

Campbellton-Cascade Corridors Redevelopment

Overview of Approved Plan and Proposed Implementation Strategy



Campbellton-Cascade Corridors Redevelopment Plan:

- A collaborative public planning process involving residents, property owners, business owners, and other community stakeholders
- Focused on three study areas: Cascade Avenue, Campbellton West, and Campbellton East
- Provides a vision for the future redevelopment of the Campbellton and Cascade corridors
- Includes recommendations for transportation improvements, housing & economic development strategies, urban design concepts, and land use and zoning changes

Implementation:

- The Plan and Land Use changes were **adopted** by the Atlanta City Council in September 2006



Campbellton – East NPU-R



Vision Statement:

Transform back into Southwest Atlanta's "main street" & mixed-use corridor

- Redevelop the Delowe area with new retail, employment and housing
- Redevelop underutilized commercial land into new residential neighborhood
- Make surrounding streets more pedestrian friendly (sidewalks, lighting, building placement and orientation)



Implementation: Zoning Changes



Redevelopment Plan Zoning Recommendations:

Multi-Family Residential (MR)

- Provide for MF residential development that is compatible with SF neighborhood
- Allow for limited neighborhood serving commercial uses on the ground-floor

Mixed Residential Commercial (MRC)

- Encourage infill & redevelopment in traditionally commercial areas with a mix of residential & commercial uses
- Encourage a grid of connected streets to improve access

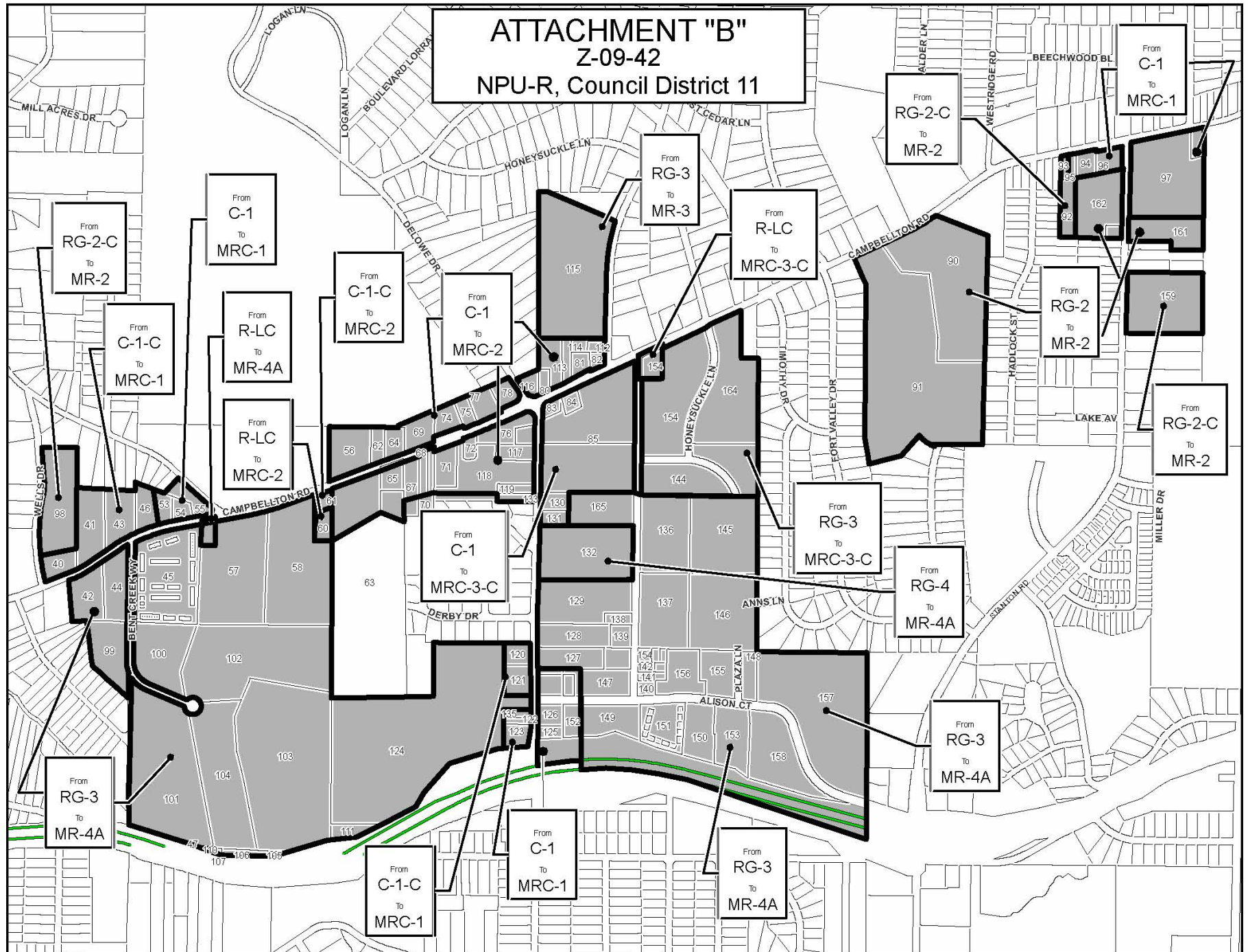
Both Zoning Districts:

- Improve pedestrian environment (through building form & streetscape standards)
- Encourage a grid of connected streets to improve access
- Provide for public parks & open space

