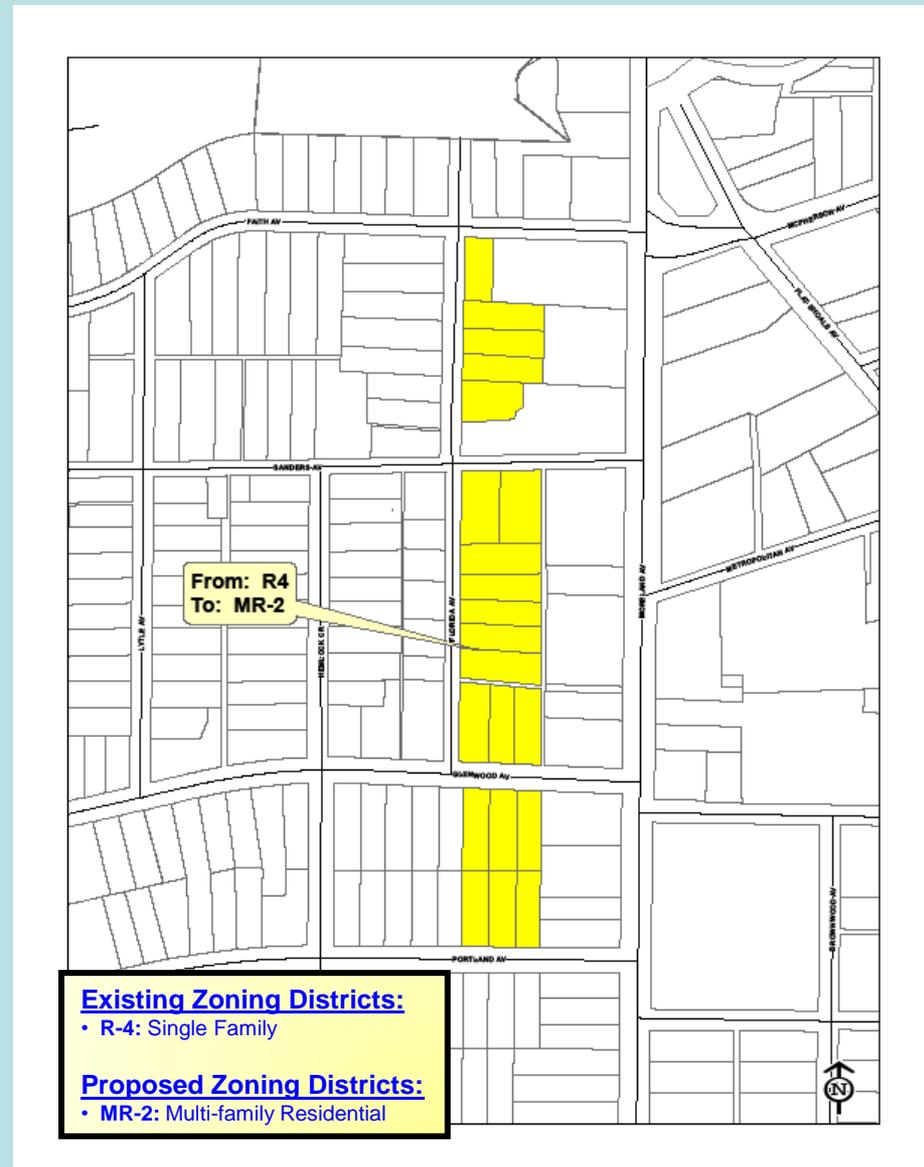
- *R-4 (Single-Family Residential)*

To the following proposed district:

