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)
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 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
Next Steps

1. Technical Correction to the BeltLine Overlay District.
2. Subarea-Based Proactive Rezonings 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
1. Technical Correction to the BeltLine Overlay District.

   - Finalizing the Legislation

   - NPU Review and Vote
Next Steps

2. Subarea-Based Proactive Rezonings of the Underlying Zoning Districts

- Prepare the draft Legislation and Conditions
- NPU/Neighborhood Presentations
- Subarea-wide Meetings
- NPU Review and Vote
Questions?