



July 2013

Dear Atlanta BeltLine Subarea 3 Master Plan Stakeholder:

From 2007 to 2012, the 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 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 3 includes portions of the Chosewood Park, Grant Park, Boulevard Heights, and Ormewood Park neighborhoods and portions of NPU W and Y. In the past month, we conducted several introductory briefings for the Chosewood Park, Grant Park and SAND communities regarding proactive rezoning. Below is the public outreach schedule for the rezonings in the Subarea 3 study area. We hope you will join us and share the word with your neighbors.

<i>SE Study Group</i>	Mon. August 12th at 6:00pm	<i>Trees Atlanta, 225 Chester Avenue SE</i>
<i>Property & Business Owners Open House</i>		
<i>House</i>	Wed. Aug. 21st at 8:00am	<i>Trees Atlanta, 225 Chester Avenue SE</i>
<i>SE Study Group</i>	Mon. Sept. 9th at 6:00pm	<i>Trees Atlanta, 225 Chester Avenue SE</i>
<i>NPU-Y</i>	Mon. Sept 16th at 7:00pm	<i>John Birdine Facility, 215 Lakewood Way SW</i>
<i>NPU-W</i>	Wed. Sept 25th at 7:30pm	<i>Martha Brown UMC, 1205 Metropolitan Ave</i>

For more information or questions:

City of Atlanta, Office of Planning Contact: Jonathan Lewis, AICP, JLewis@AtlantaGA.gov; or Atlanta BeltLine, Inc., Community Engagement Contact: Beth McMillan BMcMillan@AtlBeltLine.org

