

The Atlanta BeltLine

Subarea One
June 23, 2016



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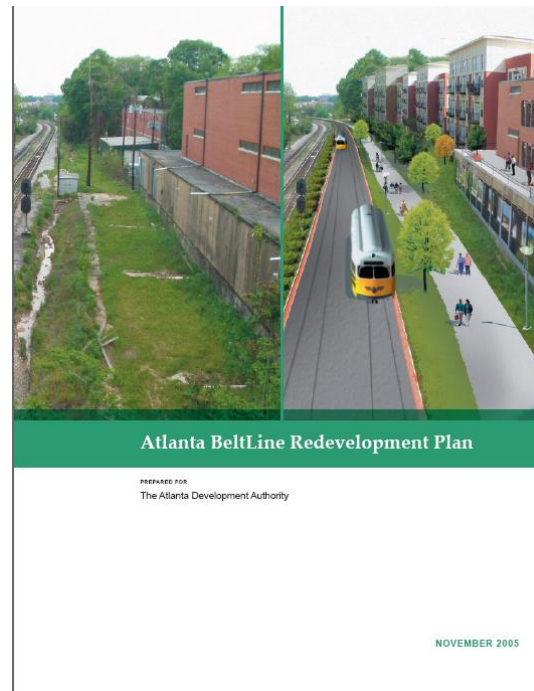
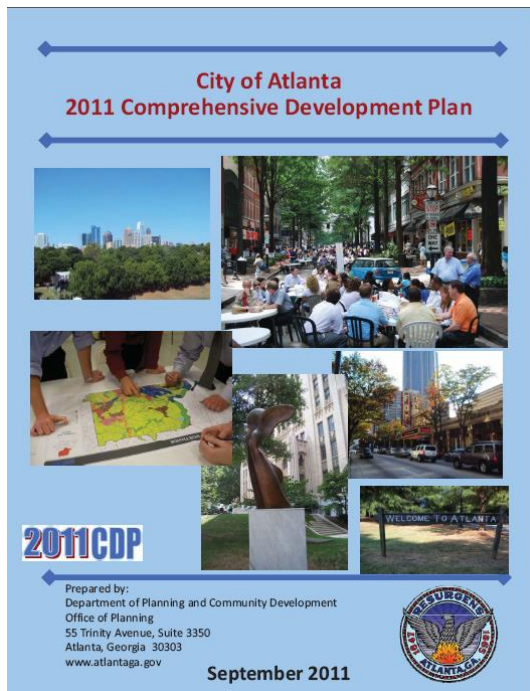


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Atlanta BeltLine-Related Planning

1. Comprehensive Development Plan (CDP)
2. BeltLine Redevelopment Plan
3. Atlanta BeltLine Master Plans (Subareas 1 through 10)



Master Plan Content

- Land Use
- Street Grid
- Transportation
- Trails
- Parks and Open Space
- Historic Preservation
- Public Art

