



October 2013

Dear Atlanta BeltLine Subarea 9 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 9 includes portions of NPUs G, J, K and L. Below is the public outreach schedule for the rezonings in the Subarea 9 study area. We hope you will join us and spread the word to your neighbors.

NPU-L	<b>Tues. Aug. 13<sup>th</sup> at 7:00pm</b>	590 North Ave. NW, Atlanta, GA 30318
NPU-G	<b>Thurs. Aug. 15<sup>th</sup> at 6:30pm</b>	Springfield Missionary Baptist Church, 1730 Hollywood Rd. NW
NPU-J	<b>Tues. Aug. 27<sup>th</sup> at 6:30pm</b>	Atlanta Job Corp, 239 W. Lake Dr. NW
NPU-K	<b>Thurs. Sept. 17<sup>th</sup> at 6:30pm</b>	C.A. Scott Recreation Center, 1565 MLK Jr. Dr. NW
Westside Study Group	<b>Mon. Sept. 23<sup>rd</sup> at 6:30pm</b>	Atlanta Police Dept., 2315 Donald Lee Hollowell Parkway NW
<b>Property &amp; Business</b>		
Owners Open House	<b>Thurs. Oct. 17<sup>th</sup> at 8:00am</b>	Atlanta Food Bank, 732 Joseph E. Lowery Blvd. NW
Westside Study Group	<b>Mon. Oct. 28<sup>th</sup> at 6:30pm</b>	Atlanta Food Bank, 732 Joseph E. Lowery Blvd. NW
NPU-L	<b>Tues. Nov. 12<sup>th</sup> at 7:00pm</b>	Location Varies
NPU-K	<b>Tues. Nov. 19<sup>th</sup> at 6:30pm</b>	C.A. Scott Recreation Center, 1565 MLK Jr. Dr. SW
NPU-G	<b>Thur. Nov. 21<sup>st</sup> at 7:00pm</b>	Springfield Missionary Baptist Church, 1730 Hollywood Rd. NW
NPU-J	<b>Tues. Nov. 26<sup>th</sup> at 7:00pm</b>	Atlanta Job Corp, 239 W. Lake Dr. NW

**For more information or questions, contact:**

City of Atlanta, Office of Planning: Brandy Crawford, [BCrawford@AtlantaGA.gov](mailto:BCrawford@AtlantaGA.gov); or Atlanta BeltLine, Inc., Community Engagement: Beth McMillan, [BMcMillan@AtlBeltLine.org](mailto:BMcMillan@AtlBeltLine.org) or James Alexander, [JAlexander@AtlBeltLine.org](mailto:JAlexander@AtlBeltLine.org)





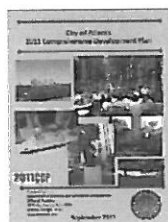


## City of Atlanta: BeltLine Planning and Zoning

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

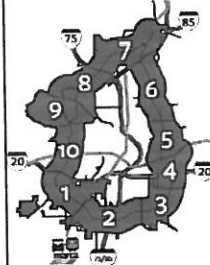
## Important Principles of Transit Oriented Zoning

- 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 9

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

### **FOR PROPERTIES IN THE MRC-1-C, MRC-2-C, and MRC-3-C DISTRICT DESIGNATION:**

#### **Storefront Streets and Façade Requirements:**

1. The following street segments shall be defined as a Storefront Street:
  - a. **Gary Avenue** within 600 feet of D.L. Hollowell Parkway right-of-way.
  - b. **Church Street** extension between CSX railroad corridor and Marietta Boulevard.Such Storefront Streets shall meet the following requirements:
  - a. Site Restrictions: Drive-through service windows and drive-in facilities are prohibited as either a principal or accessory use.
  - b. The Storefront Treatment and resulting Storefront Space shall be occupied by a retail, eating or drinking, office, medical/health, education, child care, or institutional use. Residential uses are prohibited within Storefront Space, however, the following active uses, when accessory to a multi-family residential use, are permitted: lobby, leasing office, meeting or assembly space, or indoor recreation space. Relief from this provision (1.b.) may be granted through administrative variation in cases (1) of hardship, (2) where complying would exceed the non-residential FAR limit, or (3) where full compliance is impractical due to the shape or size of the parcel relative to the intended use.
  - c. Supplemental zones, as defined in Sec. 16-36.007(9), shall be hardscaped for pedestrian to access for 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 feet.
  - d. 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) 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.
  - e. 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 20 feet.
2. The following materials are prohibited: Exposed pressure-treated wood, vinyl siding, vinyl railing, solid vinyl windows, and exterior insulation finished systems (EIFS).
3. 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 inches, except at recessed balcony conditions.

