



Department of
CITY PLANNING

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

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

KEISHA LANCE BOTTOMS
MAYOR

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, Director, Office of Zoning and Development *KMH*
SUBJECT: 20-O-1400 / CDP-20-04 160 Little Street, S.E.
DATE: September 28, 2020

PROPOSAL:

A substitute ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **160 Little Street, S.E.** from the Single Family Residential (SFR) Land Use Designation to the Low Density Residential (LDR) Land Use Designation. This land use amendment would facilitate the rezoning of the parcel per Z-19-121 from R-4B (Single Family Residential) to MR-MU (Multifamily Residential Multiunit) in order to build two residential buildings with 8 units each, for a total of 16 residential units.

FINDINGS OF FACT:

- **Property location:** The parcel is located on the north side of Little Street and located within Land Lot 54 of the 14th District in Fulton County, Georgia in the Summerhill neighborhood of NPU V and in Council District 1.
- **Property size and physical features:** The subject property has a rectangular shape and totals 0.36 acres. The parcel is currently developed with a single-family dwelling. The lot is relatively flat with mature trees located in the rear of the parcel. Vehicular access is currently provided from a driveway located on the west side of the dwelling.
- **Current/past use of property:** The lot is developed with a single-family dwelling unit. Staff is not aware of any other prior uses on the site.
- **Surrounding zoning/land uses:** All of the surrounding parcels to the north, south, east and west have a Single Family Residential land use designation and are zoned Single Family R-4B-C (Single Family Residential Conditional). The parcel immediately to the east is part of Phoenix II Park. Most of Phoenix II Park is located to the north of the parcel. Cheney Stadium, owned by the Atlanta Board of Education, is located east of the site. Georgia Avenue with a range of land uses is located 0.25 miles to the north. A small commercial node is located 0.2 miles away at the corner of Martin Street, S.E. and Ormond Street, S.E. Three blocks to the west on Little Street, the land use is

Medium Density Residential and adjacent to Mixed Use land use fronting on Hank Aaron Drive, S.E.

- **Transportation system:** The subject property is located on Little Street, S.E. which is classified as a local street. MARTA services the immediate area via bus route #832 along Georgia Avenue and bus route #55 along Hank Aaron Boulevard. Sidewalks are present on both sides of Little Street, S.E.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** Surrounding land uses are primarily Single Family Residential. The proposed Low Density Residential (LDR) land use is compatible with the neighborhood development pattern and surrounding land uses. The purpose of the MR-MU zoning is to provide for multi-family residential housing types that are compatible with single-family residential neighborhoods.
- **Effect on adjacent property and character of neighborhood:** The construction of small scaled buildings with multiunit residential dwellings will have a beneficial effect on the character of the neighborhood. Duplexes and small multifamily buildings are found within the Summerhill neighborhood. Higher density multifamily buildings are found to the north along Georgia Avenue. The redevelopment of the subject parcel with two 8-unit residential buildings will provide a housing type that is compatible in size and scale with the character of the neighborhood.
- **Suitability of proposed land use:** The proposed Low Density Residential (LDR) land use designation is suitable for the site. The use and scale of the proposed development is compatible with surrounding residential land uses. The MR-MU zoning has standards for the development to be compatible in scale with surrounding residential uses.
- **Consistency with City's land use policies:** The *Atlanta Comprehensive Development Plan (CDP)* Character Area for this location is Traditional Neighborhood Redevelopment. The proposed land use of Low Density Residential is consistent with the CDP land use policies to:
 - Promote diversity of housing types,
 - Promote Missing Middle housing types that are compatible in size and scale with the character of the neighborhood as transition between single family uses and more intense uses, and
 - Maintain, rehabilitate and replace the existing housing stock where appropriate.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The parcel is located in the 2006 Summerhill Urban Redevelopment Plan Update study area. The Plan had an emphasis on the following objectives:
 - Enhance a diversified urban environment where people can live, work, meet, and recreate.
 - Encourage a compatible mixture of residential, commercial, cultural, and recreational uses.