ATTACHMENT "A"
Z-09-42
NPU-R, Council District 11



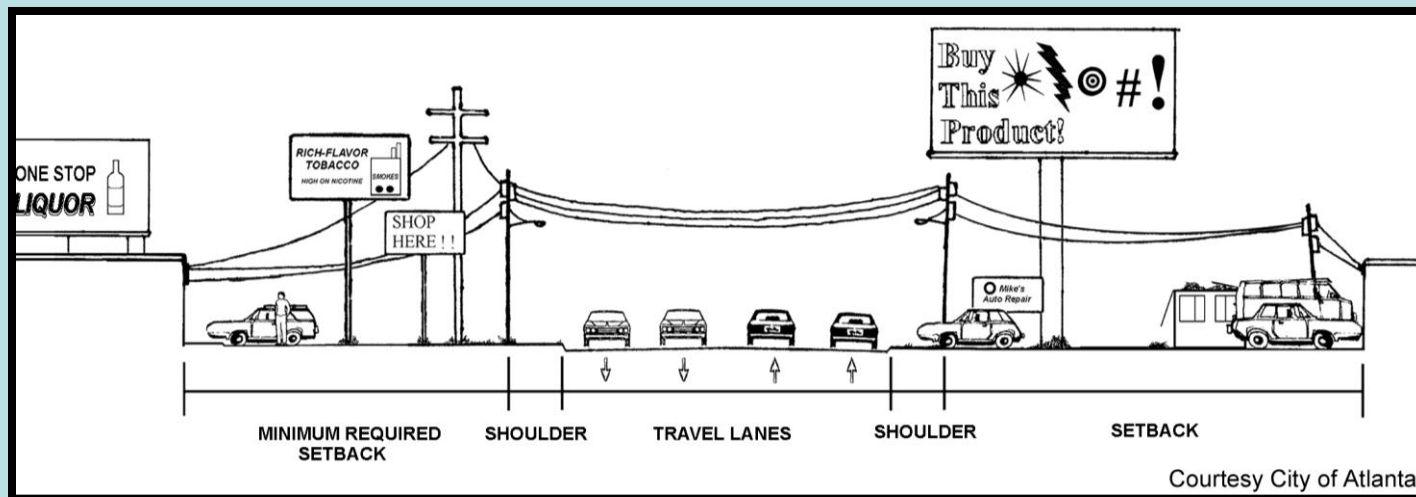
ATTACHMENT "B"
Z-09-42
NPU-R, Council District 11



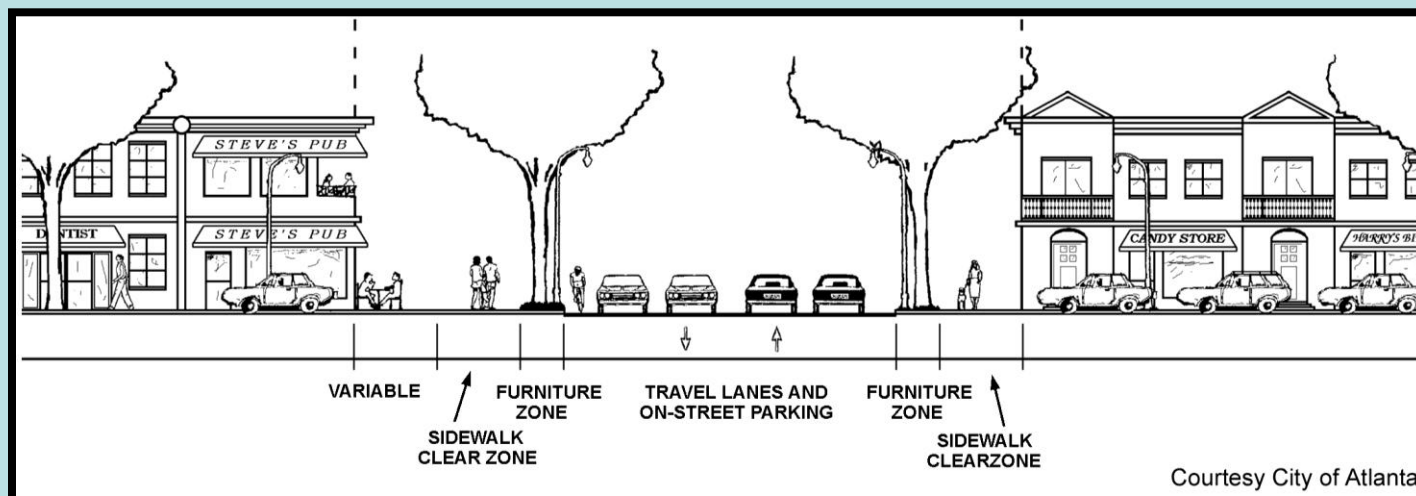
The image is a collage of various urban design standards and diagrams. The central text, "URBAN DESIGN STANDARDS", is overlaid in a large, bold, black serif font. The background consists of several technical drawings and diagrams:

- Top Left:** A diagram showing a 45-degree angle and a 35-foot vertical dimension, labeled "NEIGHBOURHOOD COMMERCIAL".
- Top Center:** A diagram showing a building facade with a "MAX. 5'" horizontal dimension and a "MIN. 8'" vertical dimension.
- Top Right:** A diagram showing a row of trees in front of a building, labeled "City of Atlanta".
- Middle Left:** A diagram showing a "20' BUFFER" and a "20' BACK" dimension, with a "COMMERCIAL ZONING DISTRICT" label.
- Middle Center:** A diagram showing a "10' MIN. SIDEWALK" and a "CONVENIENCE RETAIL" building.
- Middle Right:** A diagram showing a "STREET" and a "MIN. 10'" dimension, with a "DISPENSERS" label.
- Bottom Left:** A diagram showing a "SINGLE-FAMILY RESIDENTIAL PROPERTY" and a "MAX. 3" height limit.
- Bottom Center:** A diagram showing a "LANDSCAPE BUFFER" with a "30" MAX. HEIGHT" and "24" MIN. HEIGHT" for trees, and a "MIN. 5'" width.
- Bottom Right:** A diagram showing a "RETAIL" building with a "MIN. 10'" height and a "MIN. 5'" width, with a "LANDSCAPE BUFFER" label.

Existing Typical Streetscape



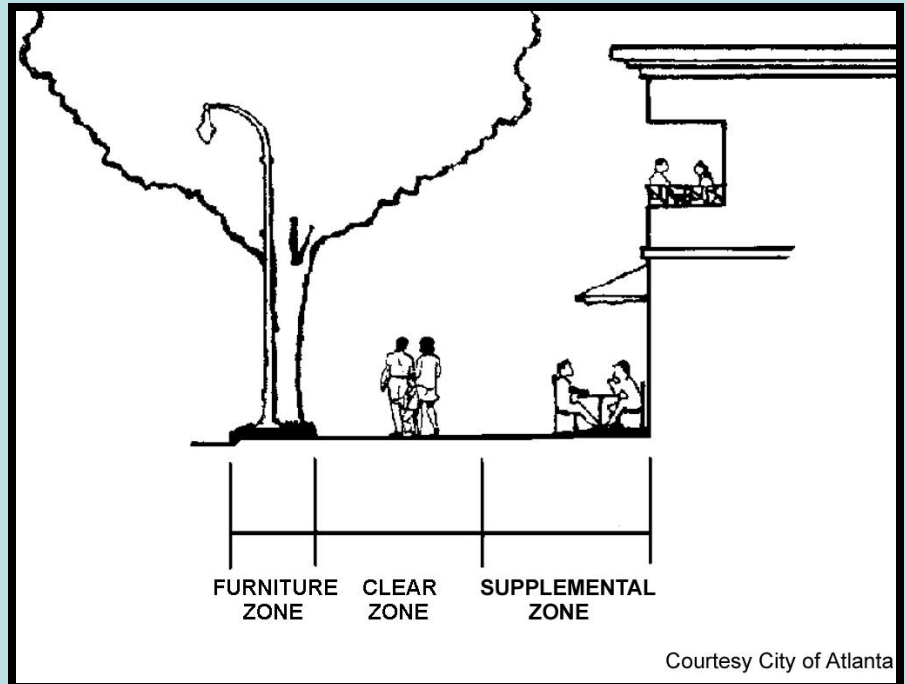
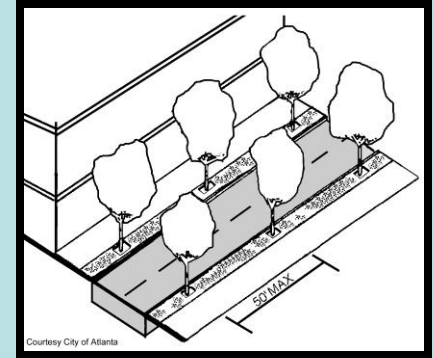
Proposed Streetscape



Sidewalks & Street Trees

Sidewalks and trees required along streets and shall consist of:

- *street furniture & tree planting zone (5ft min. width)*
- *clear zone (10ft min. width)*
- *supplemental zone (width varies per zoning district)*



Supplemental Zones

- Adjacent ground-floor Residential: accommodate landscaping, stoops, bay windows and other similar residential elements.
- Adjacent ground-floor Commercial: accommodate outdoor dining, retail merchandise display and additional plaza areas for pedestrians.



Building Entrances & Storefront Facades

Building Entrances:

- Face and be visible from the street
- Directly accessible from the public sidewalk, supplemental zone or an outdoor dining area or plaza
- Provide individual entrances when there are more than 4 ground floor residential units

Storefront Facades:

