



August 2013

Dear Atlanta BeltLine Subarea 5 Master Plan Stakeholder:

From 2007 to 2012, community stakeholders worked with the City of Atlanta and Atlanta BeltLine, Inc. (ABI) to produce 10 subarea master plans, which were adopted by Atlanta City Council. These master plans laid out the parks, trails, transportation, and land use recommendations to help fulfill the Atlanta BeltLine vision. Part of that vision is Transit-Oriented Development: pedestrian and bicycle-friendly urban infill around the planned transit investment.

The next step in realizing the Atlanta BeltLine vision is a multi-year effort to rezone specific parcels per the recommendations in the master plans. The City of Atlanta's Department of Planning and Community Development, with support from ABI, will initiate proactive rezonings in key redevelopment areas identified in the master plans. The proactive rezoning will occur in the following three phases:

- Phase 1 Subareas 3, 5, 9 (Kickoff summer 2013)
- Phase 2 Subareas 1, 4, 7, 10 (Kickoff in early 2014)
- Phase 3 Subareas 2, 6, 8 (Kickoff in late 2014)

The City of Atlanta and ABI have combined our community engagement efforts to ensure we create a series of opportunities for public input and feedback. The BeltLine Subarea 5 includes portions of the 4th Ward, Poncey-Highland, and Inman Park neighborhoods and portions of NPUs N and M. In the past month, we conducted several introductory briefings for the 4th Ward Alliance, 4th Ward Neighbors, Poncey Highland and Inman Park communities regarding proactive rezoning. Below is the public outreach schedule for the rezonings in the Subarea 5 study area. We hope you will join us and share the word with your neighbors.

<i>NE Study Group</i>	<i>Thurs. Aug. 8th at 6:30pm</i>	<i>Our Lady of Lourdes Church, 25 Boulevard NE</i>
<i>Property & Business Owners Open House</i>	<i>Wed. Aug. 28th at 8:00am</i>	<i>Parish Restaurant, 240 North Highland Ave. NE</i>
<i>NE Study Group</i>	<i>Thurs. Sept. 12th at 6:30pm</i>	<i>Our Lady of Lourdes Church, 25 Boulevard NE</i>
<i>NPU-M</i>	<i>Mon. Sept 23th at 6:30pm</i>	<i>Helene S. Mills Senior Facility, 515 John Wesley Dobbs Ave.</i>
<i>NPU-N</i>	<i>Thurs. Sept 26th at 7:00pm</i>	<i>Lil 5 Points Community Center, 1083 Austin Ave. NE</i>

For more information or questions, contact:

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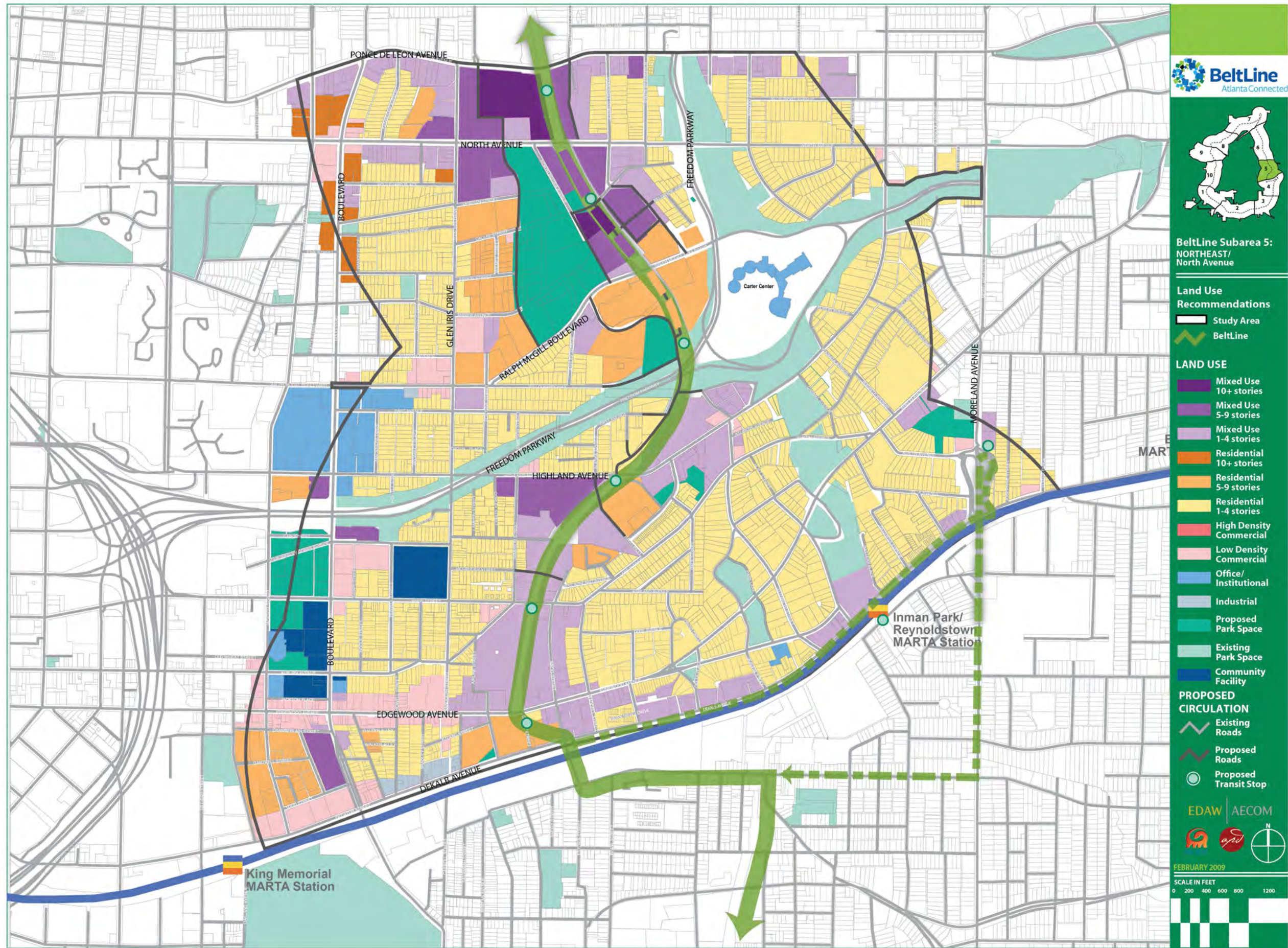


