

Welcome!

Follow-Up Meeting

HOWELL MILL ROAD REDEVELOPMENT BLUEPRINT

May 6, 2015

Devoor Centre - Forum Room

1710 Devoor Avenue NW

Atlanta, GA 30318



Where are we in the process?

- Meeting 1: Kick-Off
 - March 30th, Shepard Senior Center
- Meeting 2: Open House
 - April 17th, Shepard Senior Center
- **Meeting 3: Follow-Up**
 - **May 6th, Defoor Centre**



What's the difference between land use and zoning?

LAND USE

- A land use plan provides guidance for specific zoning and densities.

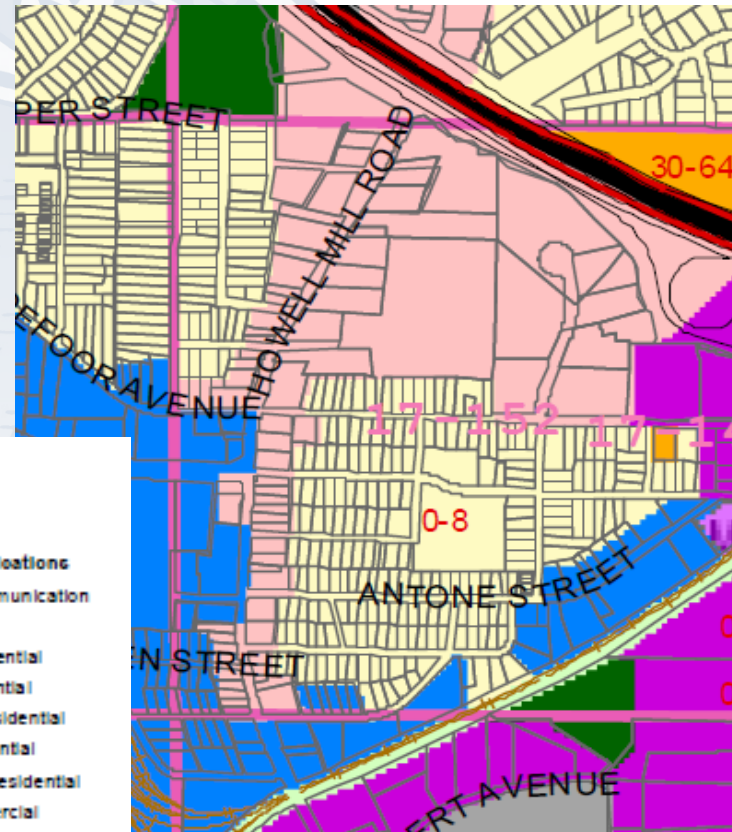
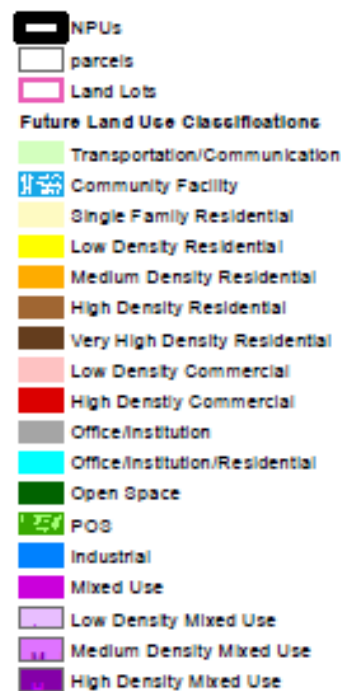
ZONING

- Zoning refers to binding land requirements that regulate appropriate use, bulk, height, density, and other characteristics appropriate for a site

