

City of Atlanta: BeltLine Planning and Zoning

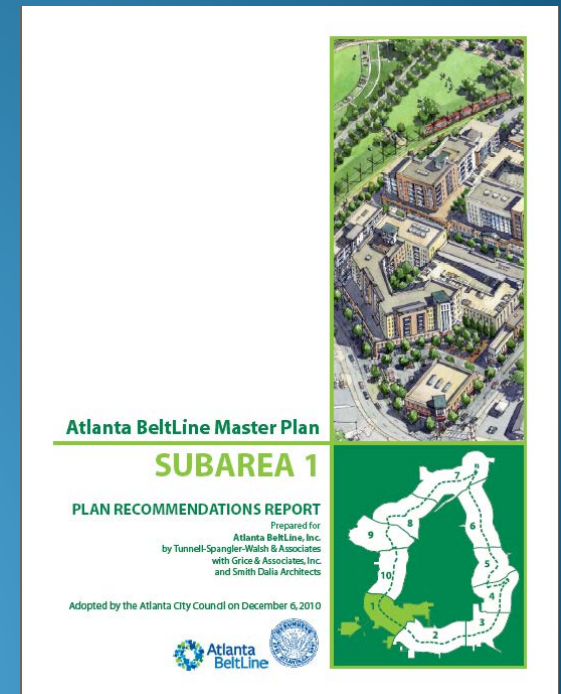
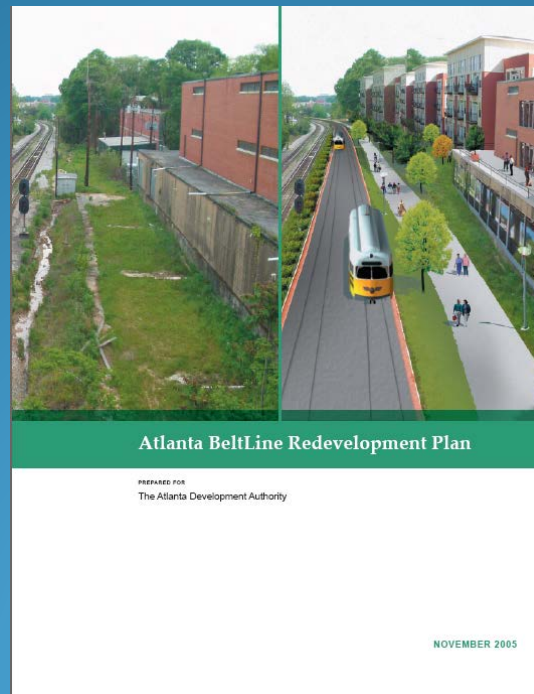
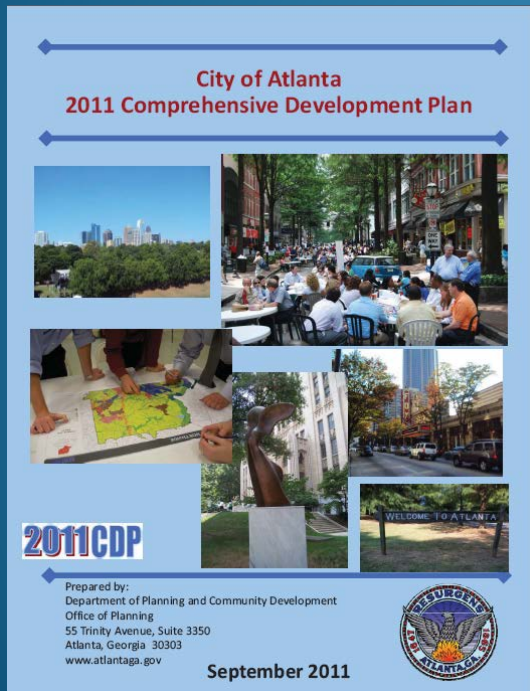
May 21, 2013