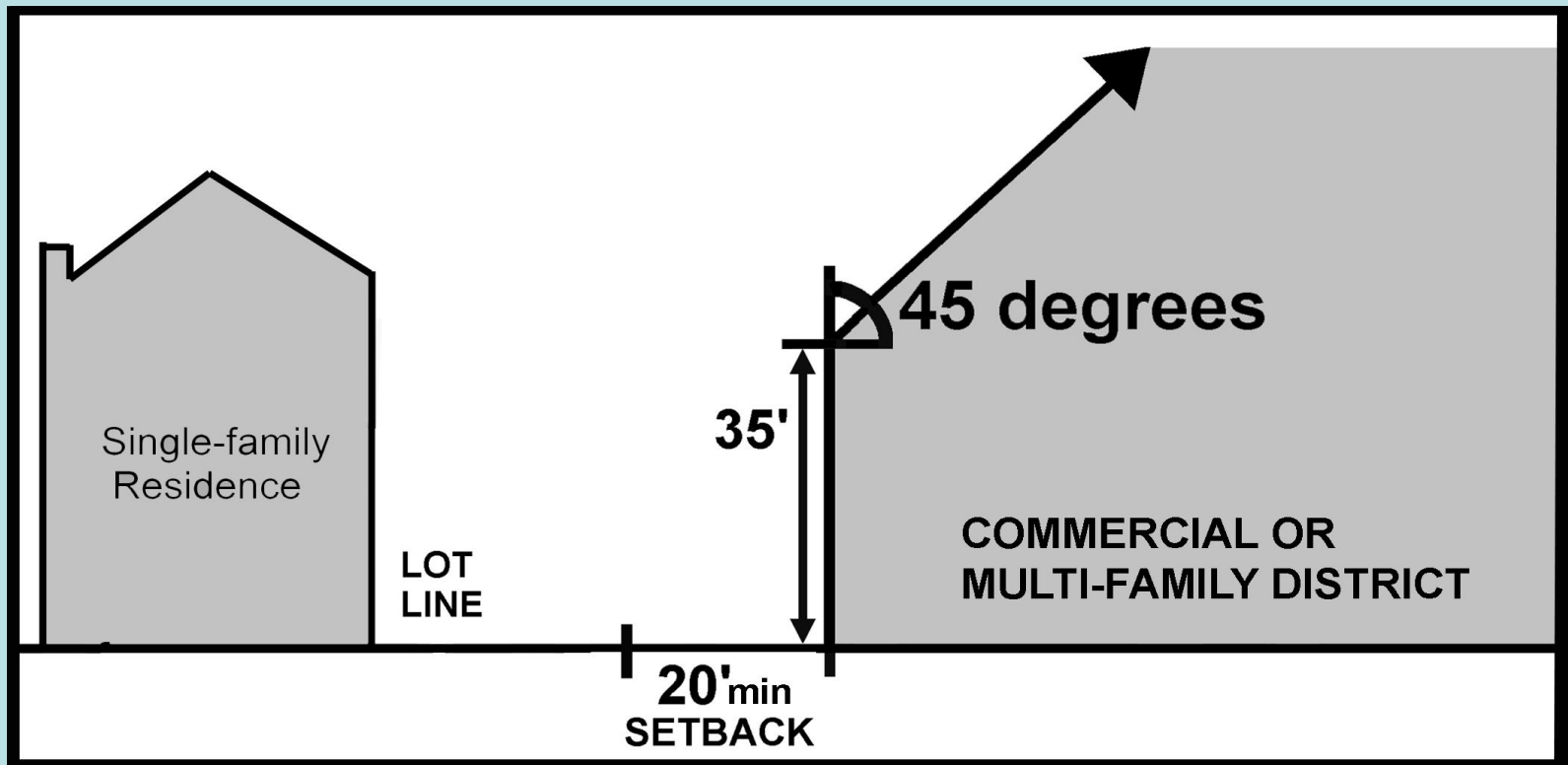
- Clear glass storefront facades are required for ground-floor commercial



Courtesy City of Atlanta

Transitional Height Plane

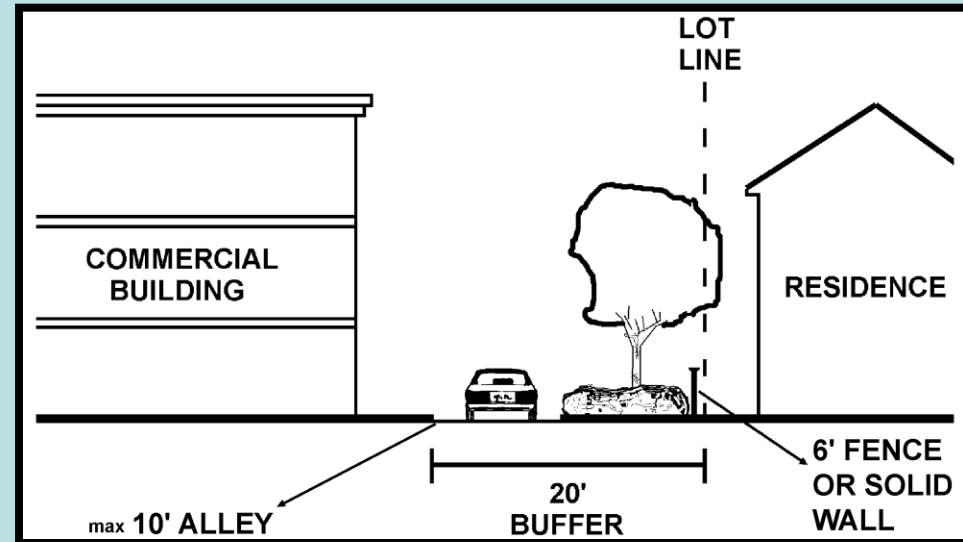
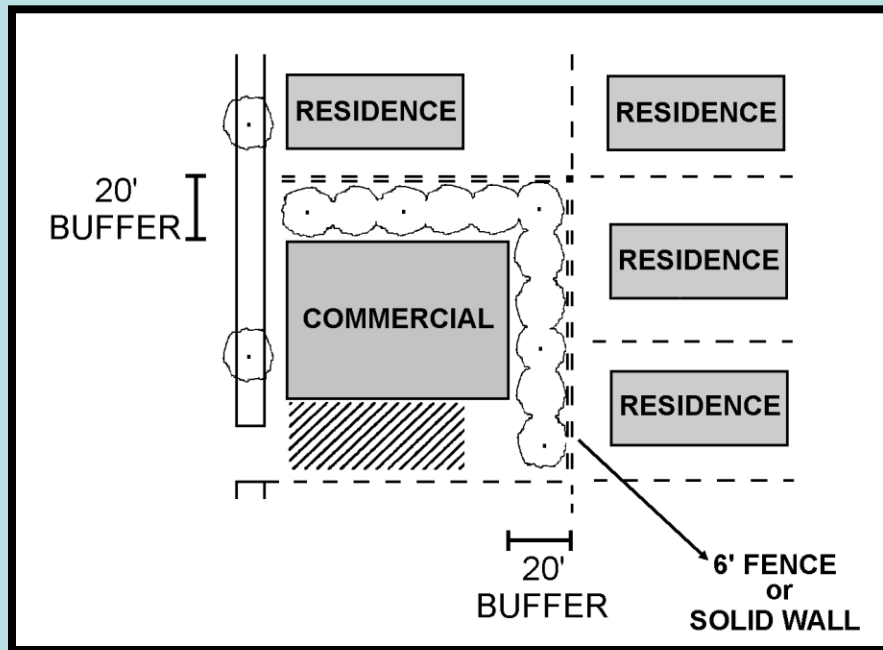
Set back 20 feet from property line, the height plane begins 35 feet vertically above the buildable area boundary and extends at an angle of 45 degrees away from a single-family residence