#### **Building Intensity and Heights:**

1. Structures or portions of structures that are within 60 feet of the **Marietta Boulevard** right-of-way shall have a maximum height of 52 feet.
2. 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, MR-3, MR-4 or PD-H district, or a park larger than two acres without an intervening street shall have a maximum height of 52 feet.
3. Structures or portions of structures at 1615 Johnson Road shall have a maximum height of 52 feet.

#### **Restricted Uses:**

1. The following establishments are prohibited as a principal use:
  - a. New and used car sales, including other motorized vehicles such as mopeds and motorcycles.
  - b. Park-for-hire parking decks.
  - c. Park-for-hire surface parking lots.
  - d. Mixed-use storage facilities.
  - e. Truck stops.
2. The following establishments shall be permitted subject to the following conditions:
  - a. Automobile service stations, car washes shall be separated by a minimum distance of 600 feet as measured from property line to property line from any similar establishment, with an exception that two or more such establishments within the same parcel shall be allowed.
  - b. Repair garages, paint and body shops shall be separated by a minimum distance of 600 feet measured as measured from property line to property line from any similar establishment, with an exception that two or more such establishments within the same parcel shall be allowed.
  - c. Where a lot in this district abuts a lot, or is within 100 feet of 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.

#### **FOR PROPERTIES IN THE I-1-C and I-2-C DISTRICT DESIGNATION:**

##### **Building Heights:**

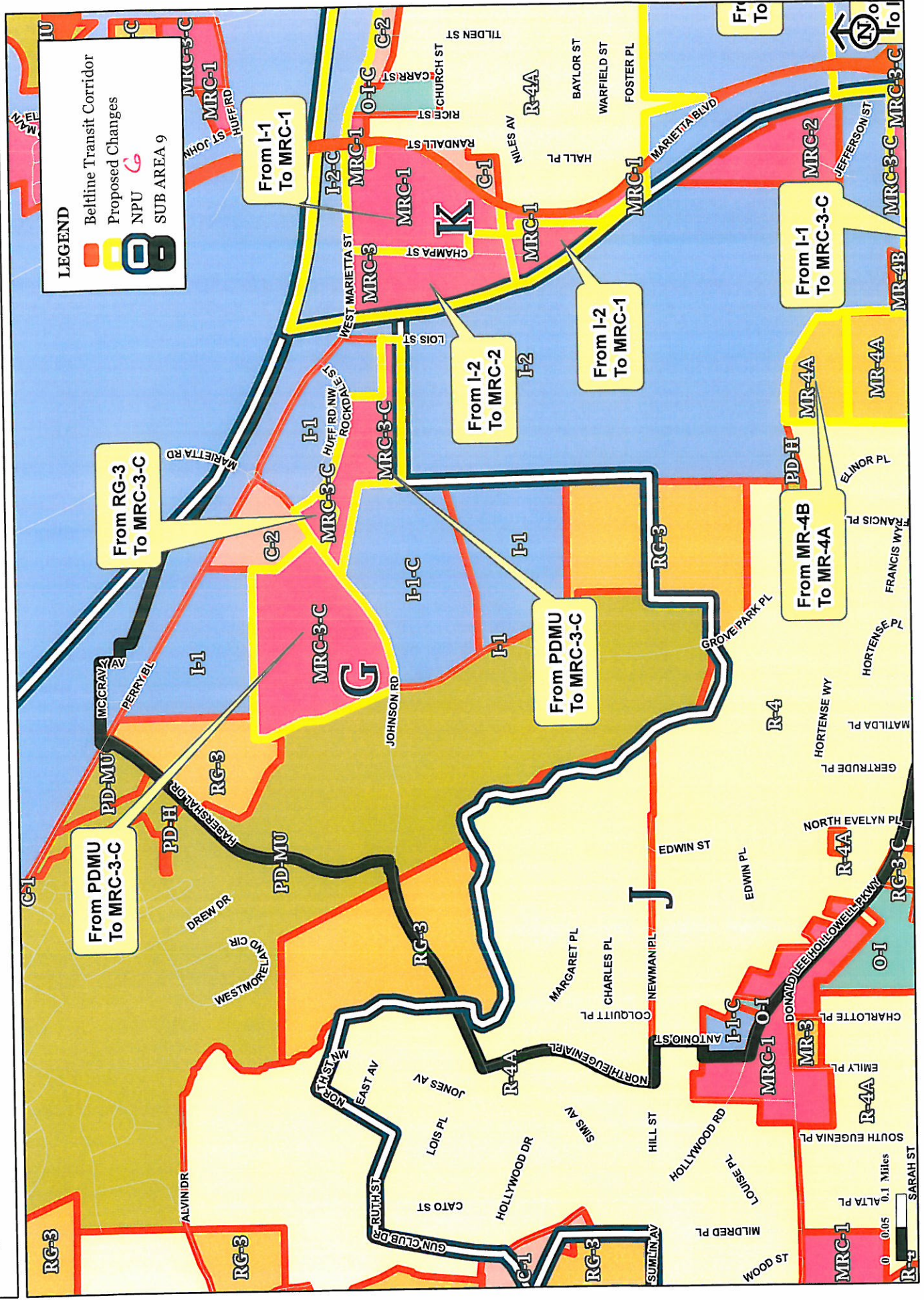
1. Structures or portions of structures that are within 60 feet of any R-1 through R-5, RG-1, RG-2, MR-1, MR-2, or PD-H district, or a park larger than two acres without an intervening street shall have a maximum height of 52 feet.

