CDP legislation supplement

Proposal

The goal of the legislation is to amend the Comprehensive Deve-lopment Plan (CDP) of the Howell Mill Road Rezoning Project. These land use changes include the addresses 1572, 1586, 1678, and 1690 Howell Mill Road, 1656 Defoor Avenue and 901 Chatta-hoochee Avenue.

Reasons

- **Consistent with recommendations:** This amendment being is proposed as a result of the recommendations of the Howell Mill Redevelopment Blueprint, which proposes re-zoning the parcels on Howell Mill Road between I-75 and Morris Street and Forrest Street to the MRC-2-C designation.

- **Conformity with existing uses/ businesses:** Given that four of the six properties (1572 Howell Mill Road, 1586 Howell Mill Road, 1678 Howell Mill Road, and 1690 Howell Mill Road) already have commercial rather than industrial uses, the change in land use designation to Low Density Commercial will help the properties conform to their actual uses, those being Enterprise Rent-A-Car, Gordy Tires, a former Just Brakes, and 70's Hand Car Wash.

- **Conformity with adjacent uses:** The future land use will align with the current adjacent land uses. 1657, 1659 Defoor Avenue (outside of the Howell Mill Road Redevelopment Corridor) already have a Low Density Land Use with Residential-Limited Commercial zoning. Those properties lie east along Springer Street to the north.

- **Aligns with adjacent uses to the south:** The properties to the south (1512-1572 Howell Mill Road) within the corridor already have Low Density Commercial Land Use, including a commercial storage building.

- **Land lot line location:** The portion of 901 Chattahoochee Avenue east of the land lot line has commercial uses (Duncan Automotive and Frosty Treats of Atlanta).

- **Consistent property ownership:** 901 Chattahoochee, 1656 Defoor, and 1678 and 1690 Howell Mill Road all have the same ownership.

- **Less arbitrary than zoning line:** The change in the land use designation will allow for a zoning line that is more consistent along Howell Mill Road than the current line.