- **Consistency with Atlanta City Design:** The proposed land use of Low Density Residential (LDR) is consistent with the *Atlanta City Design* recommendations. 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, **160 Little Street, S.E.** are located within an Urban Neighborhood within a Conservation Area. 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 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 following NPU V policies support the land use amendment to Low Density Residential (LDR):
 - V-1 Preserve and promote the Low Density Residential character of the Adair Park, Pittsburg, Mechanicsville; South of Georgia Avenue), Summerhill (south of Georgia Avenue), and Peoplestown neighborhoods by encouraging a mix of incomes and housing types in the redevelopment of NPU V. With the exception of higher density in the core stadium area as described in the LCI.

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

NPU V: NPU V did not take action on this legislation at their June or July 2020 meetings.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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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: 20-O-1501 / CDP-20-24 Atlanta BeltLine Subarea 9 and 10 Plans
DATE: September 28, 2020

SUMMARY:

An ordinance to adopt The Atlanta BeltLine Subarea 9 and 10 Master Plan Update and to amend the 2016 Atlanta Comprehensive Development Plan by incorporating by reference said plans.

FINDINGS OF FACT:

Plan Purpose:

The original 9 and 10 Subarea Master Plans were adopted over 10 years ago. Atlanta BeltLine Inc. is updating these Master Plans to reflect existing conditions, changes, community goals, to refine guiding principles, and the potential for the future.

The purpose of the Master Plans are: to implement the Atlanta BeltLine Redevelopment Plan goals in the context of each unique geographic area, to serve as a policy tool to help guide future growth for vibrant, livable mixed-use communities by applying recommendations for best management practices for transit-oriented development, affordable housing, mobility, green space, and alternative modes of transportation and to manage growth and development that is occurring throughout the city

Planning area:

Subarea 9 is located in NPU's G, J, K, and L, in City Council Districts 3 and 9 and in the English Avenue, Grove Park, Knight Park/Howell Station, Historic Westin Heights/Bankhead, and Rockdale neighborhoods.

Subarea 10 is located in NPU's J, K, L, T, in City Council Districts 3, 4, and 9 and in the Ashview Heights, English Avenue, Grove Park, Harris Chiles, Historic Westin Heights/Bankhead, Hunter Hills, Just Us, Mozley Park, Vine City, Booker T. Washington, Washington Park and West End neighborhoods.

Planning Process:

Through a series of public meetings, the community gave important input/feedback on updated goals, guiding principles and project recommendations from the previous master plan. All Subarea 9 and 10 Master Plan Update community meetings were held jointly because the two share Donald Lee Hollowell Parkway. These two subareas constitute the BeltLine Westside Study Group 5 (the community meetings are referred to as Study Group meetings).

ABI staff worked with a consultant team led by The Collaborative Inc. to develop the plan and to engage the community. Community input was obtained via six Study Group public meetings held on March 26, 2018, April 28, 2018, June 25, 2018, September 17, 2018, October 29, 2018 and February 25, 2019 and three Stakeholder Advisory Group meetings held on June 18, 2018, August 27, 2018 and October 22, 2018.

Additional input was also obtained through stakeholder interviews and engagement with students from Booker T. Washington and Frederick Douglass High Schools. In Subarea 9, ABI staff attended the Grove Park Neighborhood Association, Grove Park Land Use Committee, English Avenue Neighborhood Association, English Avenue Land Use Committee, Howell Park/Knight Station, Historic Westin Heights/Bankhead Neighborhood meetings between January 2020 – March 2020 to get additional input on the plan recommendations. In Subarea 10, additional neighborhood meetings included: Ashview Heights, Grove Park Neighborhood Association, Grove Park Land Use Committee, Historic Westin Heights/Bankhead Neighborhood.