Overview: Planning the Atlanta BeltLine



Atlanta BeltLine-Related Planning

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



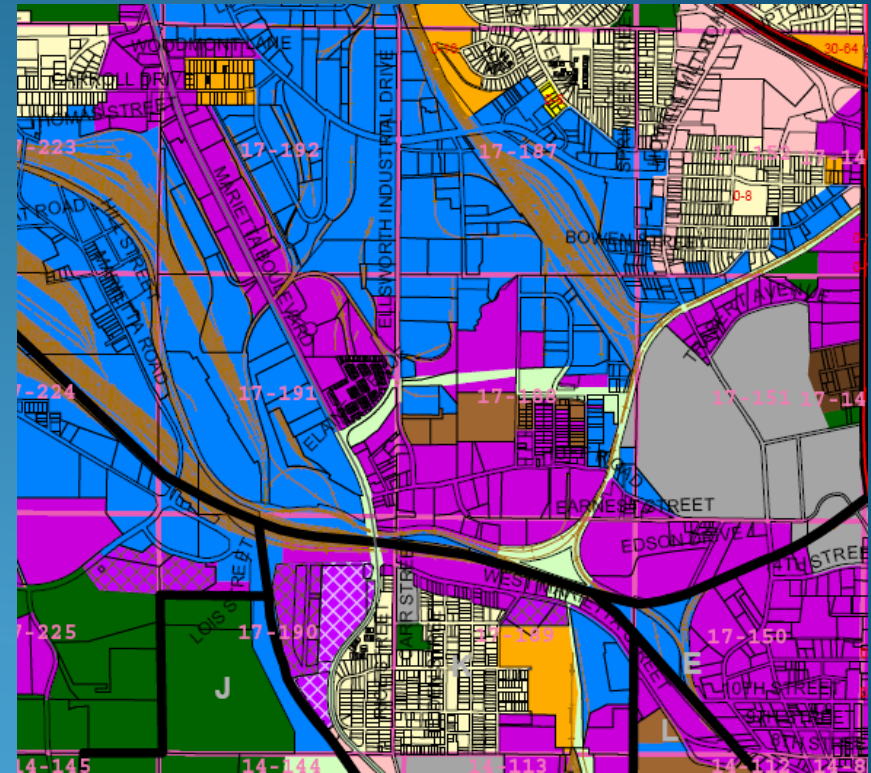
Comprehensive Development Plan

1. Future Land Use Plan Map

- Zoning changes must be consistent with the Future Land Use Plan.