Existing Land Uses Map

Comprehensive Development Plan (CDP) Land Use Designation

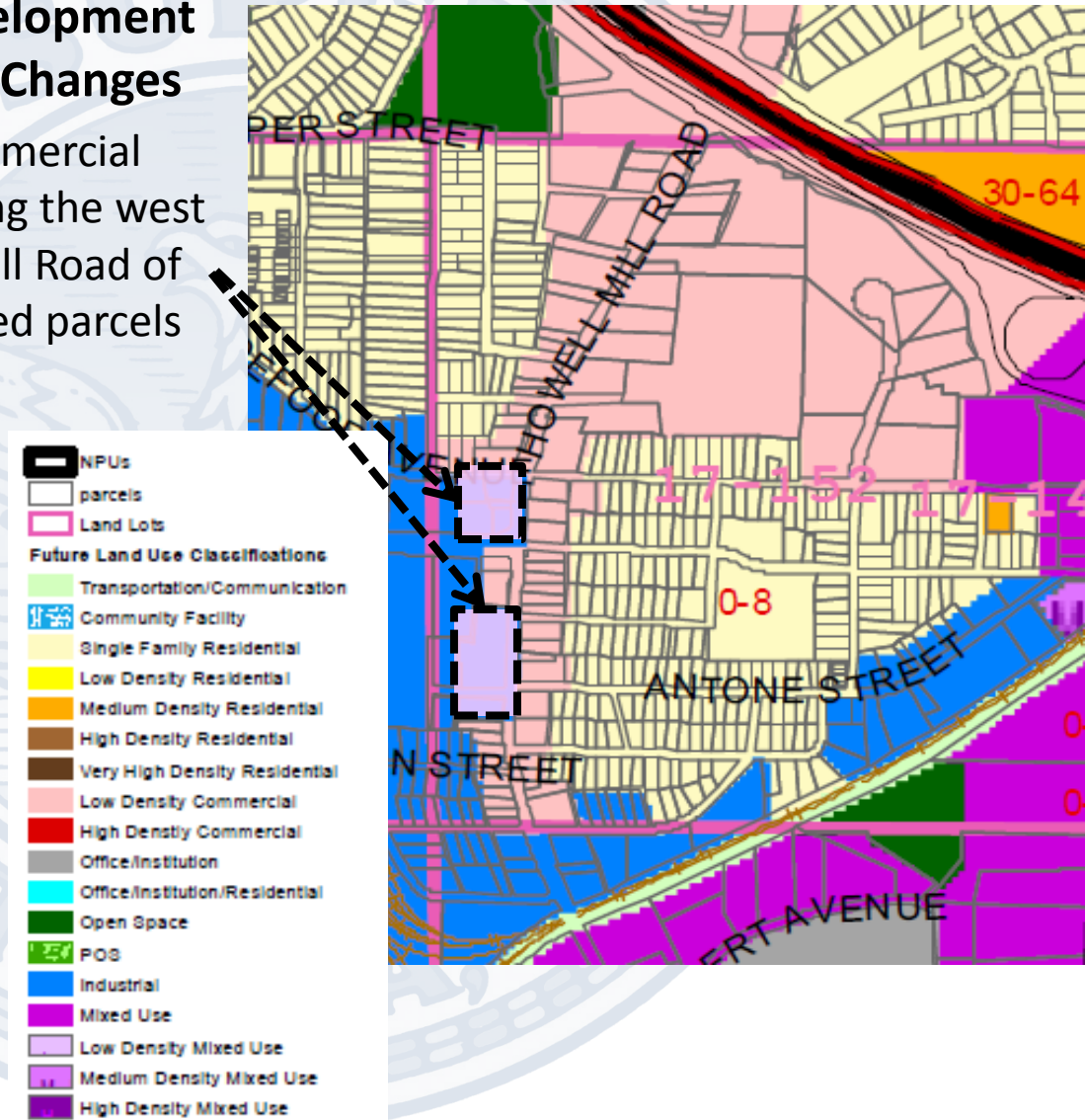
- Mostly 'Low Density Commercial'
- Limited 'Industrial' along the corridor south of Defoor Ave.



Comprehensive Development Plan (CDP) Change

Comprehensive Development Plan (CDP) Land Use Changes

- Low Density Commercial continuation along the west side of Howell Mill Road of Industrial classified parcels



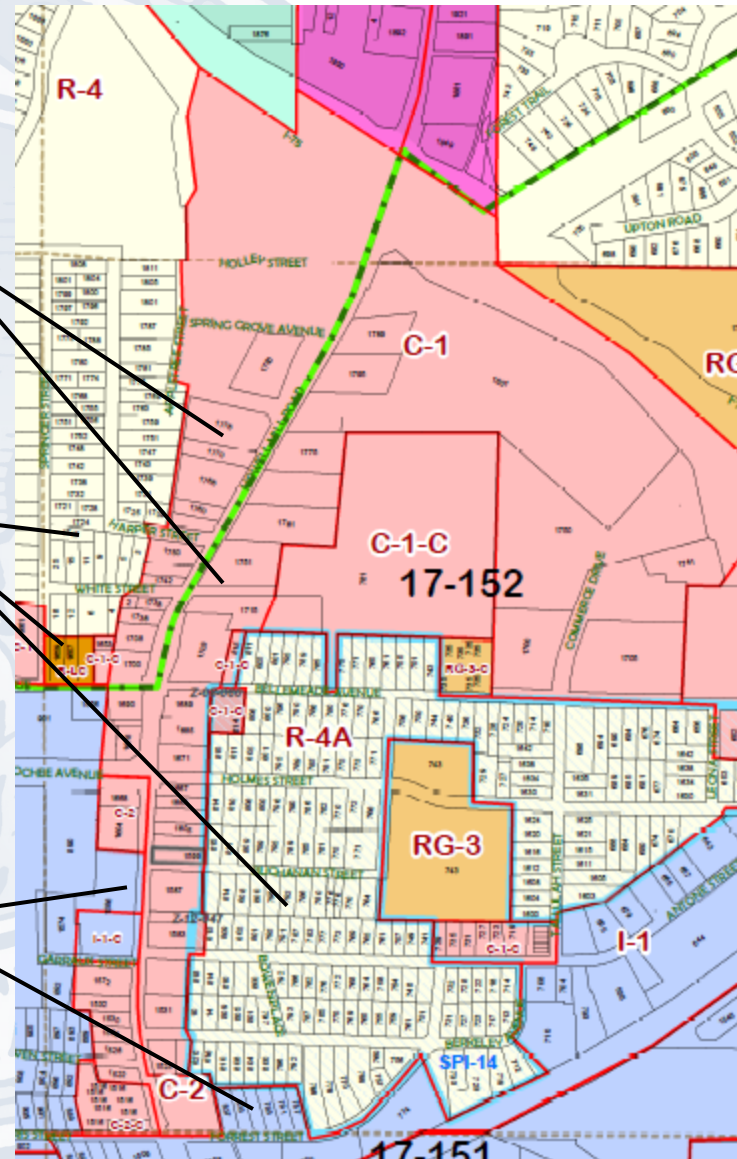
Existing Zoning

- Commercial
 - Mostly C-1 along Howell Mill
 - C-1-C
 - C-2, C-2-C
- Residential
 - RL-C
- Industrial
 - I-1, I-1-C
- Adjacent Residential
 - R-4, R-4A