The first two meetings focused on the community vision, concerns and validation of the goals and recommendations of the 2010 Master Plan. This resulted in updated goals and specific action plan items. The final two meetings provided an opportunity to review and comment on the final recommendations.

Subarea Master Plan Goals:

The Subarea 9 and 10 Master Plan Update incorporates three themes to which the master plan goals and implementable action plan items are tied:

- CONNECTIVITY: Mobility,
- PLACEMAKING: Land Use, and
- COMMUNITY: Open Space.

The Land Use, Mobility, Open Space and Housing goals for each Subarea Plan are listed below.

Subarea 9 Goals:

Land Use Goals: Promote transit-oriented mixed-use development; Promote affordable housing strategies; Create livable activity centers; Preserve and strengthen neighborhoods; and Preserve historic, natural and cultural resources.

There is a strong desire within the subarea community to preserve existing structures while incorporating additional retail, restaurant, and grocery stores, while providing affordable and mixed housing opportunities. Incorporate a mix of land uses that incorporate art and greenspace, celebrate history and culture to further build upon the existing identity of the subarea, resulting in a well-defined sense of place.

Mobility Goals: Promote alternative modes of transportation; Promote transportation network connectivity; and improve the function and character of existing roadways.

The demand for improved connectivity throughout the subarea was expressed at each Study Group and Stakeholder meeting. Better access to area resources, jobs and facilities, etc. helps to facilitate an improved quality of life

Open Space Goals: Make Westside Park an attractive regional/local destination; Accommodate regional access to Westside Park; and ensure safe, integrated, and convenient local access to recreational opportunities

Providing access to parks and open space contribute to a community's identity and the health and wellbeing of its residents.

Subarea 10 Goals:

Land Use Goals: Promote compact transit-oriented mixed-use development; Promote affordable housing strata; Strengthen employment and commercial centers; Improve neighborhood and community retail services; Preserve and protect historic, natural and cultural resources; Create opportunities for public art; Create a safe environment for residents and businesses; Preserve and strengthen established neighborhood.

There is a strong desire within the subarea community to preserve the history and culture of the area while incorporating a mix of land uses that support retail, grocery store and affordable, mixed housing opportunities. In addition, balancing public art and greenspace within development can result in a well-defined sense of place.

Mobility Goals: Promote transportation network connectivity; Promote multi-modal transportation choices and coordinate improvements with new development to make transit a more viable and accessible means of travel; Provide trails and pedestrian-friendly streets to improve neighborhood walkability and safety; and improve transportation safety along major corridors while respecting the urban context of the area.

The demand for improved connectivity throughout the subarea was expressed at each Study Group and Stakeholder meeting. Better access to area resources, jobs and facilities, helps to facilitate an improved quality of life.

Open Space Goals: Enhance park resources; and reclaim and rehabilitate degraded environmentally sensitive areas.

Open spaces within cities can provide social, recreational and environmental benefits to communities. They contribute to a community's identity and the health and wellbeing of its residents.

Housing Goals for Subarea 9 and 10: Ensure mixed-income/mixed-use housing, Develop mix of owner-occupied and rental housing, Diversify Housing Stock to include "Missing Middle" housing, Increase housing for seniors, Encourage co-housing models to increase affordability, Connect residents to Homeowner and Senior Tax Exemptions and other housing programs, Develop innovative funding sources to create new affordable housing, Develop strategies around purchasing land for affordable housing, Expand educational outreach to include: Renters Rights; Appealing Property Tax Assessments; How to lower Property Taxes; How to Buy a Home; and Estate planning.