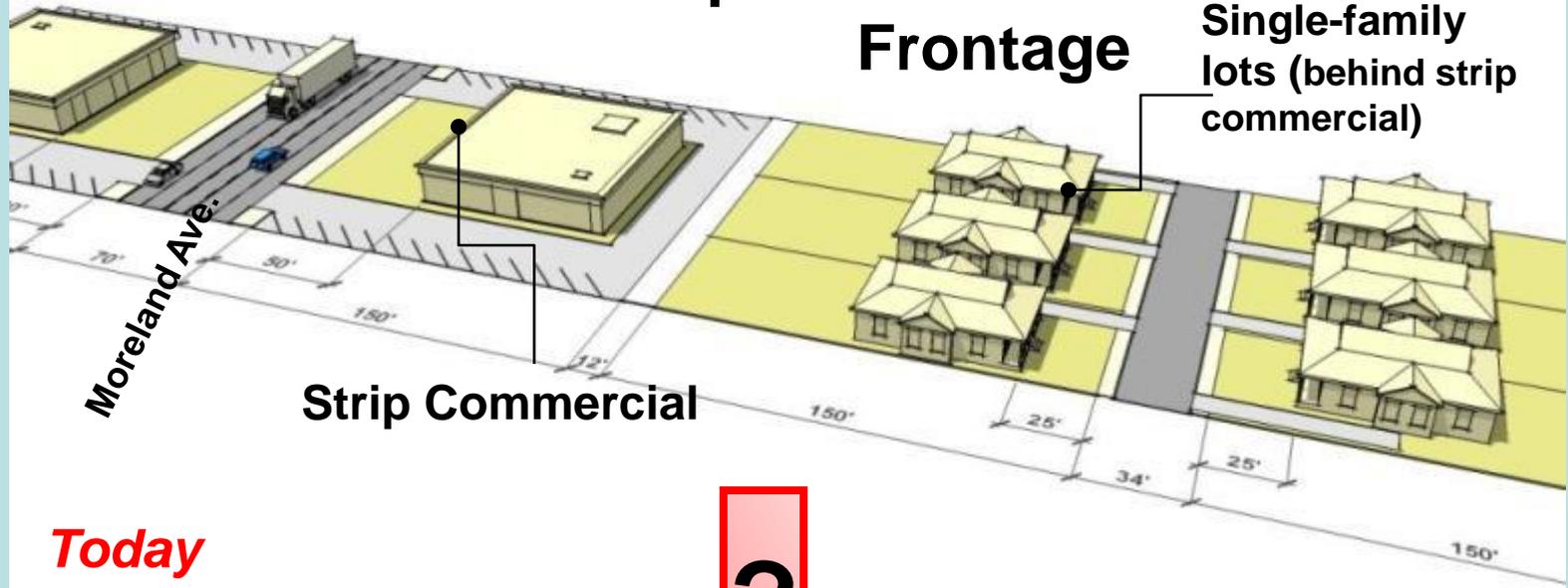
- *MR-2 (Multi-Family residential)*



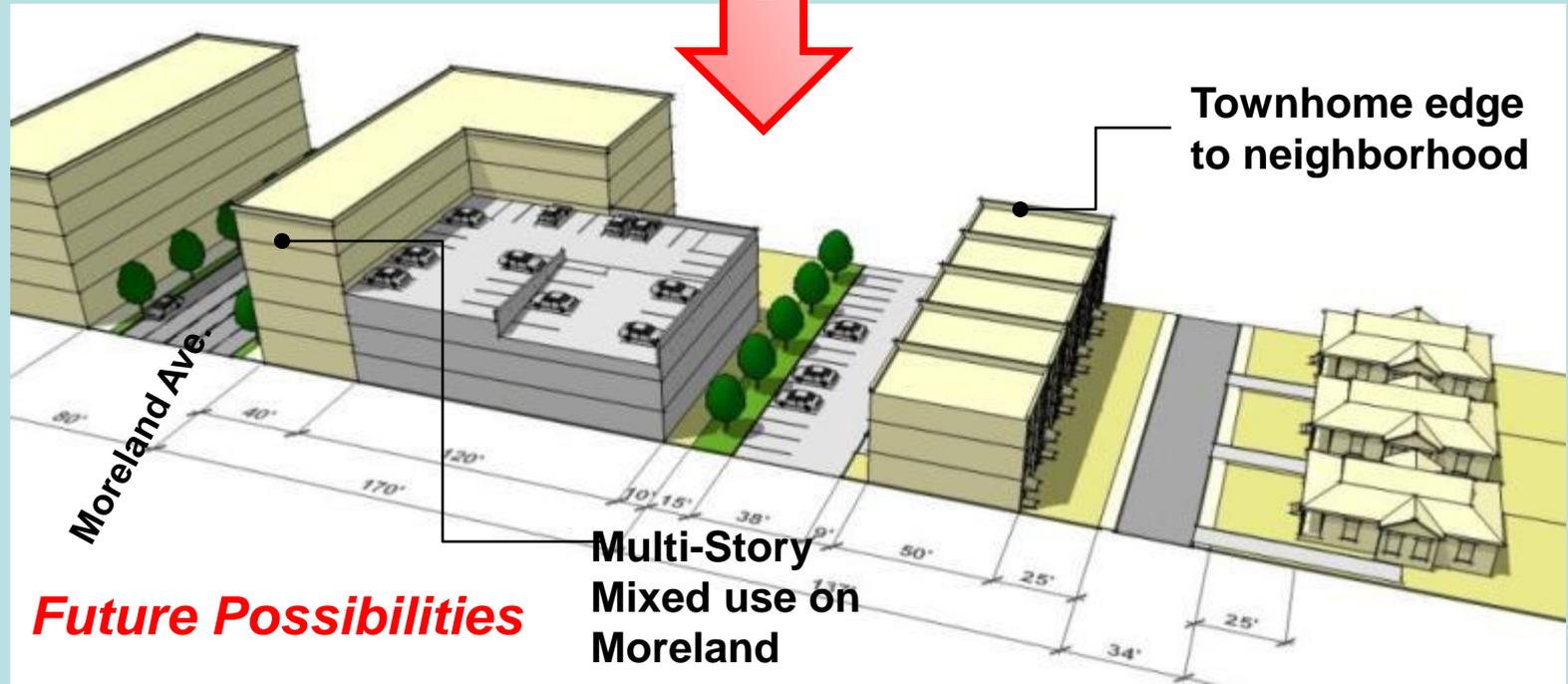
Focus Area – I-20 to Glenwood Avenue



Moreland Avenue: Strip Commercial Frontage



Today



Future Possibilities

Multi-Story Mixed use on Moreland



Ormewood Avenue

Berne Street to Delaware Avenue:

From a combination of these districts:

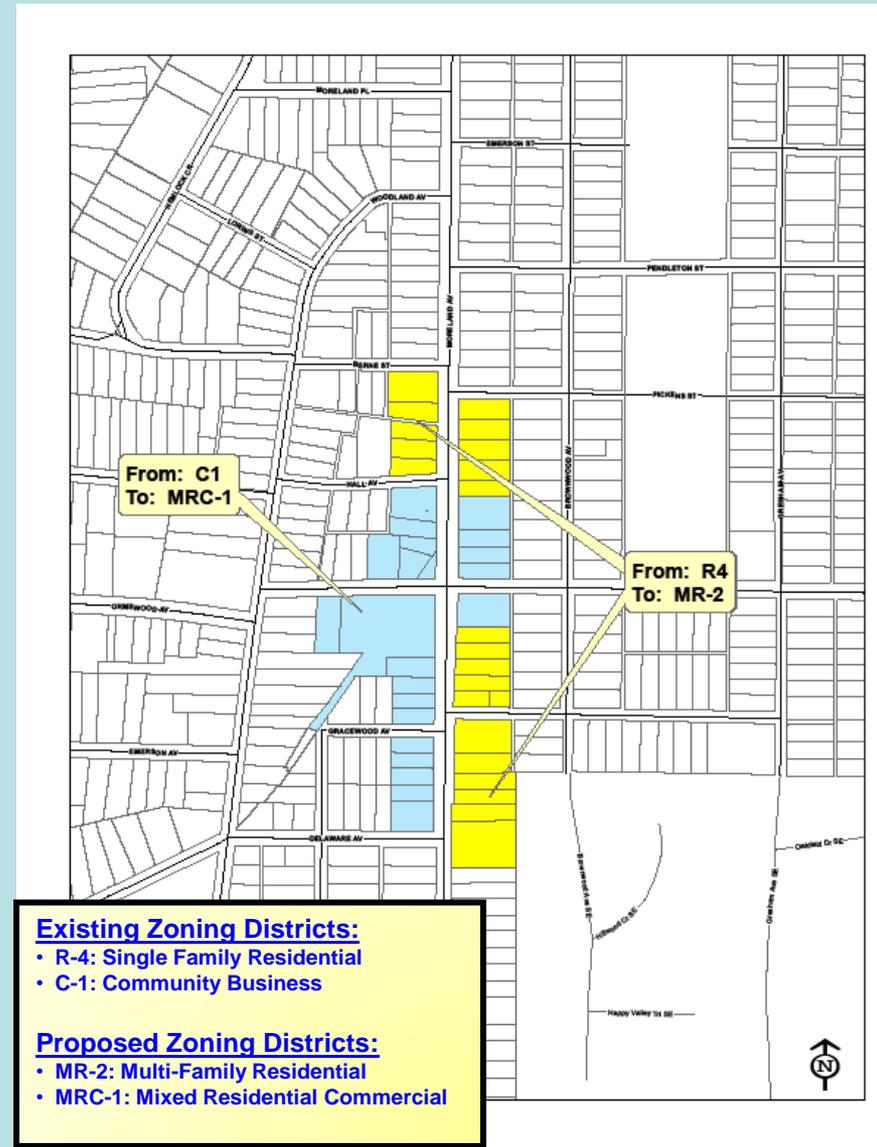
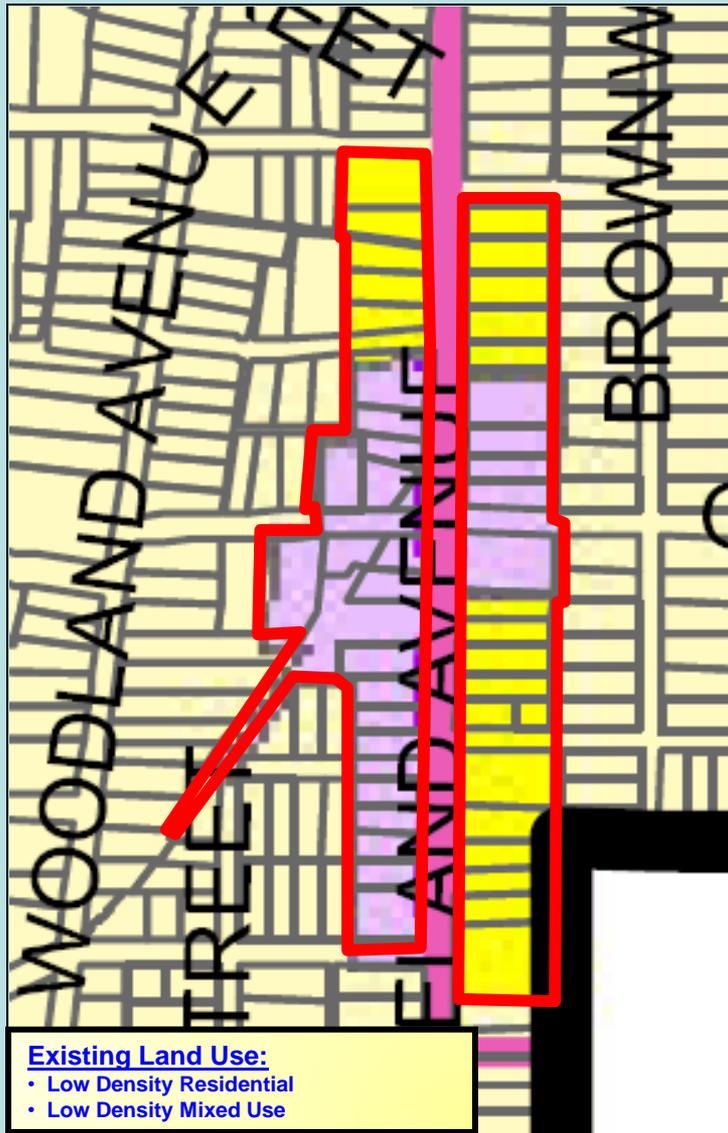
- *C-1 (Community Business)*
- *R-4 (Single-Family Residential)*