Commercial

Residential

Industrial



Existing Zoning - BeltLine Overlay District

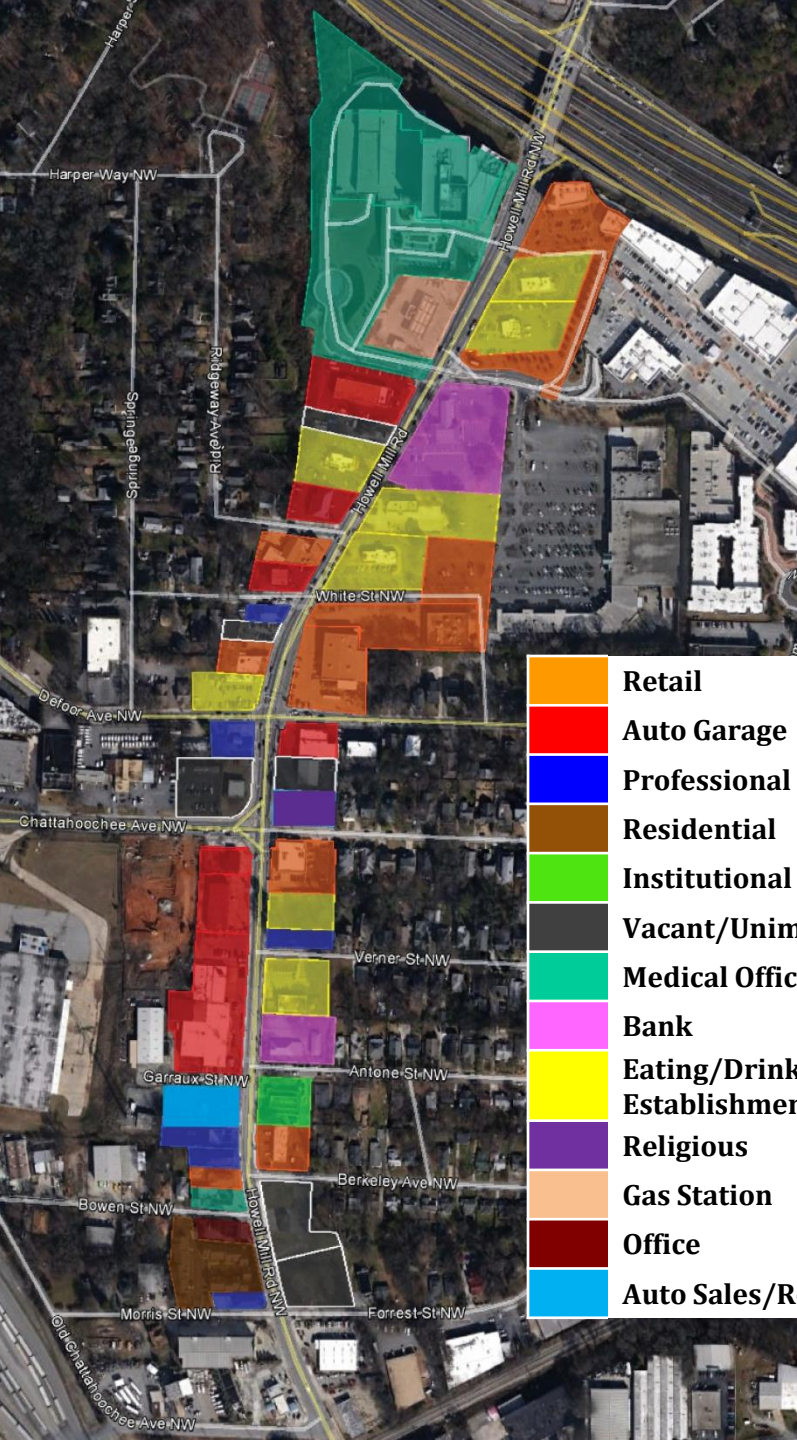
Establishes urban design regulations to guide, and manage quality development within the BeltLine area

What development control tools does it have?

- Transitional uses and yards
- Wide sidewalks
- Site limitations (i.e. location of parking areas)
- Driveway configuration (i.e. reduced number and size of curbcuts)
- Building façade requirements (i.e. entries & fenestration)



Existing Uses



- **Land Uses**

- Mostly 'Low Density Commercial'
- Some 'Industrial' along the corridor south of Defoor Ave.

- **Businesses**

- 9 - Retail
- 8 - Eating/drinking establishments
- 7 - Auto garage
- 6 - Professional Service
- 6 - Vacant/unimproved
- 3 - Medical offices
- 2 - Banks
- 1 - Residential
- 1 - Institutional (fire station)
- 1 - Religious (church)
- 1 - Gas station
- 1 - Office
- 1 - Auto sales/rental

Existing Zoning - C1 & C2

COMMERCIAL

Sidewalks NOT required



No height restrictions



required

Transitional yard





So what's proposed for Howell Mill?