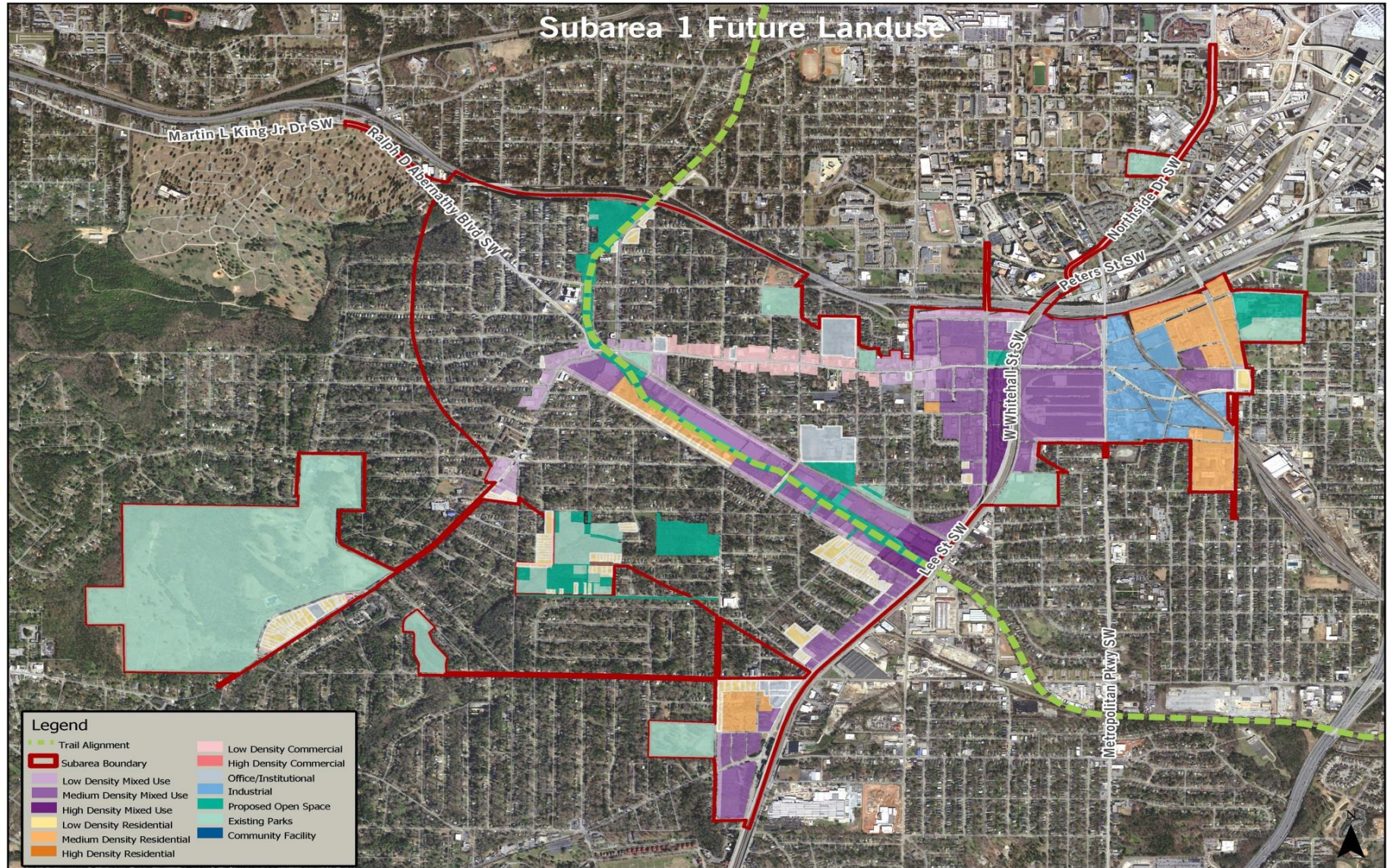


Principles of TOD Zoning

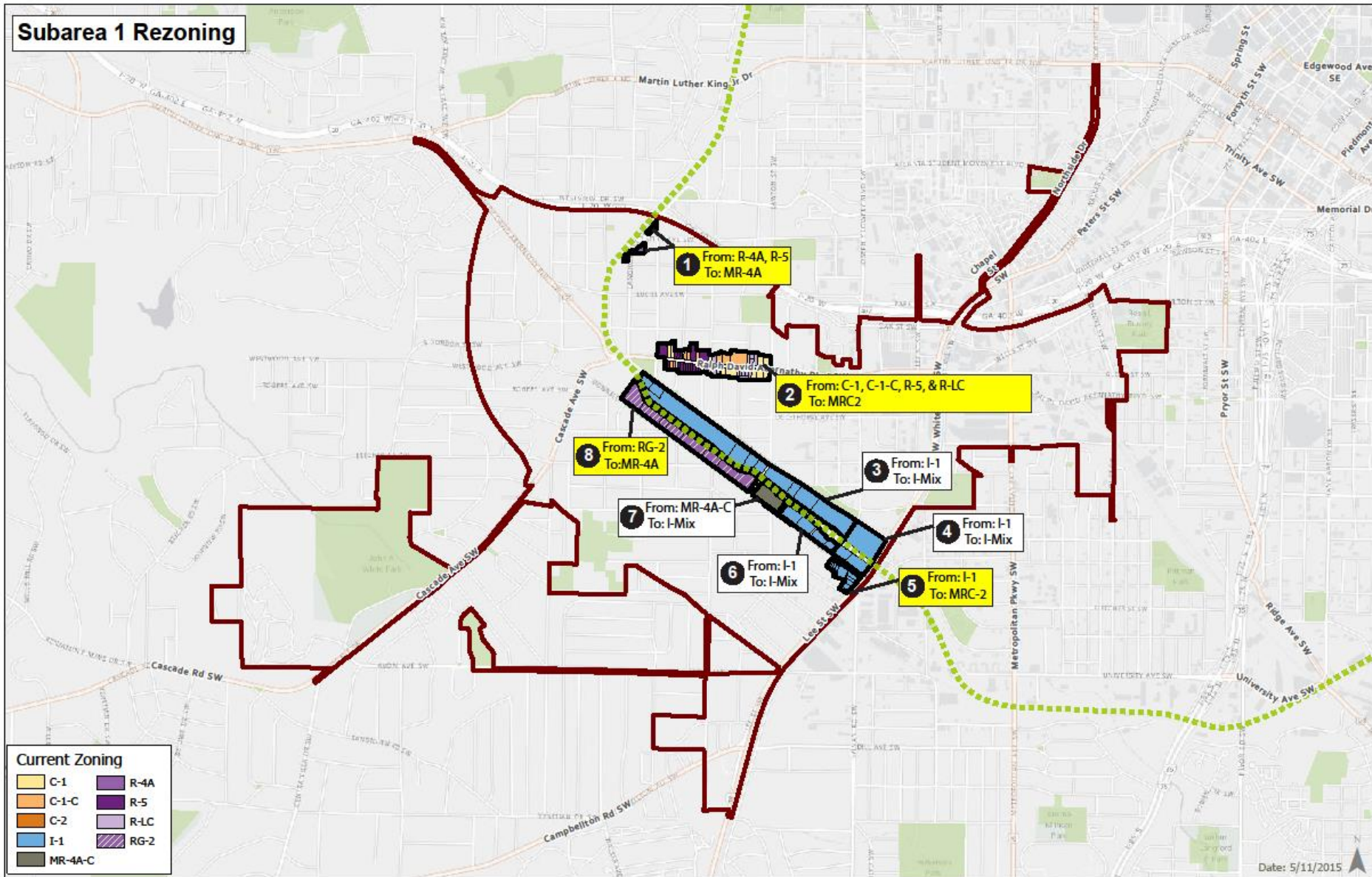
- Allowable and Prohibited Uses
- Placement and Amount of Parking
- Streetscape and Urban Design Standards
- Storefront Streets
- Proper Transitions to Single Family Areas



