



Department of
CITY PLANNING

JAHNEE R. PRINCE, AICP
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

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MAYOR

55 Trinity Avenue, S.W. SUITE 1450 – ATLANTA, GEORGIA 30303
404-330-6070 – FAX: 404-658-7638

MEMORANDUM

TO: Jason Dozier, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 22-O-1847/ CDP-22-033 for 1202 West Marietta Street and 1192 West Marietta Street
DATE: November 28, 2022

PROPOSAL:

An Ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1202 West Marietta Street** from the Office-Institutional (O-I) land use designation to the Mixed Use Medium Density (MUMD) land use designation and **1192 West Marietta Street** from the Mixed Use (MU) land use designation to the Mixed Use Medium Density (MUMD) land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-22-056 from C-2/BL (Commercial Service District/BeltLine Overlay) and O-I-C/BL (Office Institutional Conditional/BeltLine Overlay) to MRC-2/BL (Mixed Residential Commercial/BeltLine Overlay) to allow for the construction of a mixed-use development with 300 multifamily residential units and 5,000 square feet of ground floor nonresidential space. This land use amendment is being done in conjunction with CDP-22-034 and Z-22-057.

FINDINGS OF FACT:

- **Property Location:** The property fronts on the south side of West Marietta Street NW, west of Rice Street NW, east of Carr Street NW and north of Church Street NW. The property is in Land Lot 189 of the 17th District of Fulton County, Georgia in the Knight Park/Howell Station neighborhood of NPU-K and in Council District 3.
- **Property Size and Physical Features:** The subject property is 3.857 acres of lot area (approximately 168,031 square feet). It is currently developed with the Mt. Ephraim Baptist Church. There is a 40-foot decline from the highest point at the north of the lot to the lowest point of the property at the southern edge. There are mature trees along the West Marietta Street and Carr Street frontage.
- **Current/Past Use of Property:** The site is currently developed with a place of worship, Mt. Ephraim Baptist Church. Staff is not aware of any other previous uses on this property.

- **Surrounding Zoning/Land Uses:** Parcels to the north have a Mixed Use (MU) land use designation and are zoned I-2/BL (Heavy Industrial District/BeltLine Overlay). The parcels are developed with industrial uses. The parcels to the east and west and fronting on West Marietta Street have a Mixed-Use (MU) land use designation and are zoned C-2/BL (Commercial Service District/BeltLine Overlay). The parcels are developed with commercial uses. The parcels to the east and west have a Single Family Residential land use designation and are zoned R-4A/BL (Single Family Residential/BeltLine Overlay). The parcels are developed with residential uses. The parcel to the south has an Open Space (OS) future land use designation and are zoned R-4A/BL (Single Family Residential/BeltLine Overlay). The parcel is developed with the public park, Knight Park.
- **Transportation System:** Marietta Street is classified as an arterial street. Sidewalks are present along the Rice Street frontage. MARTA provides service along West Marietta Street and Marietta Boulevard via bus routes #1 and #26 along Marietta Street to the north.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Mixed Use Medium Density (MUMD) land use is compatible with surrounding land uses which includes Mixed Use along West Marietta Street and Mixed Use land uses west of Marietta Boulevard.
- **Effect on adjacent property and character of neighborhood:** The proposed Mixed Use Medium Density land use designation will not have a negative impact on adjacent properties. Under the Office Institutional land use designation and zoning, the parcel could have been developed at a much higher density than it is presently but in a suburban pattern. The proposed land use designation and zoning will allow for a pedestrian and street oriented mixed use development. Constructing a mixed use, pedestrian-oriented development will create density closer to the Atlanta BeltLine and proposed transit at Marietta and West Marietta. Locating density on or within a ½ mile of an arterial will preserve the residential character of the Knight Park/Howell Station neighborhood.
- **Suitability of proposed land use:** The proposed Mixed Use Medium Density (MUMD) land use designation is suitable and compatible with land uses in the immediate vicinity. The proposed land use supports the recommendations of the District 3 Westside Revive Plan to create new small-scale neighborhood commercial on the northern edge of Knight Park/Howell Station. It also supports the 2021 Atlanta CDP policy to, “encourage mixed use along corridors and centers and provide height and density transitions to adjacent residential areas.”
- **Consistency with City’s land use policies:** The *2021 Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Traditional Neighborhood Existing. Relevant 2021 CDP and 1 Character Area policies are to:
 - CW 4 Encourage mixed use along corridors and centers and provide height and density transitions to adjacent residential areas.
 - CW 10 Provide diverse and more affordable housing choices that are accessible by all people.
 - CW 12 Encourage a variety of housing types, including “missing middle” housing, that are compatible with nearby buildings.
- **Consistency with Adopted Small Area and Neighborhood Plans:**

These parcels are in the District 3 Westside Revive Plan. Knight Park/Howell Station is in Subarea 3 and the vision is, “*where innovation, recreation, and the arts meet in a fusion of renovated industrial buildings, new open spaces, and the historic Knight Park / Howell Station neighborhood to create a thriving community.*” The plan states that the neighborhood can both benefit from new small-scale neighborhood commercial on its northern edge.

This parcel is also in the Atlanta BeltLine Subarea 9 Master Plan area. Some of the land use goals are to: Promote transit-oriented mixed-use development, create livable activity centers, preserve and strengthen neighborhoods, promote affordable housing strategies and preserve historic, natural, and cultural resources. The plan didn’t make recommendations for the parcels in the Knight Park/Howell Station neighborhood.

- **Consistency with Atlanta City Design:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **1192 West Marietta Street NW** is located within a Growth Area: Corridor. Growth Area: Corridors are described as follows:

“These are the connecting tissues of the city; the major streets that flow out of the Core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree, and Jonesboro wind along the contours of the city while streets like Metropolitan, Memorial and Northside, slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings, and anchor institutions along the way. With better design, these corridors can become Main Streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the Core of the city.”

According to the Atlanta City Design map, **1202 West Marietta Street NW** is located within a Conservation Area: Urban Neighborhoods. Urban Neighborhoods are described as follows:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are. They are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park, and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many includes small apartment buildings, townhouses, or two and three-family homes. Their inherent walkability, historic charm, and proximity to Downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

- **Consistency with NPU policies:** No NPU K policies apply to this land use amendment.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM OFFICE-INSTITUTIONAL (O-I) AND MIXED USE TO MIXED USE MEDIUM DENSITY (MUMD)

NPU Recommendation: NPU-K voted to Approve this land use amendment at its October 18, 2022 meeting.

cc: Jessica Lavandier, Assistant Director



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KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Jason Dozier, Chair, Community Development/Human Services Committee

FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*

SUBJECT: **22-O-1848/ CDP-22-034 for 1060 Rice Street NW, 1070 Rice Street NW, and 1080 Rice Street NW**

DATE: November 28, 2022

PROPOSAL:

An Ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1060 Rice Street NW, 1070 Rice Street NW, and 1080 Rice Street NW** from the Single Family Residential (SFR) land use designation to the Medium Density Residential (MDR) land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-22-057 from R-4A/BL (Single Family Residential/BeltLine Overlay) to MR-3/BL (Multifamily Residential/BeltLine Overlay) to allow for the construction of 53 townhomes. This land use amendment is being done in conjunction with CDP-22-033 and Z-22-056.