Proposed Zoning - MRC

**MIXED RESIDENTIAL
COMMERCIAL**

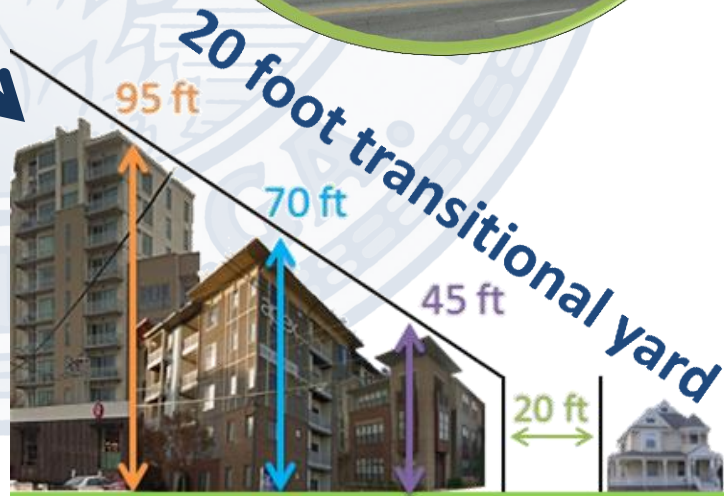
Sidewalks required



Height restrictions

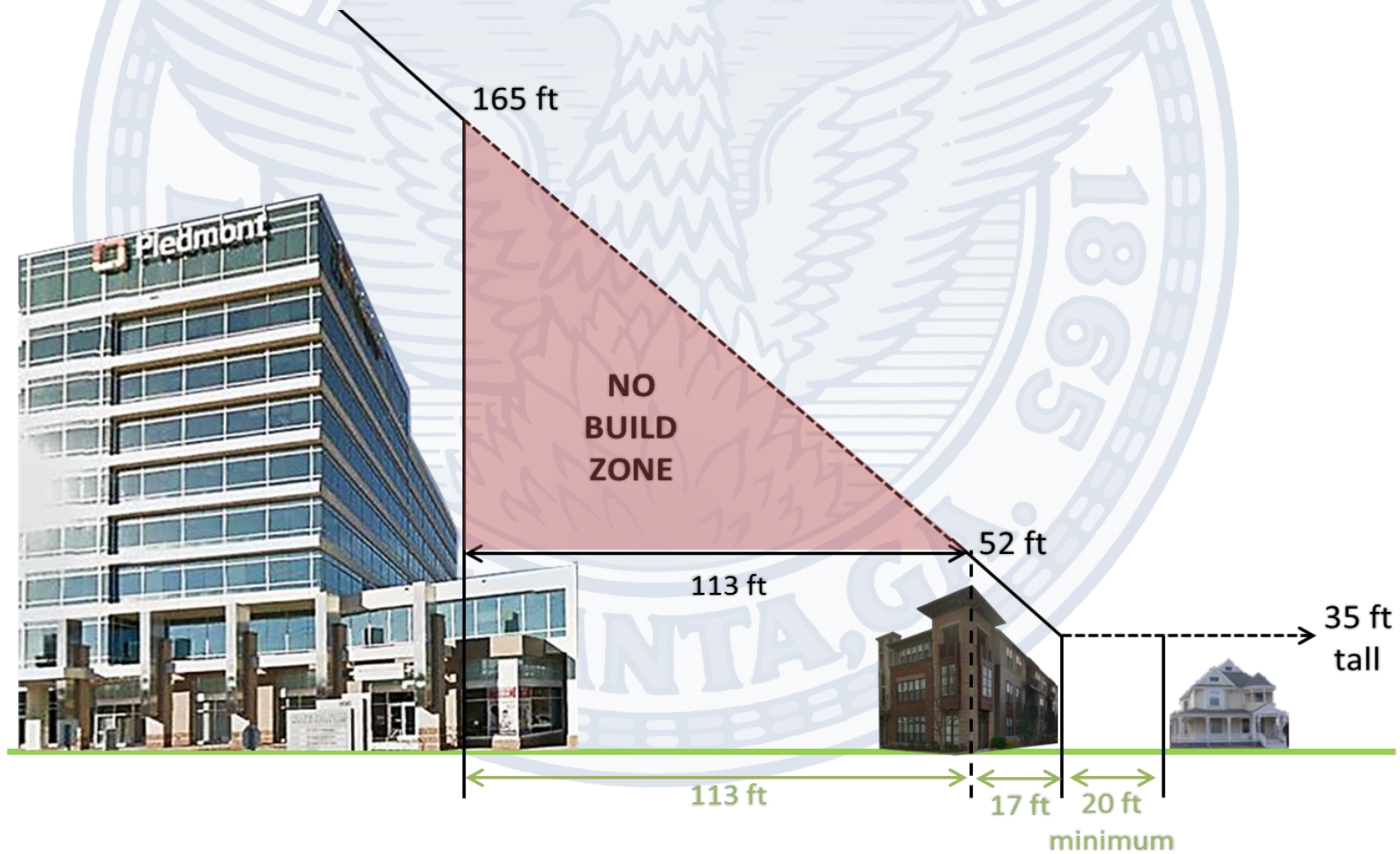


**Transitional
height
plane**

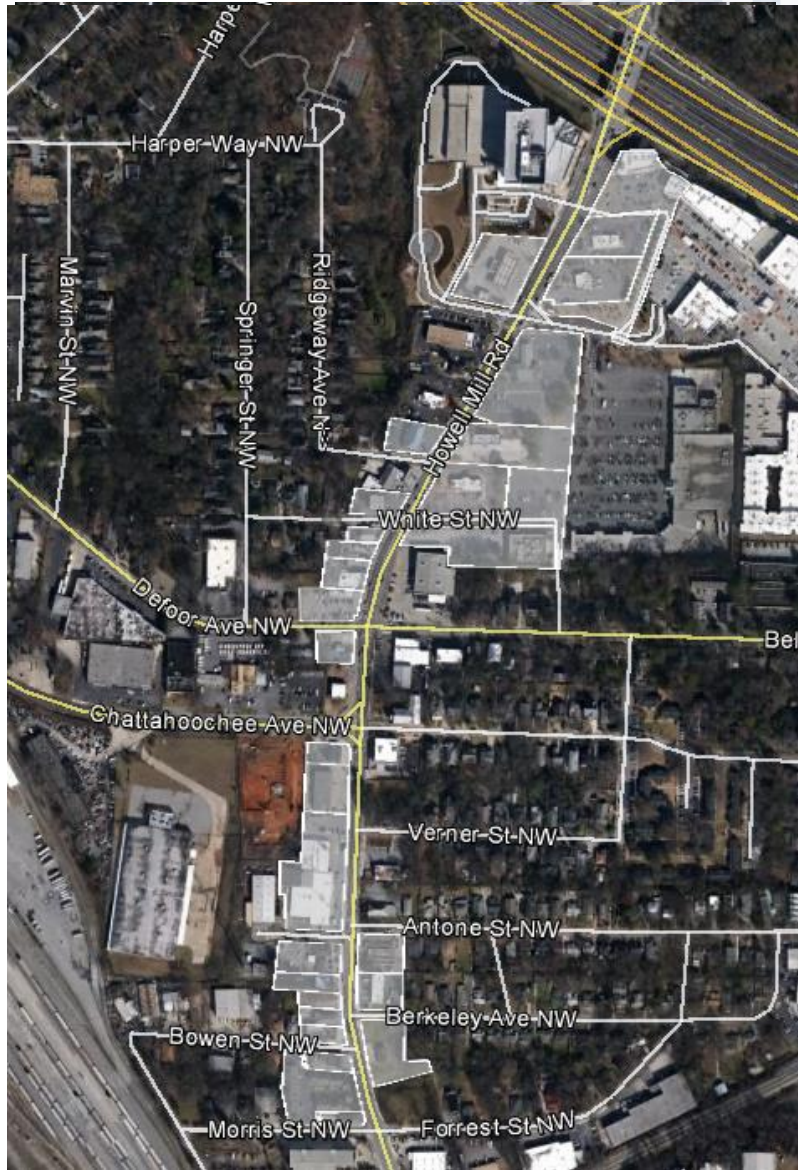


Suggested Zoning : MRC-2

- Medium density residential and commercial uses along corridors and intended to serve a group of adjacent neighborhoods
