

# Summary

**Parcel Size: 1.55 acres**

**Plan: 21-unit residential development (13.5 units/acre)**

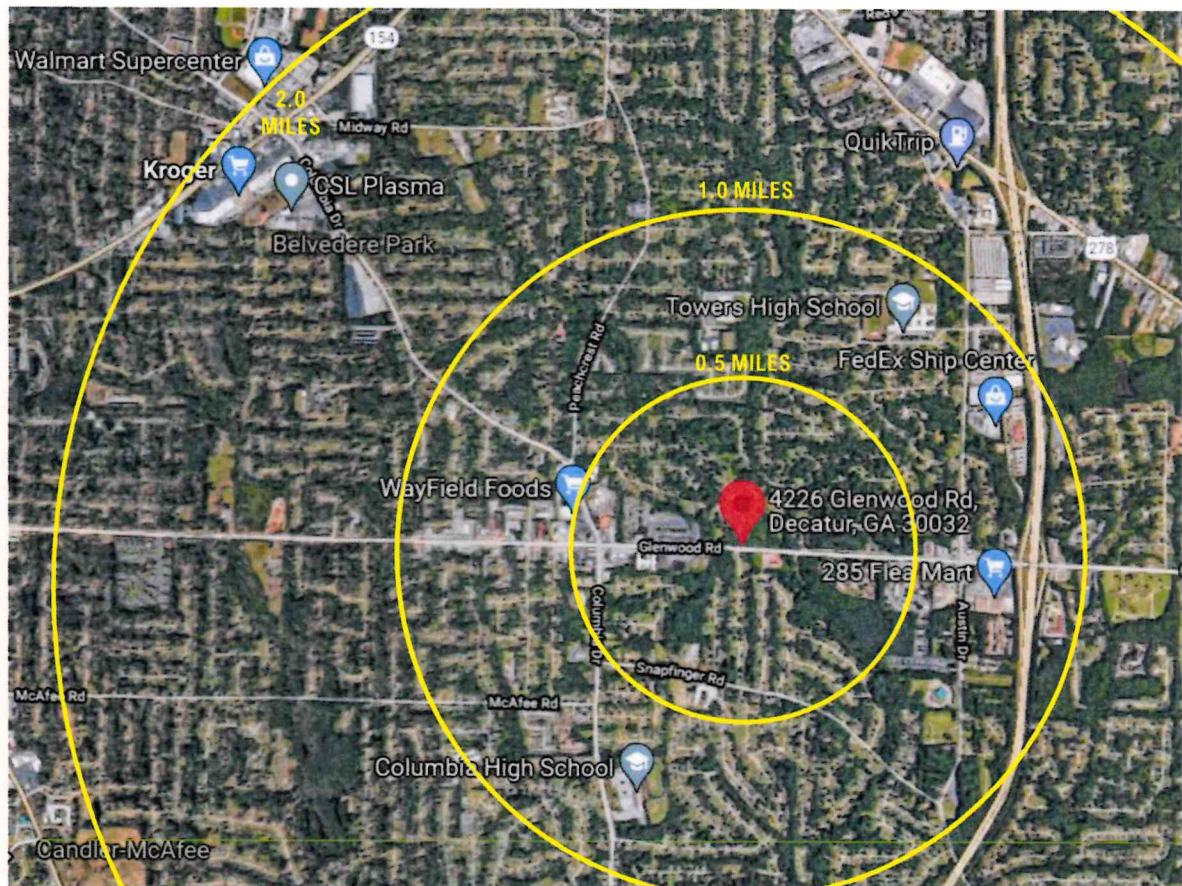
**Future Land Use Designation: Commercial Redevelopment Corridor (CRC)**