FINDINGS OF FACT:

- **Property Location:** The property fronts on the west side of Rice Street and the east side of Marietta Boulevard NW and south of West Marietta Street NW. The property is in Land Lot 190 of the 17th District of Fulton County, Georgia in the Knight Park/Howell Station neighborhood of NPU-K in Council District 3.
- **Property Size and Physical Features:** The subject property is 2.6 acres of lot area (approximately 115,085 square feet). It is currently improved with a surface parking lot and a single-story building occupied by Mt. Ephraim Baptist Church Library. The topography increases from south to north. The Rice Street frontage is level but there is a steep drop-off along Marietta Boulevard. There are mature trees along Marietta Boulevard NW and some street trees along Rice Street NW.
- **Current/Past Use of Property:** The site is currently used as a surface parking lot for Mt. Ephraim Baptist Church located to the east. A building on the site is occupied by Mt Ephraim Baptist Church Library. In the 1940s, the site was developed with residential structures. Staff is not aware of any other previous uses on this property.

- **Surrounding Zoning/Land Uses:** Parcels to the north and the south have a Single Family Residential (SFR) land use designation and are zoned R-4A/BL (Single-Family Residential/BeltLine Overlay). The parcels are developed with single family homes. Parcels to the east have an Office-Institutional land use designation and are zoned O-I-C/BL (Office Institutional Conditional/BeltLine Overlay). The parcel is developed with a place of worship, Mt. Ephraim Baptist Church. Also, to the east, a parcel has an Open Space land use designation and is zoned R-4A/BL (Single-Family Residential/BeltLine Overlay). The parcel is developed with the public park Knight Park. The parcels to the west have a Single Family Residential (SFR) land use designation and are zoned C-1/BL (Community Business District/BeltLine Overlay). The parcels are developed with townhomes. Located west and across Marietta Boulevard, the parcels have a Mixed-Use Low-Density (MULD) land use designation and are zoned I-1/BL (Light Industrial/BeltLine Overlay). The Department of Watershed management operates a facility there.
- **Transportation System:** Rice Street is classified as a local street. There are sidewalks present on the east side of Rice Street. MARTA provides service along West Marietta Street and Marietta Boulevard via bus routes #1 and #26 along Marietta Street to the north.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Medium Density Residential (MDR) land use is compatible with the neighborhood development pattern and surrounding land uses which includes the adjacent parcel to the west with C-1 zoning and developed with townhomes, Mixed Use Medium Density across Marietta Boulevard, and the proposed Mixed Use Medium Density to the east on the Mt. Ephraim Baptist Church site.
- **Effect on adjacent property and character of neighborhood:** Staff finds that the proposed rezoning would not have a negative effect on the surrounding neighborhood. The proposal supports the policies to provide diverse housing types. The proposed development would provide a transition in uses from the envisioned commercial node at the intersection of Marietta Boulevard and West Marietta Street to the single-family homes and public open spaces interior to the neighborhood. Adding more housing and creating a mixed use, pedestrian-oriented retail development on the adjacent parcels and along a transit corridor will improve the quality of the area.
- **Suitability of proposed land use:** The proposed Medium Density Residential land use designation is suitable and compatible with the land uses in the immediate vicinity. It supports the 2021 CDP policy to, “Encourage a variety of housing types, including “missing middle” housing, that are compatible with nearby buildings given that the development will have townhomes on one side and proposed multifamily uses on the other side.”
- **Consistency with City’s land use policies:** The 2021 Atlanta Comprehensive Development Plan (CDP) Character Area for this location is Traditional Neighborhood Existing Character Area. Some of the applicable CDP policies are to:

- CW 4 Encourage mixed use along corridors and centers and provide height and density transitions to adjacent residential areas
- CW 10 Provide diverse and more affordable housing choices that are accessible by all people.
- CW 12 Encourage a variety of housing types, including “missing middle” housing, that are compatible with nearby buildings.

- **Consistency with Adopted Small Area and Neighborhood Plans:**

These parcels are in the District 3 Westside Revive Plan. Knight Park/Howell Station is in Subarea 3 and the vision is, “*where innovation, recreation, and the arts meet in a fusion of renovated industrial buildings, new open spaces, and the historic Knight Park / Howell Station neighborhood to create a thriving community.*” The plan states that the neighborhood can both benefit from new small-scale neighborhood commercial on its northern edge. This parcel is also included in the Atlanta BeltLine Subarea 9 Master Plan. Some of the land use goals are to: promote transit-oriented mixed-use development, create livable activity centers, preserve, and strengthen neighborhoods, promote affordable housing strategies and preserve historic, natural and cultural resources. the plan didn’t make recommendations for the parcels in the Knight Park/Howell Station neighborhood.

- **Consistency with Atlanta City Design:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **1060 Rice Street NW, 1070 Rice Street NW and 1080 Rice Street NW** is located within a Conservation Area: Urban Neighborhoods. Urban Neighborhoods are described as follows:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are. They are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park, and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many includes small apartment buildings, townhouses, or two and three-family homes. Their inherent walkability, historic charm, and proximity to Downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

- **Consistency with NPU policies:** NPU K policies apply to this land use amendment.
 - K-1 Preserve the single-family and low-density residential character of the following neighborhoods: Hunter Hills, Mozley Park, Knight Park/Howell Station, Bankhead, Westin Heights, and Washington Park Historic District.
 - K-3 Prevent encroachment of commercial uses into residential areas, and discourage higher density uses in designated single family and low-density residential areas.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM SINGLE FAMILY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL

NPU Recommendation: NPU-K voted to Approve this land use amendment at its October 18, 2022 meeting.

cc: Jessica Lavandier, Assistant Director



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KEYETTA M. HOLMES, AICP
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OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Jason Dozier, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 22-O-1849/ CDP-22-035 for 2535 Glenwood Avenue SE
DATE: November 28, 2022

PROPOSAL:

A Substitute Ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **2535 Glenwood Avenue SE** from the Single Family Residential (SFR) land use designation to the Low Density Residential (LDR) land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-22-060 from R-4 (Single Family Residential) to RG-3 (Multifamily Residential) to allow for the construction of twelve townhomes.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the south side of Glenwood Avenue SE and is on the southeast corner of the intersection of Glenwood Avenue SE and Carter Avenue SE. The parcel is in Land Lot 181 of the 15th District in DeKalb County, Georgia within the East Lake Neighborhood of NPU-O and in Council District 5.
- **Property size and physical features:** The parcel is a 0.9 acre (39204 sq. ft.) rectangular shaped lot and developed with a single family dwelling. Topography increases from north to south. The side and rear yards are planted with mature trees.
- **Current/past use of property:** The subject property is developed with a single family dwelling. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** The surrounding parcels to the west, east and have a Single Family Residential (SFR) land use designation and R-4 (Single Family Residential) zoning and are developed with single family dwellings. To the north, across Glenwood Avenue is the East Lake Golf Course with a private open space land use designation and R-4 (Single Family Residential) zoning. The parcels to the south have a Low Density Residential land use designation and RG-1 (Residential General Sector 1) zoning.

- **Transportation system:** Glenwood Avenue SE is classified as an arterial street and Carter Avenue is classified as a local street. Sidewalks are present along Glenwood Avenue and on Carter Avenue. MARTA bus route #107 provides service along Glenwood Avenue with connection to the Indian Creek and Georgia State Transit Stations.