 - **Transitional height plane** and a **DO NOT** build over 52 feet in height within 150 feet of residential uses.

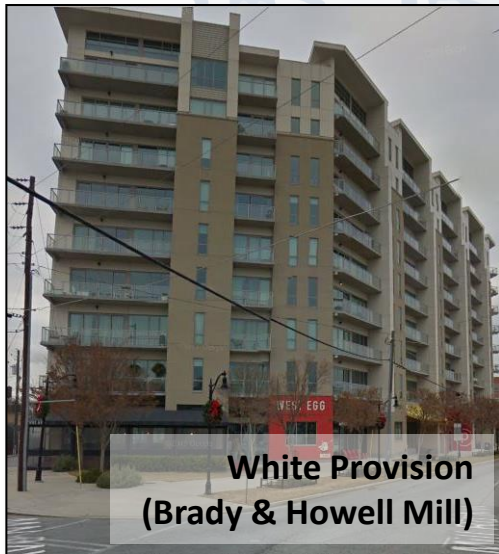
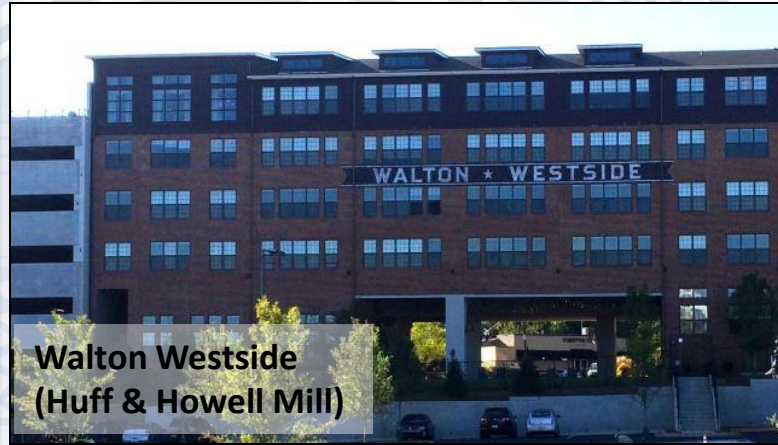


Maximum MRC-2 Buildout



- Given the transitional height plane the majority of parcels would not be able to exceed 52 feet, these are shown in **WHITE**.
- Considering 150 feet of depth having 52 feet max height, parcels in **LIGHT BLUE** could not exceed 90 feet in height due to their shallow lot sizes.