**Current Zoning: Commercial (C-1)**

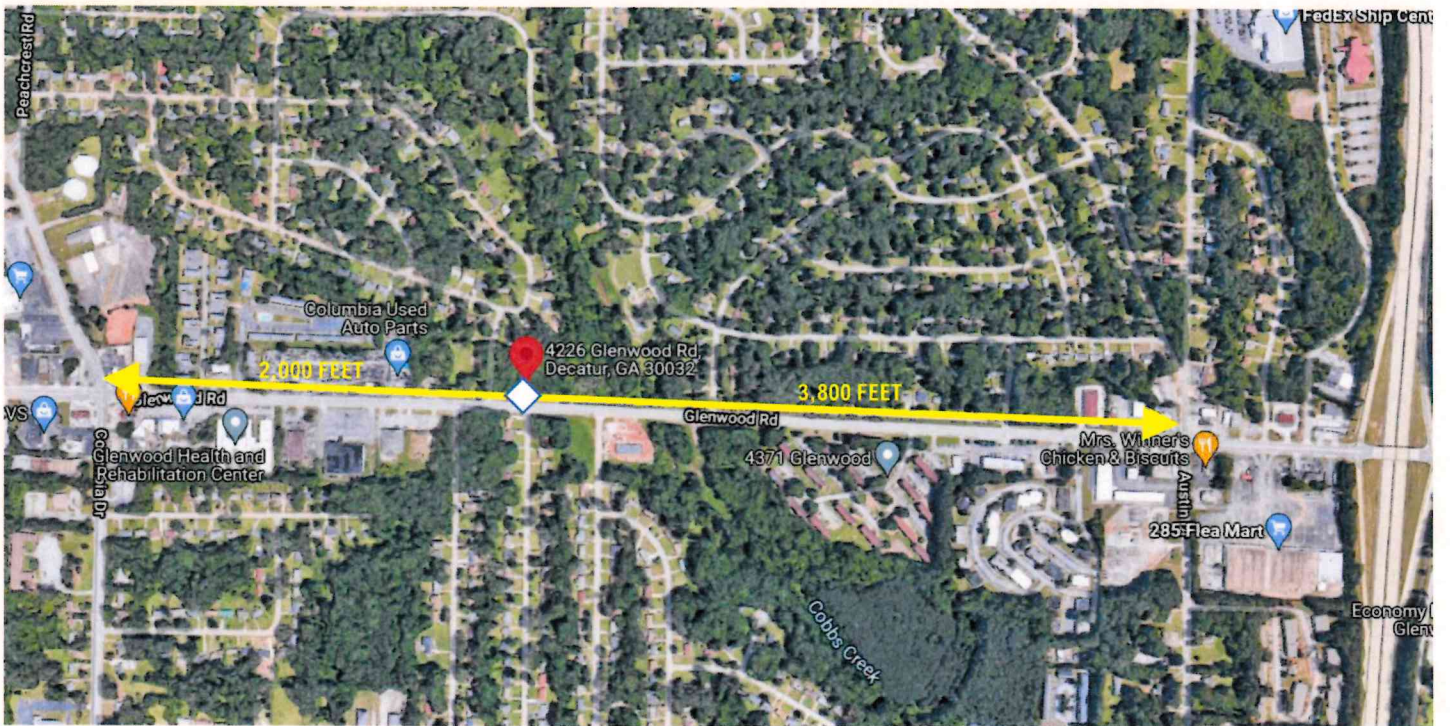
**Requested Rezoning: Medium Density Residential (MR-2)**

- We are requesting 20% density bonus for sidewalk connection to existing MARTA bus stop west of Misty Valley Rd to allow up to 14.4 units/acre