Master Plan Recommendations:

Subarea 9 Recommendations:

Future Land Use Highlights: To implement the goals and recommendations of the plan, land use and zoning changes are recommended. A summary of the recommendations are: 1. Update the Future Land Use Map to match the Westside Park Boundary 2. Change land use around the Bankhead MARTA Station from Medium Mixed-Use to High-Density Mixed Use 3. Convert properties on the westside of Joseph E. Lowery

to a mixed-industrial use. 4. Change the land use east of Lois Street to the SW corner of Marietta Boulevard to Medium-Density Mixed use 5. Convert a portion of Marietta Boulevard from industrial to low-density mixed use (MU 1-4 stories) 6. Update land use along Jefferson Road to reflect to reflect current developments

Mobility Recommendation Highlights: 1. Update Street Framework Plan connections a. Added or refined new street connections or incorporated connections that reflect approved future development within the Subarea. 2. Expand bicycle and pedestrian facilities on Donald Lee Hollowell Parkway 3. Adding sidewalk on major corridors that do not have sidewalks or have intermittent sidewalks. 4. ADA ramps at intersections that are non-compliant

Other Subarea Master Plan Recommendations included: Open Space – Westside Park, Affordable Housing Strategies, Historic Preservation and Arts & Culture.

Subarea 10 Recommendation:

Future Land Use Highlights: The proposed future land use changes correspond with attached map. 1. Increase park space west and south of Maddox Park to be consistent with the Proctor Creek Greenway 2. Change the land use of properties east of Maddox Park to medium density residential (MU 5-9) with proper transitions to single-family 3. Add medium density mixed use along Mayson Turner Road, where it intersects with Joseph E. Boone Boulevard.

Mobility Highlights: 1. Update Street Framework Plan connections a. Addition or refinement of new street connections that reflect approved future development. 2. Add ADA ramps to intersections with sidewalks that are noncompliant 3. Improve at grade pedestrian crossings at Joseph E. Boone Boulevard, Mayson Turner Road and Chappell Road 4. Continue Proctor Creek Trail South to Maddox Park 5. Improve bike and pedestrian connections along Lena Street at Ashby MARTA Station, the BeltLine and Lionel Hampton Trail.

Other Subarea Master Plan Recommendations included: Affordable Housing Strategy Recommendations, Open Space (Maddox Park), Historic Preservation and Arts & Culture.

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. The ABI Subareas have Corridors, Urban areas and Suburban areas.

Within the study area, **Donald Lee Hollowell Parkway, Joseph E. Boone Boulevard, Joseph E. Lowery Boulevard, Marietta Boulevard and W. Marietta Street and portions of the BeltLine** are identified as Corridors. The Atlanta City Design describes Corridors as:

“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.”

The primarily residential portions of the study area are in an Urban Neighborhood. Urban Neighborhoods are defined as:

“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.”

The area around Westside Park in a Suburban an Urban Neighborhood. Suburban Neighborhoods are defined as:

“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.”

STAFF RECOMMENDATION: APPROVAL of the Atlanta BeltLine Subarea 9 and 10 Master Plan Update and to amend the 2016 Atlanta Comprehensive Development Plan by incorporating these plans by reference.

NPU Recommendations:

NPU G: voted to approve at their 9/17 meeting with condition that over the next 5 years, ABI present any changes to the plan

NPU J: voted to approve at their 9/22 meeting with a condition that the ABI hold meetings in NPU-J on how residents and businesses can take advantages of new opportunities as a result of the BeltLine Trail.

NPU K: voted to approve at their 8/18 meeting

NPU L: voted to deny at their 8/11 meeting. They stated that the plan doesn’t adequately address affordable housing.

NPU T: voted to approve at their 8/12 meeting

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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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: 20-O-1566/ CDP-20-025 643 1074 Ponce de Leon Avenue, N.E.
DATE: September 28, 2020

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 1074 Ponce de Leon Avenue, N.E. from the Low Density Residential 9-16 units per acre (LDR 9-16) Land Use Designation to the Mixed Use Low Density (MU-LD) Land Use Designation. This will facilitate the rezoning of the parcel per Z-20-047 from R-LC-C (Residential Limited Commercial Conditional) to R-LC (Residential Limited Commercial) to change conditions for property.