CONCLUSIONS

- **Compatibility with surrounding land uses:** All of the residential parcels (except one) fronting Glenwood Drive between 2nd Ave and the Atlanta City limits have a Single Family Residential land use designation and zoning. The land use amendment is being requested to allow the parcel to be rezoned to RG-3 (Residential General Sector 3) to construct a 12-unit townhome development. The proposed land use and development is not compatible with the surrounding Single-Family Residential land uses.
- **Effect on adjacent property and character of neighborhood:** Staff is of the opinion that the proposed land use is not compatible with the character of the surrounding single family neighborhood. Changing the land use to Low Density Residential will have an adverse effect on the Single-Family residential land uses and character of adjacent and nearby parcels and the surrounding neighborhood. The proposed land use change could increase pressure on nearby and adjacent single family homeowners, increase real estate speculation, and change the character of the East Lake neighborhood in this area.
- **Suitability of proposed land use:** The proposed Low Density Residential land use designation is not suitable for this site. The proposed land use change to Low Density Residential is not suitable given the proposal to build townhomes in a single family detached area of neighborhood with adopted policies to maintain Single Family Residential land use designation and zoning.
- **Consistency with City's land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Traditional Neighborhood Redevelopment. The proposed land use of Low Density Residential is not consistent with the CDP character area policies of:
 - Preserve the residential character of Traditional Neighborhoods by encouraging new housing that is compatible in size and with existing urban fabric.
 - Promote the maintenance and rehabilitation of existing housing stock.
 - Encourage new housing development that is compatible with the character of existing neighborhoods.
- **Consistency with Atlanta City Design:** The *Atlanta City Design* articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Everything outside the Growth Areas, is the Conservation Area, which is made up of Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas.

According to the *Atlanta City Design*, **2741 Glenwood Avenue SE** is within a Conservation Area – Urban Neighborhood. This area is described as follows:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

- **Consistency with NPU policies:** The NPU-O policy related to this land use amendment is:
 - O-4: Preserve the single family and low density residential character of NPU-O.
 - O -11: Discourage spot zoning.
 - O-22 East Lake Land Use Policies -h. Consider Retaining R-4 zoning for all that currently hold this designation.

STAFF RECOMMENDATION: DENIAL OF THE LAND USE AMENDMENT FROM SINGLE FAMILY RESIDENTIAL (SFR) LAND USE DESIGNATION TO LOW DENSITY RESIDENTIAL (LDR) LAND USE DESIGNATION.

NPU Recommendation: NPU-O voted to Defer this land use amendment at its October 25, 2022 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Jason Dozier, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 22-O-1850/ CDP-22-038 for 2866 Memorial Drive SE
DATE: November 28, 2022

PROPOSAL:

An Ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **2866 Memorial Drive SE** from the Single Family Residential (SFR) land use designation to the High Density Residential (HDR) land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-22-061 from R-4 (Single Family Residential) to MR-4B (Multifamily Residential) to allow for the construction of nine townhomes.

FINDINGS OF FACT:

- **Property Location:** The property fronts on the north side of Memorial Drive SE west of Candler Road SE in Land Lot 203 of the 15th District, DeKalb County, Georgia in the East Lake Neighborhood of NPU O, and in Council District 5.
- **Property Size and Physical Features:** The subject property is 0.4367 acres (19,022 square feet) of lot area. It is currently undeveloped. The topography increases from east to west with a sharp change in elevation along the eastern property line. The site is planted with mature trees and shrubs.
- **Current/Past Use of Property:** The property is undeveloped. Staff is unaware of any previous uses of the property.
- **Surrounding Zoning/Land Uses:** The parcels to the north, east, and south had a Single Family Residential land use designation and are zoned R-4 (Single Family Residential). The parcels are developed with single family homes. The parcels to the east have a Single Family Residential and Low Density Commercial land use designation with C-1 (Community Business District) zoning. The parcels are developed with commercial uses. The parcels at the intersection of Memorial Drive and Candler Road have a Low Density Commercial land use designation and are zoned C-1 (Community Business District). The parcels are developed with commercial uses.

- **Transportation System:** Memorial Drive/SR 154 is classified as an arterial street. Sidewalks are present on both sides of the street. MARTA serves the area via bus route #21 along Memorial Drive with connection to the Five Points Transit Station.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed High Density Residential land use designation is compatible with the Low Density Commercial land uses of parcels that front on Memorial Drive and Candler Road. The proposed land use amendment is consistent with the East Lake neighborhood policy to *“do its part in absorbing some of the population increase by increasing our density and allowing development where appropriate.”*
- **Effect on adjacent property and character of neighborhood:** Staff is of the opinion that the proposed High Density Residential will not have an adverse effect on adjacent properties. The proposed development will provide a transition and screening from the Low Density Commercial to the east surrounding the Single Family Residential parcels. The proposed is consistent with the East Lake neighborhood policy to *“use multi-family as a buffer between commercial and single family uses and to provide badly needed housing units and a type rarely seen in the neighborhood”*.
- **Suitability of proposed land use:** The High Density Residential land use designation is suitable for this location along an arterial street. The density and scale of the proposed development is appropriate for the location of the parcel. In addition, it will provide more housing options in the area. The subject site is in a Intown Corridor Character Area and the High Density Residential land use designation is supported by the policies to *“elevate the distinct character of each Corridor while encouraging density, growth, revitalization, and vibrancy and support the redevelopment of vacant and underutilized land and buildings”*.
- **Consistency with City’s land use policies:** Parcels fronting on Memorial Drive are in the Intown Corridor Character Areas. According to the 2021 CDP, Intown Corridors are described as *“all these corridors can become main streets for many neighborhoods accommodating a reasonable amount of growth that will spur economic and community revitalization and spread a vibrant public life to all corners of Atlanta.”* Applicable Intown Corridor policies are:
 - IC/RC 1 Elevate the distinct character of each Corridor while encouraging density, growth, revitalization, and vibrancy.
 - IC/RC 2 Support the redevelopment of vacant and underutilized land and buildings.
 - IC/RC 3 Encourage pedestrian-oriented development on the blocks around the many well-travelled intersections along the Corridors.
 - IC/RC 4 Manage the levels of densities along the Corridors so the densest development happens near major intersections, centers, or transit stations
- **Consistency with Atlanta City Design:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **2866 Memorial Drive SE** is located within a Corridor of a Growth Area Corridors are described as follows:

“These are the connecting tissues of the city: the major streets that flow out of the core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree and Jonesboro wind along the contours of the city while streets like Metropolitan and Northside slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings and anchor institutions along the way. With better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.”

- **Consistency with NPU policies:** NPU O policies apply to this land use amendment.
 - O-23 East Lake Housing Policies
 - a. Promote multi-family as a means of supporting commercial businesses through the following Land Use guidelines.
 - g. Preserve current single family residential uses in the Memorial Drive Corridor from 1st Ave SE to Candler Road SE.
 - d. Other Guidelines:
 - When possible, use multi-family as a buffer between commercial and single family uses and to provide badly needed housing units and a type rarely seen in the neighborhood.
 - Further, where appropriate, we would support and encourage the development of zero-lot-line duplexes, townhomes, 4-12plexes, and other missing middle housing surrounding our commercial hubs (zoning types such as R5, RG, MR, PDH, MRMU, and similar).
 - O-25 East Lake Population: Given the recent population growth and future projections for the City of Atlanta, East Lake plans to do its part in absorbing some of that increase by increasing our density and allowing development where appropriate

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM THE SINGLE FAMILY RESIDENTIAL LAND USE DESIGNATION TO THE HIGH DENSITY RESIDENTIAL (HDR) LAND USE DESIGNATION.

