

Atlanta BeltLine Inc. Meeting:

Subarea 9: Westside Study Group - Proactive Rezoning II

Monday, October 28th, 2013

Atlanta Community Food Bank

Presenters:

Brandy Crawford, Office of Planning, City of Atlanta

James Alexander, Manager of Housing and Economic Development, Atlanta BeltLine Inc.

Lynette Reid, Community Engagement Advocate, Atlanta BeltLine Inc.

Attendees: 14 residents

Presentation:

- Basic background of BeltLine project
- Zoning Basics
 - o BeltLine Overlay District – includes design requirements such as street trees and lighting
 - o Base Zoning District
 - o Citywide Regulations
- Principles of Transit Oriented Zoning such as parking requirements, permitted uses, etc.
- Station Area Transformation – before and after photos (mock-ups)
- The difference between Current Zoning vs. Future Land Use
- Recommendations
 - o Preservation of single family neighborhoods
 - o Preservation of the city's industrial uses and job centers
 - o A balance of residential and commercial uses
 - o Principles of Transit Oriented Development
- Transit Alignment on West Marietta Street and the railroad spur
- Proposed Zoning for Subarea 9 takes place in NPUs G, J, K, L (maps are in handout)

Changes:

NPU-G

- MRC-1 is less dense than MRC 2 or 3, as you move up numerically, you increase in allowable height and density.
- Recommendations are all based on proximity to parks and corridors.
- The C in MRC-1-C refers to conditions (i.e. added restriction). An example is limiting height if it is close to single family neighborhoods (SFN), it could reduce a 25 story zoning to 5 stories.

NPU-J

- Most recommendations here are along Bankhead Avenue to prevent additional industrial (non-desirable) uses such as auto salvage yards and proposed as I-1-C

NPU-K

- Most proposals are moving from I to MR or MRC

NPU-L

- Adding additional conditions

Draft Zoning Recommendations (in packet)

- For MR/MRC:

- Storefront streets
- Façade requirements
- Building intensity (heights and restricted uses)

Next Steps

- BeltLine will be talking to individual NPU Land Use or Zoning Committees
- Ongoing sub-area based rezonings in 3 phases
- Technical correction to Overlay District

Sub-Area 9 Proposed Land Use

- Concern is changing existing uses. Most rezoning is for vacant properties to prevent any non-conforming uses.
- On W Marietta St, there are two body shops, a church, and a house being sold for commercial
- There is a swath of industrial separating MR and SFN and residents want it integrated in NPU-K
 - If it is currently operating, they have a right to stay there
 - Auto repair can be classified as I or C
 - *3 people from Howell Station and 1 from Westin Heights had opinions on this particular swath and BeltLine agreed to attend a meeting with the Howell Station community separately.*

Questions and Responses:

- Why is there a difference between zoning and future land use?
 - FLUMs include intended use and development density for a particular area while zoning refers to allowable uses and design guidelines.
- The Comprehensive Development Plan we have in place shows that we prefer SFN in NPU-K and are not in favor of wholesale rezoning from SFN to other aspects.
 - A group of abandoned apartments have been reverted to old zoning.
 - A City Zoning Ordinance of 1982 sometimes didn't match up with current use = legal, non-conforming use.
 - If a property is damaged up to 60% of its recoverable value then it has to be used for the new zone.
 - Effort is not changing any Single Family Residential.
- Do you plan on having a session for BeltLine impacts on low-income housing? Scary signs in my neighborhood include "Cash for Houses" or "We Buy Ugly Houses"
 - Invest Atlanta does provide money to developers to create affordable housing.
- Can you provide financial literacy resources about increasing property values?
 - BeltLine will provide a means of connecting to existing resources.
- In NPU-K, why is it changing from Medium Density Residential to Industrial?
- How does the community provide additional feedback? We want some funneled development from Westside renewal. Presently, all of the industrial in Howell Station isolates it.
 - BeltLine wants to hear your practical reasoning compared to its planning rationale.
- The BeltLine keeps looking at what ideally should be there vs. what's there. Where is the consistency with existing plans? Why not wait until a developer is ready to make changes?
 - The Subarea 9 Master Plan has recommendations, not zoning changes. Process is engagement → recommendations → zoning adoptions.
- How are things linking up or deviating from existing plans?
 - Proactive means to put in tools to prevent future unwanted uses. CE was done in Subarea 9 prior to adoption.
- The Mead plant is a huge industrial site, if it closes, it should be mixed-use.

- How were people OK in 2009 with changing and getting encircled with industrial uses? There is nothing addresses the vagrancy or illicit activities through zoning. Nobody will come to the park because they think it's ugly with industrial surroundings.
- There is an issue with the call-out on the map in West Highlands about MARTA
 - o If Buckhead spur is extended (which is not anticipated in the near future)
 - o MRC-3 will only happen if this happens.
- Please speak in laymans terms. (i.e. talk in stories, not feet)
 - o MR4 will have a C to limit 4 because of the existing residential
- Will that affect consistency?
 - o That particular site sits at a higher elevation than surrounding so it shouldn't be as high in lower elevations.
- How do I express my opinion in NPU meetings when its up for a vote?
 - o For parcels, you don't want to see as industrial, they'll move to MR which allows the height you're concerned with.
- Industrial punctuates the walkability of neighborhoods, vibrant uses by West Marietta/Marietta/Howell Mill are welcomed.
- City is instrumental in implementing zoning changes
 - o They need a rationale so they aren't arbitrarily finding categories that match up with a land use.
- Does the land owner have a part in the process?
- When you met with businesses, what input did you get?
 - o No objections, but there are different perspectives.
 - o Example, a mechanic was excited because she saw it as no new competition coming in.
- When is the next meeting?
 - o Send us your next committee meeting and we will be happy to attend.
 - o We'll come to NPUs in December and January
 - o These will go to the Zoning Review Board in February and March.
- Process moving forward → flexible based on NPU schedules.
 - o Legislation will be drafted after public comment