

**CITY COUNCIL  
ATLANTA, GEORGIA**

**20-O-1501**

**CDP-20-024 AN ORDINANCE BY COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE TO ADOPT ATLANTA BELTLINE SUBAREA 9 AND 10 MASTER PLANS - THE ATLANTA BELTLINE SUBAREA 9 AND 10 MASTER PLAN UPDATE; TO AMEND THE 2016 COMPREHENSIVE DEVELOPMENT PLAN BY INCORPORATING, BY REFERENCE, SAID PLANS; AND FOR OTHER PURPOSES. NPU'S G, J, K, LAND T COUNCIL DISTRICTS 3 AND 9 (HELD 8/11/20 BY THE COMMITTEE FOR THE 3RD QUARTER CDP PUBLIC HEARING SCHEDULED FOR 9/28/20)**

WHEREAS, the Atlanta BeltLine project is one of the most comprehensive urban revitalization and economic development efforts ever undertaken within the City of Atlanta, which will combine greenspace, trails, transit, affordable housing, and economic development along 22 miles of historic railroad corridor that encircle the City of Atlanta; and

WHEREAS, the residents and property owners of NPU G, NPU J, NPU K, NPU L and NPU T participated with the Atlanta BeltLine, Inc. staff, and a consultant team to develop the Atlanta BeltLine Master Plans: Subarea 9 and Subarea 10; and

WHEREAS, pursuant to 06-O-1157, the Atlanta City Council approved the Atlanta BeltLine Redevelopment Plan on August 21, 2006 as part of the Comprehensive Development Plan; and

WHEREAS, the Federal Transit Administration issued a Record of Decision approving the Tier 1 Environmental Impact Statement for the Atlanta BeltLine on August 28, 2012; and

WHEREAS, the Atlanta City Council voted to approve the Atlanta BeltLine Master Plan: Subarea 9 Master Plan on March 16, 2009 and Subarea 10 Master Plan on December 6, 2010 as a part of the Comprehensive Development Plan; and

WHEREAS, the Atlanta BeltLine undertook an effort to the update Subarea 9 Master Plan and Subarea 10 Master Plans simultaneously and retained The Collaborative to be the lead consultant on developing the master plan updates; and

WHEREAS, the Subarea 9 neighborhoods includes Historic Westin Heights/Bankhead Neighborhood Association, Grove Park, Rockdale, English Avenue, and Knight Park/Howell Station. NPUs G, J, K, and L, government agencies, institutions, community organizations, residents, business and property owners worked with Atlanta BeltLine and the consultant team led by The Collaborative Firm to develop guiding principles, goals and policy recommendations for future growth & development, multi-modal connectivity greenspace, affordable housing, historic preservation, etc., and in the study area for the Atlanta BeltLine Subarea 9 Master Plan Update; and

WHEREAS, the Subarea 10 neighborhoods includes parts of Historic Westin Heights/Bankhead

Neighborhood Association, Vine City, Grove Park, Washington Park, Hunter Hills, Mozley Park, Just Us, Ashview Heights, West End and Harris Chiles. NPU's J, K, L and T, government agencies, institutions, community organizations, residents, business and property owners worked with Atlanta BeltLine and the consultant team led by The Collaborative Firm to develop guiding principles, goals and policy recommendations for future growth & development, multi-modal connectivity greenspace, affordable housing, historic preservation, etc., and in the study area for the Atlanta BeltLine Subarea 10 Master Plan Update; and

WHEREAS, the 2016 Comprehensive Development Plan (CDP) serves as a comprehensive long-term guide to growth and development for the entire City of Atlanta; and

WHEREAS, Chapter 9 of the CDP, entitled "Land Use" recognizes that planning for the City has taken many forms from redevelopment and corridor studies to livable center initiatives (LCI), small area and neighborhood plans; and

WHEREAS, area-specific community plans contain findings and recommendations as to future actions which aid public policymaking, such as future land use and zoning, but do not impose any legally binding land use and zoning controls as such controls must be separately enacted after required local and state processes; and

WHEREAS, the Atlanta BeltLine, Inc., its planning consultant, residents, businesses and other stakeholders engaged in a planning process to develop a document entitled Subarea 9 Master Plan and Subarea 10 Master Plan; and

WHEREAS, it is in the public health, safety and welfare to incorporate by reference Subarea 9 Master Plan and Subarea 10 Master Plan into the CDP.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS, as follows:

Section 1: Subarea 9 Master Plan and Subarea 10 Master Plan, attached hereto as Exhibit "A", is hereby adopted as a non-binding guide to future growth and development. Any policy recommendations contained within the plan document are recommendations only. Any policy change, if any, based on these recommendations must be enacted by the city council through separate legislation.

Section 2: The 2016 Comprehensive Development Plan is hereby amended at chapter 9 to incorporate by reference Subarea 9 Master Plan and Subarea 10 Master Plan, attached hereto as Exhibit "A", as a community plan. This plan is attached to this ordinance and is also on file with the Department of City Planning as a public record available for public inspection.

Section 3: That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby waived to the extent of the conflict.

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**(Held 8/11/20 by the committee for the 3rd Quarter CDP  
Public Hearing scheduled for 9/28/20)**

**Workflow List:**

Keyetta M Holmes	Completed	06/29/2020 9:34 AM
Jonathan S Futrell	Completed	06/29/2020 9:35 AM
Tim Keane	Completed	06/29/2020 9:51 AM
Mayor's Office	Completed	07/02/2020 4:40 PM
Office of Research and Policy Analysis	Completed	07/09/2020 12:05 AM
Community Development/Human Services Committee	Completed	07/14/2020 1:30 PM
Atlanta City Council	Completed	08/03/2020 1:00 PM
Community Development/Human Services Committee	Completed	08/11/2020 1:30 PM
Atlanta City Council	Completed	08/17/2020 1:00 PM
Community Development/Human Services Committee	Pending	08/25/2020 1:30 PM

Certified by Presiding Officer	Certified by Clerk
Mayor's Action <i>See Authentication Page Attachment</i>	