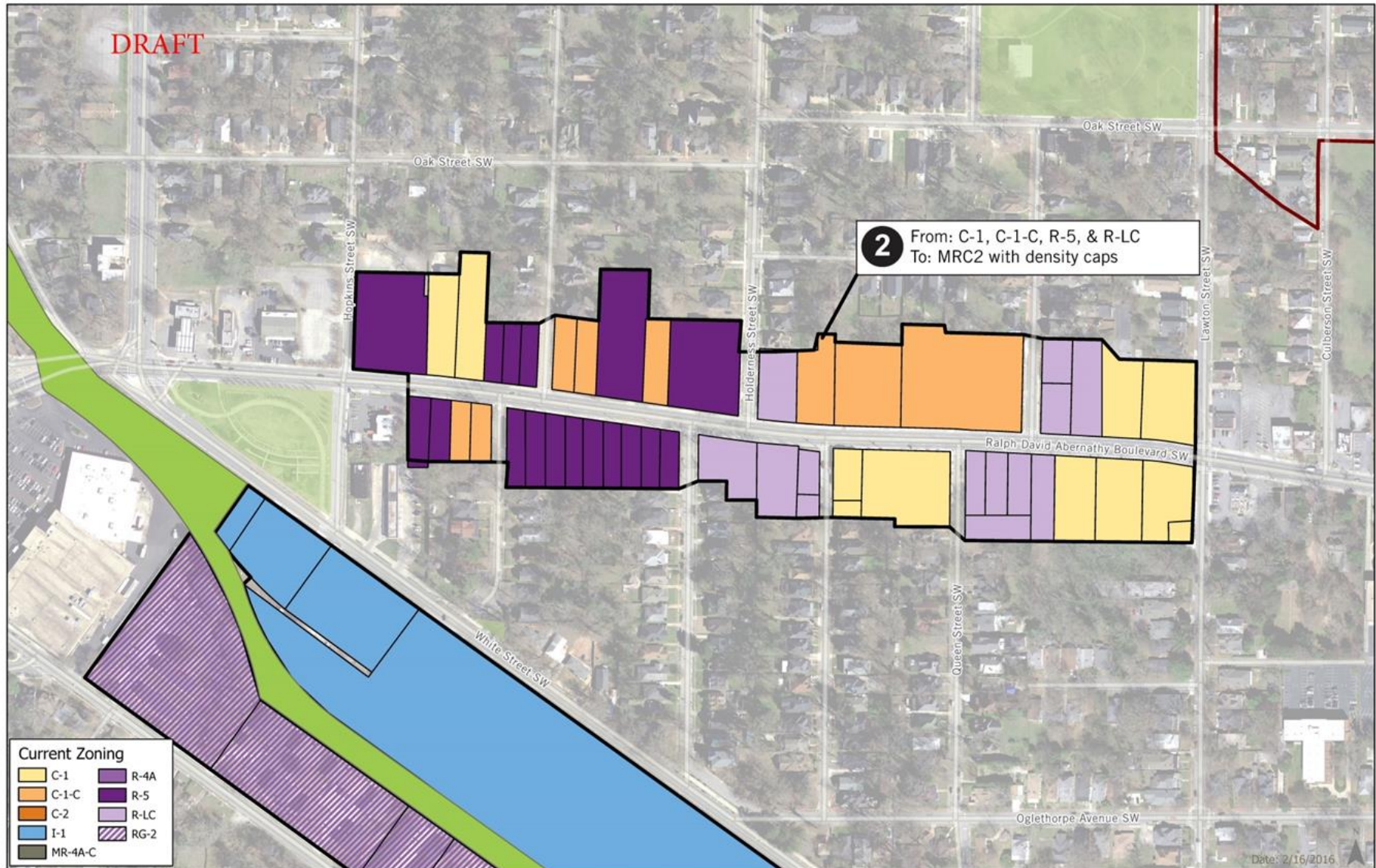
Subarea One



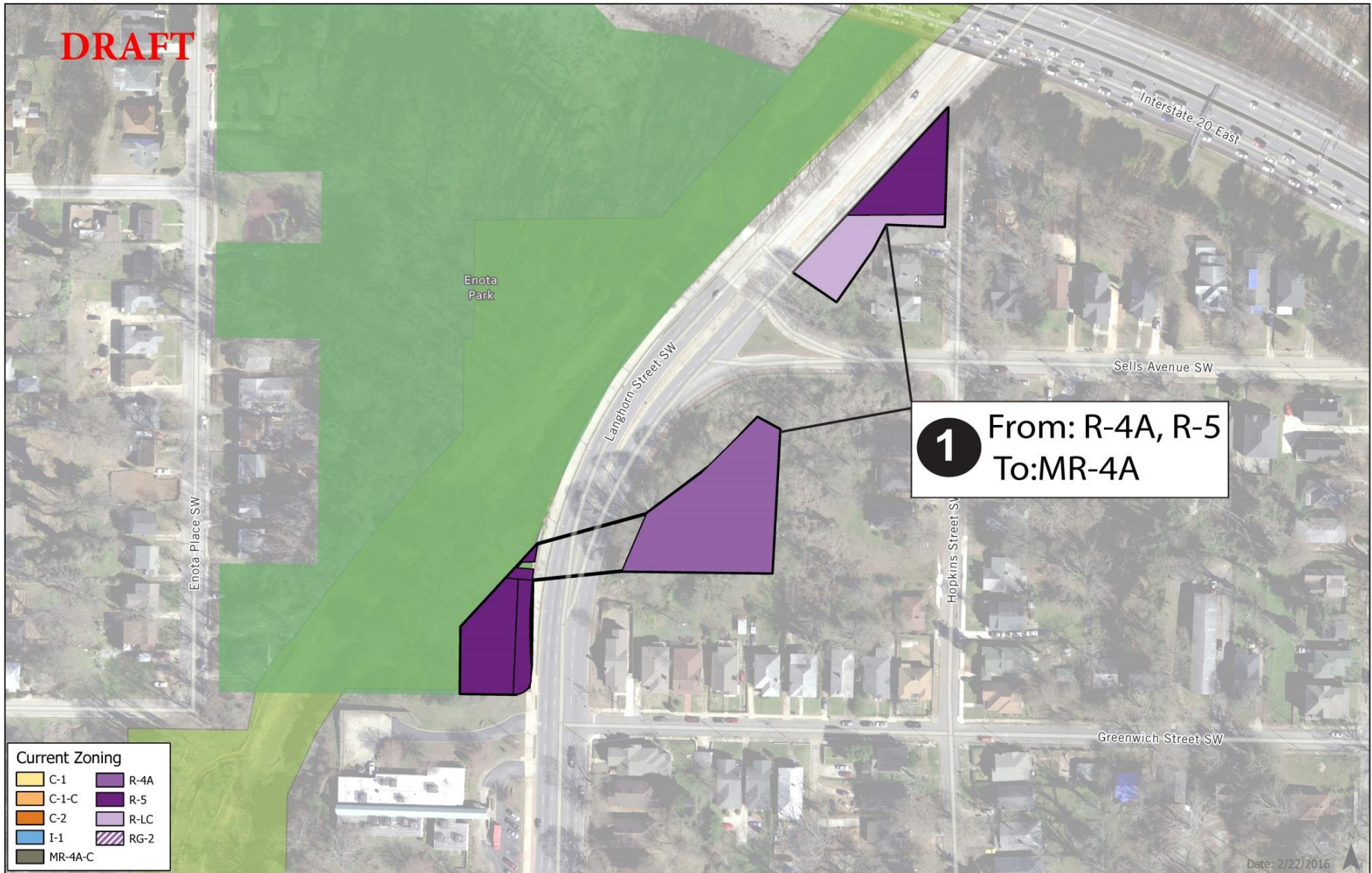
Subarea One



Ralph David Abernathy Road

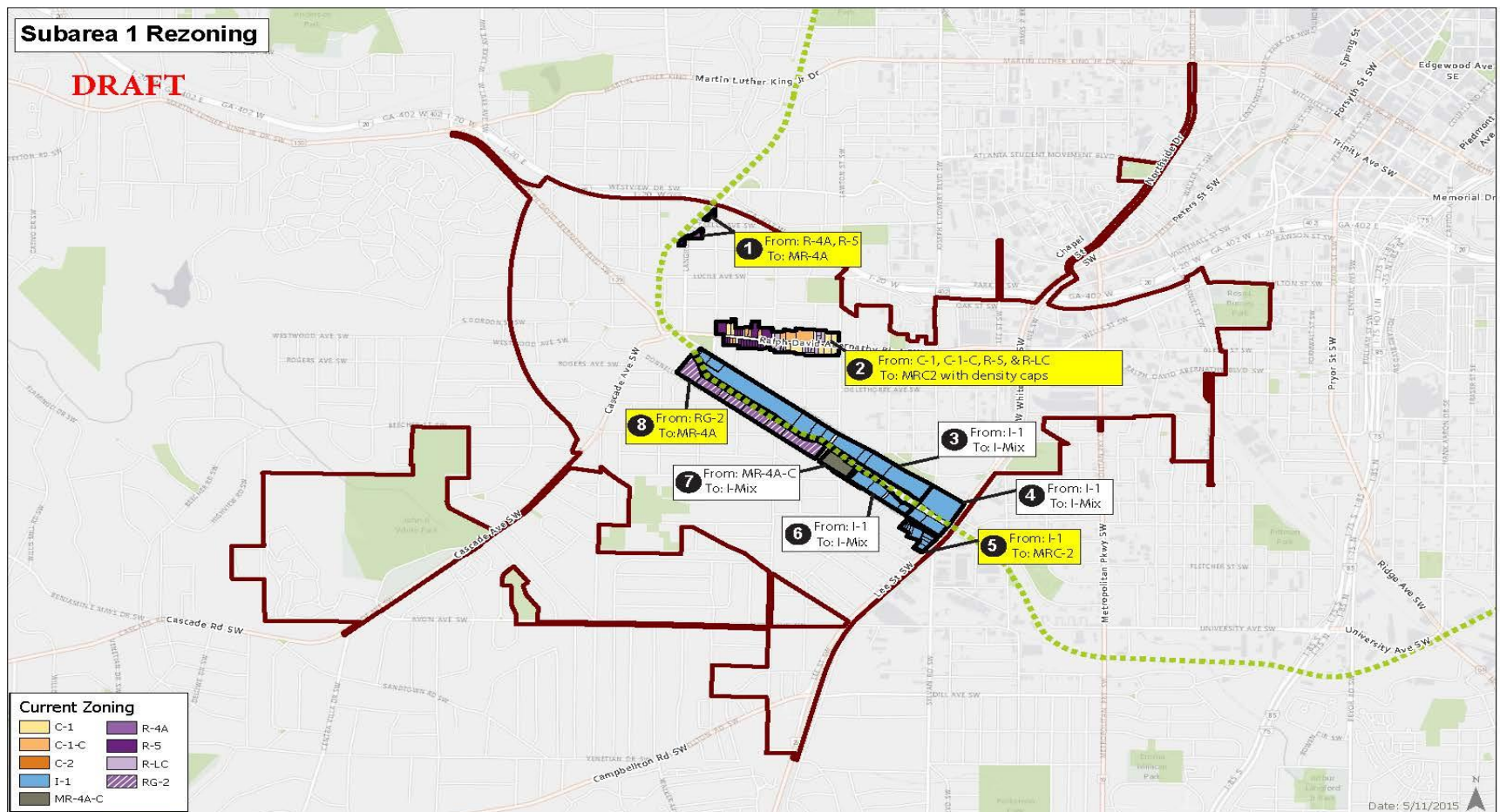


Langhorn Street



MRC-2 Conditions

- Applies to parcels that front onto RDA between Hopkins Street on the west and Lawton Street on the East.
- Parcels at the Southwest corner of Lee Street and Donnelly Avenue



MRC-2 Conditions

The following uses shall be prohibited:

- Automobile service stations, battery exchange stations, car washes
- Commercial greenhouses
- Digital industry switchboards, power generators and other relay equipment and rooms housing such equipment when