Existing Nearby Recent Development- Heights





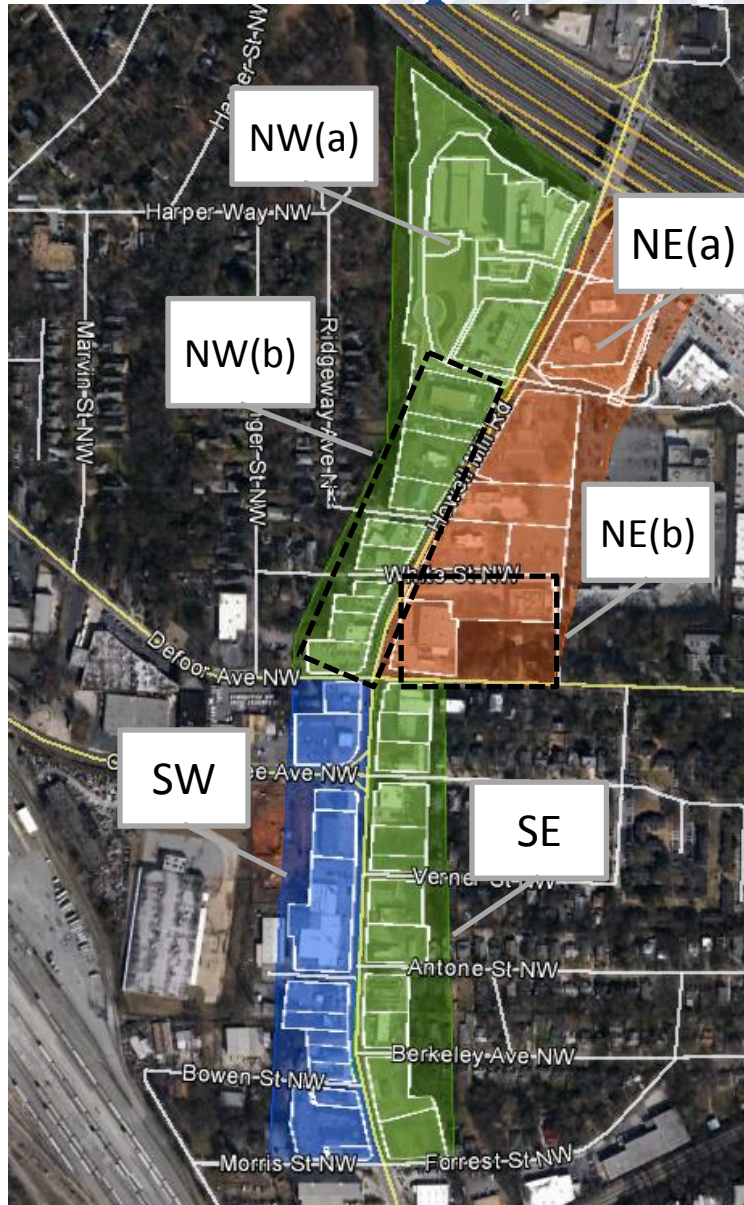
What tools do we have to regulate growth on Howell Mill?

Character Areas



- There are found to be four distinct character areas along Howell Mill Road
 - **Adjoining residential:** Underwood Hills (NW) and Berkeley Park (SE)
 - **Commercial:** Wal-Mart, Kroger, etc.
 - **Commercial/Industrial:** Southwest locally owned businesses

We can use specific conditions!

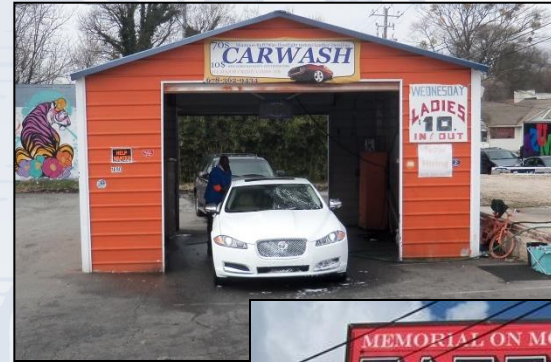


- Conditions under consideration for MRC-2 will vary per character area but establish:
 - Use limitations
 - Height restrictions
 - Density restrictions
 - Etc.

Use Limitations

- Prohibited Primary and Accessory Uses:

- Car Washes
- Commercial Greenhouses
- Nightclubs
- Car Sales
- Pay Parking Lots
- Tattoo & Body Piercing Establishments
- Check Cashing Establishments
- Pawn Shops
- Truck Stops



Hours of Operation

- **No** use **operating** between the hours of 2:00 AM to 6:30 AM
- **No** outdoor dining or amplified sound allowed to operate **outside** enclosed **permanent** structures between 11:00 PM to 6:30 AM



Additional Subarea Use Limitations

- Additional Regulated Uses:
 - **Underwood Hills Subarea (NW)**
 - Fuel Dispensing (Gas) Stations– limit 2
 - **Commercial/Industrial Subarea (SW)**
 - “Big Box Limitation” – non-residential use will not exceed 12,000 sq ft
 - Drive through or Drive-up uses prohibited
 - **Berkeley Park Subarea (SE)**
 - Auto Service & Similar Stations– limit 3
 - “Big Box Limitation” – non-residential use will not exceed 12,000 sq ft
 - Drive through or Drive-up uses – limit 2



Density Restrictions



Non-Residential Density (FAR) maximums:

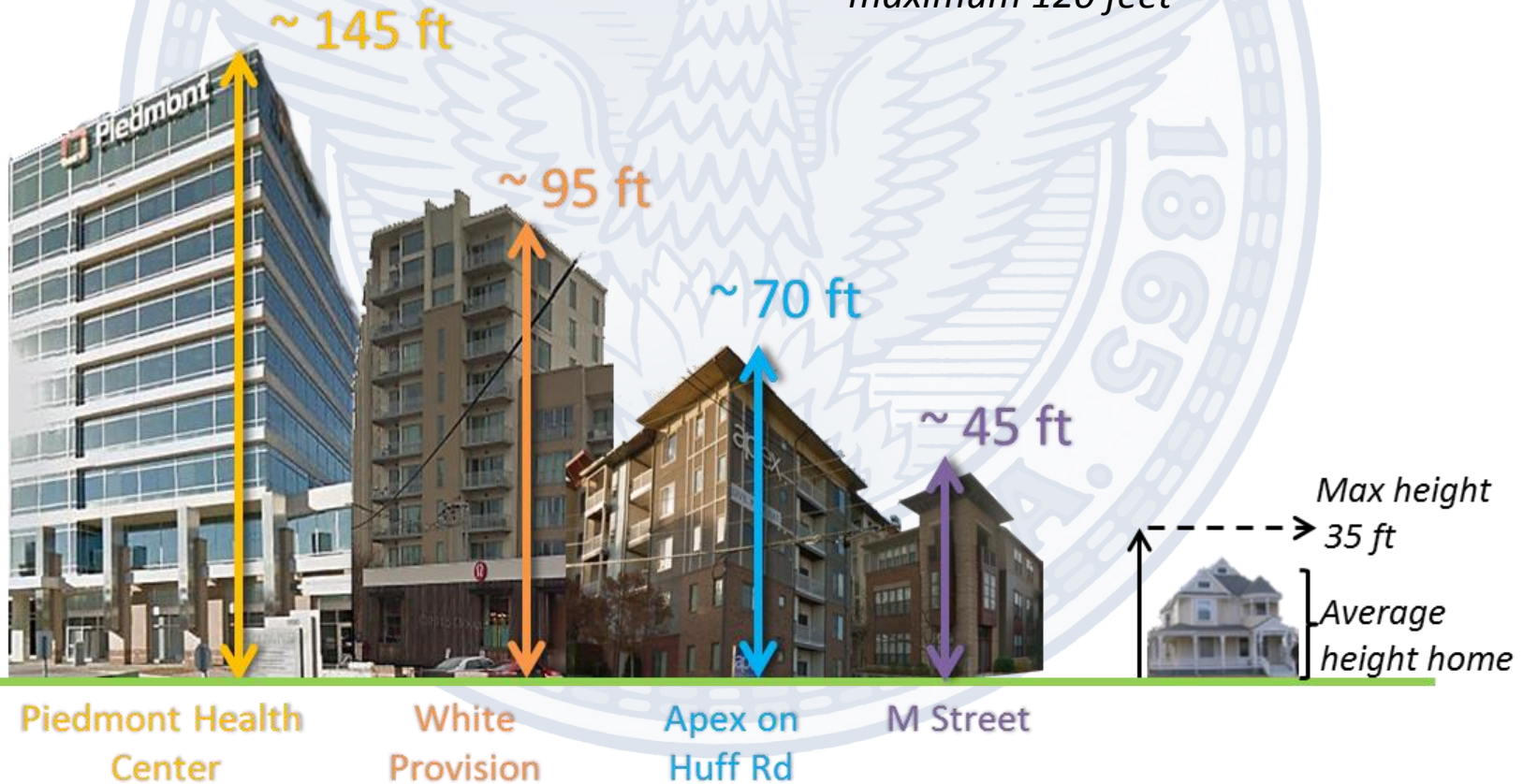
- **NE(a):** Uses shall not exceed 2.0 times the net lot area.
- **NW(b) and SE Subareas:** Uses shall not exceed 1.0 times the net lot area except to the degree allowed by the FAR bonus as provided in the Shared Access incentive.
- **NE and SW Subareas:** Uses shall not exceed 1.5 times the net lot area except to the degree allowed by the FAR bonus as provided in the Shared Access incentive.

Residential Density (FAR) maximums:

- **All Subareas:** 0.696 times the gross lot (plus incentive bonuses)

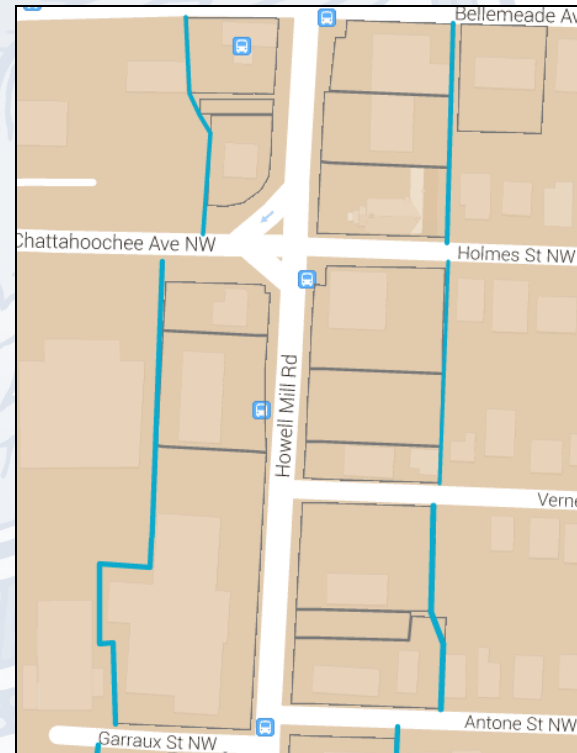
Height Restrictions

- **Subareas: NW(a)**
 - maximum 150 feet
- **Commercial Subarea NE(a)**
 - *maximum 150 feet*
- **NW(b), NE(b) & SE**
 - *maximum 90 feet*
- **Commercial/Industrial Subarea (SW)**
 - *maximum 120 feet*



Access Management via Shared Access

- Access management goals:
 - Reducing traffic congestion
 - Lowering the number of crashes and increasing pedestrian safety
 - Reducing unnecessary turn movements through shared parking
 - Park once, walk anywhere
 - More efficient utilization of parking spaces
 - Provide emergency vehicle access
- Inter-parcel access allows drivers across more than one parcel of land through an interconnected **aisle** between properties