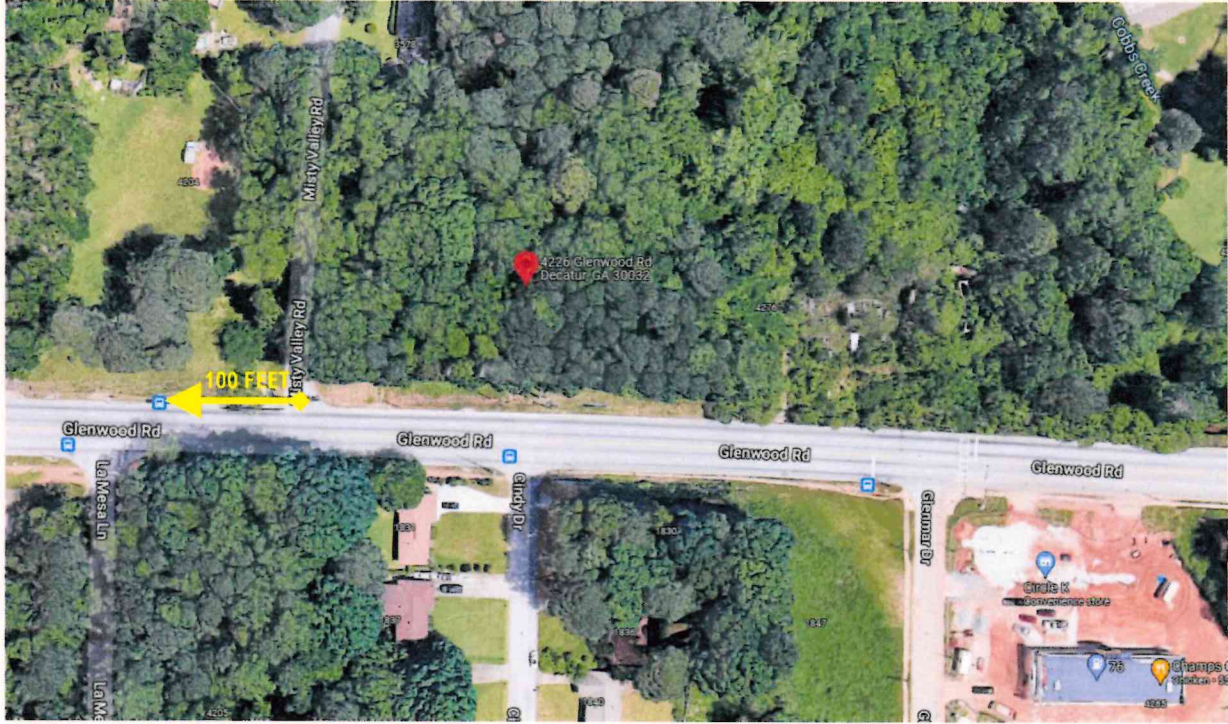
# Location



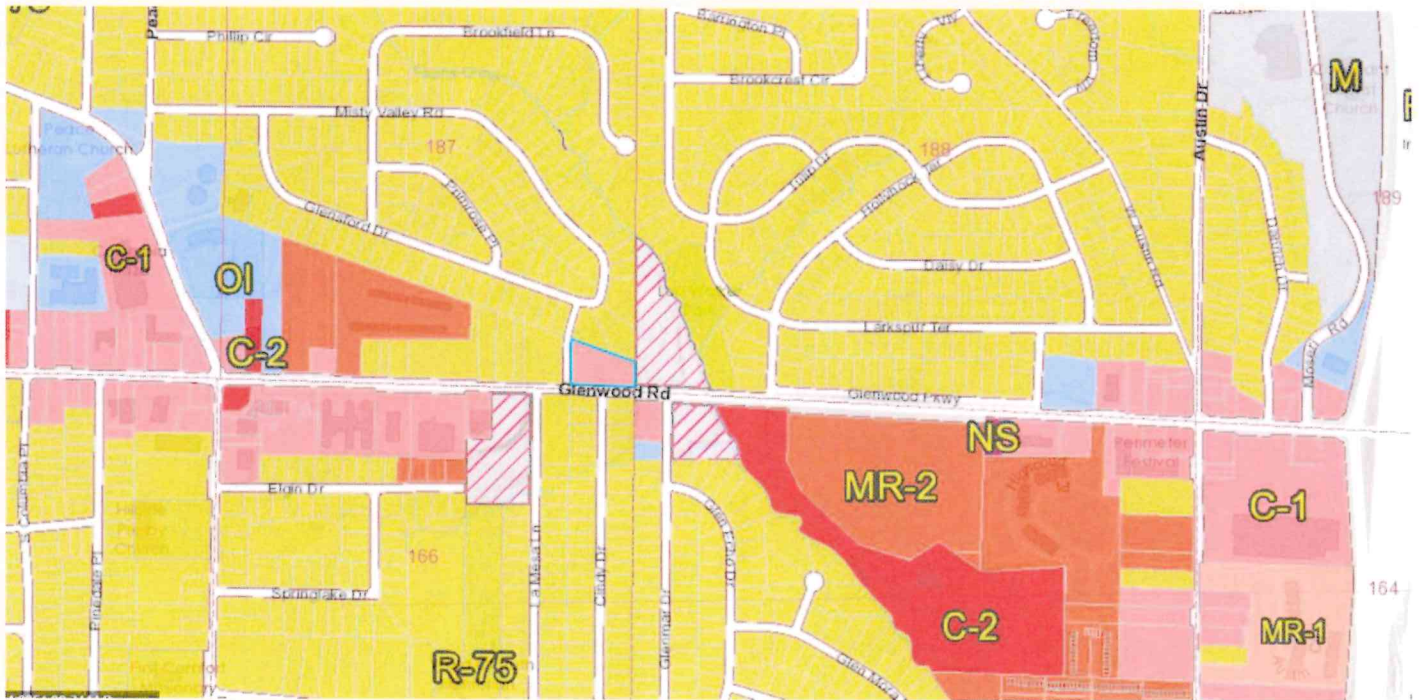
# Location



# Location



# Current Zoning



# Future Land Use Map

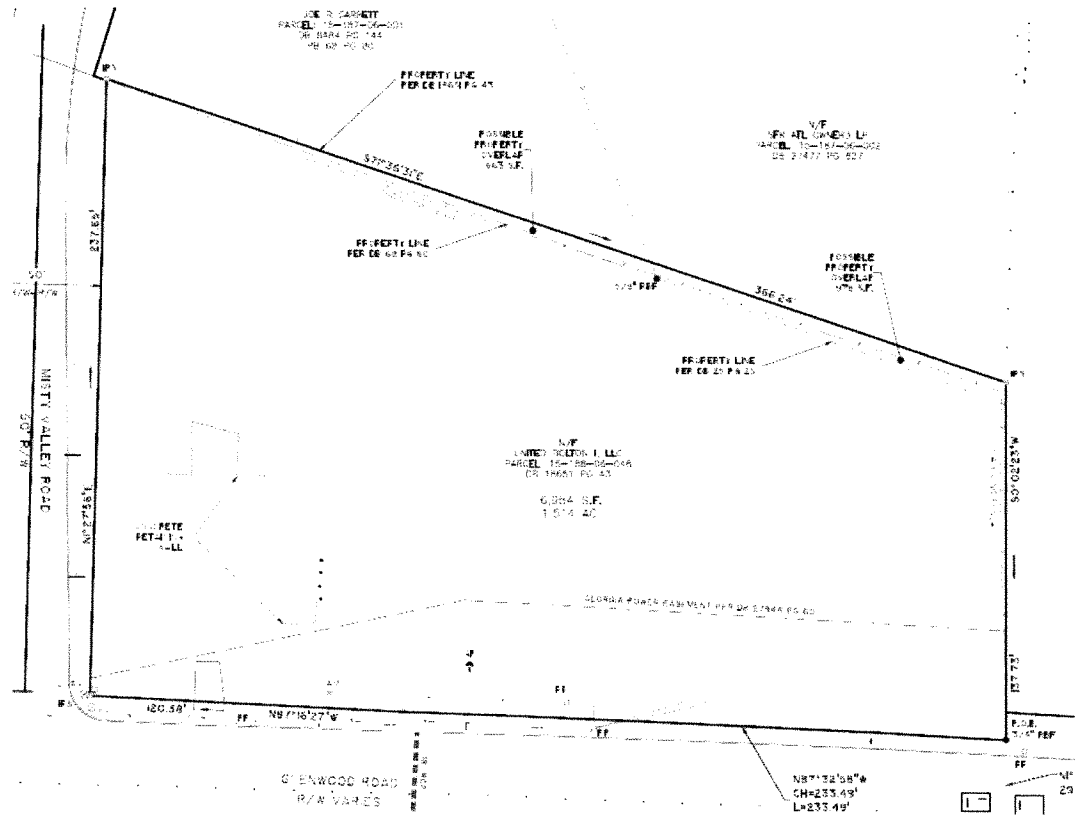


# Future Land Use

Table 7.4: Character Area / Land Use Summary

Character Area / Land Use	Density Max (du/ac)	Primary Uses	Permitted Zoning	Small Area Plans (SAP) <small>(Refer to study master plan and SAP policies in this plan. Densities &amp; building heights may vary)</small>
Regional Center	Over 60, no max	Townhomes; Condominiums; Apartments; Retail and commercial; Office; Park & Rec; Institutional; Civic; Entertainment & Cultural; Health Care; Technology Centers	MU-5, MU-4, MU-3, MU-2, MR-1, MR-2, C-1, OI, HR-1, HR-2, HR-3	Kensington LCI
Town Center	Up to 60	Townhomes; Condominiums; Apartments; Retail and commercial; Office; Park & Rec; Institutional; Civic; Entertainment & Cultural; Health Care; Technology Centers	MU-5, MU-4, MU-3, MU-2, MU-1, MR-1, MR-2, C-1, OI, HR-1, HR-2, RSM	Candler Road LCI, Emory Village LCI, N. Druid Hills LCI, Wesley Chapel LCI, Medline LCI, Penola MALP
Neighborhood Center	Up to 24	Townhomes; Condominiums; Apartments; Retail and commercial; Office; Park & Rec; Institutional; Civic;	MU-3, MU-2, MU-1, MR-1, MR-2, NS, C-1, OI, NSRSM	Portion of N. Druid Hills (Mason Mill)