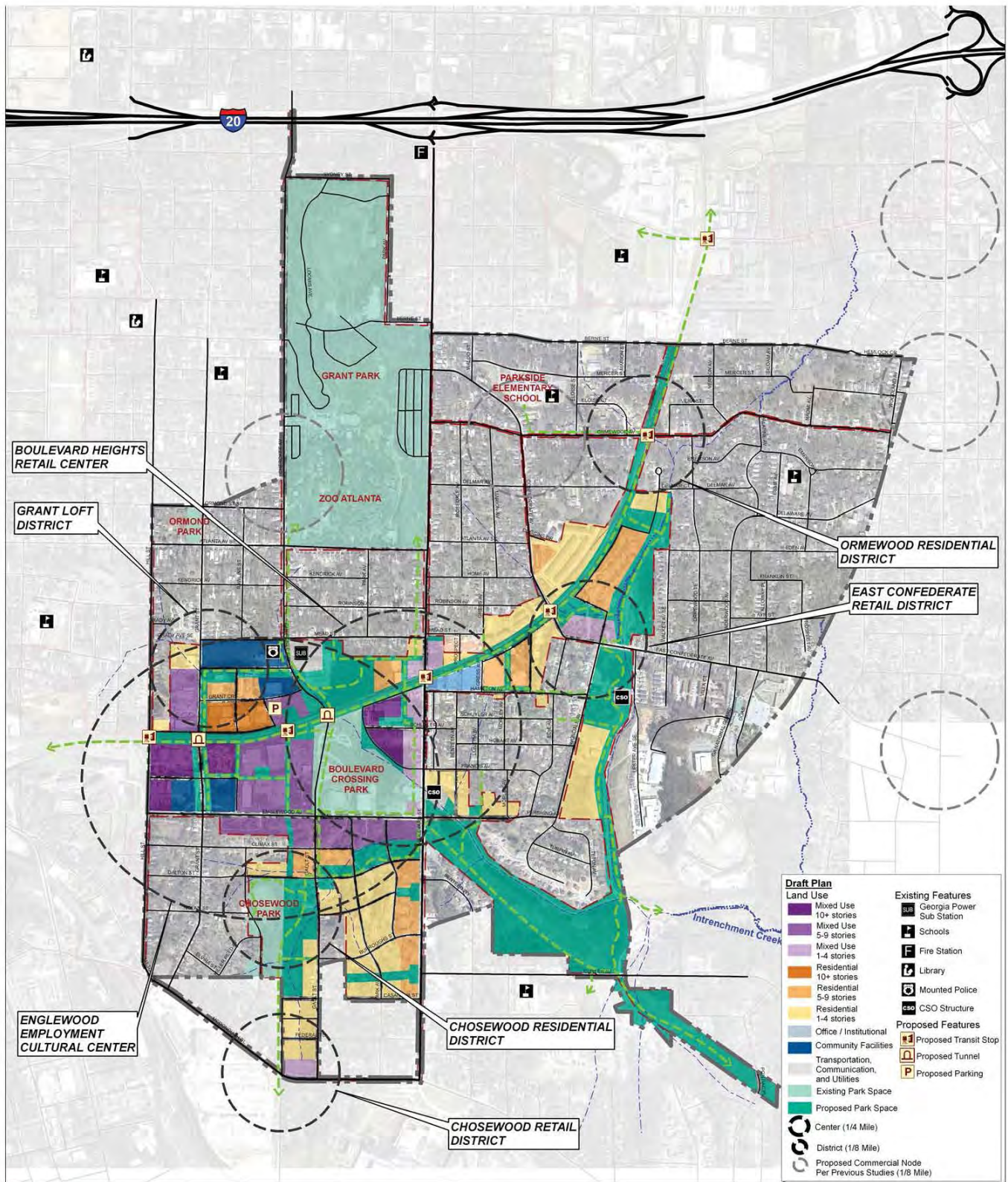


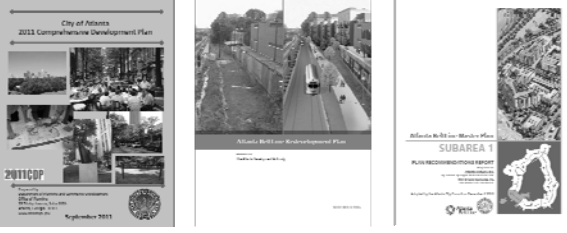
Figure II.B.3- Land Use and Urban Design Plan

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)

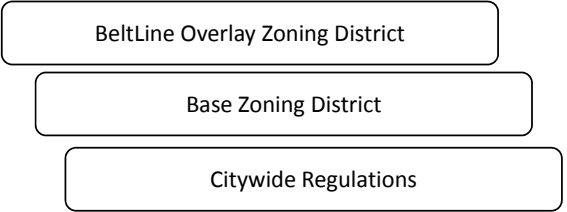


Atlanta BeltLine-Master Plans Content

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



Zoning Basics



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graph TD; A[BeltLine Overlay Zoning District] --- B[Base Zoning District]; B --- C[Citywide Regulations];
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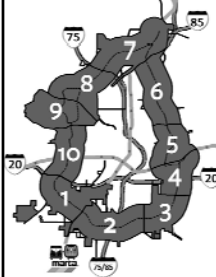
Important Principles of Transit Oriented Zoning

- 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 Area Rezonings within Subarea 3

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. Englewood Ave between Mailing Avenue and Boulevard
 - b. Boulevard between the Atlanta BeltLine Corridor and Schuyler Ave
 - c. Confederate Ave between the Atlanta BeltLine Corridor and Lester Ave

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. 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 the Boulevard or Confederate Avenue 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, 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 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 facility
 - e. 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. This shall not be construed to mean that two of the above said uses within the same parcel shall be prohibited.
 - 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. This shall not be construed to mean that two of the above said uses within the same parcel shall be prohibited.
 - c. 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.

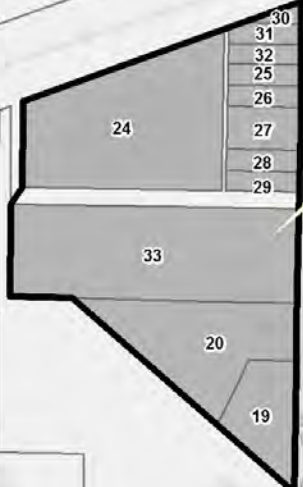
From: I-1
To: MR-3-C



From: I-1
To: MRC-3-C



From: I-1-C
To: MRC-3-C



From: I-1-C
To: MRC-3-C



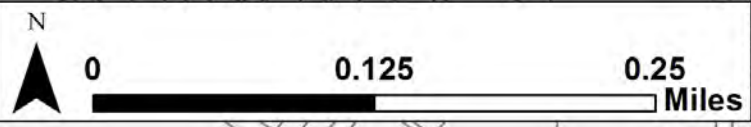
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To: MRC-3-C

