



Department of
CITY PLANNING

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JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 26-O-1126/CDP-25-032 for 2275 Joseph E. Boone Boulevard NW
DATE: March 4, 2026

PROPOSAL: An Ordinance to amend the land use element of the 2025 Atlanta Comprehensive Development Plan (CDP) so as to redesignate a portion of property located at 2275 Joseph E Boone Boulevard NW from the OS (Open Space) development pattern designation to the LDMU (Low Density Mixed Use) development pattern designation. This development pattern designation will facilitate the rezoning of the parcel from the R-4A/NWAHO (Single Family Residential/Northwest Atlanta Affordable Workforce Housing Overlay) zoning district to the C-2/NWAHO (Commercial Service District/Northwest Atlanta Affordable Workforce Housing Overlay) zoning district per Z-25-073.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the north side of Joseph E. Boone Boulevard NW. The property is in Land Lot 178 of the 14th District, Fulton County, Georgia in the Center Hill Neighborhood of NPU J, Council District 3.
- **Property size and physical features:** The property consists of an irregularly shaped lot situated on the north side of Joseph E. Boone Boulevard. The Lincoln Cemetery encompasses approximately 92.79 acres (around 4,041,932.4 square feet). The portion of the cemetery that is part of this development pattern amendment features a two-story brick chapel with a basement, three mausoleums, a block building, and a gazebo. The cemetery grounds have burial plots, manicured grass and is bordered by mature trees along the northern, western, and southern edges. The topography of the site varies, with most of the area being relatively level, while a creek runs through the front of the property near the right-of-way for Joseph E. Boone Boulevard.
- **Current/past use of property:** The property is currently a cemetery. Staff is unaware of any previous prior uses of the site.
- **Surrounding zoning/land uses:** This tract is a platted parcel within a larger parcel. The overall development pattern for the entire parcel is OS (Open Space) with an R-4A/ NWAHO (Single Family Residential/Northwest Atlanta Affordable Workforce Housing Overlay) zoning and are all part of the Lincoln Cemetery.

To the north of the parcel, the neighboring areas have a development pattern designation of MLSF (Medium Lot Single Family) with an R-4/NWAHO (Single Family Residential/Northwest Atlanta Affordable Workforce Housing Overlay) zoning and are developed with single-family residential properties. To the east, the parcels have a MDR (Medium Density Residential) development pattern designation with an RG-3/NWAHO (Residential General/Northwest Atlanta Affordable Workforce Housing Overlay) zoning, and they are developed with multifamily uses. To the south, the adjacent parcels have a development pattern designation of OS (Open Space) with an R-4A/NWAHO (Single Family Residential/Northwest Atlanta Affordable Workforce Housing Overlay), is primarily comprised of vacant or undeveloped lots. One parcel has a CMTY (Community) development pattern with an R-4/NWAHO (Single Family Residential/Northwest Atlanta Affordable Workforce Housing Overlay) zoning and is developed with the Fredrick Douglass High School. To the west, the immediate area has a development pattern designation of LDR (Low Density Residential) with an R-4 (Single Family Residential) zoning and is developed with a place of worship and the Berean Junior Christian Academy.

