

2008 Comprehensive Development Plan Neighborhood Planning Units (NPU) Land Use Policies

In addition to the preceding citywide land use policies, individual land use policies have been established for each Neighborhood Planning Units (NPU's). As part of the development of the ASAP, each NPU was asked to submit amendments/revisions to the NPU policies included in the 2004 CDP. The NPU policies are listed below.

NPU-A

A-1: Preserve the single-family character of NPU 'A', including the following neighborhoods: Paces, Mount Paran-Northside, Chastain Park, Tuxedo Park, Moores Mill, Margaret Mitchell, Randall Mill, and West Paces Ferry-Northside. Maintain the historic and residential character of West Paces Ferry Road.

A-2: Maintain the boundaries of the I-75/West Paces Ferry commercial node. Incorporate pedestrian amenities and encourage street-level retail uses in order to maximize pedestrian activity. Treat low- and medium-density residential areas as buffers for surrounding single-family neighborhoods. Maintain the existing scale of the structures in the commercial district.

A-3: Preserve the single family residential character of the neighborhoods surrounding Chastain Park, a unique single-family residential and historic area, as well as the only significant park and green space in North Atlanta. Maintain the boundaries of the Roswell Road commercial area as a medium density corridor. Maintain the maximum allowable density of the Chastain Park Civic Association neighborhoods at the current R-3 zoning. Recognize the historic Sardis Church and the Georgia Power substation as the established buffers between Roswell Road commercial area and the single-family residential areas surrounding Chastain Park. Preserve the current residential zoning of all gateway streets from Roswell Road to Chastain Park, including West Wieuca, Interlochen, Laurel Forest, Le Brun, and Powers Ferry Roads.

A-4: Limit the development of office-institutional uses to the northwest quadrant of the I-75/Mount Paran Road/I-75 Interchange and prevent the development of additional commercial use property in this area.

A-5: Preserve the single-family residential character of existing neighborhoods surrounding the I-75/Moores Mill Road Interchange.

A-6: Protect the environment and preserve the character of the Paces neighborhood west of Nancy Creek by promoting single-family residential development having a maximum density of 0.5 units per acre.

A-7: Limit multi-family uses on Northside Parkway from the Cobb County Line to Moores Mill Road.

A-8: Preserve the existing zoning boundaries of the Paces Civic Association neighborhood.

A-9: Maintain the existing zoning boundaries of the Randall Mill neighborhood in which the Paces West Town Homes and the Longcourte cluster housing development serve as the transitional use between the office/commercial center and the one-acre, single family housing along West Paces Ferry Road, East Beechwood Drive and Randall Mill Road.

A-10: Establish a broader scope Chastain Park Trust or amend the existing Chastain Park Amphitheatre Trust- to be funded, in part, by additional event-based impact fees- for the additional purpose of mitigating event-related costs (park and adjacent neighborhood infrastructures, noise, traffic, safety and waste issues from more than 60 concerts in a six-month season) as well as supporting the full implementation of the Chastain Park Master Plan.

A-11: Prevent the further degradation of the residential neighborhoods in NPU-A by opposing the conversion of residential properties to non-residential uses, except in those very limited situations where such conversion is required by applicable law due to the existing, established non-residential use of all surrounding property.

A-12: Encourage the development of a trailhead at the Northeast Corner of Mount Paran Road and Northside Parkway so as to facilitate the extension of the Silver Comet Trail into this area.

A-13: Preserve the existing residential and historic character of Tuxedo Park and maintain the existing zoning boundaries with a maximum density of R-3 zoning. Preserve the woodland and park-like character of Tuxedo Park. Promote the subdivision of land in accordance with conservation development standards. Preserve the residential character of all gateway streets from Roswell Road to Tuxedo Park and South Tuxedo Park including Blackland Road, Karland Drive and Lakeland Drive. Preserve the historical and residential character of Blackland Road.

NPU-B

B-1: Implement minimum standards for “open” space and “green space” in lieu of “open space” only. Minimum standards should be based on square feet of development in all categories except single family residential (R-1 through R-5).

B-2: Protect the boundaries of the single-family and low density residential uses of the Brookhaven, Buckhead Forest, Chastain Park East, Garden Hills, North Buckhead,

Peachtree Heights East, Peachtree Heights West, Peachtree Hills, Peachtree Park, Pine Hills, Ridgedale Park and South Tuxedo Park Neighborhoods.

B-3: Preserve the historic integrity of the Brookhaven, Garden Hills, Peachtree Heights East, Peachtree Park, and Tuxedo Park neighborhoods, as well as the West Paces Ferry Road commercial district.

B-4: Maintain the CSX Railroad and MARTA tracks as the firm southern boundary of the Lenox station development node. Do not allow non residential uses to encroach upon the Pine Hill neighborhood south of this boundary. Maintain current CDP zoning and land-use designation in Pine Hill (single family and multi-family). Protect single-family uses in the interior of the neighborhood and limit multi-family uses to those properties having frontage along Lenox Road.

B-5: Maintain residential-only uses along both sides of the Roxboro Road corridor from Peachtree Road to East Paces Ferry Road. Permit only low-density development (O-8 U/A) on lots on the east side of Roxboro Road and medium-density development on the west side of Roxboro. Maintain the existing uses and densities along the Peachtree Road corridor from Roxboro Road to the Dekalb County Line. Permit no nonresidential use to encroach upon Ridgedale Park or Brookhaven neighborhoods.

