



A SUBSTITUTE ORDINANCE BY:
ZONING COMMITTEE

AN ORDINANCE TO REZONE CERTAIN PROPERTIES WITHIN THE MEMORIAL DRIVE CORRIDOR IN THE REYNOLDSTOWN NEIGHBORHOOD FROM THE R-5 (TWO-FAMILY RESIDENTIAL), C-1 (COMMUNITY BUSINESS), C-1-C (COMMUNITY BUSINESS-CONDITIONAL), C-2 (COMMERCIAL SERVICE), I-1 (LIGHT INDUSTRIAL), AND I-2 (HEAVY INDUSTRIAL) DISTRICTS TO THE MR-3 (MULTI-FAMILY RESIDENTIAL), MR-3-C (MULTI-FAMILY RESIDENTIAL - CONDITIONAL), MRC-3-C (MIXED RESIDENTIAL COMMERCIAL - CONDITIONAL), C-2-C (COMMERCIAL SERVICE- CONDITIONAL), I-1-C (LIGHT INDUSTRIAL - CONDITIONAL), AND I-2-C (HEAVY INDUSTRIAL - CONDITIONAL) DISTRICTS AND FOR OTHER PURPOSES.

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COUNCIL DISTRICT 5

WHEREAS, the Memorial Drive-MLK Drive Revitalization Plan was adopted by City Council on October 1, 2001, and approved by the Mayor on October 9, 2001; and

WHEREAS, the Beltline Redevelopment Plan was adopted by City Council on November 7, 2005 and approved by the Mayor on November 9, 2005; and

WHEREAS, recommendations from the Memorial Drive-MLK Drive Revitalization Plan and Beltline Redevelopment Plan should be implemented through the rezoning of the properties within the corridor; and

WHEREAS, the need to preserve historic buildings within the district by facilitating adaptive re-use and rehabilitation is necessary;

WHEREAS, the Reynoldstown Civic Improvement League has requested the City to rezone the Memorial Drive corridor to implement the recommendations from the Memorial Drive-MLK Drive Revitalization Plan and the Beltline Redevelopment Plan; and

WHEREAS, the official zoning maps should be amended to include the properties along the Memorial Drive corridor as shown on "Attachment 'A'" and "Attachment 'B'".

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1: That the 1982 City of Atlanta Zoning Ordinance be amended and the official zoning maps established in connection therewith be changed to include the