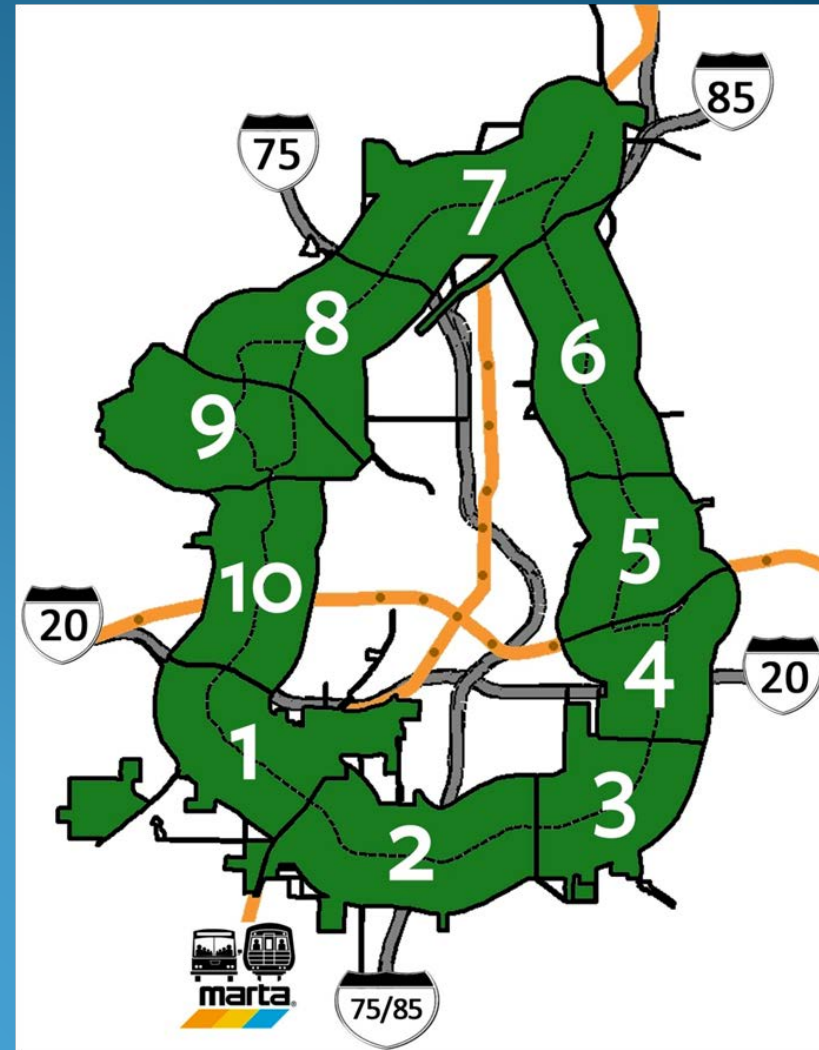
2. Policy Framework

- Includes policies supporting walking and transit-oriented redevelopment.
- Includes policies supporting jobs, economic development and industrial preservation.



Key Milestones

- 2006: Adopted BeltLine Redevelopment Plan
- 2007: Adopted BeltLine Overlay Zoning District
- 2007: Began Master Planning
- 2009: Adopted Subareas 2, 3, 5, 7, 9
- 2010: Adopted Subareas 1, 10
- 2011: Adopted Subareas 4, 6
- 2012: Adopted Subarea 8
- 2013: Begin Zoning Work