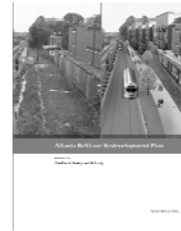
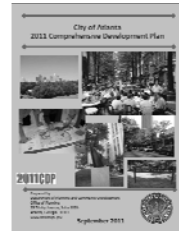
Figure 09 - Proposed Future Land Use

City of Atlanta: BeltLine Planning and Zoning

July 2013

Atlanta BeltLine-Related Planning

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



Atlanta BeltLine-Master Plans Content

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



Zoning Basics

BeltLine Overlay Zoning District

Base Zoning District

Citywide Regulations

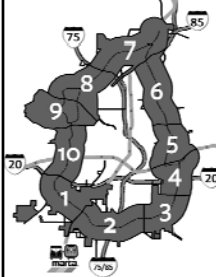
Important Principles of Transit Oriented Zoning

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



Next Steps

1. Technical Correction to the BeltLine Overlay District.
2. Subarea-Based Proactive Rezoning of the Underlying Zoning Districts



- Phase 1: Subareas 3, 5, and 9
- Phase 2: Subareas 1, 4, 7, and 10
- Phase 3: Subareas 2, 6, and 8

Next Steps

1. Technical Correction to the BeltLine Overlay District.
 - Finalizing the Legislation
 - NPU Review and Vote

Next Steps

2. Subarea-Based Proactive Rezoning of the Underlying Zoning Districts
 - Prepare the draft Legislation and Conditions
 - NPU/Neighborhood Presentations
 - Subarea-wide Meetings
 - NPU Review and Vote

Draft Recommended Conditions for

Atlanta BeltLine Rezonings within Subarea 5

Scope of provisions: Any property wherein sixty (60%) percent or greater of the principal building is removed or destroyed by any means shall be redeveloped in accordance with part 1 and 2 requirements shown below, notwithstanding any other provisions in Part 16, Chapter 24 to the contrary.

Storefront Streets and Façade Requirements:

1. The following street segments shall be defined as a Storefront Street:
 - a. Tract 1- Ponce de Leon Avenue frontage from Parkway Drive to Boulevard including parcel 64; and Ponce de Leon Avenue frontage from Boulevard to Kennesaw Avenue; northwest corner of Ponce de Leon and Glen Iris Drive;
 - b. Tract 2a & b- Ponce de Leon Avenue frontage from the BeltLine corridor to Somerset Terrace and parcels 16, 17, and 18;
 - c. Tract 3- Ponce de Leon frontage from Freedom Parkway to Linwood Avenue; and Ponce de Leon frontage from Linwood Avenue to and including parcel 72;
 - d. Tract 7- Irwin Street frontage;
 - e. Tract 8- Edgewood Avenue frontage;
 - f. Tract 9- Edgewood Avenue frontage;
 - g. Tract 10- southwest corner of North Avenue and Glen Iris Drive including parcels 49 and 50;
 - h. Tract 11- Glen Iris Avenue frontage;
 - i. Tract 12- Glen Iris Avenue and Dallas Street frontage.