Transitional Yards

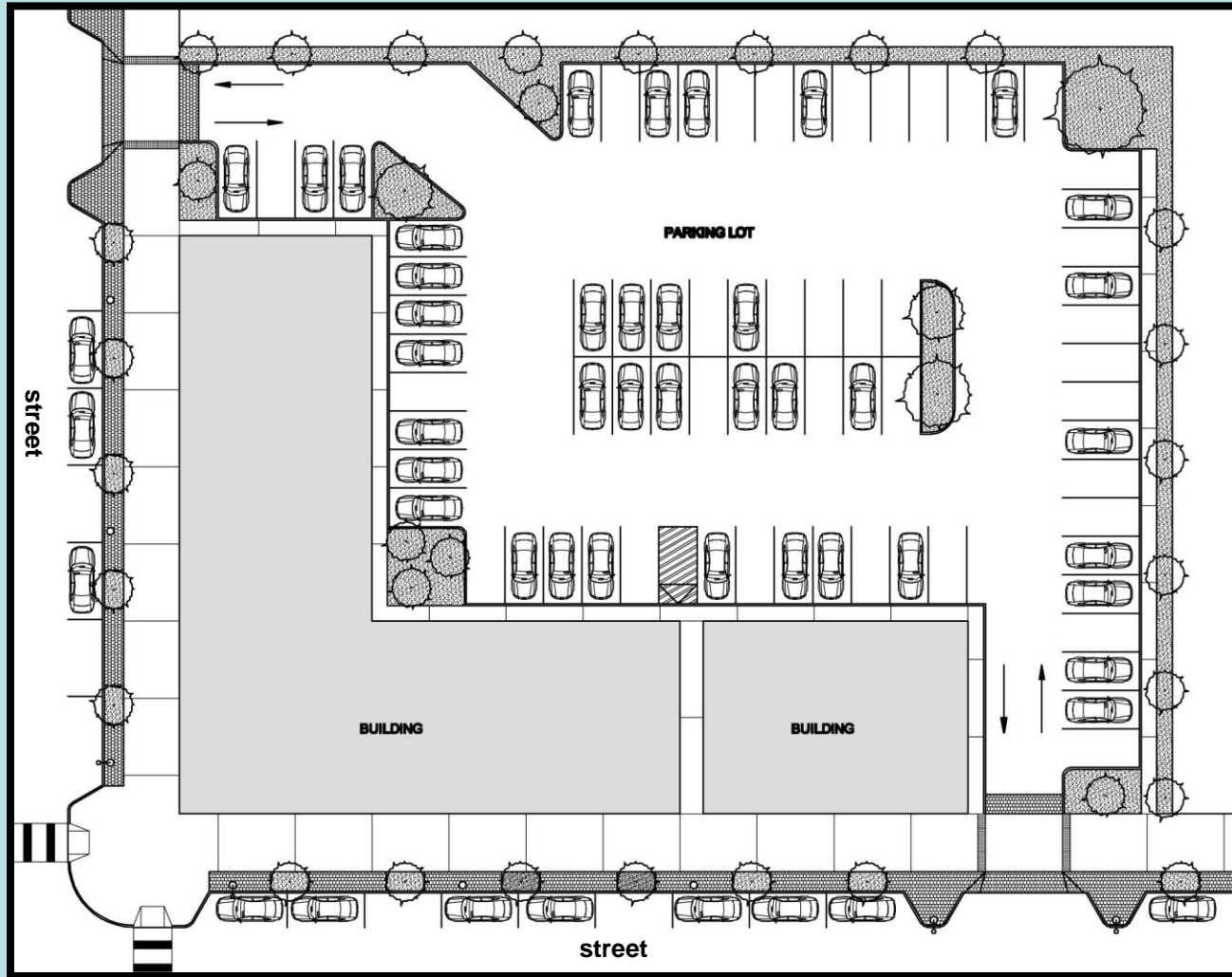
Include:

- Landscape buffer: 20 feet wide when adjacent to residentially zoned properties. An alley 10 feet wide may be placed within the buffer area
- Fencing/walls: Permanent opaque fencing/walls 6 feet in height