FINDINGS OF FACT:

- **Property location:** The subject property is located on the northeast corner of the intersection of North Highland Avenue, N.E. and Ponce de Leon Avenue, N.E. The property is located within Land Lot 16 of the 14th District Fulton County, Georgia in the Atkins Park Neighborhood of NPU-F in Council District 6.
- **Property size and physical features:** The subject property is a regular shaped corner lot of approximately 0.1521 acres. The property is currently developed with a two-story building with ground level parking. The site has topography that inclines toward the northwest of the site. The subject site is landscaped with hedges and shrubs along both Ponce de Leon Avenue and North Highland Avenue. The parcel is accessed via a curb cut on Ponce de Leon Avenue with access to garage and surface parking in the rear yard. The building has a pedestrian oriented design with pedestrian access from both Ponce de Leon Avenue and North Highland Avenue.
- **Current/past use of property:** The subject property is currently developed with a vacant two-story building that has had a mix of residential, office and commercial uses. Staff is unaware of any other previous uses.
- **Surrounding zoning/land uses:** To the north, the parcels have a Single Family Residential land use designation, they are zoned R-4/HC20 (Single Family Residential/Atkins Park Historic District) and are developed with single family homes. To the east, the parcel has a Very High-Density Residential Land use designation, RG-5 (Residential General Sector 5) zoning and is developed with a multi-story multi-

family building. The parcels to the east have Low Density Residential land use, have RG-3 (Residential General Sector 3) zoning and are developed with a mix of single family, multi-unit buildings, townhomes and offices. To the south and across Ponce de Leon Avenue, the parcel has a Mixed Use Land Use, and is development with a church.

- **Transportation system:** Ponce de Leon Avenue is classified as an arterial and North Highland Avenue is classified as a collector. MARTA provides bus service along both Ponce de Leon and North Highland Avenues, via bus routes #816 to the Five Points Transit Station and #2 with connection to North Avenue Transit Station. The closest bus stop is located in front of the subject property on Ponce de Leon Avenue. There are existing sidewalks along both Ponce de Leon and North Highland Avenues.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The parcels at the intersection of Ponce de Leon Avenue, S.E. and North Highland Avenue have a variety of land uses and uses ranging from institutional and commercial uses to high density and low density residential uses. The proposed Mixed Use Low Density land use designation is compatible with the variety of land uses at this intersection and will provide a transition to the Low Density Residential uses to the east of the parcel along Ponce de Leon Avenue. The proposed Mixed Use Low Density (MU-LD) land use is compatible with the neighborhood development pattern and surrounding land uses.
- **Effect on adjacent property and character of neighborhood:** The proposed land use amendment and rezoning of the parcel will have a beneficial effect on adjacent property and character of the neighborhood. The existing building will remain on the site and will continue to provide a transition to the adjacent single family homes from the more intense uses along Ponce de Leon Avenue.
- **Suitability of proposed land use:** The intent of the R-LC zoning district is *“To provide for the transition of areas from residential to office and limited commercial retail services which do not generate large volumes of traffic, noise, or other harmful effects, and which are compatible with residential uses.”* The proposed Mixed Use Low Density land use is compatible and more suitable to the R-LC zoning district than the existing Low-Density Residential land use.
- **Consistency with City’s land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Intown Corridor. The proposed land use of Mixed Use Low Density is consistent with the CDP land use policies to:
 - Encourage nodal development
 - Promote more dense pedestrian-oriented development at activity nodes and major intersections.
 - Promote and encourage mixed use, residential, retail and office uses and multi-family residential development with a pedestrian-oriented urban form,
 - Along Intown Corridors, the highest densities should be along the street or rail transition to lower densities at the edges to protect and buffer surrounding neighborhoods. Surrounding neighborhoods should be buffered from noise and lights.
- **Consistency with Adopted Small Area and Neighborhood Plans:** This parcel is included in the 2005 Ponce-Moreland Livable Centers Initiative (LCI). The plan has a Land Use and Zoning Goal to *Provide a balanced and compatible mix of land uses* and Objectives: *to Ensure a compatible mix*

of commercial and residential land uses and to Protect single-family neighborhoods from incompatible commercial and residential encroachment.