Atlanta BeltLine Master Plans

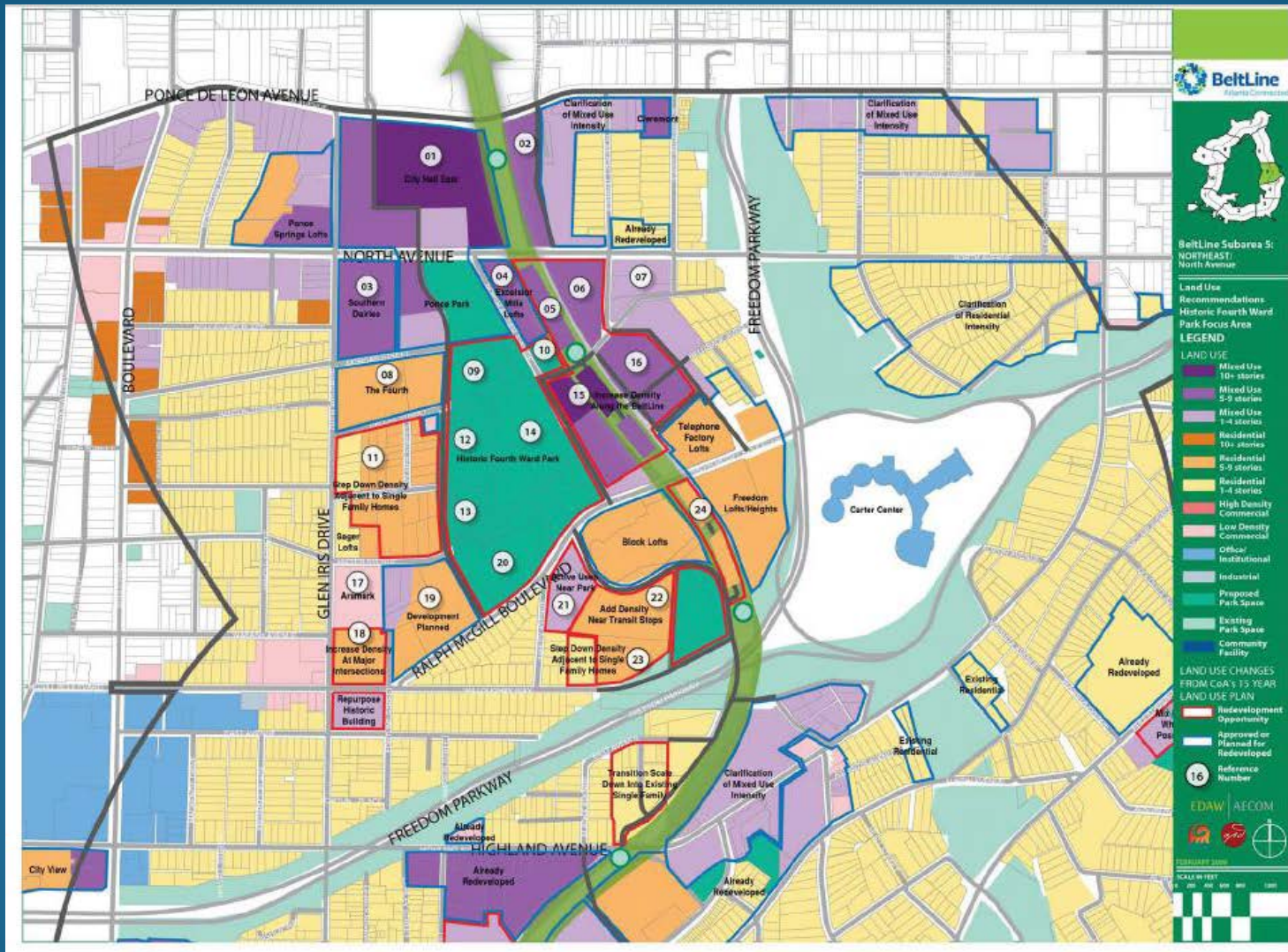
Content

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



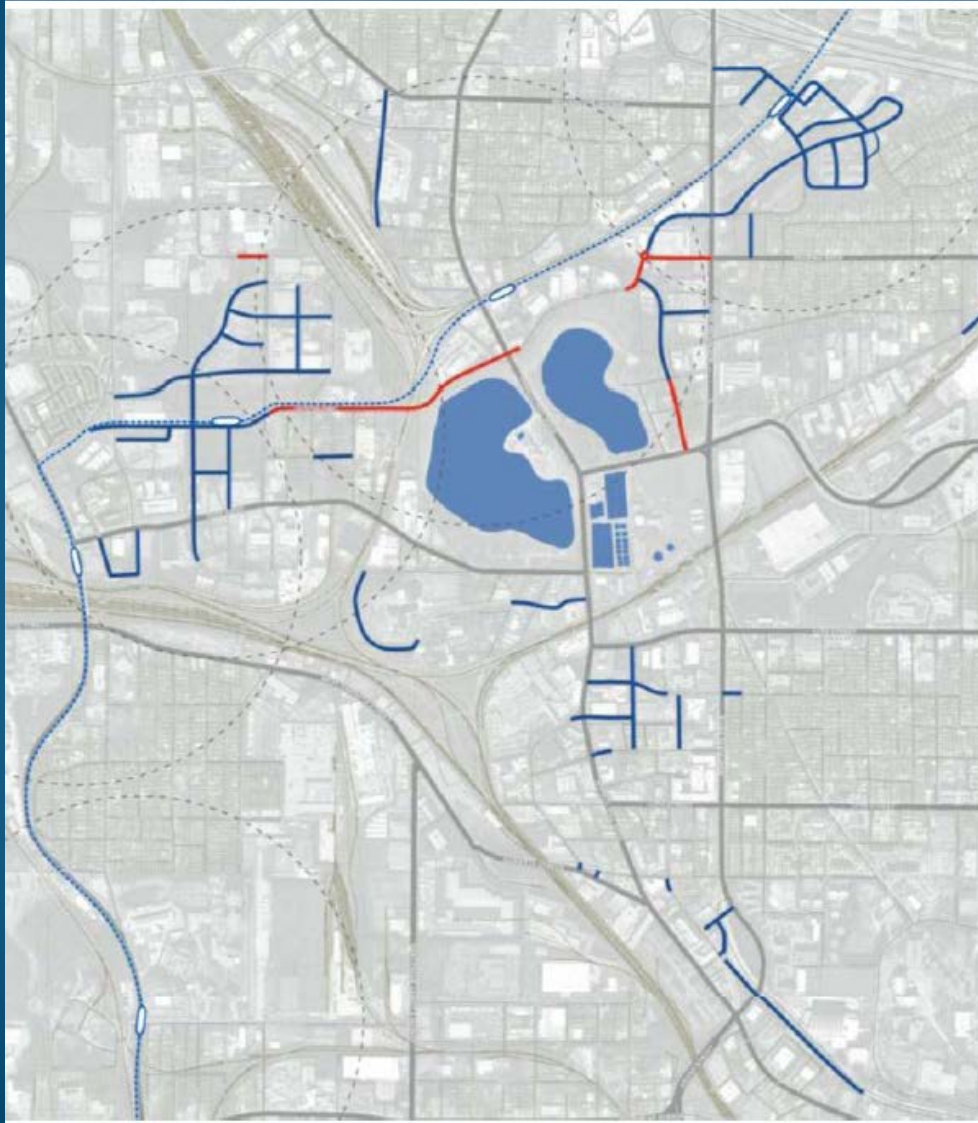
Atlanta BeltLine Master Plans

Example Land Use Plan



Atlanta BeltLine Master Plans

Example Street Framework Plan



Overview: Zoning in the Atlanta BeltLine Planning Area



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



Station Area Transformation



Station Area Transformation



Station Area Transformation

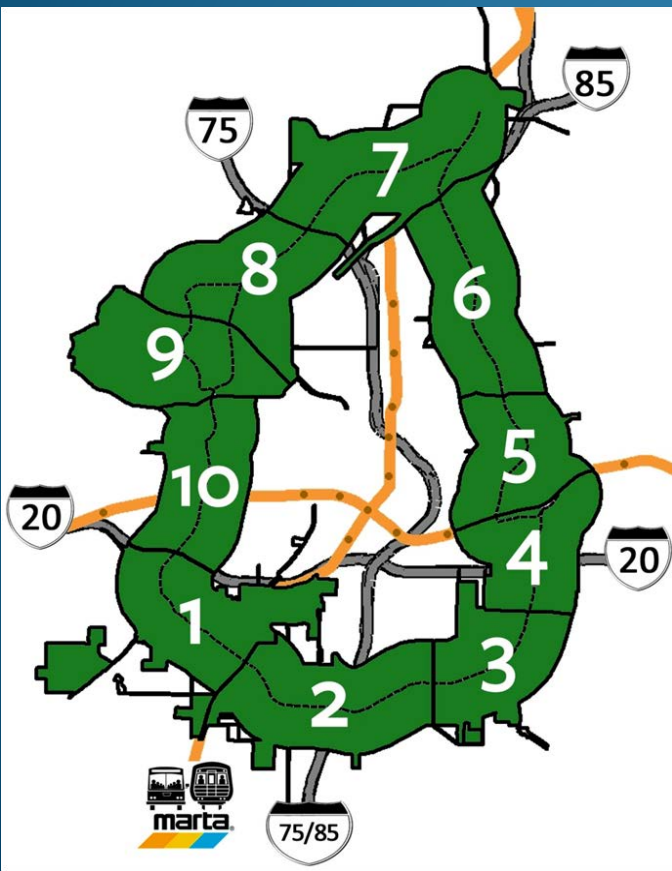


Station Area Transformation



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



Questions?