Commercial Redevelopment Corridor	18	Commercial and Retail; Office; Condominiums; Townhomes; Mixed Use; Apartments; Institutional	MU-3, MU-2, MU-1, MR-1, MR-2, OI, OD, RSM	Covington and Belvedere MALP
Traditional Neighborhood	12	Traditional SF houses; Apartments; Assisted Living; Neighborhood Retail; Schools; Institutional	MU-2, MU-1, MR-1, C-1, OI, NS, RSM	None
Highway Corridor	30	Commercial and Retail; Office; Condominiums; Townhomes; Mixed Use; Apartments; Institutional	MU-2, MU-1, MR-1, C-1, OI, NS, RSM	None
Suburban	Up to 8	SF detached; Townhomes; Assisted Living facilities; Neighborhood Retail; Schools; Libraries; Parks and Related; Health Care; Civic	MU-1, C-1, OI, NS, RSM, RE, RLG, R-100, R-85, R-75, R-60, MHP, RNC	Hidden Hills
Rural Residential	Up to 4	Low-density single family detached; Agricultural related; Cultural & Historic; Institutional	NS, RE, RLG	None
Conservation / Open Space	N/A	Passive parks; Nature trails; Flood plains; wetlands; watersheds; Golf Courses; Athletic Fields; Amphitheaters	All zoning classifications	None
Light Industrial	Up to 120	Warehouse Distribution; Wholesale/Trade; Automotive; Entertainment;	OD, C-2, M-1, HR-1, HR-2, HR-3	None
Heavy Industrial	N/A	Manufacturing; Warehouse Distribution; Wholesale/Trade; Automotive; Entertainment	OD, C-2, M and M-2	None