For the Ponce de Leon Avenue, the plan Land Use Policies recommends: *to Preserve neighborhoods and protect them from inappropriate commercial and multifamily encroachment and to concentrate commercial and mixed-uses to nodes.* For this section of Ponce de Leon Ave, the plan recommends: *to Protect the residential character on the north side of the avenue within the Atkins Park neighborhood (between North Highland Avenue and Briarcliff Road).*

- **Consistency with Atlanta City Design:** The proposed land use of Mixed Use Low Density is consistent with the *Atlanta City Design* recommendations. 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, **1074 Ponce de Leon Avenue** is located in a Corridor Neighborhood within a Growth Area. 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 vibrant public life out beyond the core of the city.”

- **Consistency with NPU policies:** The following NPU F policies support the land use amendment to Mixed Use Low Density (MU-LD):
 - F -4: Contain the small commercial districts along North Highland Avenue and Virginia Avenue within existing boundaries. Discourage uses having parking requirements that would adversely impact adjacent single family and low density residential neighborhoods.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM LOW DENSITY RESIDENTIAL (LDR) 9-16 UNITS PER ACRE TO MIXED USE LOW DENSITY (MU-LD) LAND USE DESIGNATION.

NPU Recommendation: NPU-F recommended Approval for this land use amendment at its August 18, 2020 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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MEMORANDUM

TO: Matthew Westmorland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: **20-O-1567 CDP-20-027 365 Lynhurst Drive SW**
DATE: September 28, 2020

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 365 Lynhurst Drive SW from the Single Family Residential (SFR) Land Use Designation to the Mixed Use High Density (MU-HD) Land Use Designation in order to facilitate the rezoning of the parcel per Z-20-050 from Single Family Residential (R-3) to Mixed Residential Commercial (MRC-3). This would allow the construction of 3 residential buildings with 750 residential units for seniors, 25,000 sq.ft of retail and parking decks to serve the development.

At their September 16 meeting, NPU-I voted to defer this application to November, 2020

STAFF RECOMMENDATION: DEFERRAL OF THE LAND USE AMENDMENT FROM SINGLE FAMILY RESIDENTIAL (SFR) LAND USE DESIGNATION TO MIXED USE HIGH DENSITY (MU-HD) LAND USE DESIGNATION TO THE NOVEMBER 30, 2020 PUBLIC HEARING.

NPU Recommendation: NPU-I voted to defer the land use amendment to November 2020 at its September 16, 2020 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, Director, Office of Zoning and Development *RMH*
SUBJECT: 20-O-1554 / CDP-20-028 1851 Jonesboro RD SE
DATE: September 28, 2020

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 1851 Jonesboro Road SE from the Single-Family Residential (SFR) Land Use Designation to the Low Density Commercial (LDC) Land Use Designation. This land use amendment will facilitate the rezoning of the parcel per Z-20-057 from R-4 (Single Family Residential) to MRC-1-C (Mixed Residential Commercial Conditional) for use of a former Fulton County Health Center by a non-profit, W-Underdogs, for their operations.

Councilmember Smith requested that the legislation be deferred to the November public hearing

STAFF RECOMMENDATION: DEFERAL OF THE LAND USE AMENDMENT FROM SINGLE FAMILY RESIDENTIAL (SFR) LAND USE DESIGNATION TO LOW DENSITY COMMERCIAL (LDC) LAND USE DESIGNATION TO THE NOVEMBER 30, 2020 PUBLIC HEARING.

NPU Y: NPU Y voted to defer at its September 21, 2020 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning