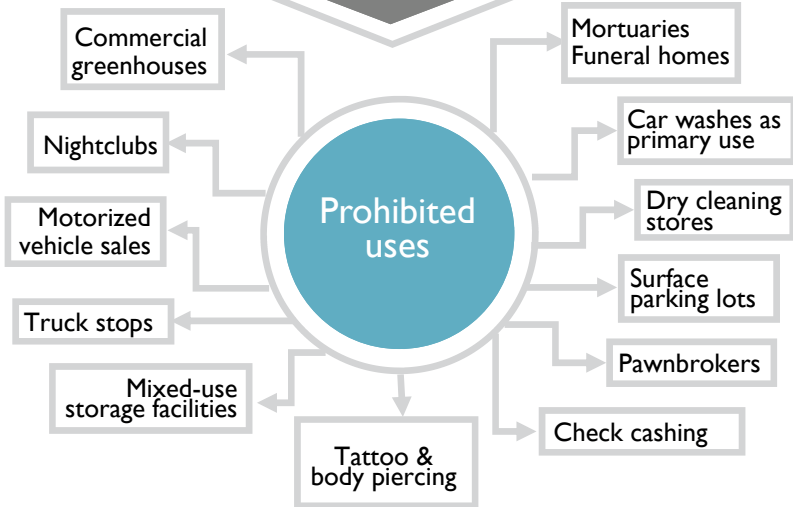


All properties subject to rezoning



Developments adjacent to Berkeley Park and Underwood Hills shall not exceed 52 ft in height for the first 150 ft



New developments must transition in height to protect the adjacent neighborhood

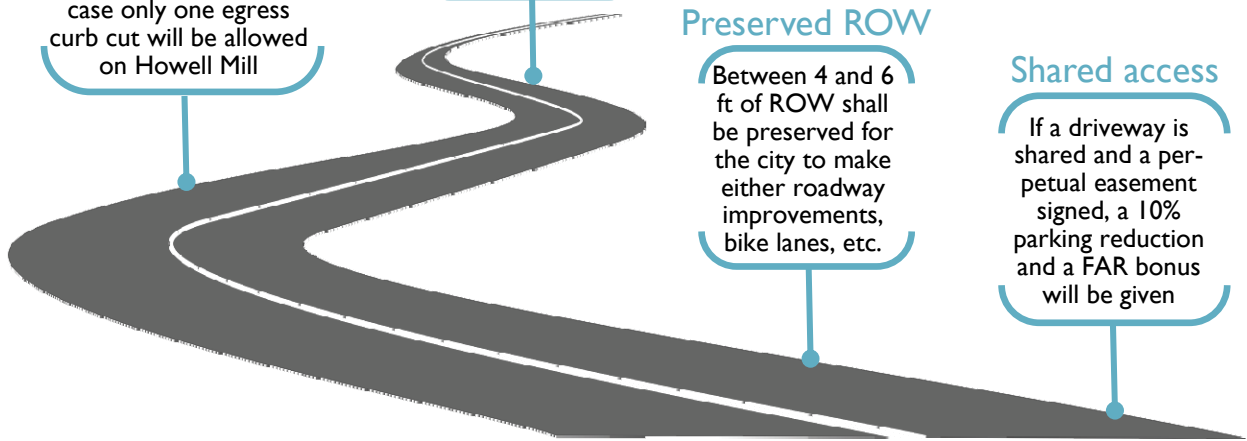


Houses can reach up to 35 ft in height

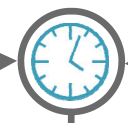


Curb cuts
A max of 1 two-way curb cut or 2 one-way curb cuts allowed on Howell Mill unless the parcel has access to another street in which case only one egress curb cut will be allowed on Howell Mill

Transitional Yard
20 ft transitional yard of which 10 ft is landscaped with evergreen trees



Gas station retail may operate 24h; establishments which serve breakfast may open at 5AM



No operating between 2AM and 6:30AM

No outdoor amplified sounds from 11PM to 6:30AM



Preserved ROW

Between 4 and 6 ft of ROW shall be preserved for the city to make either roadway improvements, bike lanes, etc.

Shared access

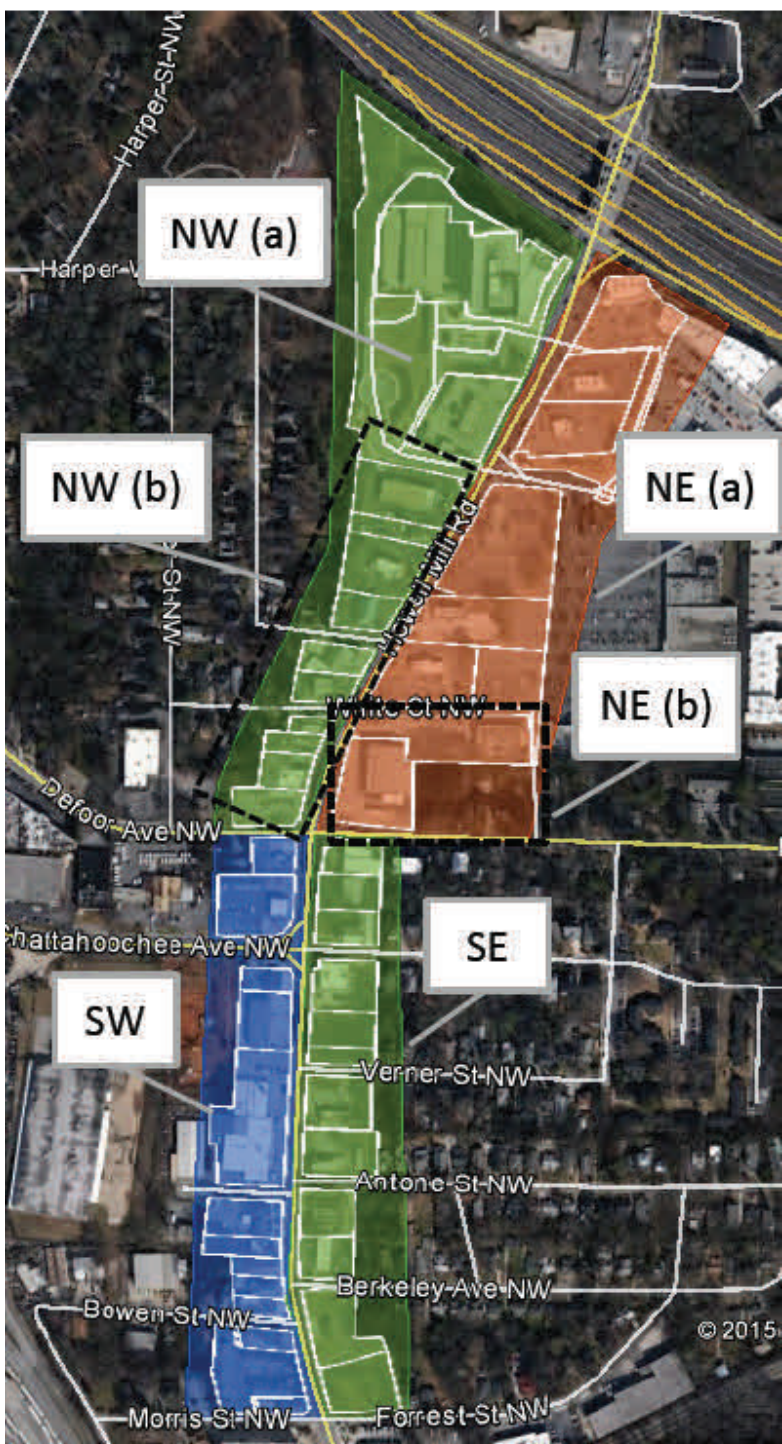
If a driveway is shared and a perpetual easement signed, a 10% parking reduction and a FAR bonus will be given

Green space requirements

10% minimum of any open space requirement must be uncovered and at finished grade



The Howell Mill Road Redevelopment Blueprint is a joint effort between the City of Atlanta's Office of Planning & Council Member Moore



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 80 ft	Transitional height plane with max 80 ft	A: Transitional height plane with max 150 ft B: Transitional height plane with max 80 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>			