City of Atlanta:
Atlanta BeltLine Planning and Zoning – Subarea One

February 25, 2016
// 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 1 Rezoning

DRAFT

Current Zoning

Current Zoning

- C-1
- R-4A
- R-1-A
- R-5
- R-LC
- I-1
- I-1-A
- MR-4A-C

From R-4A, R-5
To MR-4A

From C-1, C-1-A, R-5, & R-LC
To MR-4A, with density caps

From R-4A-C
To MR-4A

From I-1
To I-Mix

From I-1
To I-Mix

From I-1
To I-Mix

From I-1
To I-Mix

From I-1
To MR-4A

From MR-4A-C
To I-Mix

Date: 5/13/2015
//Langhorn Street

DRAFT

From: R-4A, R-5
To: MR-4A
// Next Steps

1. Subarea-Based Proactive Rezonings 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
1. Property Owners Meeting (March)
2. SW Study Group Meeting Follow-up Meeting (March/April)
3. Finalizing the Legislation
4. NPU Review and Vote (Summer 2016)