**Restricted Uses:**

1. The following uses are prohibited:
  - a. Park-for-hire surface parking lots.
  - b. Sales and leasing agencies for new and used passenger automobiles.
  - c. Terminals, freight, rail bus or truck, when erected or operated other than by a governmental agency.
  - d. Self storage facilities.
  - e. Truck stops.
  - f. Junkyards, salvage yards (including automobile), scrap metal processors and similar operations.

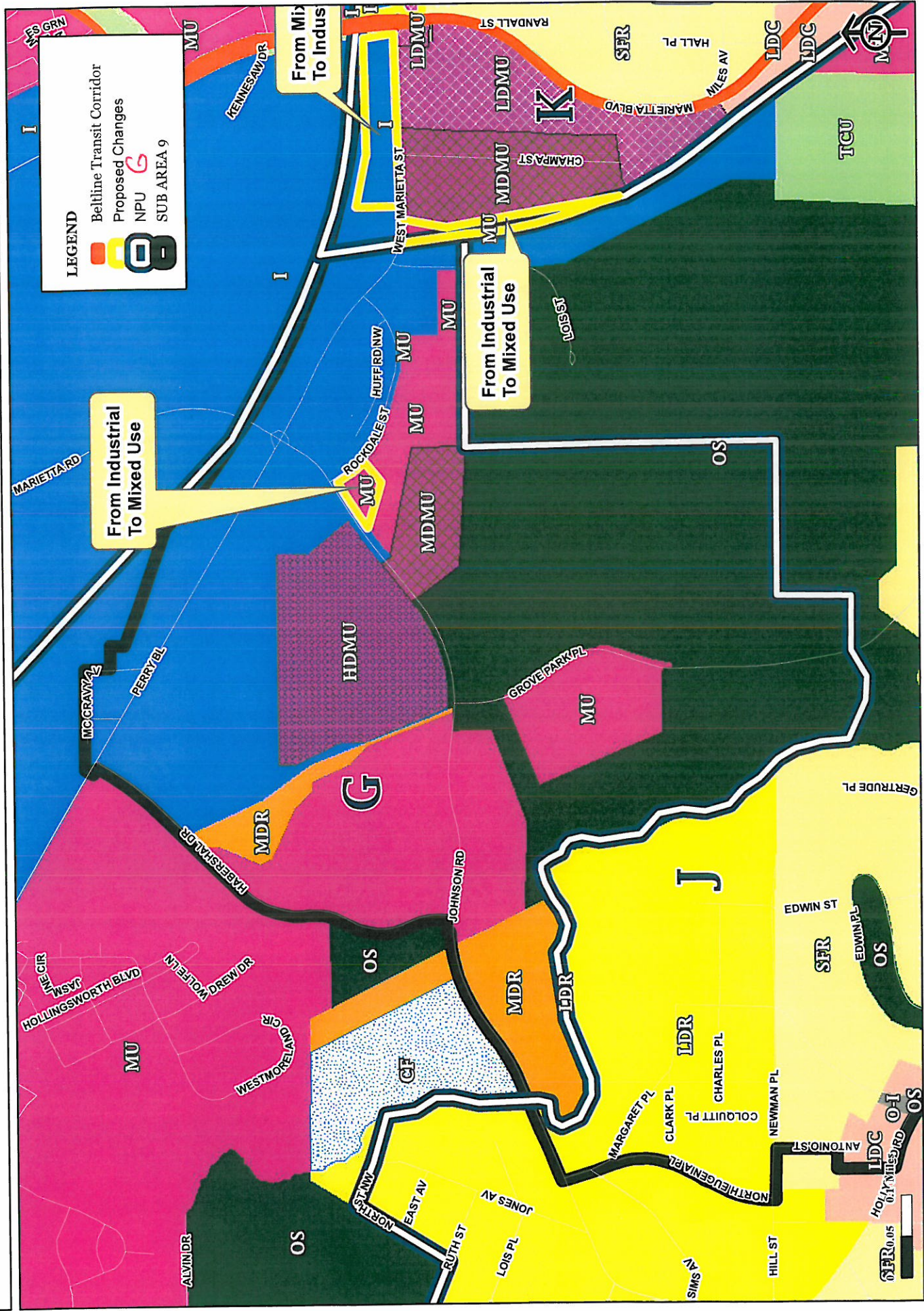


# PROPOSED ZONING MAP



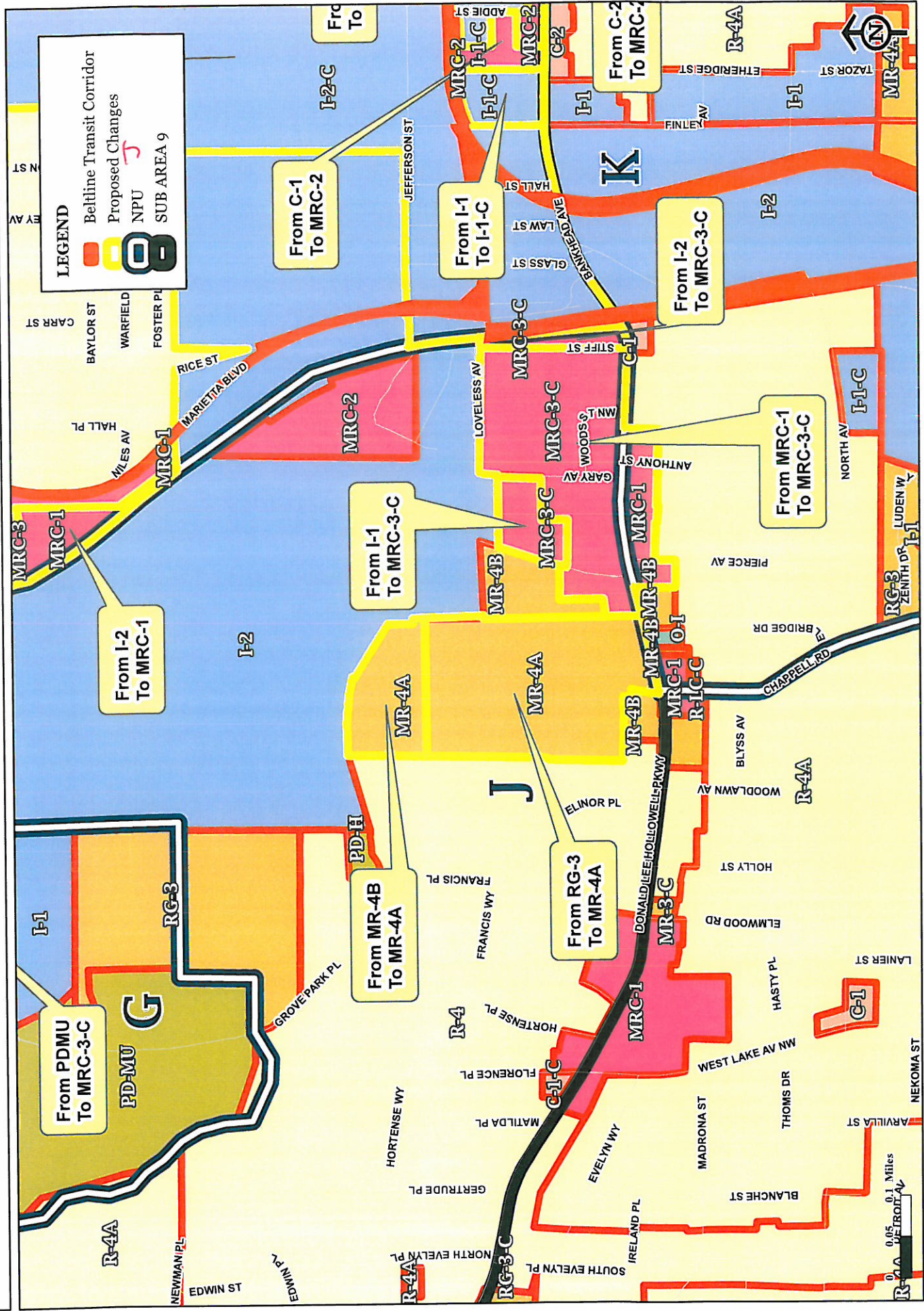


# PROPOSED LANDUSE MAP

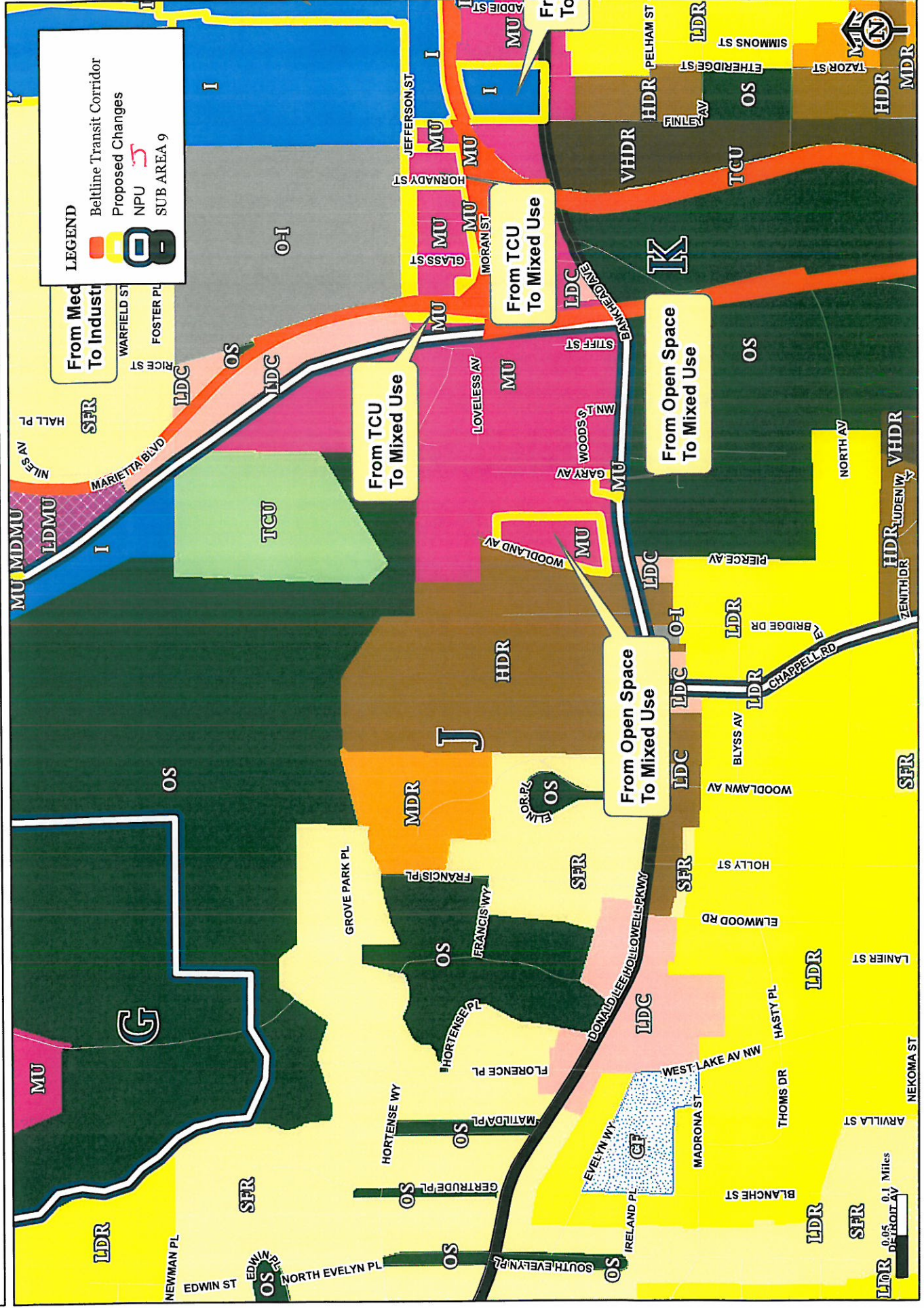




# PROPOSED ZONING MAP



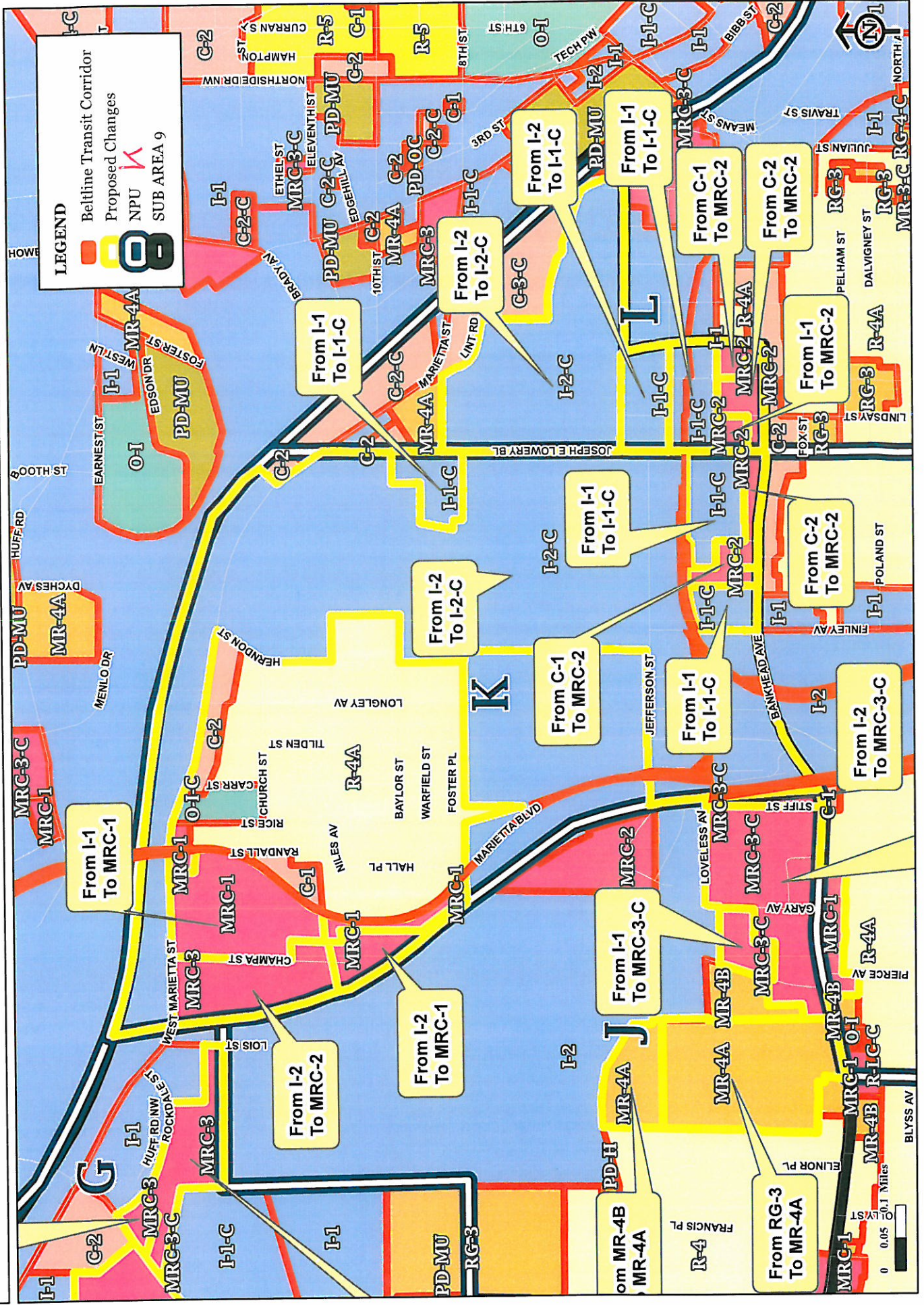






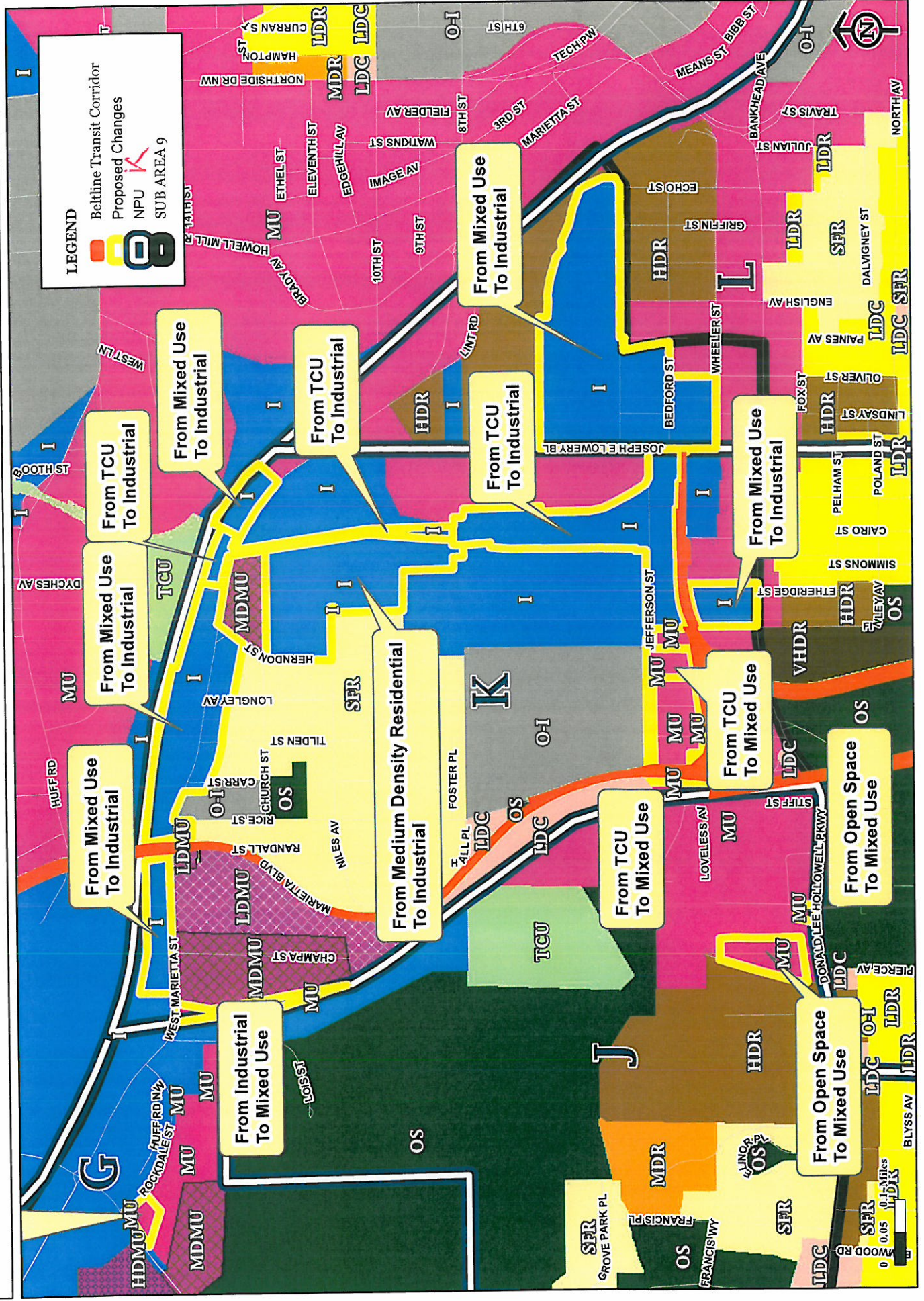
# BELTLINE PROACTIVE ZONING SUBAREA 9

# PROPOSED ZONING MAP



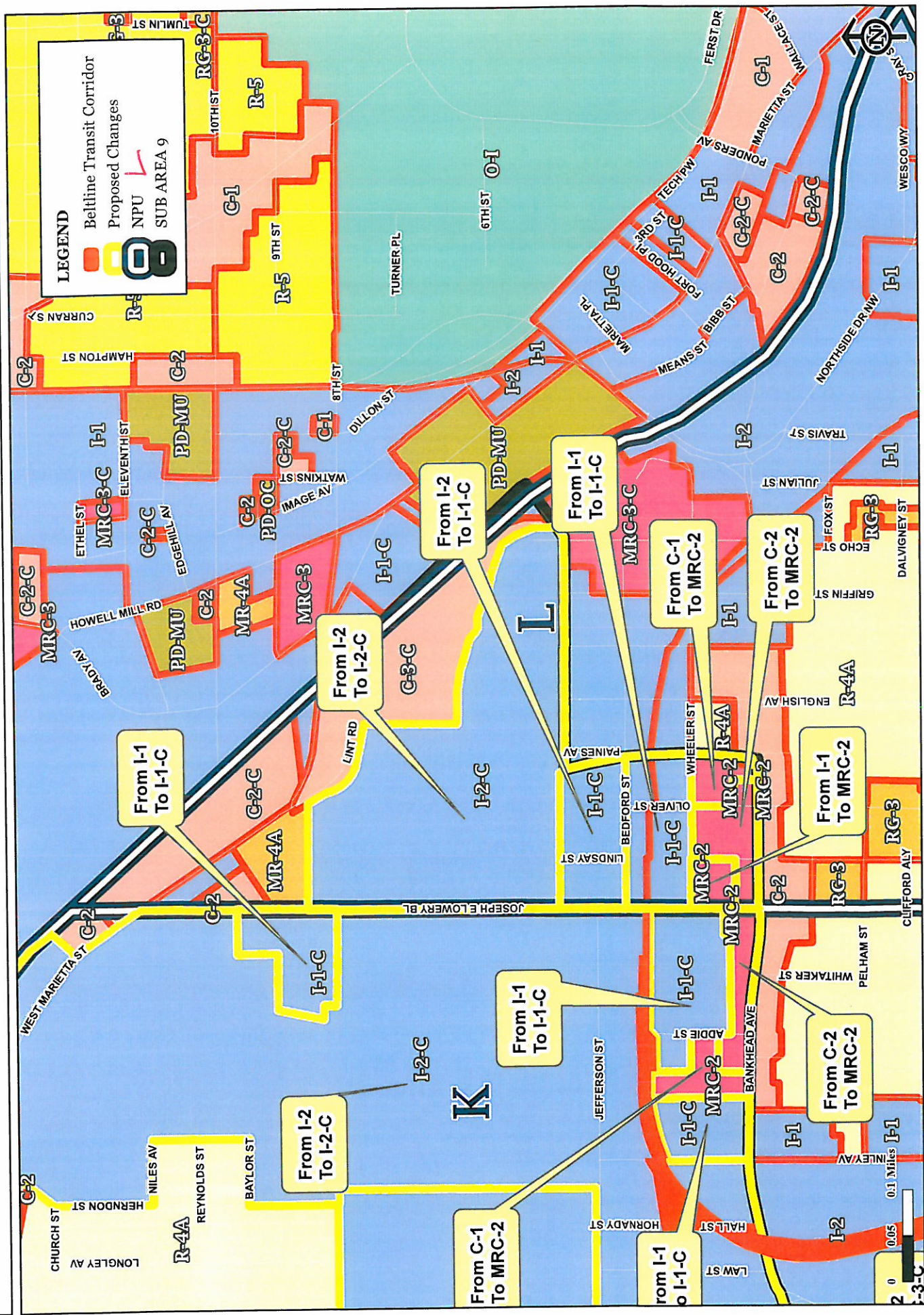


# PROPOSED LANDUSE MAP





# PROPOSED ZONING MAP





## BELTLINE PROACTIVE ZONING SUBAREA 9