Such Storefront Streets shall meet the following requirements:

- a. Site Restrictions: Drive-through service windows and drive-in facilities are prohibited.
- b. For non-residential uses along street-facing defined sidewalk-level(s):
 - i. Supplemental zones, as defined in Sec. 16-36.007(9), shall be hardscaped for pedestrians to access a minimum of 75 percent of its area excluding cutouts for tree wells with any such trees to be limbed up to a minimum height of seven (7) feet.
 - ii. Fenestration and entrances shall be provided for a minimum of 65 percent of the horizontal length of each façade as further described in Sec. 16-36.014(7)(a) and shall allow visibility into the building for a minimum depth of 10 feet as measured from the interior windowpane and shall be internally illuminated and serviced by electricity.
 - iii. Floor-to-ceiling height shall be a minimum of 12 feet as measured vertically from the ground floor to the structural ceiling, not including drop ceilings or other interior ceiling treatments within the sidewalk-level floor space for a minimum depth of 30 feet.
2. Material and Window Standards: Exterior facades shall meet the following regulations:
 - a. The following materials are prohibited: Exposed pressure-treated wood, vinyl siding, vinyl railing, solid vinyl windows, and exterior insulation finished systems (EIFS).
 - b. Building facades visible from a public right-of-way or a park larger than two acres shall be either brick, stone, cast stone, metal, poured-in-place concrete, hard-coat stucco, or smooth cementitious siding; however, such smooth cementitious siding shall not exceed 35 percent of any façade. All windows on such facades shall

include window frames that are recessed a minimum of two (2) inches, except at recessed balcony conditions.

Building Intensity and Heights:

1. Structures or portions of structures that are within 60 feet of any R-1 through R-5, RG-1, RG-2, MR-1, MR-2, or PD-H district, or a park larger than two acres without an intervening street shall have a maximum height of 52 feet.
2. All other building heights shall meet the following regulations:
 - a. Tract 1 shall have a maximum building height of 102 feet.
 - b. Tract 2b shall have a maximum building height of 225 feet.
 - c. Tract 10 shall have a maximum building height of 100 feet.
 - d. All other tracts shall be limited in height pursuant to the applicable zoning regulations.

Restricted Uses:

1. The following uses are Prohibited as a principal use:
 - a. Park-for-hire parking decks.
 - b. Park-for-hire surface parking lots.
 - c. Mixed-use storage facility.
 - d. Truck stops.
2. The following uses shall be permitted with the following conditions:
 - a. Automobile service stations, car washes shall be permitted if the parcel on which they are located is separated by a minimum distance of 600 feet measured from property line to property line from any uses aforementioned on a separate parcel.
 - b. Repair garages, paint and body shops shall be permitted if the parcel on which they are located is separated by a minimum distance of 600 feet measured from property line to property line from any uses aforementioned on a separate parcel.
 - c. Personal service establishments (hair salons, barber shops, beauty supply, beauty school, nail salons, and similar uses) shall be permitted if the parcel on which they are located is separated by a minimum distance of 200 feet measured from property line to property line from any uses aforementioned on a separate parcel. This shall not be construed to mean that two of the above said uses within the same parcel shall be prohibited.
 - d. Where a lot in this district abuts a lot in any R-1 through R-G, MR, RLC or PD-H district without an intervening street, such lot within this district shall not be used for any drive-through service window or drive-in facility as either a principal or accessory use.
3. The following uses shall require a Special Use Permit (SUP):
 - a. Clubs and lodges.
 - b. Mortuaries and funeral homes.
 - c. Eating and drinking establishments that receive an alcohol license as a nightclub.

For properties in the I-1-C and I-2-C district designation:

Building Heights

- a. Maximum Building Height shall be 110 feet
 - i. Structures or portions of structures that are within 60 feet of any R-1 through R-5, RG-1, RG-2, MR-1, MR-2, or PD-H district, or a park larger

than two acres without an intervening street shall have a maximum height of 52 feet.

Restricted Uses

- a. The following uses are prohibited:
 - ii. Municipal solid waste disposal facility.
 - iii. Park-for-hire surface parking lots.
 - iv. Solid waste handling facility.
 - v. Sales and leasing agencies for new and used passenger automobiles.
 - vi. Terminals, freight, rail bus or truck, when erected or operated other than by a governmental agency.
 - vii. Truck stops.
 - viii. Junkyards, salvage yards, (including automobile), scrap metal processors and similar operations
- b. The following uses shall require a Special Use Permit:
 - i. Individual retail establishments, including those with sales or display lots or storage lots, greater than 20,000 square feet of floor area
 - ii. Repair garages, paint and body shops. (Welding shops and blacksmith shops are permitted)
 - iii. Service stations; car washes.