To the following proposed districts:

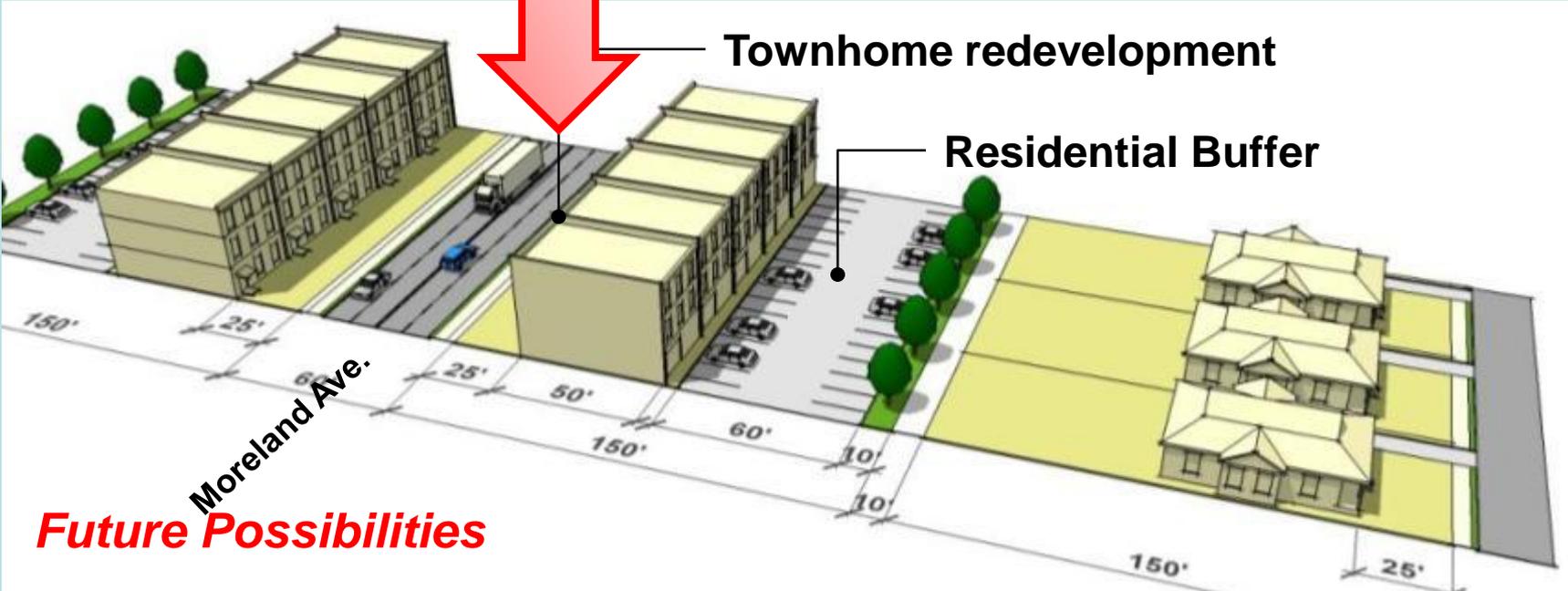
- *MRC-1 (Mixed Residential Commercial)*
- *MR-2 (Multifamily Residential)*