B-6: Maintain Lenox Road/Phipps Boulevard (also know as the Buckhead Loop/ Wieuca Road Connector) as the firm boundary between residential land use north of the boundary and mixed-use land use south of the boundary. Permit no non-residential uses to encroach upon the single-family uses of the North Buckhead neighborhood north of Lenox Road, also know as the Buckhead Loop/Phipps Boulevard/Wieuca Road Connector.

B-7: Within the capacity of the existing sewer, transportation, and storm water systems, permit development of high-density residential and mixed-uses development in the development nodes that are associated with the Buckhead, Lenox, and Lindbergh MARTA stations. Encourage development that is located in designated mixed-use districts to consist of residential and commercial (office and /or retail) uses that have a ratio of at least 1:1 with development to be phased so that residential space is developed in advance or concurrent with, an equivalent amount of commercial (office and retail) space.

B-8: Contain strip commercial use along Peachtree, Piedmont and Roswell Roads. Promote the redevelopment of existing commercial strips along these corridors so as to enable the reduction of curb cuts and turn-lanes, as well as the improvement and consolidation of points of automobile access to the development and the utilizing of Neighborhood Commercial Zoning. Maintain existing land use and densities along the Roswell Road corridor. Protect the integrity of R-LC (Residential-Limited Commercial) Districts on East Paces Ferry Road, east of the Buckhead Village and west of Piedmont Road, East Shadowlawn, Pharr Road at Hardman Court, Hardman Court, Lookout Place,

Grandview Avenue, North Fulton Drive and Piedmont Road between Pharr Road and East Wesley Road from encroachment by commercial zoning districts. Encourage pedestrian connectivity and bicycle lanes along all major connections.

B-9: Implement Special Public Interest (SPI) District regulations using recommendations by the Buckhead Action Committee in the “Buckhead Action Plan” related to land use, transportation, pedestrian safety and streetscape. Maintain the diversity of low-density commercial uses and promote a mix of multi-family residential housing types in the same building, with parking included within the Buckhead Village. Maintain high-density commercial and residential uses north of Buckhead Village along the Peachtree corridor; promote transitional zones between residential neighborhoods using mid and low-rise mixed-use development. Encourage all development in the area covered in the “Buckhead Action Plan” to be in accordance with the guidelines set forth in the final adopted version of the “Buckhead Action Plan” by incorporating appropriate elements into the CDP.

B-10: Support and promote the Buckhead Action Committee’s Livable Centers Initiative.

B-11: Revise SPI and CDP to promote moderately priced housing units in transition zones between single-family residential and higher-density land uses.

NPU-C:

C-1: Maintain the commercial development node at Howell Mill Road and Northside Parkway, with the inclusion of existing low and medium density designations surrounding it as buffers for single family neighborhoods.

C-2: Protect and preserve existing single family land uses throughout NPU C. This includes, but is not limited to, the following single family areas¹) the intersection of Howell Mill Road and Collier Road to the intersection of Howell Mill Road and Greendale Road; 2) eastward and northeastward from the intersection of Howell Mill Road and Collier Road to the intersection of Collier Road and Anjaco Drive; and 3) eastward and northeastward from the intersection of Moores Mill Road and the right of way of Seaboard Railroad to West Paces Ferry Road. Maintain the single family residential character of properties surrounding the Moores Mill Interchange on Interstate 75.

C-3: Provide landscaped or architectural buffers that are of sufficient scale and depth between diverse land uses in order to minimize higher-density impacts on single-family residential areas.

C-4: Prevent the intrusion of non-residential uses in established residential areas. This includes the commercial and industrial land uses which lie along and adjacent to the Peachtree Road, Collier Road/Howell Mill and Bolton Road/Moores Mill corridors.

C-5: Encourage the redevelopment of the retail districts in the Howell Mill/Collier Road and the Bolton Road/Moores Mill areas into pedestrian oriented and attractive retail areas serving surrounding neighborhoods.

NPU-D

D-1: Protect the single-family and low-density residential areas in NPU-D, including the following neighborhoods: Underwood Hills Park, Bolton, Riverside, Whittier Mill Village, Hills Park, and Berkeley Park.

D-2: Restrict commercial and further multi-family development on the East Side of DeFoor Avenue. Encourage residential land use on the west side of DeFoor Avenue as the industrial uses become obsolete.

D-3: Maintain low-density residential land use in the area of the Berkeley Park Neighborhood that lies between Howell Mill Road and Northside Drive, pending clarification of MARTA's plans for the Northwest Line and the proposed Northside Station.

D-4: Preserve the historic and single-family integrity of the Whittier Mill Village Historic District.

D-5: Introduce a transitional buffer zone between single-family uses and industrial uses to help to protect the Whittier Mill Historic District from adjacent development.

D-6: Encourage the re-designation of properties that are in proximity to the Whittier Mill site and the Chattahoochee River from industrial to open space to enable the development of a recreation and conservation district within the Chattahoochee River Corridor and floodplain.

D-7: Review the industrially-classified properties to determine the potential for vacant and underutilized to be reclassified to residential.

D-8: Where industrial uses are to remain, provide landscaped or architectural buffers to minimize their impacts on residential areas.

D-9: Encourage the addition of a second roadway through Riverside to handle industrial and by-pass traffic.

D-10: Encourage the development of James Jackson into a major commercial corridor in the NW quadrant.

D-11: Encourage the utilization of undeveloped land along the Chattahoochee River for a park and bike trail.

D-12: Encourage the re-zoning of the Riverside area from R-4A to R-4.

D-13: Support the creation of neighborhood commercial zones within the Riverside community.