NPU Recommendation: NPU-O voted to Approve this land use amendment at its September 27, 2022 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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JAHNEE R. PRINCE, AICP
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MEMORANDUM

TO: Jason Dozier, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 22-O-1851/ CDP-22-038 for 930 Mauldin Street SE
DATE: November 28, 2022

PROPOSAL:

An Ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **930 Mauldin Street SE** from the Low Density Commercial (LDC) land use designation to the High Density Residential (HDR) land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-22-067 from MR-4A-C/BL (Multifamily Residential Conditional/BeltLine Overlay) District to the MR-4A-C/BL (Multifamily Residential Conditional/BeltLine Overlay) District, to allow for the construction of 142 residential units.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the north side of Mauldin Street SE, the west side of Holtzclaw Street SE, the east side of the Atlanta BeltLine, and the south side of Kirkwood Avenue SE. The property is located in Land Lot 13 of the 14th District, Fulton County, Georgia in the Reynoldstown Neighborhood of NPU-N in Council District 5.
- **Property size and physical features:** The property is 1.32 acres (57,552 square feet) and fronts on Mauldin Street SE, Holtzclaw Street SE, and Kirkwood Avenue SE. The property is currently developed with a one-story concrete block industrial structure with surface parking on the Mauldin Street frontage. The topography is mostly level and increases adjacent to the rail corridor. The rear of the parcel, fronting on Kirkwood Avenue is overgrown with vegetation. Trees are planted along Holtzclaw Street SE. Access to the site is currently provided via curb cuts along Mauldin Avenue and Holtzclaw Street.
- **Current/past use of property:** The subject property is developed with a one story industrial concrete structure that is currently vacant. Staff is unaware of any other previous uses on the site.
- **Surrounding zoning/land uses:** The parcels to the north and east have a Mixed Use Medium Density land use designation and are zoned PD-MU/BL (Planned Development Mixed Use/BeltLine Overlay). Other parcels to the east have a Single Family Residential land use

designation and have R-5 (Two Family Residential) zoning and are developed with one and two family dwellings. The parcel to the south has a High Density Residential land use and is zoned C-2-C/BL (Commercial Service District Conditional/BeltLine Overlay) and developed with industrial buildings. The parcel to the west has a Transportation Communications and Utilities land use and has I-2 (Heavy Industrial District) zoning. It is developed with the Atlanta BeltLine trail. To the west of the BeltLine Trail, the parcel has a High Density Commercial land use designation and is zoned C-2-C/BL (Commercial Service District Conditional/BeltLine Overlay). The parcel is developed with a multi-family residential development.

- **Transportation:** Mauldin Street, Holtzclaw Street, and Kirkwood Avenue are classified as local streets. There are no sidewalks along the street frontages. MARTA serves the area via bus route #21 along Memorial Drive with connection to the Five Points Transit Station. Bus route #4 provides service along Moreland Avenue and connects to the Inman Park/Reynoldstown Transit station.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed High Density Residential (HDR) land use designation is compatible with the neighborhood development pattern and surrounding land uses which includes Mixed Use Medium Density, High Density Commercial and High Density Residential.
- **Effect on adjacent property and character of neighborhood:** Staff is of the opinion that the change in land use to facilitate the redevelopment of the former warehouse/industrial building will have a positive effect on adjacent property. The redevelopment of the parcel is consistent with the Redevelopment Corridor Character Area policies to “*support the redevelopment of vacant and underutilized land and buildings.*” It is also consistent with Atlanta BeltLine Subarea 4 Master Plan policies to “*encourage a variety of uses at appropriate locations within the subarea to support future transit and offering housing choices*”.
- **Suitability of proposed land use:** The proposed High Density Residential land use designation is suitable for this parcel located adjacent to the Atlanta BeltLine and adjacent land uses that are compatible with a mix use and higher density commercial land uses. The proposed land use is also consistent with the Atlanta BeltLine Subarea 4 Master Plan and the Reynoldstown 2000 and Beyond: A Neighborhood Master Plan recommendations of multifamily residential use for this parcel. The proposed land use is consistent with the NPU N policy to *promote and encourage a diversity of housing types*.
- **Consistency with City’s land use policies:** The 2021 Atlanta Comprehensive Development Plan (CDP) Character Area for this location is Redevelopment Corridor. Relevant general Character Area policies and Redevelopment Corridor policies are to:
 - CW 4 Encourage mixed use along corridors and centers and provide height and density transitions to adjacent residential areas.
 - IC/RC 1 Elevate the distinct character of each Corridor while encouraging density, growth, revitalization, and vibrancy.
 - IC/RC 2 Support the redevelopment of vacant and underutilized land and buildings

- IC/RC 4 Manage the levels of densities along the Corridors so the densest development happens near major intersections, centers, or transit stations.
- IC/RC 6 Encourage compatible infill development on vacant lots or deteriorated buildings

Consistency with Adopted Small Area and Neighborhood Plans: This parcel is included in the Atlanta BeltLine Subarea 4 Master Plan. Some of the land use and design policies/strategies for Subarea 4 are to, “*encourage a variety of uses at appropriate locations within the subarea to support future transit, promote reuse of historic properties, facilitate economic growth and improve community health and to strengthen the subarea’s identity as a series of neighborhoods and marketplaces offering housing choices, employment diversity and recreational opportunities for all ages*”. One of the applicable land use policies is to “*provide appropriate transitions to existing residential neighborhoods*”. Higher intensities are located around transit stations and along major corridors, stepping down building heights with closer proximity to single family residential uses and proposing lower intensity land uses for parcels adjacent to single family areas.

This parcel is located in the Reynoldstown Focus Area and one of the land use recommendations is to, “*encourage a lower intensity, neighborhood character within the existing Reynoldstown neighborhood, while providing for higher intensity uses near existing and future transit.*” The plan recommends Residential 5-6 stories for the subject parcel.

This parcel is included in the Reynoldstown 2000 and Beyond: A Neighborhood Master Plan. The plan recommends a multifamily land use designation, medium density residential land use, and RG-3 (Residential General Sector 3) zoning for the parcel. The zoning recommendation states that “*Residential areas should be buffered from more intensive non-residential development and not exceed the RG-3 to minimize density levels.*” The proposed land use amendment is consistent with one of the plan’s goals to: “*To renovate and expand existing housing stock while offering a variety of housing types and price ranges*”.

- **Consistency with Atlanta City Design:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **930 Mauldin Street SE** is located within a Growth Area along a Corridor. Corridors are described as follows:

“These are the connecting tissues of the city; the major streets that flow out of the core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree and Jonesboro wind along the contours of the city while streets like Metropolitan, Memorial and Northside slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings and anchor institutions along the way. With better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.”

- **Consistency with NPU policies:** NPU N policies apply to this land use amendment.

- N-1 e. Promote and encourage a diversity of housing types, except when prohibited by the Landmark or Historic designation of a certain neighborhood, including “missing middle” housing types that are compatible with the scale and character of the neighborhood. These housing types may also be encouraged as a transition between single-family uses and more intense uses.
- N-8 Reynoldstown
 - a. Encourage and facilitate development within Reynoldstown that is consistent with principals and policies outlined in the Beltline Subarea 4 Master Plan, adopted by City Council.
 - b. Encourage and facilitate development within Reynoldstown that is consistent with principals and policies outlined in the Reynoldstown Master Plan, adopted by City Council on January 16, 2001

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FOR LOW DENSITY COMMERCIAL LAND USE DESIGNATION TO THE HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION.