# Site

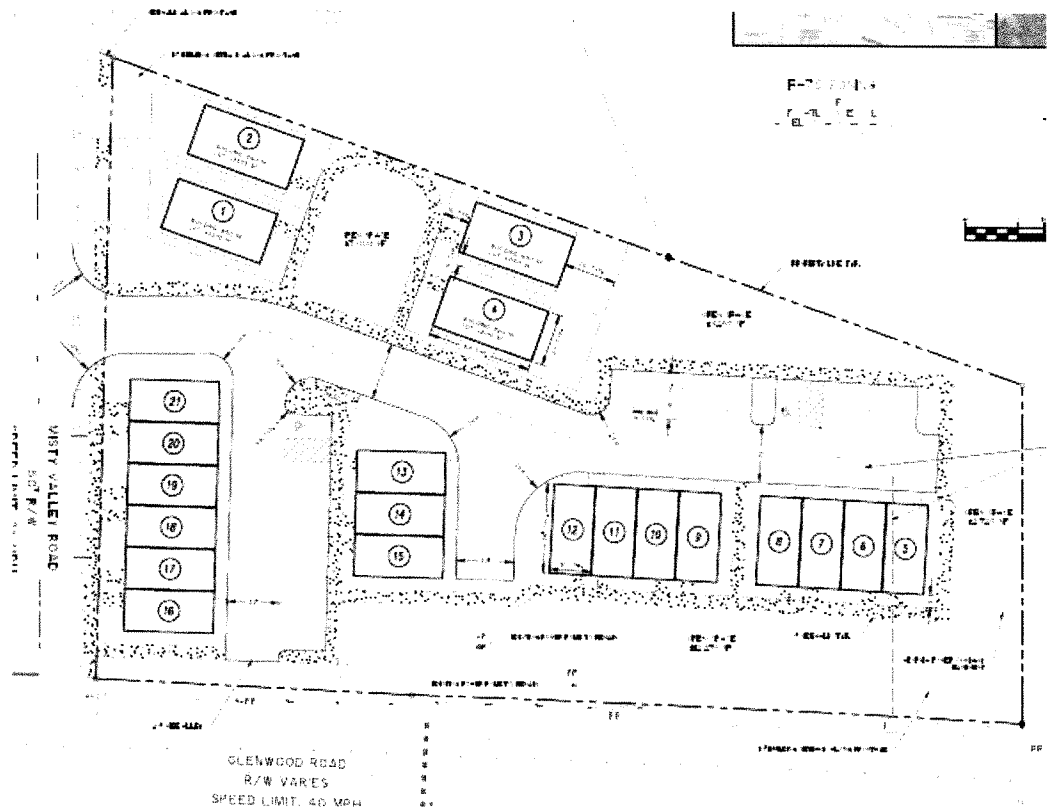






# Rezoning Plan

21 total units  
17 townhomes  
4 cottages



# Townhome Design Example

## FRONT ELEVATION



# Townhome Design Example

REAR (ALLEY) ELEVATION



# Cottage Design Example