Focus Area – Ormewood



Moreland Avenue: Single Family Frontage



Zoning Comparison – FAR, Setbacks & Height Requirements

| Zoning District | FAR | Sidewalks | Front Setbacks | Side Setback | Rear Setback | Transitional Yard* | Building Height |
|------------------------------------------------------------------|-----------------------------------------|-----------|-----------------------------------------------------|----------------------------------------|----------------------------------------|--------------------|---------------------------|
| Residential and Multi-Family Residential Zoning Districts | | | | | | | |
| R-4 (Existing) | 0.50 | None | 30 ft* | 7 ft min. | 15 ft min. | None | 35 ft. |
| MR-2 (proposed) | 0.348 | Yes | Local Street: 16 ft Arterial/Collector: 24 ft ** | None or 10 ft with windows | 10 ft | 20 ft | 35 ft |
| Commercial/Mixed-Use Zoning Districts | | | | | | | |
| C-1 (Existing) | Commercial = 2.0 Residential = 0.696 | None | 10 ft* | None (corner lots: 5 ft)* | None | 20 ft | None, except height plane |
| MRC-1 (proposed) | Commercial = 1.0 Residential = 0.696 | Yes | Local Street: 15 ft Arterial/Collector: 20 ft ** | Commercial: none Residential: 20 ft | Commercial: none Residential: 20 ft | 20 ft | 35 ft or 52 ft |

*Setback measured from property line

** Setback measured from street curb

*** SIDE & REAR YARD setback (measured from property line) = (4 + number of stories of the building) + (length of building ÷ 10)

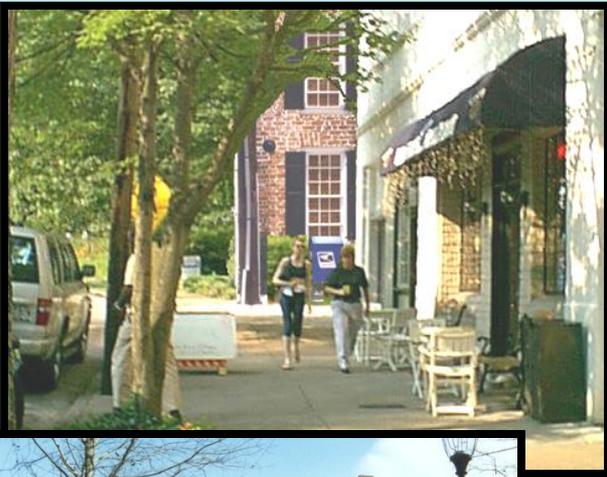


Moreland Avenue: Transitioning from Today to the Future



Moreland Avenue: Future Possibilities





Confederate Avenue/Skyhaven Road

Beechview Drive to Eastland Road:

From the following district:

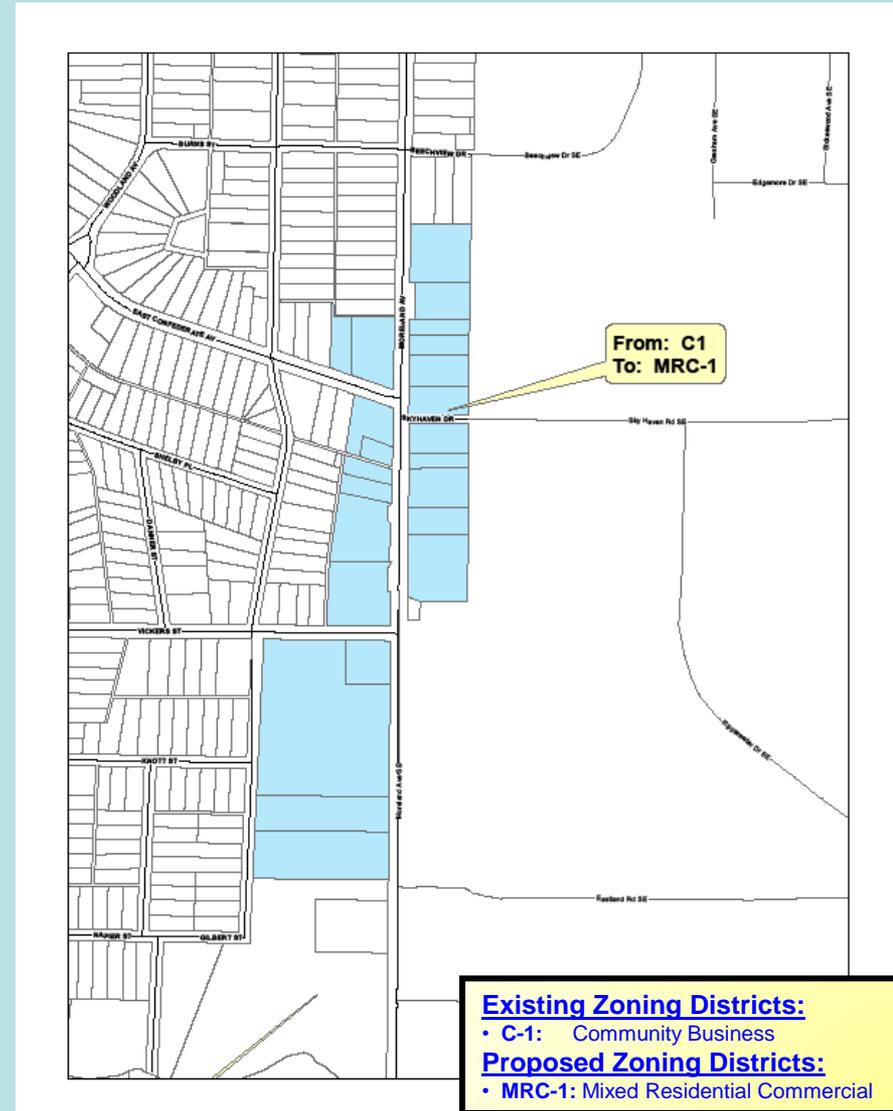
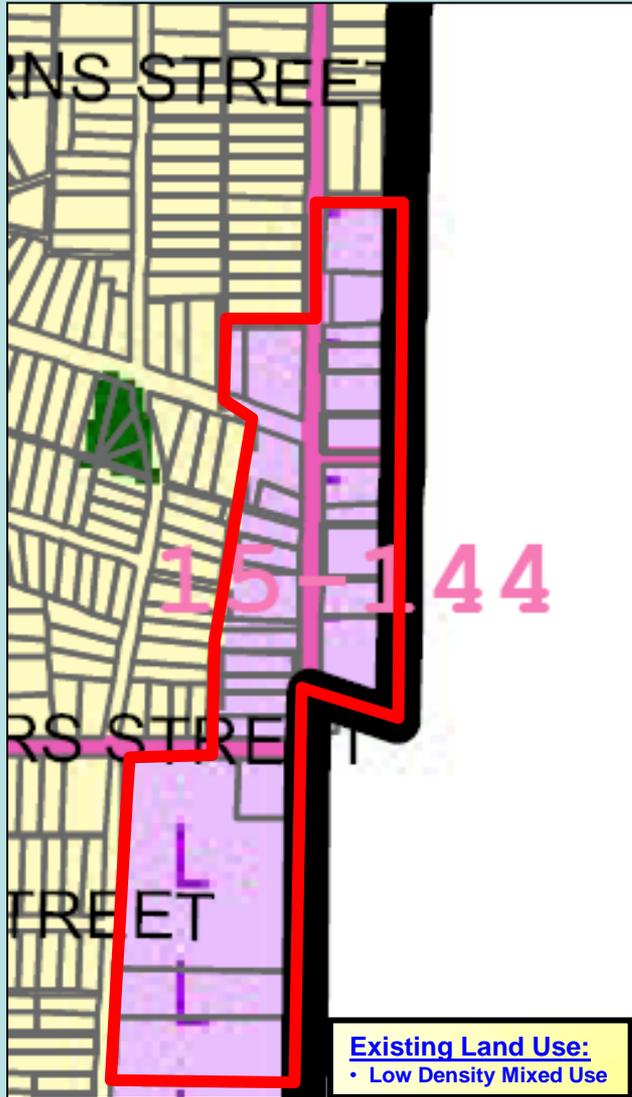
- C-1 (Light Commercial)

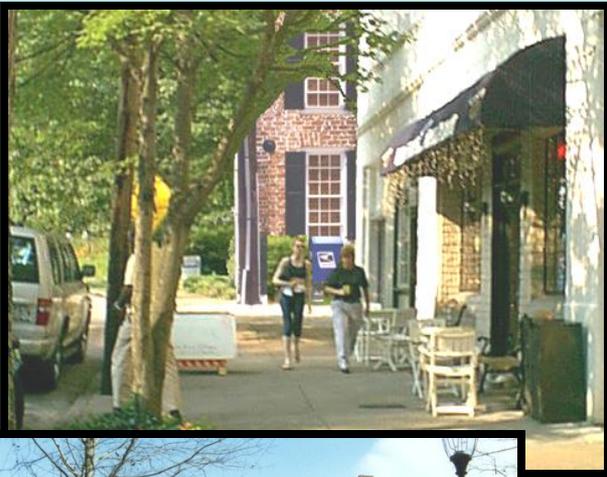
To the following proposed district:

- MRC-1 (Mixed Residential Commercial)



Focus Area – Confederate Avenue/ Skyhaven Road





Custer Avenue to Constitution Road

Eastland Road to Isa Drive:

From a combination of these districts:

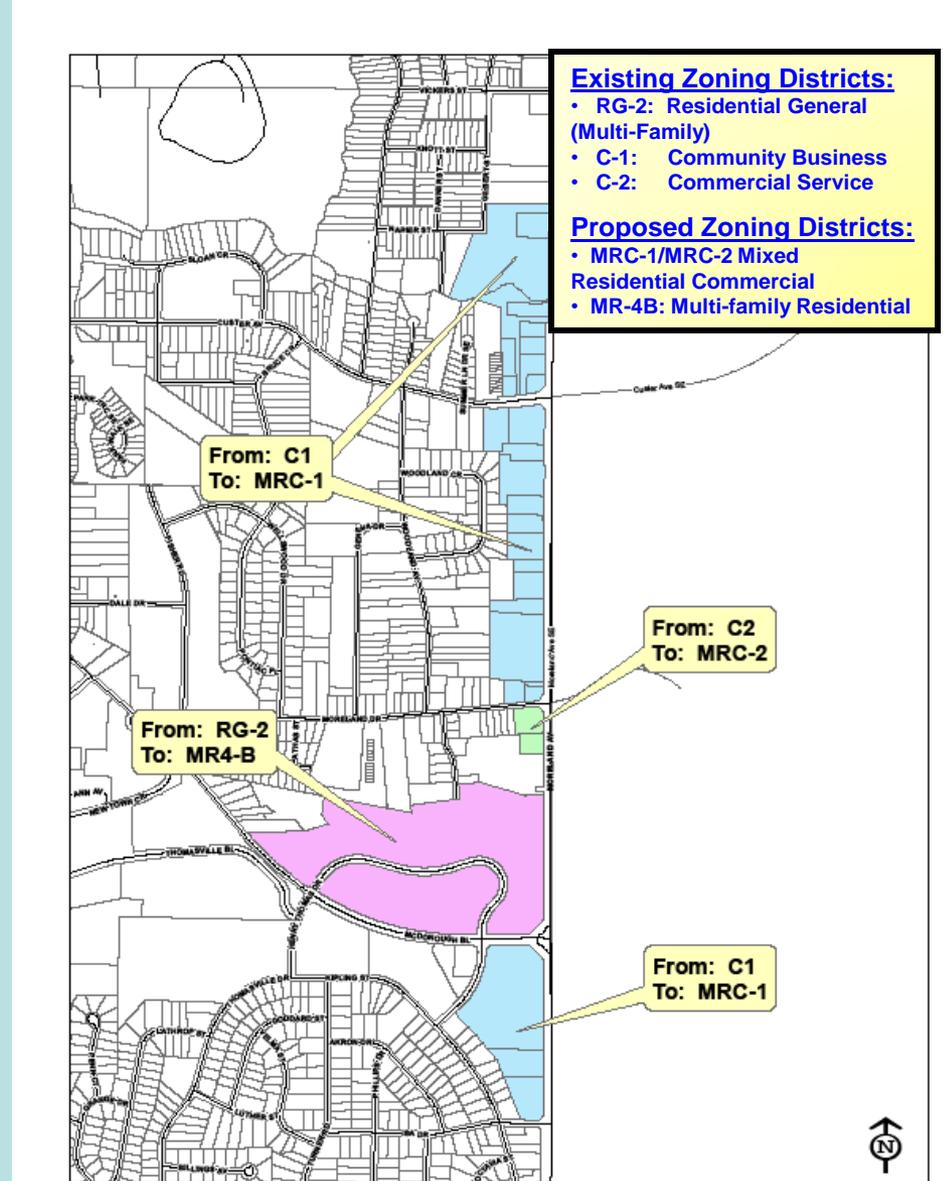
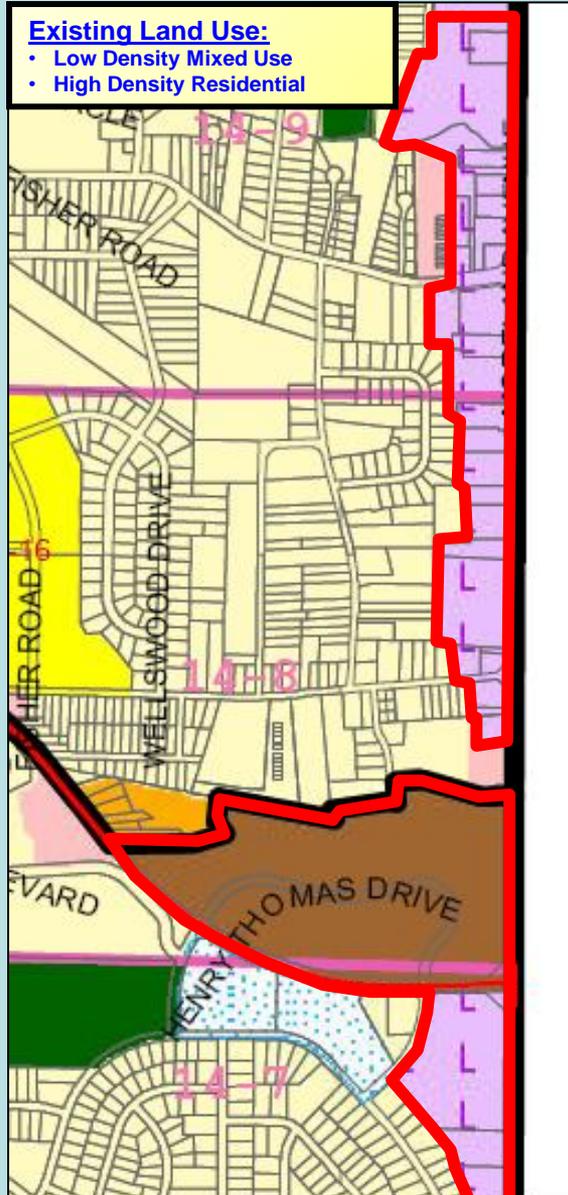
- C-1 (Light Commercial)
- RG-2 (Residential General (Multifamily))