NPU Recommendation: NPU-N voted to Approve this land use amendment at its October 28, 2022 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

JAHNEE R. PRINCE, AICP
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

ANDRE DICKENS
MAYOR

55 Trinity Avenue, S.W. SUITE 1450 – ATLANTA, GEORGIA 30303
404-330-6070 – FAX: 404-658-7638

MEMORANDUM

TO: Jason Dozier, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 22-O-1852/ CDP-22-040 for 597 Auburn Avenue NE
DATE: November 28, 2022

PROPOSAL:

An Ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **597 Auburn Avenue NE** from the Low Density Residential (LDR) land use designation to the Low Density Commercial (LDC) land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-22-062 HC20C SA2/BL (Martin Luther King Jr Landmark District Subarea 2/BeltLine Overlay) to HC20C SA4/BL (Martin Luther King Jr Landmark District Subarea 4/BeltLine Overlay) to allow for office use in a building formerly used for religious purposes.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the south side of Auburn Avenue NE, the north side of Old Wheat Street NE and the east side of Randolph Street NE . The property is located within Land Lot 19 of the 14th District, Fulton County, Georgia in the Old Fourth Ward neighborhood of NPU-M, and in Council District 2.
- **Property size and physical features:** The subject property is a triangular-shaped corner lot of approximately 0.062 acres (2,707 square feet). It is currently developed with a one-story building with a basement. The building, originally sided with wood, is now mostly sided with brick. The topography increases slightly from south to north. The building is built to the sidewalk. There are some patches of grass in the rear. No vehicular access is provided to the property. There are very few trees on the property.
- **Current/past use of property:** The property was recently used as a place of worship by the Outreach Deliverance Ministries. Staff is unaware of any other previous uses on the site.
- **Surrounding zoning/land uses:** The parcels to the north, south, east and west have a Low Density Residential land use designation and are zoned HC20C SA2/BL (Martin Luther King Jr Landmark District Subarea 2/BeltLine Overlay). The parcel diagonally across Randolph Street is used for commercial purposes. Marie Cowser Memorial Park is located directly to the north of the parcel.

- **Transportation:** Randolph Street and Auburn Avenue are classified as collector streets and Old Wheat Street is a local street. Both Auburn Avenue and Old Wheat Street have sidewalks on both sides of the street. MARTA provides bus service via route #3 on Irwin Street and #809 on Boulevard.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The low density, pedestrian and neighborhood scale of the building makes it compatible with the surrounding residential uses. Many historic neighborhoods in the City of Atlanta have small neighborhood commercial/non-residential buildings that serve the surrounding residents.
- **Effect on adjacent property and character of neighborhood:** The proposed Low Density Commercial land use designation and commercial uses of the parcels will have a beneficial effect on the character of the neighborhood. It will allow for the renovation of an existing structure with a relatively low intensity use. It is consistent with the Historic Preservation Policy to “*identify, protect, enhance, perpetuate and use buildings, sites, and districts of special character or of a special historic or aesthetic interest or value*”. It is also consistent with the Old Fourth Ward Plan historic preservation recommendations to, “*encourage historic rehabilitation and to preserve the integrity of the King District*”.
- **Suitability of proposed land use:** The proposed Low Density Commercial land use designation is suitable for the proposed site. The Old Fourth Ward plan recommends Office-Institutional land use for this parcel. This is consistent with the current place of worship that operated on the parcel and the proposed neighborhood scaled office use of the parcel.
- **Consistency with City’s land use policies:** The proposed Low Density Commercial use designation is compatible with 2021 *Comprehensive Development Plan* general character area policy and the Traditional Neighborhood Existing- Historic Character Area policies to:
 - HA 1 Identify, protect, enhance, perpetuate and use buildings, sites, and districts of special character or of a special historic or aesthetic interest or value.
 - HA 2 Protect, enhance, and perpetuate such buildings, sites, and districts which represent or reflect special elements of the city’s cultural, social, economic, and architectural history.
 - CW 3 Promote a balance of uses, particularly between jobs and housing, and between retail and housing.
 - CW 18 Encourage more neighborhood serving retail such as grocery stores, pharmacies, and child care that meet the daily needs of residents.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The parcel is included in the Old Fourth Ward Master Plan (2008). Some of the plan’s goals are to, “*encourage a diverse and sustainable mix of housing, employment, shopping, and open space and accommodate and encourage smart growth and redevelopment while protecting the neighborhood’s existing character, businesses, and residents*”. One of the land use goals is to, “*encourage a mix of land uses*”. The plan has historic preservation goals to, “*encourage historic rehabilitation and to preserve the integrity of the King District*”. The Plan recommends Office-Institutional land use for this parcel.
- **Consistency with Atlanta City Design:** The *Atlanta City Design* articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas,

which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **597 Auburn Avenue NE** is located within a Conservation Area: Urban Neighborhoods. Urban Neighborhoods are described as follows:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are. They are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park, and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many includes small apartment buildings, townhouses, or two and three-family homes. Their inherent walkability, historic charm, and proximity to Downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

NPU Policies: The proposed Low Density Commercial land use designation is compatible with NPU-M policies to:

- M-3 Promote a low-density mixed-used (commercial, office, entertainment, and residential) development pattern along Auburn and Edgewood Avenues in the Butler Street/ Auburn Avenue neighborhood.

STAFF RECOMMENDATION: APPROVAL OF THE AMENDMENT FROM THE LOW DENSITY RESIDENTIAL LAND USE DESIGNATION TO THE LOW DENSITY COMMERCIAL (LDC) LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU-M voted to Approve this land use amendment at its September 26, 2022 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

JAHNEE R. PRINCE, AICP
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

ANDRE DICKENS
MAYOR

55 Trinity Avenue, S.W. SUITE 1450 – ATLANTA, GEORGIA 30303
404-330-6070 – FAX: 404-658-7638

MEMORANDUM

TO: Jason Dozier, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 22-O-1853/ CDP-22-041 for 337 Georgia Avenue SE
DATE: November 28, 2022

PROPOSAL:

An Ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **337 Georgia Avenue SE** from the Low Density Residential (LDR) land use designation to the Low Density Commercial (LDC) land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-22-066 from R-5/HC20KSA1 (Two Family Residential/Grant Park Historic District Subarea 1) to R-LC/HC20KSA1 (Residential Limited Commercial/Grant Park Historic District Subarea 1) to allow for commercial uses. The applicant proposes. to operate a coffeehouse with some additional meeting and office space

FINDINGS OF FACT:

- **Property Location:** The property fronts on the south side of Georgia Avenue SE and the west side of Grant Street SE. The property is in Land Lot 43 of the 14th District of Fulton County, Georgia in the Grant Park neighborhood of NPU-W and in Council District 1.
- **Property Size and Physical Features:** The subject property is 0.127 acres of lot area (5,549 square feet). The parcel is developed with a one-story brick commercial building with three storefronts on Georgia Avenue and one storefront on Grant Street. The topography increases from north to south. There are some street trees along Georgia Avenue SE.
- **Current/past use of property:** The parcel is developed with a one-story brick commercial building with three storefronts on Georgia Avenue and one storefront on Grant Street. The building dates to the early 1900s and it has been used for non-residential uses including a pharmacy, lunch counter, barber shop, medical clinic, and other general mercantile use. More recently, an office/meeting space for a marketing agency operated out of the building.