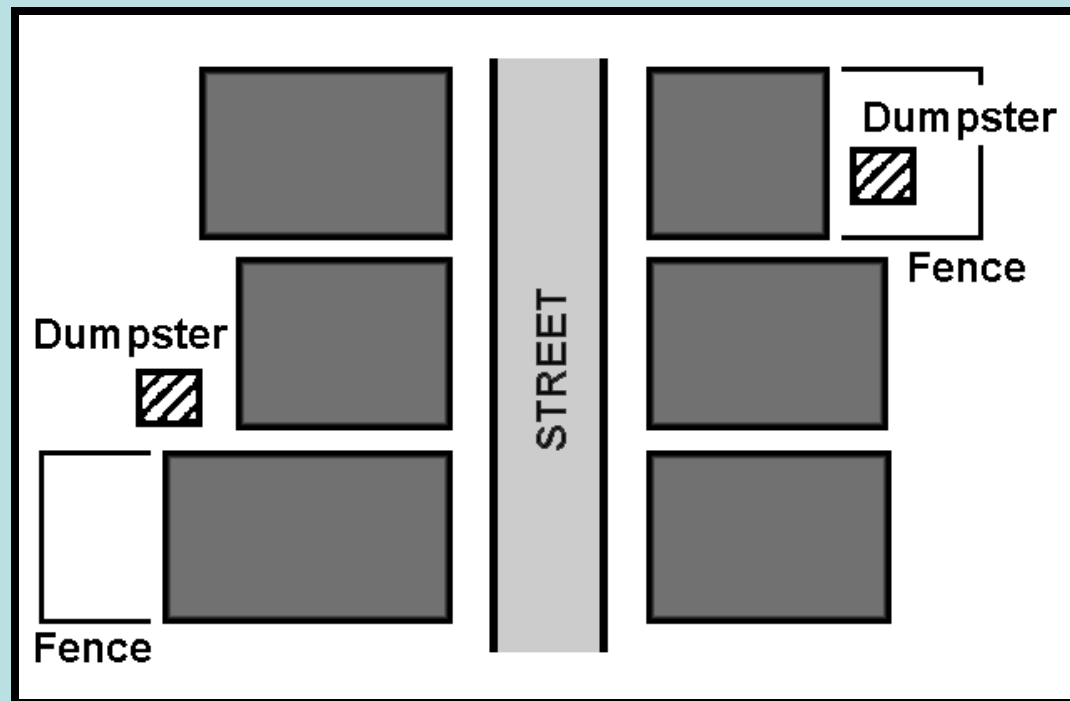
On-site Surface Parking

On-site parking shall be located to the rear or side of buildings, not between the building and the street

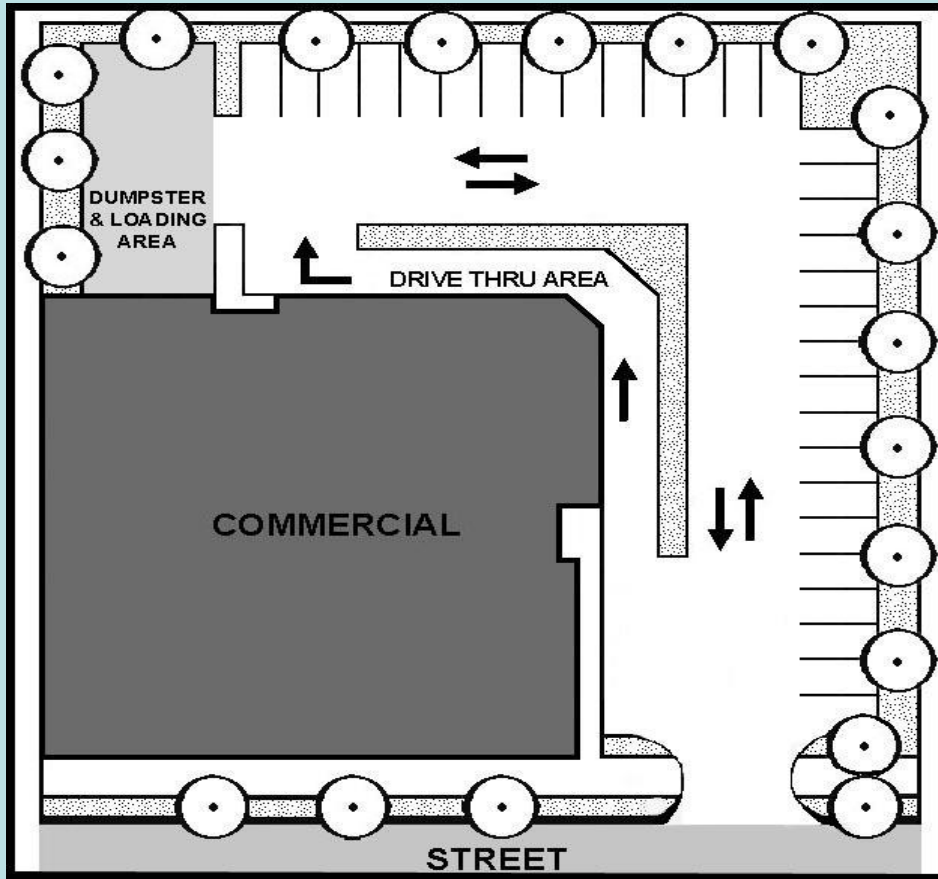


Dumpsters, Loading Areas and Fences

Screened or positioned so as not to be visible from any ground-level public plaza, outdoor dining area, public right-of-way or residential area