located on subterranean levels or the second floor above sidewalk level and higher, or on ground floors provided that retail, office, institutional, or residential uses are provided for a minimum depth of 20 feet from any building façade along the public sidewalk
- New and used car sales, including other motorized vehicles such as mopeds and motorcycles
- Park-for-hire parking decks
- Plumbing, air conditioning service and repair

MRC-2 Conditions

The following uses shall be prohibited:

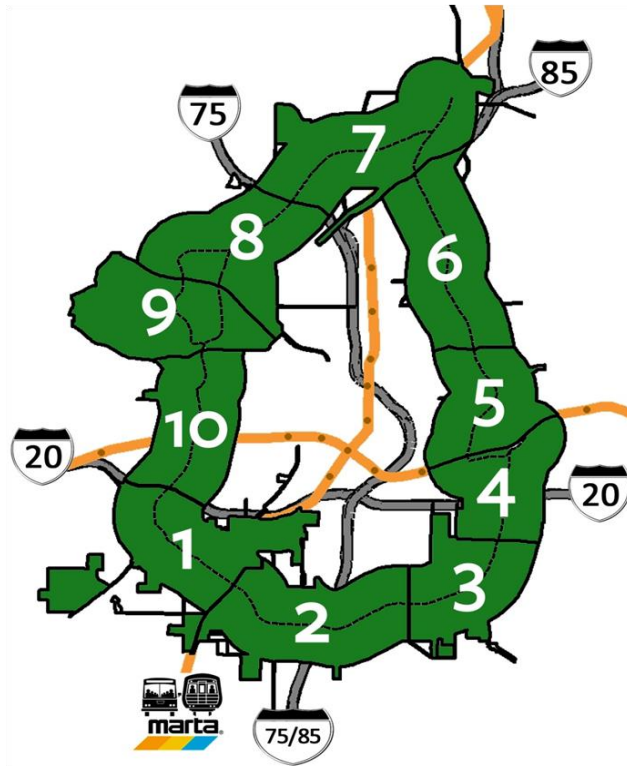
- Repair garages, paint and body shops
- Sales and repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and similar household goods
- Subject to the requirements of section 16-34.010(7), mixed-use storage facility having less than 100,000 square feet of total floor area of storage use
- Package stores as defined in section 16-29.001(44)
- Drive-through service windows and drive-in facilities

Schedule

1. SW Study Group Meeting (Feb 25th)
2. Property Owners Meeting (March 29th)
3. SW Study Group Meeting Follow-up Meeting (June 23rd)
4. Finalizing the Legislation
5. NPU Review and Vote (Fall 2016)

Rezoning Schedule

1. Subarea-Based Proactive Rezoning of the Underlying Zoning Districts



Phase 1: Subareas 3, 5, and 9*

Phase 2: Subareas 1, 9* and 10

Phase 3: Subareas 2, 4, 6, 7, and 8

Q & A