- **Transportation system:** The subject property is located adjacent to Joseph E. Boone Boulevard, which is classified as a local street. Joseph E. Boone Boulevard is served by MARTA bus route #51. There are two MARTA bus stops located in front of the cemetery, one in front of the platted tract in question and the other further west along Joseph E. Boone Boulevard. These stops connect to the MARTA Hamilton E. Holmes Transit Station, which is approximately 1.7 miles from the site. Currently, there are no sidewalks on either side of Joseph E. Boone Boulevard.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The subject property is located within the Center Hill neighborhood and is characterized by a development pattern consisting primarily of Open Space, Medium Lot Single-Family Residential, Community, and Medium Density Residential. The prevailing zoning classifications in the immediate area support single-family residential development, with areas of multifamily residential, institutional uses (including churches and schools), and several vacant parcels along Joseph E. Boone Boulevard. The proposed LDMU (Low Density Mixed Use) development pattern is compatible with the existing land use context, as the corridor already accommodates a mix of residential and institutional uses within both single-family and multifamily zoning districts. The introduction of a funeral home within the existing cemetery grounds does not represent a significant departure from the established character of the area. The applicant does not propose new construction; rather, the request involves adaptive reuse of an existing structure located within the cemetery property. The cemetery itself is an established use within the neighborhood. The site is of sufficient size to provide adequate internal circulation, on-site parking, and spatial separation from adjacent residential properties. Additionally, the property maintains substantial setbacks and existing buffering from nearby residences. Funeral homes are generally considered low-intensity uses that generate limited noise and minimal off-site impacts. Locating the funeral home internal to the cemetery campus reduces visual prominence and mitigates potential disturbances to surrounding residential properties. As proposed, the use is compatible with the surrounding land use pattern and maintains the established character of the area.
- **Effect on adjacent property and character of neighborhood:** The subject property is an existing cemetery located within a predominantly residential area along Joseph E. Boone Boulevard. Cemeteries are traditionally permitted within low-intensity residential districts due to their passive

nature and limited operational impact. In this case, the proposed funeral home use would function in direct support of, and in conjunction with, the existing cemetery use. The integration of funeral services and interment operations on a single site promotes functional efficiency by consolidating ceremonies, visitation, and burial activities in one location. This consolidation may reduce external travel demand by eliminating the need for processions between funeral homes, places of worship, and cemetery locations, thereby limiting off-site traffic circulation impacts. The subject site is of sufficient size to maintain existing setbacks, buffering, and spatial separation from adjacent residential properties. The adaptive reuse of an existing building minimizes physical alteration of the site and preserves the established open space character of the cemetery grounds. The property would continue to operate as a cemetery, with the addition of a related service use that supports end-of-life functions in an integrated manner. As proposed, the request is not anticipated to adversely affect adjacent properties or significantly change the overall character of the block.

- **Suitability of proposed land use:** The proposed LDMU (Low Density Mixed Use) development pattern designation is appropriate for the portion of the site under consideration, given the existing land use context along this segment of Joseph E. Boone Boulevard. The LDMU (Low Density Mixed Use) designation is intended to accommodate low-intensity, neighborhood-scale uses that are compatible with adjacent residential development while allowing for modest integration of institutional or service-oriented functions along established corridors. Given the presence of institutional uses and residential uses of varying density in the immediate vicinity, the proposed designation would not introduce a land use intensity that is inconsistent with the existing character of the area. Accordingly, the requested development pattern designation is considered suitable for the subject site, as it aligns with the established development pattern mix and maintains compatibility with surrounding properties along the corridor.
- **Consistency with City's land use policies:** The requested development pattern designation for lot aligns with the LDMU (Low Density Mixed Use) policies and the city-wide policies outlined in the 2025 Comprehensive Development Plan. Some of these policies are listed below:
 - Low Density Mixed Use:
 - Low Density Mixed Use is characterized by a mix of low-rise commercial and residential uses serving adjacent neighborhoods. Buildings are usually attached, very close to streets, and pedestrian-friendly. The Development Pattern's moderate tree canopy is found on private lots, but mostly along streets. These areas may also feature parks. Low Density Mixed Use areas are usually located along major streets or where different neighborhoods meet. These areas are walkable and usually well-served by both bus and high-capacity rail transit
 - City-Wide Policies:
 - CW 7 - Incorporate community, civic, and institutional uses, such as schools, health facilities, and places of worship, to serve surrounding areas and contribute to their sense of place and identity.
 - CW 8 - Support reusing, rehabilitating, or adapting buildings 50 years or older.
 - CW 9 Promote quality and flexibility in building architecture and urban design to enhance the public realm and evolve with the needs and opportunities of surrounding areas.
- **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 property **2275 Joseph E. Boone Boulevard 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 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 J policies:** The following NPU-J policies support the LDMU (Low Density Mixed Use) Development Pattern designation :
 - J-13 Prevent the further degradation of the residential neighborhoods in NPU-J by opposing the conversion of residential properties to non-residential uses, except in those very limited situations where such conversion is required by applicable law due to the existing, established non-residential use of all surrounding property.
 - J-17 Require landscape or architectural buffers that are of sufficient scale and depth between diverse land uses in order to minimize higher-density impacts on single-family residential areas.