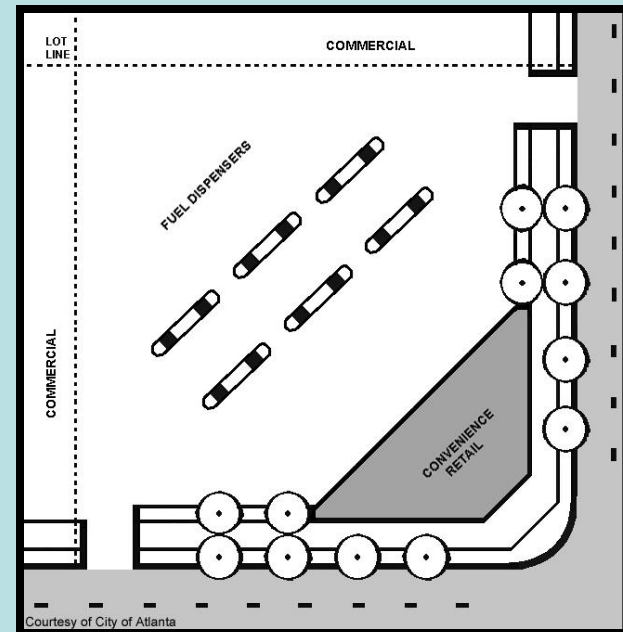


Drive-through Facilities & Gas Stations



Drive-through facilities:

- In districts where permitted, shall not be located between the building and the public street or sidewalk.

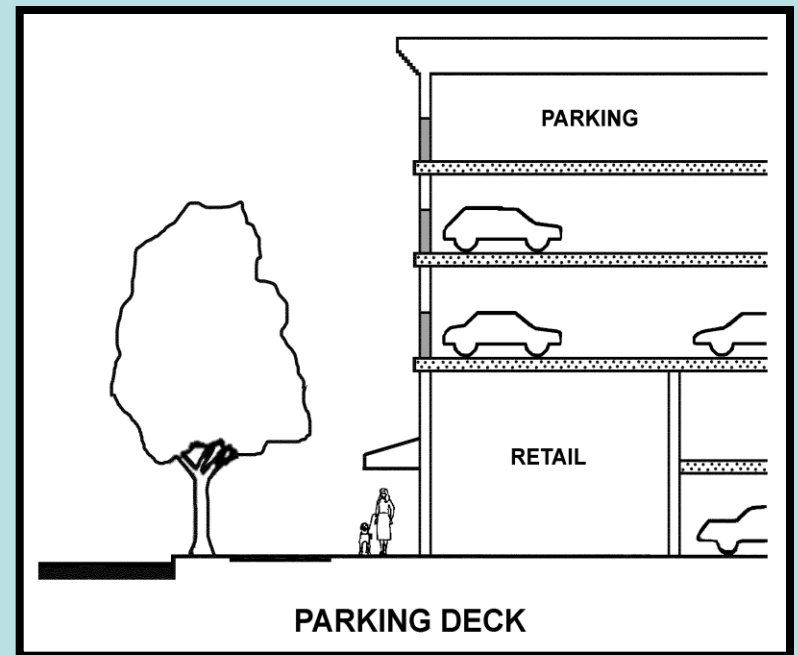


Gas Stations:

- Fuel pumps and service areas shall not be located between a building and the street .

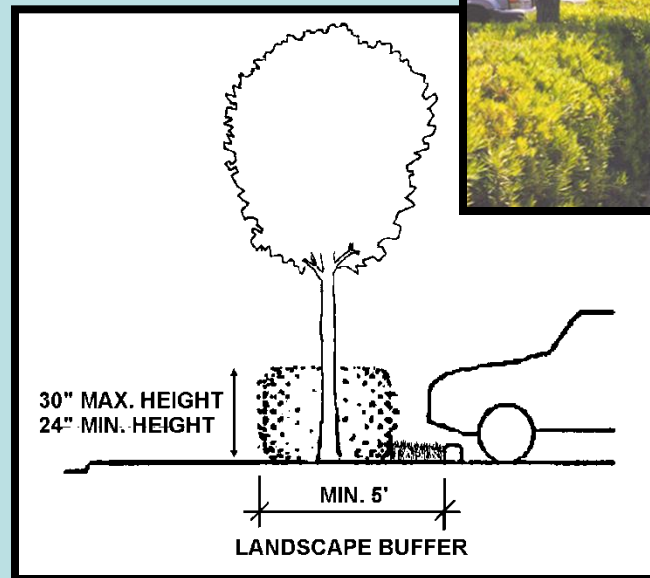
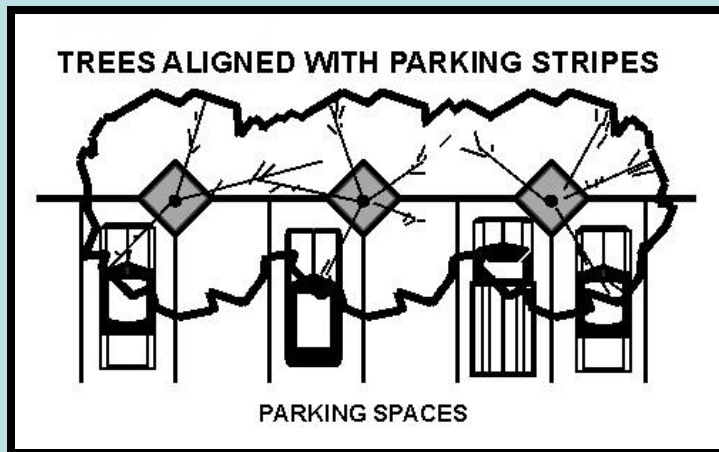
Parking Decks