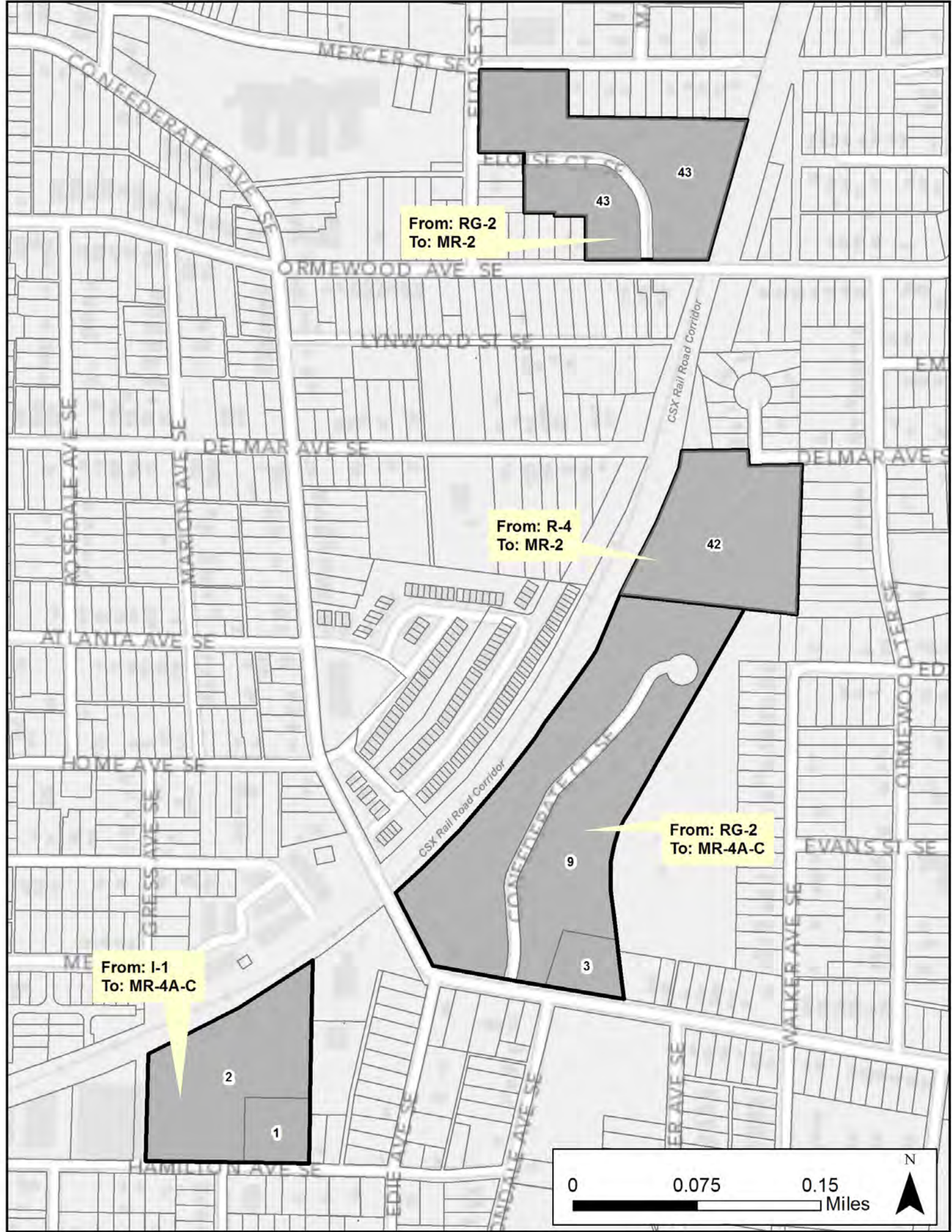


From: C-I-C
To: MRC-1-C



From: RG-2
To: MR-3-C





**From: RG-2
To: MR-2**

**From: R-4
To: MR-2**

**From: RG-2
To: MR-4A-C**

**From: I-1
To: MR-4A-C**

