AN ORDINANCE TO REZONE CERTAIN PROPERTIES WITHIN ONE HALF MILE WALKING DISTANCE OF HIGH-CAPACITY TRANSIT STATIONS FROM VARIOUS LOW-DENSITY RESIDENTIAL ZONING CODES TO MULTIFAMILY RESIDENTIAL MULTI USE (MR-MU); TO PROMOTE A VARIETY OF HOUSING OPTIONS AND INCREASE AFFORDABILITY NEAR TRANSIT; AND FOR OTHER PURPOSES.

WHEREAS, there are a large number of parcels near high-capacity transit stations that are designated for single-family residential and low-density residential future land uses; and

WHEREAS, the public investment in public transit is significant with local, state, and federal investment exceeding $500,000,000 annually; and

WHEREAS, in order to fully leverage investment in public transit, areas near transit should deliver more housing in a variety of types and price points; and

WHEREAS, zoning transit areas to Multifamily Residential Multi Unit (MR-MU) increases the ability of the market to supply homes that are affordable and transit accessible; and

WHEREAS, consistent with the Atlanta City Design, 2016 Comprehensive Development Plan, Atlanta City Design Housing, and One Atlanta Housing Affordability Action Plan, the Department of City Planning recommends the parcels be rezoned from their existing district to Multifamily Residential Multi Use (MR-MU); and

WHEREAS, the City Charter, at Section 1-102(b), provides that the City shall have all powers necessary and proper to promote the safety, health, peace, and general welfare of the City and its inhabitants; and

WHEREAS, this ordinance is adopted pursuant to Georgia Constitution Article IX, Section II, Paragraph IV which empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

WHEREAS, the Atlanta City Council finds this amendment to the affected zoning district regulations will serve the public health, safety, and general welfare of the community.

THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS AS FOLLOWS

SECTION 1. The City of Atlanta 1982 Zoning Ordinance and official zoning maps are hereby amended by changing the existing zoning classification of the parcels to MR-MU as described in Exhibit A.