STAFF RECOMMENDATION: APPROVAL OF A PORTION OF THE PROPERTY FROM THE OPEN SPACE DEVELOPMENT PATTERN TO THE LOW DENSITY MIXED USE DESIGNATION.

NPU RECOMMENDATION: NPU-J voted to APPROVE this development pattern designation at its February 24th, 2026, meeting.

cc: Jessica Lavandier, Assistant Director



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KEYETTA M. HOLMES, AICP
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OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Matt Westmorland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: **26-O-1127/CDP-25-033 for 11 Mildred Place NW**
DATE: March 4, 2026

PROPOSAL: An Ordinance to amend the land use element of the 2025 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **11 Mildred Place NW** from the MLSF (Medium Lot Single Family) development pattern designation to the LDR (Low Density Residential) development pattern designation. This land use amendment will facilitate the rezoning of the parcel from Z-25-72.

The applicant has requested a deferral of the application to the 2nd Quarter CD/HS Public Hearing. Staff is supportive of the request.

STAFF RECOMMENDATION: DEFERRAL to the 2nd Quarter CD/HS Public Hearing

NPU RECOMMENDATION: NPU-J recommended to DEFER this development pattern amendment at its February 24, 2026, meeting.

cc: Jessica Lavandier, Assistant Director, OZD



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MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee

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

SUBJECT: 26-O-1088/CDP-25-34 for Sargent Avenue Annexation

DATE: March 4, 2026

PROPOSAL: An ordinance to amend the land use element of the 2025 Atlanta Comprehensive Development Plan (CDP) so as to redesignate various parcels having frontage on **Sargent Avenue SE, Smith Street SE, Ford Street SE, Orange Blossom Terrace SE, Young Street SE, Glynn Drive, Bouldercrest Drive SE and Eastland Road SE** to the MLSF (Medium Lot Single Family) development pattern designation as a result of a petition to annex parcels into the corporate limits of the City of Atlanta from unincorporated DeKalb County and to facilitate its zoning to the R-4 zoning district per Z-25-084.

FINDINGS OF FACT:

- **Property location:** The properties to be annexed are east of the City of Atlanta limits, with frontage on Sargent Avenue, Smith Street, Ford Street, Orange Blossom Terrace, Young Street, Glynn Drive, Bouldercrest Drive, Elmhurst Circle and Eastland Road in unincorporated DeKalb County. The parcels are near the City of Atlanta's East Atlanta neighborhood in NPU-W, Council District 5.
- **Property size and physical features:** The subject properties comprise one hundred and nineteen (119) parcels. The eastern part of the annexation area is situated next to the City of Atlanta in unincorporated DeKalb County. All properties proposed for annexation have frontages on Orange Blossom Terrace, Smith Street, Sargent Avenue, Ford Street, Elmhurst Circle and Eastland Road. Within the area, there is a contiguous boundary measuring 1,559.2 feet from the City of Atlanta boundary. There are one and two story single-family residential dwellings and two places of worship – Eastland Road United Methodist Church and New Salem African Methodist Episcopal Church in the annexation area. There are numerous mature trees with relatively level topography.
- **Current/past use of property:** The parcels are developed with single-family residential uses, and two parcels are developed with places of worship. Staff is unaware of any previous uses of the site.
- **Surrounding zoning/land uses:** The parcels within the annexation area have a Traditional Neighborhood Character area designation in DeKalb County's 2050 Comprehensive Plan. This plan outlines character areas and land uses for the unincorporated area of the county. The character area designations provide high-level guidance on development character for the county.

Each character area also has its own sub-principles that guide land use decisions within the character area's boundaries.