Shared Access & Access Management

Shared Access Incentives

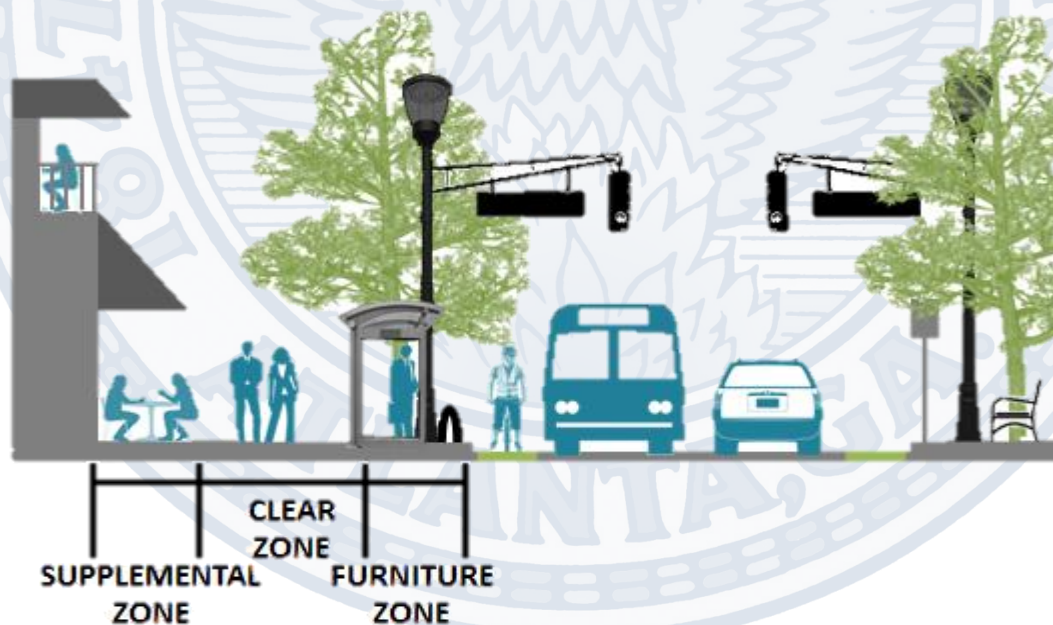
- **Density** - 2 square feet of additional floor area per 1 square foot of such perpetual easement area
- **Parking** - Allows for a reduction of 10% in parking, rounded up to the nearest number

Access Management

- Max 1 two-way curb cut or 2 one-way curb cuts on Howell Mill Road unless parcel has access to another public ROW.
- In this case, only a max 1, one-way right egress curb cut is allowed on Howell Mill Road.

Future Preservation

- Portions of Howell Mill Road to be preserved for to be determined items such as: drive lanes, street curbing, street furniture and tree planting zones, bike lanes and/or clear sidewalks.
- In return, instead of a 20' street facing setback including a 15' sidewalk (with street trees) a 20' setback including a 10' sidewalk (with street trees) would be allowed.



Residential Open Space

- Residential useable open space
 - A minimum of 10% of any minimum useable open space requirement (USOR) shall be provided as uncovered and at finished grade.



**Crescent Howell Mill
(Beck & Howell Mill)**

Proposed Conditions Summarized

Conditions	Underwood Hills (NW)	Berkeley Park (SE)	Commercial (NE)	Commercial (SW)
Restricted & Regulated Uses	<i>Car washes, commercial greenhouses, nightclubs, car sales, storage facilities, surface parking lots, tattoo and body piercing establishments, pawn shops, check cashing establishments, truck stops, veterinary not within enclosed structures</i>			
	Max 2 gas stations	Max 2 drive-up/drive-through uses, max 3 auto-focused businesses, no non-residential >12,000 ft ²		Drive-up uses prohibited; no non-residential >12,000 ft ²
Hours of Operation	<i>No uses shall operate between 2AM and 6:30AM No outdoor dining between 11PM AND 6:30AM</i>			
Heights	A: Transitional height plane with max 150 ft B: Transitional height plane with max 90 ft	Transitional height plane with max 90 ft	A: Transitional height plane with max 150 ft B: Transitional height plane with max 90 ft	Transitional height plane with max 120 ft
Density Non-Res.	A: 2.0x net lot area B: 1.0x net lot area	1.0x net lot area	1.5x net lot area	1.0x net lot area
Density Residential	0.696x net lot area plus applicable bonuses	0.696x net lot area plus applicable bonuses	0.696x net lot area plus applicable bonuses	0.696x net lot area plus applicable bonuses
Access Management	<i>Front: Preserve up to 8 ft Access Management: max 1 two-way curb cut or 2 one-way curbcuts on Howell Mill Road unless parcel has access to another public ROW whereas only a max 1, one-way right egress curb cut on Howell Mill Road</i>			
Shared Access	<i>Shared Access: Incentivize common or joint driveway as evidenced by site plan and signed perpetual easement. 1. 2 square feet of additional floor area per 1 square foot of such perpetual easement area 2. A 10% reduction of minimum parking requirements (with any fraction rounded up)</i>			
Residential Open Space	<i>A minimum of 10% of any minimum useable open space requirement shall be provided as uncovered and at finished grade.</i>			

Break-Out Workshop

- Please stay for our workshop in order to help us fine tune the zoning conditions!
- There are four tables, please find a seat at one of these tables; a facilitator will explain the activity

Uses



Heights



Parcel Access



Open Space /
Residential
Incentives