- **Surrounding Zoning/Land Uses:** Parcels to the north, west, south and east have a Low Density Residential Land Use. The parcel to the east has an O-I-C/HC20KSA1 (Office-Institutional Conditional/Grant Park Historic District Subarea 1) zoning and is developed with a place of worship. The parcel directly to the north has a R-5/HC20KSA1 (Two Family Residential/Grant Park Historic District Subarea 1) zoning and is also developed with a place of worship. Parcels to the west and south have a R-5/HC20KSA1 (Two Family Residential/Grant Park Historic District Subarea 1) zoning and are developed with single family and two family dwellings. A parcel to the south has a Community Facility land use is developed with an Atlanta Neighborhood Charter School.
- **Transportation System:** Georgia Avenue is classified as a collector street and Grant Street is classified as a local street. Both street frontages have sidewalks. MARTA bus route #332 provides service along Georgia Avenue to the West End Transit Station.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The low density, pedestrian and neighborhood scale of the buildings make it compatible with the surrounding residential uses. Many historic neighborhoods in the City of Atlanta have similar small commercial nodes that served the surrounding residents. The Grant Park neighborhood has many neighborhood serving corner stores and over the past several years, the land use and zoning of several of these have changed to reflect non-residential uses to allow the nonresidential land use of buildings that existed before zoning was adopted by the city.
- **Effect on adjacent property and character of neighborhood:** The proposed Low Density Commercial land use designation and commercial uses of the parcels will have a beneficial effect on the character of the neighborhood. It will provide low density commercial uses near many residential uses. It is consistent with the Historic Preservation Policy to “*identify, protect, enhance, perpetuate and use buildings, sites, and districts of special character or of a special historic or aesthetic interest or value*”.
- **Suitability of proposed land use:** The buildings were designed and used for retail purposes for many years. The proposed Low Density Commercial land use is consistent with the original and intended commercial use of the structures. The proposed land use is consistent with the *Turner Field Stadium Neighborhoods LCI* priority of rehabilitation of Georgia Avenue storefronts and providing services that meet the retail demands and the need for jobs within the neighborhood.
- **Consistency with City’s land use policies:** The proposed Low Density Commercial use designation is compatible with the 2021 *Comprehensive Development Plan* general character area policies and the Traditional Neighborhood Existing- Historic Character Area policies to:
 - HA 1 Identify, protect, enhance, perpetuate, and use buildings, sites, and districts of special character or of a special historic or aesthetic interest or value.
 - HA 2 Protect, enhance, and perpetuate such buildings, sites, and districts which represent or reflect special elements of the city’s cultural, social, economic, and architectural history.
 - CW 3 Promote a balance of uses, particularly between jobs and housing, and between retail and housing.
 - CW 18 Encourage more neighborhood serving retail such as grocery stores, pharmacies, and childcare that meet the daily needs of residents.

- **Consistency with Adopted Small Area and Neighborhood Plans:** The parcel is included in the *Turner Field Stadium Neighborhoods LCI*. Neighborhood centers, located throughout the neighborhoods in the LCI, are small, locally-oriented districts that reflect the patterns of the community that they serve. They are predominantly one- and two-story storefront buildings and emphasize historic preservation and compatible new construction. These neighborhood centers can fill critical development roles that round out a comprehensive economic program with many avenues for increasing entrepreneurship and employment while providing services that meet the retail demands and the need for jobs within the neighborhood. One of the neighborhood priorities was the rehabilitation of Georgia Avenue storefronts.
- **Consistency with Atlanta City Design:** The *Atlanta City Design* articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **337 Georgia Avenue SE** is located within a Conservation Area: Urban Neighborhoods. Urban Neighborhoods are described as follows:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are. They are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park, and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many includes small apartment buildings, townhouses, or two and three-family homes. Their inherent walkability, historic charm, and proximity to Downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

NPU Policies: The proposed Low Density Commercial land use designation is compatible with NPU-W policies to:

- W-2 Preserve the historic integrity of the Grant Park neighborhood and the Oakland Cemetery Historic District. Recognize the new State of Georgia historic district designation of the East Atlanta community

STAFF RECOMMENDATION: APPROVAL OF THE AMENDMENT FROM THE LOW DENSITY RESIDENTIAL LAND USE DESIGNATION TO THE LOW DENSITY COMMERCIAL (LDC) LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU-W voted to Approve this land use amendment at its October 26, 2022, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

JAHNEE R. PRINCE, AICP
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

ANDRE DICKENS
MAYOR

55 Trinity Avenue, S.W. SUITE 1450 – ATLANTA, GEORGIA 30303
404-330-6070 – FAX: 404-658-7638

MEMORANDUM

TO: Jason Dozier, Chair, Community Development/Human Services Committee

FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*

SUBJECT: **22-O-1854/ CDP-22-043 for 581 Edgewood Avenue (rear), 21 Cornelia Street SE, 586 Ezzard Street SE and 0 Ezzard Street SE**

DATE: November 28, 2022

PROPOSAL:

An Ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **581 Edgewood Avenue (rear) SE** from the Low Density Residential (LDR) and Low Density Commercial (LDC) land use designations to the Mixed Use land use designation and **21 Cornelia Street SE, 586 Ezzard Street SE (Parcel ID 14 00450004955), and 0 Ezzard Street SE (Parcel ID 14 00450004093)** from the Low Density Residential (LDR) 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 per Z-22-069 C-2-C/BL (Commercial Service District Conditional/BeltLine Overlay), C-2/BL (Commercial Service/BeltLine Overlay) and R-5/BL (Two Family Residential/BeltLine Overlay) to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay). The development also includes parcels fronting on Edgewood Avenue that are not part of the zoning and land use application.

FINDINGS OF FACT:

- **Property Location:** The properties front on the northside of Ezzard Street SE, the west side of Cornelia Street SE and the east side of Bradley Street SE. . The property is in Land Lots 20 and 45 of the 14th District of Fulton County, Georgia in the Old Fourth Ward neighborhood of NPU-M and in Council District 2.
- **Property Size and Physical Features:** The subject property consists of four parcels measuring 1.97 (85,813.2 sq. ft) acres of lot area. It is currently occupied with two one-story and two-story brick buildings and surface parking lots. The topography increases across the lot from south to north. Parts of the parcels are planted in grass. There are some trees along the property line and along the sidewalk.
- **Current/Past Use of Property:** A 1949 aerial photograph shows these parcels developed with residential structures while the parcels fronting on Edgewood Avenue are developed with commercial structures. Currently two commercial buildings are located on the subject site, one operating with an

eating and drinking establishment and the other with a non-residential use. Part of the parcels are used as surface parking lots.

- **Surrounding Zoning/Land Uses:** Parcels to the north and fronting on Edgewood Avenue have Low Density Commercial (LDC) land use designation and are zoned HC-20CSA2/BL (Martin Luther King Jr Landmark District/BeltLine Overlay). The parcels are developed with commercial buildings. Parcels to the west have a Low Density Residential (LDR) land use designation and are zoned R-5/BL (Two Family Residential/BeltLine Overlay). They are developed with multifamily buildings. Parcels to the south have a Low Density Commercial (LDC) land use designation and are zoned C-1/BL (Community Business District/BeltLine Overlay) and C-2/BL (Commercial Service District/BeltLine Overlay). The parcels are developed with non-residential uses. Some of the parcels to the south have a High Density Residential land use designation and have R-5/BL (Two Family Residential/BeltLine Overlay) zoning. The parcels are developed with residential uses. The parcel to the east has a Low Density Commercial (LDC) future land use and is zoned C-2/BL (Commercial Service/BeltLine Overlay). It is developed with a mixed use building.
- **Transportation System:** Ezzard Street SE, Cornelia Street SE and Bradley Street SE are designated as local streets. Edgewood Avenue is classified as an arterial street. Sidewalks are present along all of the street frontages. MARTA provides bus service via route #809 along Boulevard a few blocks to the west. MARTA is proposing to extend the existing streetcar line along Edgewood Avenue to Randolph Street, in front of the proposed development.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** Nearby parcels to the south and along the Atlanta Beltline but outside of the Martin Luther King Jr Landmark District have High Density Commercial, Mixed Use and High Density Residential land uses. The proposed Mixed Use land use designation is compatible with these adjacent land uses. Adding more housing and creating a mixed use, pedestrian-serving retail area along a transit corridor will improve the quality of the area.
- **Effect on adjacent property and character of neighborhood:** The proposed Mixed Use land use amendment will have a positive effect on the surrounding neighborhood. The proposal supports the vision of various plans to focus growth along corridors and near transit, support compatible mix of land uses including a range of employment opportunities, community-serving retail, and services.
- **Suitability of proposed land use:** The proposed Mixed Use land use designation is suitable for these parcels. They support land use policies to facilitate transit-oriented development (TOD) to better align density with public transit and Traditional Neighborhood Redevelopment policies to encourage compatible infill development on vacant lots.
- **Consistency with City's land use policies:** The proposed Low Density Commercial land use designation is compatible with the 2021 *Comprehensive Development Plan* general character area policy and the Traditional Neighborhood Redevelopment Character Area policies to:
 - CW 3 Promote a balance of uses, particularly between jobs and housing, and between retail and housing.
 - CW 5 Facilitate transit-oriented development (TOD) to better align density with public transit.