The parcels located to the north, south, and west of the annexation area are in unincorporated DeKalb County. These parcels have a TN (Traditional Neighborhood) character area as designated by the DeKalb County 2050 Comprehensive Land Use Plan and are zoned R-75 (Residential Small Lot - 75). The parcels to the east are in the City of Atlanta and are designated with a MLSF (Medium Lot Single Family) development pattern within the City of Atlanta 2025 Comprehensive Development Plan. These parcels are zoned R-4 (Single Family Residential) and are developed with single family residential uses. Nearby are the Burgess-Peterson Academy Elementary School and the now-closed Thurgood Marshall Middle School.

- **Transportation system:** The subject area is accessible via Bouldercrest Drive and Eastland Road. Bouldercrest Drive is classified as a collector street in the City of Atlanta and as a major arterial road in unincorporated DeKalb County. Eastland Road is designated as a collector road in unincorporated DeKalb County. Within this area, there are several local streets, including Orange Blossom Terrace, Elmhurst Circle, Smith Street, Sargent Avenue, Glynn Drive, and Young Street. Sidewalks are present intermittently along Bouldercrest Drive, though they are uneven in continuity. On the north side of Eastland Road, there are continuous sidewalks providing pedestrian access. Inside the neighborhood, sidewalks exist sporadically throughout the area. Public transportation in the vicinity is provided by MARTA bus route #32 (Bouldercrest) along Bouldercrest Drive, which has two bus stops: one at Bouldercrest Drive SE at Fayetteville Road SE, near the intersection with Eastland Road SE, and another at Bouldercrest Drive SE at Orange Blossom Terrace SE, close to the annexation's interior street. Additionally, bus route #9 (Boulevard/Tilson Road) operates along Eastland Road, with two stops: one at Eastland Road SE at Bouldercrest Road SE, also near the intersection with Bouldercrest Drive, and another at Eastland Road SE at Glynn Drive SE, near Glynn Drive. MARTA bus route #32 (Bouldercrest) offers direct connection to the Inman Park/Reynoldstown MARTA Transit Station, which is approximately 3.5 miles from the site, while MARTA bus route #9 (Boulevard/Tilson Road) connects directly to the King Memorial MARTA Transit Station, located about 5.7 miles away.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** When parcels are annexed into the City of Atlanta, the proposed development pattern and zoning district for each parcel are substantially similar with the character area and zoning designations in DeKalb County. Furthermore, the proposed development pattern designation for each parcel aligns with its corresponding zoning district. The Comprehensive Development Plan includes a Development Pattern/Zoning compatibility table that outlines the zoning districts compatible with each development pattern designation. The proposed MLSF (Medium Lot Single Family) development pattern aligns with the current Traditional Neighborhood Character Area designation and the underlying zoning in unincorporated DeKalb County.
- **Effect on adjacent property and character of neighborhood:** The proposed MLFS (Medium Lot Single Family) development pattern designation will not have an adverse effect on the character of the adjacent properties or the surrounding neighborhoods. This proposed development pattern designation is substantially similar to the current Traditional Neighborhood Character Areas in unincorporated DeKalb County.

- **Suitability of proposed land use:** The MLSF (Medium Lot Single Family) development pattern designation reflects the current use. It is suitable and appropriate for these parcels.
- **Consistency with City’s land use policies:** The annexation is consistent with the MLSF (Medium Lot Single Family) policies, and the city-wide policies outlined in the 2025 Comprehensive Development Plan. Some of these policies are listed below:
 - MLSF (Medium Lot Single-Family):
 - Medium Lot Single-Family is characterized by single-unit houses (with or without accessory dwellings) with small- to medium-sized lots, a mixture of curvilinear and gridded streets, and moderate walkability. Buildings are detached but are closer to the street and each other than in Large Lot Single-Family. Most of the Development Pattern’s tree canopy is found on private residential lots, but street trees are sometimes present. Medium Lot Single-Family areas are usually located somewhat close to commercial and employment areas. Collectively, these features mean that driving is still the primary transportation mode, but there is some walkability. Bus service is common along nearby streets.
 - City-Wide Policies:
 - CW 1 - Reinforce the city’s physical form, which encourages density in the urban core and on major corridors where investments in infrastructure, public spaces, transit, and pedestrian connections and walkability support growth. Outside these areas, support more modest growth compatible with each neighborhood’s typical built and natural features or small area plans.
 - CW2 - Ensure development is appropriately scaled and compatible with surrounding areas.
- **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 an Urban Neighborhood growth area and is consistent with this description:

“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 proposed development pattern designation for Medium Lot Single Family is in line with NPU-W policies and is considered compatible. The following NPU-W policies are relevant to this land use amendment:

- W-1 Preserve the single-family and low-density character of the Ormewood Park, East Atlanta, Woodland Hills, Custer Avenue, McDonough, Guice, Benteen, Boulevard Heights, and Grant Park neighborhoods.

STAFF RECOMMENDATION: APPROVAL OF THE MLSF (MEDIUM LOT SINGLE FAMILY) DEVELOPMENT PATTERN DESIGNATION UPON ANNEXATION INTO THE CORPORATE LIMITS OF THE CITY OF ATLANTA.

NPU RECOMMENDATION: NPU-W recommended APPROVAL on this development pattern amendment at its January 21, 2026, meeting.

cc: Jessica Lavandier, Assistant Director, OZD



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MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 26-O-1128/CDP-25-35 for 511 South Evelyn Place NW
DATE: March 4, 2026

PROPOSAL: An Ordinance to amend the land use element of the 2025 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **511 South Evelyn Place NW** from the MLSF (Medium Lot Single Family) development pattern designation to the LDR (Low Density Residential) development pattern designation. This development pattern amendment will facilitate the rezoning of the parcel per Z-25-78.

The applicant has requested a deferral of the application to the 2nd Quarter CD/HS Public Hearing. Staff is supportive of the request.

STAFF RECOMMENDATION: DEFERRAL to the 2nd Quarter CD/HS Public Hearing

NPU RECOMMENDATION: NPU-J recommended to DEFER this development pattern amendment at its February 24, 2026, meeting.

cc: Jessica Lavandier, Assistant Director, OZD



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MEMORANDUM

TO: Matt Westmorland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 26-O-1129/CDP-26-001 for 1175 Johnson Road NW
DATE: March 4, 2026

PROPOSAL: A Ordinance to amend the land use element of the 2025 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1175 Johnson Road NW** from the I (Industrial) development pattern designation to the MUMD (Mixed Use Medium Density) development pattern designation. This land use amendment will facilitate the rezoning of the parcel per Z-26-14.

FINDINGS OF FACT:

- **Property Location:** The property fronts on the southeast side of Johnson Road NW and the southwestern side of Rockdale Street NW. The property is in Land Lot 225 of the 17th District, Fulton County, Georgia in the Rockdale neighborhood of NPU-J, Council District 9.
- **Property Size and Physical Features:** The subject property is approximately 1.57 acres (11,603 square feet) of lot area. The parcel is currently vacant and undeveloped. Vehicular access is provided via curb cuts on Rockdale Street and Johnson Road. The topography increases slightly (approximately 10 feet) from the west to east on the parcel. There are mature trees throughout the property.
- **Current/Past Use of Property:** The current use of the property is vacant. The parcel was previously developed with the Rockdale Health Center. Staff is unaware of any other previous uses.
- **Surrounding Zoning/Land Uses:** Neighboring properties to the north have an I (Industrial) development pattern and are zoned I-1 (Light Industrial) and C-2 (Commercial Service District). Uses include industrial and nonresidential businesses. Property to the east and south have a MDMU (Medium Density Mixed-Use) development pattern and are zoned PD-MU (Planned-Development Mixed Use). These properties are undeveloped with heavy vegetation. The parcels to the west have a LDMU (Low Density Mixed Use) development pattern and are zoned PD-MU (Planned Development-Mixed Use). They are developed with residential uses.
- **Transportation System:** Johnson Road is designated as a collector street and does include a sidewalk along its frontage. Rockdale Street is a local street without any sidewalks. MARTA operates bus route #26 along West Marietta Street, located 0.1 miles, or a 3-minute walk, from the subject property.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed MDMU (Medium Density Mixed Use) development pattern is compatible with the adjacent development patterns and the established character of the surrounding parcels. Parcels east of the property have a MDMU (Medium Density Mixed Use) development pattern.
- **Effect on adjacent property and character of neighborhood:** The proposed MDMU (Medium Density Mixed Use) development pattern designation will have a positive effect on the character of the neighborhood. The immediate surrounding area includes PD-MU (Planned Development-Mixed Use), which includes single-family attached dwellings. The proposed development will include the same type of housing. The proposed townhomes and multifamily apartments offer appropriate transitional density between industrial and greenspace uses and adds housing units to the Rockdale neighborhood.
- **Suitability of proposed land use:** The proposed MDMU (Medium Density Mixed Use) development pattern designation is suitable for the proposed site, consistent with the surrounding area. The site is currently vacant, making it an ideal candidate for redevelopment, particularly adjacent to a regional park. In addition, the parcel is zoned RG-3 (Residential General Sector 3), and the proposal is to rezone it to MR-3 (Multifamily Residential). Both allow multifamily development at the same densities.
- **Consistency with City's land use policies:** The *2025 Atlanta Comprehensive Development Plan* (CDP) development pattern for this location is I (Industrial). The proposed MDMU (Medium Density Mixed Use) development pattern is consistent with the CDP land use policies to:
 - CW 2 Ensure development is appropriately scaled and compatible with surrounding areas.
 - CW 3 Use transitions, landscaping, and other measures to minimize negative impacts of development on adjacent areas, especially on residential areas smaller in scale and height, and with less intense uses.
 - MU 7 Encourage flexible building types and site designs that can support both residential and non-residential uses over time.

