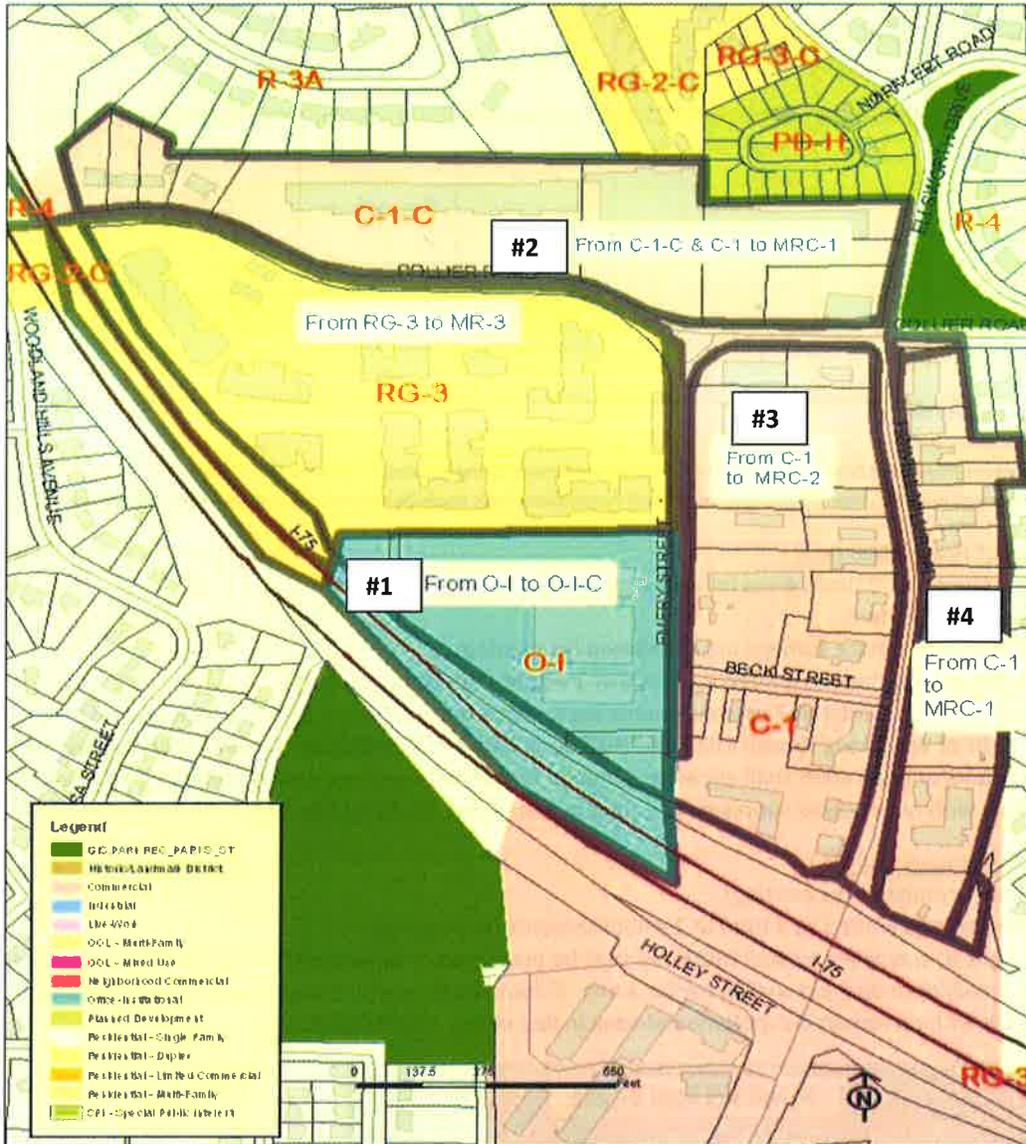


Collier Village Rezoning

Background: 2008: Blueprints: Collier Village & 2013: Blueprints: Collier Village Update

- Recommendations including: Facilitate through traffic, Improve internal circulation, Enact 'Quality of Life' zoning (Adopted by Atlanta City Council – Dec. 2013)



Current Proposal: Rezoning to 'Quality of Life' zoning districts including MRC-1, MRC-2, MR-3 with conditions as well as providing conditions for O-I zoned site. Note: This will not rezone any property with single-family designation (R-1 thru R-5) or require any CDP Land Use amendment.

Benefits of the zoning changes:

- Establish uniform design standards (site layout, building scale, etc.)
- Require sidewalks and street trees as part of a pedestrian-oriented built environment
- Maintain a compatible building scale with adequate screening and setbacks to single-family neighborhoods.
- Provide for a compatible mixture of residential uses and small scale neighborhood serving commercial uses
- Protect and enhance property values.

Proposed Zoning Conditions:

#1: For O-I (west of Emery St.):

- An 11 sidewalk including: a 5' foot street furniture and tree planting zone and 6' clear sidewalk shall be provided along Emery St. (to be consistent with the proposed MR-3 zoning along the west of Emery St.)

#2: For MRC-1 (north of Collier Rd.):

- Auto sales and auto service stations are prohibited (as existing).

Commercial/Mixed-Use Zoning Districts Comparison							
Zoning	FAR	Sidewalks	Front Setbacks	Side Setbacks	Rear Setbacks	Transitional Yard	Max Building Height
C-1 and C-1-C (existing)	Commercial = 2.0 Residential = 0.696	None	10 ft*	None (corner lots: 5 ft)*	None	20 ft	None, except height plane
MRC-1-C (proposed)	Commercial = 1.0 Residential = 0.696	Yes	Local Street: 15 ft Arterial/Collector: 20-(10) ft**	Commercial: none Residential: 20 ft	Commercial: none Residential: 20 ft	20 ft	35 ft, 52 ft****
MRC-2-C (proposed)	Commercial = 2.0 Residential = 0.696 (2.0 total)	Yes	Local Street: 15 ft Arterial/Collector: 20-(10) ft**	Commercial: none Residential: 20 ft	Commercial: none Residential: 20 ft	20 ft	52 ft or 225-(100) ft****

*Setback measured from property line

** Setback measured from street curb

*** SIDE & REAR YARD setback (measured from property line) = (4 + number of stories of the building) + (length of building ÷ 10)

**** Height subject to minimum distance requirements and transitional height plane from single-family and low density residential districts

#3: For MRC-2 (west of Howell Mill Rd.):

- Floor area limited to 2.0 times gross lot area (non-residential + residential).
- Height limited to 100' feet.
- Auto sales and auto service stations are prohibited (as existing).
- Gas fueling dispensing stations limited to a total of 1 establishment (as existing).
- Drive-thrus limited to a total of 2 establishments each with a max of 2 facilities and 2 lanes (as existing).
- 12 feet of right-of way along Howell Mill Road shall be preserved or dedicated to the City of Atlanta. Such preservation and/or dedication shall allow for a min. 4' foot street furniture and tree planting zone and 6' clear sidewalk with no required supplemental zone in lieu of Sec. 16-34.012 & .013.

#4: For MRC-1 (east of Howell Mill Rd.):

- Auto sales are prohibited (as existing).
- Auto service stations limited to a total of 2 establishments (as existing).
- 12 feet of right-of way along Howell Mill Road shall be preserved or dedicated to the City of Atlanta. Such preservation and/or dedication shall allow for a min. 4' foot street furniture and tree planting zone and 6' clear sidewalk with no required supplemental zone in lieu of Sec. 16-34.012 & .013.