D-14: Support improvements to Bolton Road with the addition of sidewalks and other streetscape measures.

NPU-E:

E-1: Maintain Tenth Street as the boundary between the Georgia Tech campus and the Home Park Neighborhood.

E-2: Promote the development of housing and accessory commercial uses in the Upper Midtown area in accordance with density, height, and design guidelines that serve to protect the character of Piedmont Park and adjoining residential neighborhoods. The Upper Midtown area is bounded by Fourteenth Street on the west. Promote low-rise, high-density residential development in the portion of the Upper Midtown area that is bounded by Piedmont Park, Tenth Street, and Piedmont Avenue; and mid-rise, high-density residential development along the western frontage of Piedmont Avenue (North of 10th Street). Promote residential development elsewhere in the Upper Midtown area at densities, heights, and scale that increase from Piedmont Avenue to Juniper Street. Protect views of and from Piedmont Park and Downtown Atlanta through design guidelines relating to setbacks and the orientation of buildings.

E-3: Promote medium-density residential use (17-29 units/acre) in the area that is bounded by Piedmont Avenue, Westminster Drive, and the Southern Railroad.

E-4: Preserve the historic integrity of the Ansley Park, Brookwood Hills, Georgia Tech, Midtown, Morningside, Brookwood, and Piedmont Park neighborhoods.

E-5: Encourage mixed-use nodal development that is centered on the MARTA stations which are located within the Peachtree Road corridor. Promote the use of the Midtown Development Guidelines.

E-6: Encourage street-level retail uses in order to maximize pedestrian activity and facilitate the development of a pedestrian system.

E-7: Provide mixed-use development (with residential space at a 1:1 ratio with non-residential) in the area that is located west of the Southern Railroad between City Hall East (formerly known as “the Sears site”) on Ponce de Leon Avenue and Midtown Plaza. Maintain the low-density residential (0-8-units/acre) character of the Midtown neighborhood along St. Charles Avenue and Greenwood Avenue.

E-8: Preserve the single-family and low-density residential character of the Ansley Park, Sherwood Forest, Brookwood Hills, Ardmore, Loring Heights, Midtown, Brookwood, and Home Park neighborhoods.

E-9: Protect the residential character of the Inwood Circle neighborhood.

E-10: Support the long-range use of the Southern Railroad right-of-way that exists between Ansley Mall and Ford Factory Square for open space usage. Secure this right-of-way if or when the railroad use is abandoned.

E-11: Provide landscaped or architectural buffers between diverse land uses in order to minimize impacts on residential areas.

E-12: Preserve the existing light industrial character of Armour Drive Industrial District. Prohibit further industrial uses that require heavy industrial (I-2) zoning in this area due to the potential adverse impacts on the surrounding single-family residential neighborhoods.

NPU-F:

F-1: Protect the historic integrity and single-family character of Virginia-Highland, Atkins Park, Morningside-Lenox Park, Piedmont Heights and Lindridge Martin Manor neighborhoods and the low density residential character of the St. Charles-Greenwood neighborhoods.

F-2: Consolidate strip commercial uses in order to create unified development having a minimum number of curb cuts. Discourage the occurrence of further strip development on Ponce de Leon Avenue, Monroe Drive, Piedmont Avenue, and Cheshire Bridge Road.

F-3: Contain the small commercial districts along North Highland Avenue and Virginia Avenue within existing boundaries. Discourage uses having parking requirements that would adversely impact adjacent single-family and low-density residential neighborhoods.

F-4: Encourage new mixed-use and pedestrian oriented development along Cheshire Bridge road.

F-5: Preserve the single family neighborhood in NPU F. Provide suitable transitions to new development areas.

F-6: Support low density residential land uses with a density of 1-8 units per acre along Ponce de Leon and Briarcliff where it is adjacent to single family residential uses.

F-7: Support mixed use zoning along the Beltline, Piedmont Park, Cheshire Bridge Road and Monroe Drive.

F-8: Encourage a balanced mix of uses to promote mobility and foster pedestrian access. Encourage development along NPU F arterial streets of Ponce de Leon and Piedmont Avenues and collector streets of Monroe Drive and Cheshire Bridge Road that is pedestrian-oriented and provides neighborhood services.

F-9: Create appropriate connectivity between new mixed-use developments and surrounding neighborhoods and parks.

F-10: Encourage pedestrian mobility by completing the sidewalks through the NPU and upgrading and adding crosswalks. Improve pedestrian amenities such as street trees and wide sidewalks to further encourage pedestrian travel. Encourage safe and responsible driving patterns throughout the NPU through implementation of traffic calming measures and enforcement of speed limits.

F-11: Maintain commercial uses in areas designated as Low Density Commercial and not support High Density Residential uses in the areas designate Low Density Commercial.

NPU-G:

G-1: Preserve the single-family and low-density residential character of the Scotts Crossing, Lincoln Homes, Almond Park, and Carey Park neighborhoods.

G-2: Prevent the encroachment of industrial and commercial uses into residential areas.

G-3: Contain strip commercial uses along Bankhead Highway. Consolidate strip commercial uses so as to create a unified development having a minimum number of curb cuts and turn lanes.

G-4: Retain industrial uses, and provide landscaped or architectural buffers to minimize their potential impacts on adjacent residential areas.

NPU-H:

H-1: Preserve the single-family residential character of NPU-H, including the Carroll Heights, Fairburn Heights, Adamsville, and Bolder Park Neighborhoods.

H-2: Encourage infill development that is compatible with surrounding uses.

H-3: Support unified development of the Adamsville commercial area and its associated community facilities without encroaching into adjacent residential areas.

H-4: Encourage the development of office-institutional uses along Martin Luther King Jr. Drive from the Adamsville commercial area to the existing commercial use at the I-285 interchange without encroaching into adjacent residential areas.

H-5: Maintain the boundaries of commercial, industrial, and institutional uses without encroaching into low-density residential areas.

H-6: Consolidate strip commercial uses in order to create a unified development having a minimum number of curb cuts and turn lanes.

H-7: Retain industrial uses. Provide landscaped or architectural buffers to minimize their potential impacts on adjacent residential areas.

H-8: Preserve, protect, and maintain floodplain areas in their natural states.

H-9: Support Fulton County in the acquisition of a clear zone for the Fulton County/Brown Field Airport, which is located at the northern end of the Carroll Heights neighborhood, as is depicted on the land use map for NPU-H.

NPU-I:

I-1 : Preserve the single-family residential character of NPU-I, including the Collier Heights, Westhaven, Peyton Forest, Chalet Woods, Florida Heights, Westwood Terrace, Beecher Hills, Audubon Forest, Cascade Heights, and West Manor neighborhoods.

I-2: Encourage infill development that is compatible with surrounding areas.

I-3: Consolidate strip commercial uses in order to create a unified development having a minimum number of curb cuts and turn lanes.

I-4: Support redevelopment and unification of commercial and multifamily uses along Martin Luther King Jr. Drive and Bankhead Highway without encroachment into adjacent low density and single-family residential areas.

I-5: Encourage concentrated, high-intensity mixed-use development in the Hightower /Hamilton E. Holmes Station development node.

I-6: Support expansion of the Cascade Springs Nature Preserve in order to protect its integrity.

I-7: Protect the integrity of all greenways. Protect, preserve and maintain waterways and maintain the 75 foot stream buffer; do not allow encroachment in the buffer.

I-8: Encourage construction of conservation subdivisions.

NPU-J:

J-1 : Preserve the single-family and low-density residential character of the Grove Park, West Lake, Dixie Hills, and Center Hill neighborhoods.

J-2: Encourage medium-density commercial and residential uses in proximity to the Bankhead MARTA Station.

J-3: Consolidate strip commercial uses in order to create a unified development having a minimum number of curb cuts and turn lanes.

NPU-K:

K-1 : Preserve the single-family and low-density residential character of the following neighborhoods: Hunter Hills, Mozley Park, Knight Park/Howell Station, Bankhead, Westin Heights, and Washington Park Historic District.

K-2: Provide landscaped and/architectural buffers between commercial/industrial and residential uses.

K-3: Prevent encroachment of commercial uses into residential areas, and discourage higher density uses in designated single family and low density residential areas.

K-4: Support the redevelopment/revitalization of neighborhood commercial nodes. Support the creation of Neighborhood Commercial Nodes around commercial intersections with a focus on retail and mixed-use development serving nearby neighborhoods in NPU-K.

NPU-L:

L-1 : Preserve the low-density residential character of the English Avenue and Vine City neighborhoods.

L-2: Preserve the historic integrity of the Vine City neighborhood.

L-3 : Consolidate strip commercial uses in order to create a unified development having a minimum number of curb cuts and turn lanes.

L-4: Maintain the boundaries of commercial, industrial, and institutional uses without encroachment into low-density residential areas.

L-5: Encourage concentrated, high-intensity, mixed-use development in the Ashby Street Station Area Development Node.

L-6: Encourage mixed-use development on property that is located between the Vine City Station, Martin Luther King Jr. Drive, and Northside Drive.

NPU-M:

M-1: Encourage high-density mixed-use development in the commercial areas that are associated with the Civic Center and Civic Center MARTA Station. Residential uses that are associated with these areas should be provided at a 1:1 ratio with nonresidential uses.

M-2: Promote the preservation of Castleberry Hill as a loft housing residential use within a commercial district.

M-3: Promote a low-density mixed-used (commercial, office, entertainment, and residential) development pattern along Auburn and Edgewood Avenues in the Butler Street/Auburn Avenue neighborhood.

M-4: Preserve the historic integrity of the Fairlie-Poplar, Sweet Auburn, Old Fourth Ward, Terminus, and Grady Memorial neighborhoods, as well as the Castleberry Hill National Register District and the Baltimore Block and Martin Luther King Jr. landmark districts.

M-5: Promote the highest density of development in the Central Business District around the MARTA transit stations: Garnett, Five Points, Dome/GWCC/Philips Arena/CNN Center, Georgia State, Peachtree Center, and Civic Center.

M-6: Encourage street-level retail uses in order to maximize pedestrian activity and to facilitate vibrant and active public spaces that link neighborhoods with Downtown.

M-7: Promote and expand low- and medium-density residential uses in the Old Fourth Ward neighborhood, emphasizing increased single-family home-ownership.

M-8: Encourage the reuse or redevelopment of vacant, under-utilized, obsolescent, and/or structurally deteriorated industrial and commercial properties that are associated with the historic railroad corridors bordering the Butler Street/Auburn Avenue and Old Fourth Ward neighborhoods. Promote mixed-use developments that would increase compatibility with the surrounding residential land uses while generating modern industries, businesses, and employment opportunities for center-city residents.

M-9: Control the development of businesses, such as liquor stores, labor pools, and adult entertainment establishments as well as social service providers to ameliorate their concentration within the City Center and encourage their geographic distribution throughout the entire city.

M-10: Expand opportunities for green and open space within Downtown by promoting and regulating a process for the consolidation of small privately owned plazas and spaces into functional and usable parks.

M-11: Encourage cultural, entertainment and visitor destinations and attractions to support Downtown's prominent role within the city's important economic engine – the hospitality industry.

M-12: Discourage the visual blight, underutilization of land and loss of historic resources caused by the proliferation of surface parking lots by regulating independent park-for-hire surface parking facilities.

NPU-N:

N-1: Encourage development in Inman Park consistent with and in support of the specific guidelines established by the Inman Park Historic Designation Regulation adopted by the Atlanta City Council as an ordinance entitled 20J, Inman Park Historical District, and the applicable policy statements contained in the District 2 Railroad Corridor Study.

N-2: Maintain the Little Five Points Neighborhood Commercial District (NC-1) boundaries to prevent the encroachment of non-residential uses into surrounding residentially zoned areas.

N-3: Prohibit the expansion of industrial and commercial uses along DeKalb Avenue through Inman Park and prohibit the expansion of commercial uses at Hurt & Edgewood, at Austin & Elizabeth, at N. Highland & Bernina, at Highland & Colquitt and at Waddell & Edgewood into the existing surrounding residentially zoned areas.

N-4: Encourage mixed use, development and/or re-development of formerly industrial and commercial property along the DeKalb Avenue corridor through Inman Park, enhancing and encouraging compatibility with the "small-town/downtown" character of the neighborhood.

N-5: Promote the re-zoning of commercial properties along DeKalb Avenue (from Clifton Road east to Ridgecrest) to Neighborhood Commercial in order to encourage destination-oriented and pedestrian-friendly activity through mixed-use development.

N-6: Maintain all of Poncey-Highland's existing Low Density Residential zoning designations, and specifically, maintain all Single-Family zoning designations.

N-7: Encourage the redevelopment of the southeast corner of North Highland and North Avenues in accordance with the Neighborhood Commercial District zoning classification, preserving the existing commercial building at 599 North Highland Avenue.

N-8: Evaluate, promote & support development of a neighborhood sensitive parking garage within the boundaries of Little Five Points, NC-1, complying with the design guidelines established and included in the NC-1 Ordinance.

N-9: Maintain the Bass Playing Field as open space used for community recreation.

N-10: Discourage "park for hire" surface parking lots within the Inman Park Historic District to insure against unsightly and incompatible development.

N-11: Discourage the development of new surface parking lots within the Poncey-Highland neighborhood district.

N-12: Encourage the use of existing neighborhood alleys for parking access to private homes, trash pickup and utility lines. Where and when appropriate, encourage and support such expanded use.

N-13: Encourage that watershed and drainage impacts are afforded equal importance as land use planning and development decisions and other planning functions, such as transportation. Request that this consideration take place well before the construction permit stage.

N-14: Encourage the continued development of vacant infill lots in Cabbagetown as single-family and duplex residences compatible in scale and character with the existing fabric of the neighborhood.

N-15: Encourage the development of the Memorial Drive edge of Cabbagetown in keeping with the commercial nature of the area and in conjunction with the overall vision of the Memorial Drive/MLK Drive Revitalization Plan adopted by City Council 10/1/01 (01-R-0921).

N-16: Encourage development on Memorial Drive between Boulevard and Pearl Street in a mixed-use urban pattern with housing and retail uses and with a maximum building height of 2-3 stories in keeping with the scale of adjacent residences.

N-17: Encourage development along Carroll Street in Cabbagetown with shops at street level and residential above through the continued renovation of mixed-use buildings, the

construction of new infill buildings and the development of the parking area immediately west of Carroll Street, currently owned by Fulton Bag and Mill Lofts.

N-18: Encourage redevelopment of the block containing the existing truck yard (Memorial, Estoria, Tye, Pearl and Gaskill Streets) in accordance with the adopted Memorial Drive/MLK Drive Revitalization Plan with particular attention to the context of new development with the adjacent residential structures and the possibility of extending Chastain Street to provide additional access and sites for residential development.

N-19: Encourage the redevelopment of Pearl Street as an internal neighborhood street of single-family and duplex housing. New development should be accomplished with sensitivity to both the scale and character of existing single family and duplex structures.

N-20: Encourage and facilitate development within Reynoldstown that is consistent with principals and policies outlined in the Reynoldstown Master Plan, adopted by City Council January 16, 2001.

N-21: Encourage the development of affordable housing as a high priority in Reynoldstown.

N-22: Limit Commercial Zoning to the C-1 classification to eliminate commercial development out of scale with the Reynoldstown neighborhood.

N-23: Limit development of mixed-use project to parcels zoned for such use.

N-24: Encourage buffering of existing and new residential developments in the Reynoldstown area from more intensive non-residential development.

N-25: Support mixed-income developments in Reynoldstown.

NPU-O:

Land Use Policies for Kirkwood, East Lake and Edgewood neighborhoods.

O-1: Preserve the single family and low density residential character of NPU-O.

O-2: Promote transportation oriented developments that include a range of transportation options and discourage the widening of roadways.

O-3: Promote installation of underground utilities.

O-4: Provide landscaped architectural and noise pollution buffers to minimize the impact of non residential and mixed uses on residential areas.

O-5: Prevent encroachment of commercial and other uses into single family and low density residential areas.

O-6: Support and Encourage the implementation of specific neighborhood policies listed below:

Kirkwood Land Use Policies

1. Promote inclusion of a low to medium density residential component in low density commercial land uses located at:
 - a. Western side of Rogers Street NE (90-206 Rogers Street NE).
 - b. 225 Rogers Street NE
 - c. 1460-1586 Memorial Drive
2. Promote low density commercial uses of the western side of Rogers Street NE (90-206 Rogers Street NE).
3. Promote the use of 225 Rogers Street NE as open space land use, historical site, and low density commercial land use.
 - a. Promote preservation of the original Pratt-Pullman structures as a historical site in the northerly portion.
 - b. Promote low density commercial uses in the southerly portion of 225 Rogers Street NE.
 - c. Promote open space land use of the eastern margin of 225 Rogers Street NE containing stream, 75' stream buffer, and mixed use path.
4. Promote single family residential uses from 1758-1770 Wade Avenue.
5. Promote higher density commercial and residential uses in the Memorial Drive Corridor from Eastside Drive to Howard Street SE.
 - a. Promote low density commercial uses from 1460-1586 Memorial Drive.
 - b. Preserve medium density residential use of 1602 Memorial Drive (Stonegate).
 - c. Promote low density commercial uses at 1648 Memorial Drive.
 - d. Preserve low density commercial land use from 1674-1700 Memorial Drive.
 - e. Promote medium density residential use from 202 Clifton Street (corner of Memorial and Clifton)-1950 Memorial Drive.
6. Promote single family residential uses of those parcels bordering Dixie Street, across from Eastside Park to the south.
7. Preserve single family residential uses in the Memorial Drive Corridor from Howard Street SE to 1st Avenue.
8. Promote low density commercial uses of the Eastlake MARTA Station Commercial District from Leland Terrace and Park Place to Clifford Avenue and College Avenue with a maximum height of 3-4 stories.
9. Promote low density commercial uses of College Avenue from Rocky Ford Road to Howard Street NE.
10. Promote low density commercial uses of 2023 Oakview Road SE.
11. Promote preservation of the following historical structures and sites:
 - a. Pratt-Pullman Yard original industrial structures, 225 Rogers St. NE

- b. Bailey's Hardware, 2161 Collee Avenue
 - c. Kirkwood School, 138 Kirkwood Road
 - d. Turner Monumental AME Church, 66 Howard Street, NE
 - e. Israel Baptist Church, 2071 Hosea Williams Drive
 - f. Pentocostal Church of God, 110 Howard Street NE
 - g. Ingram Temple Church of God in Christ, 1953 Hosea Williams Drive
 - h. Fleming Hardware and General Store, 260 Howard Street NE
 - i. Crim High School, 256 Clifton Street SE
 - j. Ice House, 239 Locust Street
 - k. Clay Family Cemetery, Clifton Street NE
12. Open space land use that preserves for public park, cemetery, or greenspace the following:
- a. Bessie Branham Park, 2051 Delano Drive
 - b. Gilliam Park, 1650 Wade Avenue
 - c. Wesley Coan Park, 1530 Woodbine Avenue, SE
 - d. Eastside Greenway Park, 1807 Dixie Street
 - e. Dekalb Memorial Park, 353 Wilkinson Drive
 - f. Oakview Park, the median of Oakview Road from it's origin to Rocky Ford Road and from Hosea Williams Drive to city limits.
 - g. Clay Family Cemetery, Clifton Street NE
 - h. the eastern margin of 225 Rogers Street NE containing stream, 75' stream buffer, and mixed use path.
 - i. The Eastside Trolley PATH mixed use trail
13. Implementation of the Kirkwood 2006 and 2007 CDP Streets, Traffic, and Sidewalks submissions.
14. Implementation of the Kirkwood 2006 and 2007 CDP Parks and Greenspaces submissions.

Eastlake Land Use Policies

1. Promote inclusion of a low to medium density residential component in development of low density commercial land uses at the following:
 - a. parcels bounded by Cottage Grove Avenue S.E., Third Avenue S.E., and Memorial Drive from 2410 to 2476 Memorial Drive
 - b. 2411 to 2465 Memorial Drive
 - c. existing low density commercial uses in the Candler Road Corridor.
2. Promote low density commercial uses in the Memorial Drive Corridor at 2465 Memorial Drive.
3. Promote low density commercial uses in the Memorial Drive Corridor from 2466 to 2476 Memorial Drive.
4. Preserve current single family residential uses in the Memorial Drive Corridor from 1st Ave SE to Candler Road SE.
5. Promote preservation of the following historical structures and sites:

- a. Victorian Residential Structure at 2348 Hosea L Williams Drive (1910)
- b. Commercial Structure at SE Corner of 2nd Ave and Hosea L Williams Drive (1935)
- c. Zaban Community Center, 241 Daniel Ave. SE, East Lake Park
- d. 246 Daniel Ave SE (1898 & 1894), Possible Home of Bobby Jones (Charles Watts Meadors Boarding House)
- e. 227 East Lake Drive, Scott Hudson Home (Funeral Home, 1924).
- f. 226 East Lake Drive, Second Shepard Home (1920)
- g. 236 East Lake Drive, First Shepard Home (1914)
- h. 2594 Alston Drive, Dr. Sterling Home (1907)
- i. 2806 Alston Drive, Bailey Home (1931). First cinderblock home in Atlanta.
- j. 2704 Alston Drive (1912)
- k. 2724 Alston Drive, Senkbelt Home (1916)
- l. 2740 Alston Drive, Watts Gunn
- m. 2542 Alston Drive (1907)
- n. 2820 Alston Drive, Fulbright Home (1907)
- o. 2811 Alston Drive (1910)
- p. 245 3rd Ave SE, Flanagan Home (1917)
- q. 2641 Pharr Rd NE (1915)
- r. 132 East Lake; William T. Gentry House, Inventor of Pay Phone (1910)
- s. 2720 Memorial Drive; Gentry's Daughters Home (1912)
- t. 2740 Memorial Drive; Gentry's Daughters Home (1910)
- u. 98 Candler Rd (1900)
- v. 2898 Salmon Avenue (1924)
- w. Commercial structure at SE Corner of 2nd Avenue and Hosea Williams Drive
- x. 249 Club Place (1913)
- y. 112 East Lake (1925)

6. Open space land use that preserves for public park and greenspace the following:

- a. East Lake Park, including opposing the sale or division of any section of that park.
- b. Willow Wood Green Space @ North end of intersection of Willow Wood Circle and Roseclair Drive.
- c. East View Cemetery, 56 4th Avenue S.E.

7. Promote, expand, and preserve mixed use path connections to other greenspaces and parks in the area.

NPU-P:

P-1 : Preserve the single-family residential character of NPU P, including the neighborhoods of Niskey Lake, Kings Forest, Heritage Valley, and Ben Hill.

P-2: Encourage residential infill development that is compatible with adjacent development.

P-3: Maintain the boundaries of existing commercial districts, and prevent the encroachment of commercial uses into residential areas.

P-4: Support unified development of the Ben Hill commercial area and its associated community facilities.

P-5: Support the reuse of the existing rock quarry, as is identified in the reclamation plan.

NPU-R:

R-1: Preserve the single-family residential areas of NPU-R, including the Adams Park and Southwest Atlanta neighborhoods.

R-2: Encourage residential infill development that is compatible with adjacent development.

R-3: Support unified development of the Campbellton Road commercial corridor, including Greenbriar Mall and Campbellton Plaza, without encroaching into adjacent residential areas.

R-4: Consolidate strip-commercial uses in order to create a unified development having a minimum number of curb cuts and turn lanes.

R-5: Support unified development in the Greenbriar commercial area, with an emphasis on concentrated mixed-use development.

R-6: Promote business park type uses in areas designated Industrial. Such business parks shall include complementary groupings of office, warehousing, distribution, and light manufacturing uses, provided that such light manufacturing activity is limited to the processing or assembly of completed parts or components into finished or semi-finished products. Such uses shall not involve any hazardous materials or excessive noise, odor, vibration, or other negative impacts. Further, such uses shall exist in a park-like setting and shall be situated in such a manner as to preclude the occurrence of any adverse impacts on any nearby residential uses.

NPU-S:

S-1: Preserve the single-family and low-density residential character of the Venetian Hills and Oakland City neighborhoods.

S-2: Preserve the historic integrity of the Oakland City neighborhood.

S-3: Prevent the encroachment of commercial uses into adjacent single-family and low-density residential neighborhoods.

S-4: Create opportunities for commercial property owners and merchants to improve their properties through a uniform and coordinated method that links the character, design standards, and historic nature of the community.

S-5: Install and improve sidewalks throughout the NPU-S neighborhoods including the neighborhoods around the Oakland City MARTA Station and along Campbellton Road.

S-6: Encourage the rezoning of properties within the NPU that are currently incompatible with residential uses to a more compatible zoning district.

S-7: Encourage the development of a Neighborhood Commercial Zoning District for the Cascade/Beecher commercial node to promote new high quality retail services to the area.

S-8: Encourage the adoption of local design standards that would enhance the identity of the retail community.

S-9: Improve the pedestrian access by developing and improving sidewalks and streetscapes within the Cascade/Beecher commercial node.

S-10: Encourage mixed-use development and economic development in order to attract more commerce into NPU S.

S-11: Support the development of compatible infill housing that is consistent with the lot coverage, floor-to-area ratio, building height, and wall/fence height of nearby home.

NPU-T:

T-1: Preserve the single-family and low-density character of the Westview, Just Us, Ashview Heights, and West End neighborhoods.

T-2: Promote the orderly expansion of Atlanta University Center and preserve the historic character of the West End neighborhood.

T-3: Support the expansion of Atlanta University Center colleges in accordance with a master plan to be approved by the City of Atlanta.

T-4: Encourage the development of concentrated, high-intensity mixed use development in the West End Station Area Development Node.

T-5: Support the development of street-level retail uses along Ralph D. Abernathy Drive from Lee Street to Ashby Street.

T-6: Consolidate strip commercial uses in order to create a unified development having a minimum number of curb cuts and turn lanes.

T-7 : Promote medium density residential (0-16 units/acre) development of the Brown High School site in a manner that preserves the historic integrity of the West End neighborhood.

T-8: Promote the residential quality of neighborhoods and foster and assist citizens with homeowner acquisition, rehabilitation/renovation, and sales of real property.

T-9: Support the unified development of the Abernathy commercial district, extending into the Cascade commercial district to Donnelly Street, without encroaching into adjacent residential areas.

T-10: Support the finalization of redevelopment plans for the Sears Building and the Candler Warehouse.

NPU-V:

V-1: Preserve and promote the low-density residential character of the Adair Park, Pittsburg, Mechanicsville (south of Georgia Avenue), Summerhill (south of Georgia Avenue), and Peoplestown neighborhoods by encouraging a mix of incomes and housing types in the redevelopment of NPU-V.

V-2: Encourage mixed-use and neighborhood commercial development activities in the Georgia Avenue, Ralph David Abernathy Boulevard, Atlanta Avenue, and McDaniel Street (as were proposed in the respective neighborhood redevelopment plans) areas in order to reestablish the historical small-town ambiance of these areas.

V-3: Retain industrial uses that are compatible with their surrounding development patterns. Provide landscape or architectural buffers in order to minimize their impacts on residential areas.

V-4: Promote and expand low-density mixed-use (commercial, residential, office, and office) development patterns that are compatible with the surrounding residential areas and are located along major transportation routes.

V-5: Promote mixed-use and commercial development on Capitol Avenue in order to create a vital connection to the Downtown area.

V-6: Encourage the environmental rehabilitation and reuse or redevelopment of the Candler Warehouse. Promote light industrial, loft housing, and/or office usage of this property.

V-7: Maintain the land-use boundaries that were identified in the redevelopment plan for NPU-V in order to minimize the adverse effects of special events parking on neighborhoods.

V-8: Promote increased MARTA access to Turner Field (also known as Braves Stadium) in order to reduce the continued need for parking in NPU-V neighborhoods and to enhance the further development of the community.

NPU-W:

W-1: Preserve the single-family and low-density character of the Ormewood Park, East Atlanta, Woodland Hills, Custer Avenue, McDonough, Guice, Benteen, Boulevard Heights, and Grant Park neighborhoods.

W-2: Preserve the historic integrity of the Grant Park neighborhood and the Oakland Cemetery Historic District.

W-3: Promote low-density residential development of the Hoke Smith High School property in a manner that preserves the historic integrity of the Grant Park neighborhood.

W-4: Encourage mixed use development along the Memorial Drive and Moreland Avenue corridors. Consolidate strip- commercial uses in order to create a unified development pattern having a minimum number of curb cuts and turn lanes.

W-5: Maintain the boundaries of the existing commercial uses along Hill Street from I-20 to Memorial Drive. Prevent the encroachment of these uses into adjacent residential areas.

W-6: Support the development of a limited access road from I-20 to the CSX landport facility between Memorial Drive and Boulevard. Minimize the adverse impacts of the CSX landport facility on adjacent residential areas.

W-7: Support and promote the continued commercial revitalization efforts for the East Atlanta business district.

W-8: Encourage and foster the revitalization of NPU-W by annually reviewing the City's NPU-W 15-year Land Use Map.

W-9: Promote the redevelopment of the Williams Brothers/Blue Circle property north of Glenwood Avenue and east of Boulevard as a mixed housing/retail commercial area. Promote this area as a viable location for major grocery and anchor stores, with supporting smaller retail/restaurant businesses. These new commercial uses should serve to provide an appropriate transition from commercial to adjacent residential areas.

W-10: Support the adoptive reuse of the facilities comprising the former John B. Gordon School, John Slaton School, and Anne E. West School for residential and neighborhood-oriented commercial purposes, and preserve the historically significant components of the structures.

W-11: Encourage the preservation and promote the use of the Entrenchment Creek floodplain as open space and the site of a 25-acre park and adjacent PDH housing.

W-12: Support a restriction on the siting of impound lots, landfills, municipal trash transfer stations and other similar facilities in NPU-W.

NPU-X:

X-1: Preserve the single-family character of the Capitol View, Capitol Manor, Sylvan Hills, Perkerson and Hammond Park neighborhoods.

X-2: Preserve the historic integrity of the Capitol View neighborhood.

X-3: Support unified development in the Cleveland Avenue/I-75 and the Lakewood Freeway/I-75/85/ Langford Parkway Interchange areas, with emphasis on concentrated mixed-use development.

X-4: Consolidate strip commercial uses in order to create a unified development having a minimum number of curb cuts and turn lanes.

X-5: Maintain the boundaries of industrial uses on Murphy Avenue and prevent industrial encroachment into adjacent single-family residential areas.

X-6: Encourage the creation and development of a Master Plan for NPU-X.

X-7: Encourage the support of Perkerson Park.

X-8: Encourage and promote low density commercial and neighborhood commercial land uses at the following intersections: Avon at Murphy, Dill Avenue at Murphy, Deckner at Murphy, Birch at Deckner, Lakewood at Murphy and Metropolitan Parkway west side immediately north of Casplan, across from the Atlanta Metropolitan College.

NPU Y

Y-1: Preserve the single-family and low-density residential character of the Chosewood Park, High Point, Joyland, Betmar LaVilla, South Atlanta, and Lakewood Heights neighborhoods.

Y-2: Promote the redevelopment of the Lakewood Fairgrounds property as an entertainment/sports center. Preserve the historic fairground buildings.

Y-3: Consolidate strip commercial uses to create a unified development pattern having a minimum number of curb cuts and turn lanes.

Y-4: Promote commercial development nodes on Boulevard and Ellenwood.

Y-5: Promote redevelopment of industrially designated land south of the BeltLine with civic and institutional uses.

NPU Z:

Z-1: Preserve the single-family and low-density residential character of the Thomasville, Norwood Manor, Leila Valley, Rebel Forest, Polar Rock, Lakewood, Orchard Knob, and Pennington Park neighborhoods.

Z-2; Promote the industrial and low-density commercial development of property that is located between I-285 and the City Limits that is impacted by airport noise.

Z-3: Promote industrial development east of the existing residential uses on Forest Park Road.

Z-4: Promote commercial development at the I-75/Cleveland Avenue Interchange.

Z-5: Preserve floodplain areas along South River, William's Creek, and Poole Creek as open space.

Z-6: Consolidate strip commercial uses to create a unified development pattern having a minimum number of curb cuts and turn lanes.

Z-7: Retain industrial uses. Provide landscaped or architectural buffers in order to minimize the impacts of industrial uses on residential areas.