To the following proposed districts:

- MRC-1 (Mixed Residential Commercial)
- MRC-2 (Mixed Residential Commercial)



Focus Area – Custer Avenue to Constitution Road



Zoning Comparison – FAR, Setbacks & Height Requirements

| Zoning District | FAR | Sidewalks | Front Setbacks | Side Setback | Rear Setback | Transitional Yard* | Building Height |
|------------------------------------------------------------------|-----------------------------------------|-----------|-----------------------------------------------------|----------------------------------------|----------------------------------------|--------------------|---------------------------|
| Residential and Multi-Family Residential Zoning Districts | | | | | | | |
| RG-2 (Existing) | 0.348 | None | 40 ft* | 7 ft min. or formula*** | 7 ft min. or formula*** | None | None, except height plane |
| MR-4B (proposed) | 1.49 | Yes | Local Street: 16 ft Arterial/Collector: 24 ft ** | None or 15 ft with windows | 15 ft | 20 ft | 52 ft (4-5 stories) |
| Commercial/Mixed-Use Zoning Districts | | | | | | | |
| C-1 (Existing) | Commercial = 2.0 Residential = 0.696 | None | 10 ft* | None (corner lots: 5 ft)* | None | 20 ft | None, except height plane |
| C-2 (Existing) | Commercial = 3.0 Residential = 0.696 | None | 10 ft* | None (corner lots: 5 ft)* | None | 20 ft | None, except height plane |
| MRC-1 (proposed) | Commercial = 1.0 Residential = 0.696 | Yes | Local Street: 15 ft Arterial/Collector: 20 ft ** | Commercial: none Residential: 20 ft | Commercial: none Residential: 20 ft | 20 ft | 35 ft or 52 ft |
| MRC-2 (proposed) | Commercial = 2.5 Residential = 0.696 | Yes | Local Street: 15 ft Arterial/Collector: 20 ft** | Commercial: none Residential: 20 ft | Commercial: none Residential: 20 ft | 20 ft | 52 ft or 225 ft |

*Setback measured from property line

** Setback measured from street curb

*** SIDE & REAR YARD setback (measured from property line) = (4 + number of stories of the building) + (length of building ÷ 10)



Thomasville Heights Housing: Today



The Atlanta Housing Authority has since demolished Thomasville Housing



Thomasville Heights - Future Possibilities

1. New greenway along creek

2. Mix income residential neighborhood



Thomasville Heights Housing: Today



Thomasville Heights Housing: Future Possibilities



Next Steps/Proposed Schedule

- **September 10th** – *Community Workshop (Thomasville Heights Civic League)*
- **September 11th** – *Community Workshop (Norwood Manor)*
- **September 11th** – *Community Workshop (EACA)*
- **September 13th** – *Community Workshop (SAND)*
- **September 18th** – *Overall Community Meeting*

- **October 8th** – *Open House*

- **October 22nd and 24th** – *NPU Action*

- **November 1st** – *Zoning Review Board*



Contact Information

Racquel Jackson

404-330-6326

rtjackson@atlantaga.gov

Tshaka Warren

404-330-6605

twarren@atlantaga.gov

**Charletta Wilson Jacks, Director
Office of Planning**

**James Shelby, Commissioner
Department of Planning and Community Development**