- Ground-floor Active uses: Provide continuous street-fronting ground-level commercial, office or residential uses
- Screened: Designed to conceal automobiles from visibility
- Façade Treatment: Have the appearance of a horizontal storied building

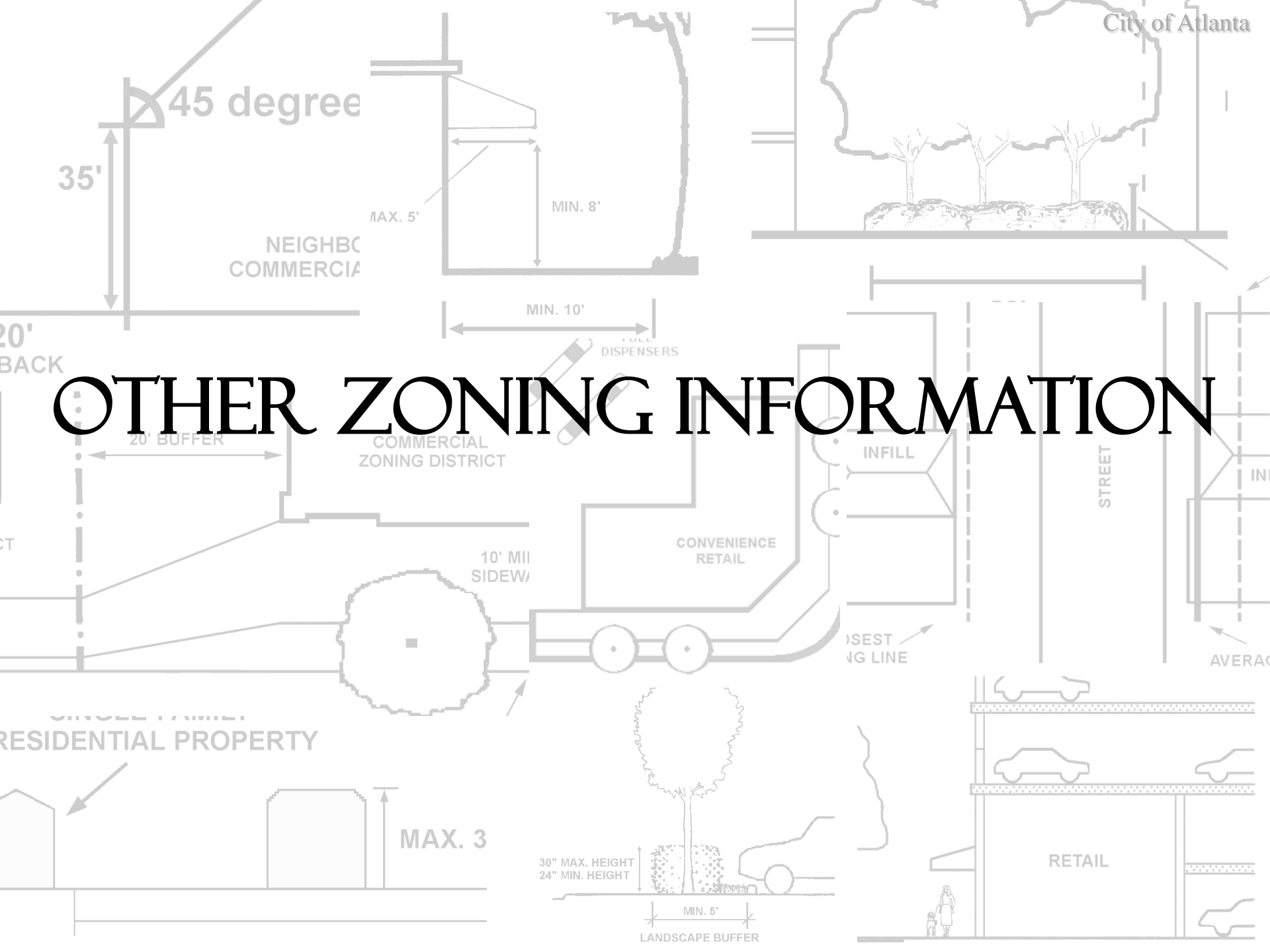


Parking Lot Landscaping

- Landscape buffer: Parking areas have a continuous buffer adjacent to sidewalk
- Shrubs: have a minimum mature height of 24 inches and a maximum height of 30 inches
- Vehicle Overhang: Parking spaces may be reduced in length by extending 2 feet into the landscape area
- Trees: planted in line with the side stripes between parking spaces



OTHER ZONING INFORMATION



Grandfathering

- When zoning changes, existing uses and structures are “grandfathered in”
- “Grandfathered” uses and structures become “legally non-conforming”
- Expansion of non-conforming uses and structures requires approval by the Board of Zoning Adjustment (BZA)

For additional information refer to Section 16-24 of the Zoning Ordinance

Rezoning Process

- Legislation to rezone introduced
- NPU Workshop and Presentation
- Zoning Review Board (ZRB) Public Hearing
- Zoning Committee of City Council
- Adoption by Atlanta City Council