The proposed development pattern amendment and accompanying rezoning is consistent with citywide policy MU 7 by adding diverse housing types to Atlanta's Westside. The current proposal does not include non-residential square footage, but non-residential can be incorporated over time. Staff is of the opinion that a town home and multifamily apartment building is consistent with the City's land use policies.

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

This parcel is included in the 2020 Atlanta BeltLine Subarea 9 Master Plan. Although the plan recommends Open Space development pattern for this parcel, the proposed MDMU development pattern is consistent with many of the Plans' goals and recommendations. The Subarea 9 Plan ranked affordable housing as a top priority throughout the public engagement process. The proposed development is consistent with the plan's guiding principle to "*diversify housing opportunities,*" and "*provide a balance of owner-occupied, rental and mixed-income and affordable housing types*".

The subject parcel is specifically identified in the 2020 NPU G Master Plan Update as a parcel "*Most Susceptible*" to change". "*The categories that are most susceptible to development are commercial and mixed use. Because it is a fairly new tool, "mixed use" often serves as a signal that change is coming. Mostly along major corridors or near intersections, these parcels offer an opportunity to add housing of greater density along with commercial resources, all while mitigating environmental impact and preserving open space through the act of reusing already disturbed land.*"

- **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 parcel located at **1175 Johnson Road NW** is located within a Conservation Area: Suburban Neighborhoods. Suburban Neighborhoods are described as follows:

"These are the peaceful post-war subdivisions by the speed and easy distance of automobiles. Many, like Adamsville, Brandon and Perkerson, lack sidewalks, are not as 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"

NPU Policies: The proposed Medium Density Mixed Use (MDMU) development pattern is compatible with NPU G policies to:

G-1 Support and promote the NPU-G Community Master Plan Update 2020.

G-18 Work with owners of large tracts to ensure that development proposals incorporate thoughtful green infrastructure designs.

G-20 (1) Support low- and medium-density development projects.

G-21 Limit high-density with parameters. Stop lights, crosswalks, limit building stories, increase traffic lights, increase streetlights along Johnson Road.

STAFF RECOMMENDATION: APPROVAL OF THE AMENDMENT FROM THE I (INDUSTRIAL) TO MDMU (MEDIUM DENSITY MIXED USE DEVELOPMENT) PATTERN DESIGNATION.

NPU G RECOMMENDATION: NPU G recommended approval of this CDP amendment at its February 19, 2026, meeting.

cc: Jessica Lavandier, Assistant Director, OZD