- CW 18 Encourage more neighborhood serving retail such as grocery stores, pharmacies, and childcare that meet the daily needs of residents.
 - TNR 2 Ensure small-scale commercial uses are compatible with the existing residential character and serve neighborhood residents.
 - TNR 4 Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The parcel is included in the *Atlanta Beltline Subarea 5 Master Plan Update*. Some of the goals of the plan are to: Locate highest density development—housing, jobs, and retail—near existing transit stops and adjacent to corridors, Support compatible mix of land uses including a range of employment opportunities, community-serving retail, and services, and foster transit-supportive economic development along the Atlanta BeltLine to provide a range of jobs and growth opportunities for small and large businesses. The Plan recommends a Low Density Commercial land use designation for these parcels.

These parcels are also in the Old Fourth Ward Master Plan study area. The land use recommendations encourage higher density development to promote walking, biking, and transit use. The Plan’s land use plan policies are to: Encourage a mix of land uses, focus growth along corridors and near transit and support appropriate infill housing. The plan recommends residential 1-4 stories for these parcels.

- **Consistency with Atlanta City Design:** The *Atlanta City Design* articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **581 Edgewood Avenue SE (rear), 586 Ezzard Street SE, 0 Ezzard Street SE (14 00450005093) and 21 Cornelia Street SE** are located within a Growth Area: Corridor. Growth Area: Corridors are described as follows:

“These are the connecting tissues of the city; the major streets that flow out of the Core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree, and Jonesboro wind along the contours of the city while streets like Metropolitan, Memorial and Northside, slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings, and anchor institutions along the way. With better design, these corridors can become Main Streets for every community, accommodating a reasonable amount of growth.

NPU Policies: The proposed Mixed Use land use designation is compatible with NPU-M policies to:

- M-6 Encourage street-level retail uses in order to maximize pedestrian activity and to facilitate vibrant and active public spaces that link neighborhoods with Downtown.

STAFF RECOMMENDATION: APPROVAL OF THE AMENDMENT FROM THE LOW DENSITY RESIDENTIAL LAND USE DESIGNATION TO THE MIXED USE (MU) LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU-M voted to approve this land use amendment at its October 24, 2022, meeting.

cc: Jessica Lavandier, Assistant Director



Department of
CITY PLANNING

ANDRE DICKENS
MAYOR

55 Trinity Avenue, S.W. SUITE 1450 – ATLANTA, GEORGIA 30303
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JAHNEE R. PRINCE, AICP
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Jason Dozier, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 22-O-1666/ CDP-22-044 for 923 Springdale Road NE
DATE: November 28, 2022

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **923 Springdale Road NE** to the Single Family Residential land use designation as a result of the petition to annex the parcel into the corporate limits of the City of Atlanta and to facilitate its zoning to HC-20B (Druid Hills Landmark District) zoning district per Z-22-064.

FINDINGS OF FACT:

- **Property location:** The property being annexed is north of the City of Atlanta corporate limits and fronts on the east side of Springdale Road NE. The rear portion of the parcel is in the City of Atlanta. The property is in Land Lot 241 of the 15th District of DeKalb County, Georgia. It is adjacent to the City of Atlanta's Druid Hills neighborhood in Neighborhood Planning Unit (NPU) N, and in City Council District 6.
- **Property size and physical features:** The subject parcel is approximately 0.75 (32,670 sq. ft.) acres, and it is developed with a single family house. The topography of the subject site decreases from north to south. All the yards are planted with trees.
- **Current/past use of property:** The parcel is currently developed with a single family house. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels to the north have Traditional Neighborhood Character Area land use designation and Residential Medium Lot (R-85) and Druid Hills Historic District zoning. The parcel is adjacent to the City of Atlanta boundaries to the south. The surrounding parcels within the City of Atlanta have a Single Family Residential land use designation and have a HC-20B (Druid Hills Landmark District) zoning.

- **Transportation system:** Springdale Road NE is classified as a local street. Sidewalks are present on both sides of the street. MARTA provides service along Briarcliff Road via bus route #6 with connections to the Lindbergh and Inman Park/Reynoldstown MARTA Transit Stations.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Single Family Residential land use designation is compatible with surrounding land uses in Atlanta and the Traditional Neighborhood Character area designation in DeKalb County.
- **Effect on adjacent property and character of neighborhood:** The proposed land use designation of Single Family Residential will not have an adverse effect on the character of adjacent properties or the surrounding residential neighborhood, as the proposed land use designation is substantially comparable to the subject property's current land use designation in DeKalb County.
- **Suitability of proposed land use:** The Single Family Residential land use designation reflects the site's existing use and is suitable for the parcel. In addition, it is the same land use designation as the rear of the parcel which is in the City of Atlanta and the parcels immediately adjacent in the City of Atlanta.
- **Consistency with City's land use policies:** The proposed Single Family Residential land use designation is compatible with the 2021 *Comprehensive Development Plan* general character area policy and the Traditional Neighborhood Existing Character Area policy to:
 - CW 2 Protect existing single-family, low-density, and medium-density residential from incompatible higher densities and non-residential uses
 - TNE 2 Prioritize maintaining and rehabilitating existing housing.
- **Consistency with Atlanta City Design:** The *Atlanta City Design* articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the *Atlanta City Design* map, the site is adjacent to a Conservation Area/Rural Neighborhood and is consistent with this description:

“These are the least dense, least-walkable parts of Atlanta. They are not-quite-rural communities of reasonably large suburban estates that have big lots and narrow, winding and often curb-less streets. They include neighborhoods like Mount Paran and Cascade Heights, where seclusion and nature are prioritized over any interest in city life.”

NPU Policies: The proposed SFR land use designation is compatible with NPU-N policies to:

N-4 Druid Hills a. Encourage development in Druid Hills consistent with and in support of the specific guidelines established by the Druid Hills Landmark Designation Regulation adopted by the Atlanta City Council as an ordinance entitled 20B, Druid Hills Landmark District.

STAFF RECOMMENDATION: APPROVAL OF THE SINGLE-FAMILY RESIDENTIAL (SFR) LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU-N will vote on this land use amendment at its November, 2022, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

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MEMORANDUM

TO: Jason Dozier, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 22-O-1855/ CDP-22-045 for Campbellton Road
DATE: November 28, 2022

PROPOSAL:

An Ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate certain properties along Campbellton Road SW between Butner Road SW and the City of Atlanta City Limits to implement certain recommendations of the Campbellton-Cascade Corridor Redevelopment Plan. The parcels between Butner Road and County Line Road are proposed to be Mixed Use Medium Density (MUMD) and the parcels between County Line Road and the City Limits are proposed to be Low Density Residential (LDR). This land use amendment is being done in conjunction with the rezoning of the parcels per Z-22-071.

FINDINGS OF FACT:

- **Property Location:** The properties are located on the north and south sides of Campbellton Road /GA 166 between Butner Road SW and the City of Atlanta City Limits in Land Lots 32, 43, 64, 65 and 76 of the 14Fth District of Fulton County, Georgia, in the Fairburn, Elmco Estates, Arlington Estates, and Ben Hill Terrace neighborhoods of NPU P, and in Council District 11.
- **Property Size and Physical Features:** This land use amendment includes 100 parcels (listed in Appendix A and in the Appendix B Map of the legislation). Topography increases on either side of Campbellton Road. Many of the residential lots have mature trees.
- **Current/Past Use of Property:** The parcels at the intersection of Campbellton and Butner Roads are developed with multifamily residential uses. The parcels at the intersection of Campbellton Road and County Line Road are developed with non-residential and multifamily uses. The remainder of the parcels are predominantly developed with single family homes.
- **Surrounding Zoning/Land Uses:** The parcels to the north, east, and south of Campbellton Road have a Single Family Residential land use designation and are zoned R-4 (Single Family Residential). The parcels are developed with single family homes.

- **Transportation System:** Campbellton Road SW is classified as an arterial street. Butner Road, Kimberly Road, Niskey Lake Road, and County Line Road are classified as collectors. Sidewalks are not present along Campbellton Road. MARTA provides bus service along Campbellton Road via route #183 to Lakewood Transit Station.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Mixed Use Medium Density and Low Density Residential land use designations are compatible land uses along an arterial street. They are consistent with the 2021 CDP policy to “Encourage mixed use along corridors and centers and provide height and density transitions to adjacent residential areas”.
- **Effect on adjacent property and character of neighborhood:** Staff is of the opinion that the land use amendment will be a positive effect on the neighborhood. The parcels will be rezoned to quality of life districts such as MR (Multifamily Residential) and MRC (Mixed Residential Commercial), which encourage pedestrian oriented development, connectivity, density, and mixed uses. The Campbellton Road corridor and surrounding neighborhoods will benefit from denser residential and non-residential development that are pedestrian oriented, have activity nodes at major intersections and improve the sense of place and community.
- **Suitability of proposed land use:** The proposed land uses seek to support the rezoning to create a diversity of housing types and a mix of uses. The density and scale of the proposed development is appropriate for the location of the parcels along an arterial street. In addition, it will provide more housing options in the area. The proposed land use amendments support the economic development strategies to improve the investment environment to attract a fair share of regional growth, improve the appeal of the commercial areas and attract uses at key redevelopment locations that expand employment opportunities.
- **Consistency with City’s land use policies:** In the 2021 *Comprehensive Development Plan*, parcels fronting on Campbellton Road, and Butner Road have a Redevelopment Corridor Character, the parcels at the intersection of Campbellton Road and County Line Road have a Neighborhood Commercial Character area and the other parcels have a Suburban Character Area. Applicable policies are:
 - CW 4 Encourage mixed use along corridors and centers and provide height and density transitions to adjacent residential areas.
 - SA 5 Ensure small-scale commercial uses within an area are compatible with the existing residential character and serve neighborhood residents.
 - NC 4 Promote a balance of residential development with neighborhood-oriented retail, services, office, and dining.
 - NC 5 Provide for a wide variety of commercial uses that meets neighborhood needs.
 - NC 7 Encourage mixed-use vertical buildings that activate the street by providing residential uses above retail uses.
 - IC/RC 1 Elevate the distinct character of each Corridor while encouraging density, growth, revitalization, and vibrancy.
 - IC/RC 2 Support the redevelopment of vacant and underutilized land and buildings.
 - IC/RC 3 Encourage pedestrian-oriented development on the blocks around the many well-travelled intersections along the Corridors.

- IC/RC 4 Manage the levels of densities along the Corridors so the densest development happens near major intersections, centers, or transit stations

Consistency with Adopted Small Area and Neighborhood Plans: In the 2006 Campbellton-Cascade Corridor Redevelopment Plan, the Campbellton Road corridor is envisioned as having a mixed of uses that include new retail, office and residential uses anchored by community serving non-residential uses. The economic development strategies are to improve the investment environment to attract a fair share of regional growth, improve the appeal of the commercial areas and attract uses at key redevelopment locations that expand employment opportunities. The plan identifies catalyst sites based on current land use and utilization, market opportunity, and location within the corridor, for significant development.

The Campbellton Road corridor should bring neighborhoods together by providing services and facilities that serve them and enhance connectivity. Land use and zoning changes to key sites along the corridor are intended to support the redevelopment of catalyst sites to promote mixed-use and pedestrian friendly private development. The plan recommends Quality of Life (QOL) zoning districts along the corridor. Key parcels in those areas have been recommended for rezoning to supportive QOL Districts that encourage the intended mixed-use and increased density. Multistory buildings, high density, and mixed-use buildings/developments, and multifamily residential; including senior and workforce housing are appropriate along Campbellton Road. Businesses such as grocery stores, retail stores, restaurants (fast-food, fast casual, and fine dining) and other entertainment are appropriate along these corridors.

- **Consistency with Atlanta City Design:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **Campbellton Road** is located within a Corridor of a Growth Area as well as Rural and Suburban neighborhoods of a Conservation Area.

Corridors are described as follows:

“These are the connecting tissues of the city: the major streets that flow out of the core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree and Jonesboro wind along the contours of the city while streets like Metropolitan and Northside slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings and anchor institutions along the way. With better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.”

Suburban Neighborhoods are described as follows:

“These are peaceful post-war subdivisions designed by the speed and easy distance of automobiles. Many, like Adamsville, Brandon and Perkerson, lack sidewalks, are not a well-connected as older neighborhoods, and are often distant from retail and employment areas. Their more generous yards and intervening floodplains, however, provide far less runoff, more habitat

and host huge swaths of Atlanta’s tree canopy. In this way, in addition to offering homes for families who prefer less-urban lifestyles, these neighborhoods provide enormous benefits to the city at large.”

Rural Neighborhoods are described as follows:

“These are the least dense, least-walkable parts of Atlanta. They are not-quite-rural communities of reasonably large suburban estates that have big lots and narrow, winding and often curb-less streets. They include neighborhoods like Mount Paran and Cascade Heights, where seclusion and nature are prioritized over any interest in city life.”

- **Consistency with NPU policies:** NPU P policies apply to this land use amendment are listed below.
 - P-3 Support unified development within the current commercial areas in NPU-P without encroaching upon adjacent low-density residential areas. Current commercial areas are:
 - Campbellton Road SW from Butner Road SW extending east to Interstate 285 (I-285).
 - Campbellton Road SW from Kimberly Road SW extending west to County Line Road SW
 - P-7 Encourage the development of medium- to high-density residential housing between Kimberly Road SW and County Line Road SW to provide a mix of housing sizes and prices to attract a diverse population and will appeal to a variety of age groups

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT TO MIXED USE MEDIUM DENSITY AND TO LOW DENSITY RESIDENTIAL

NPU Recommendation: NPU-P voted to Approve this land use amendment at its November 7, 2022 meeting.

cc: Jessica Lavandier, Assistant Director