

**AN ORDINANCE TO AMEND THE LAND USE ELEMENT OF THE 2016 CITY OF ATLANTA COMPREHENSIVE DEVELOPMENT PLAN (CDP) SO AS TO DESIGNATE CERTAIN PROPERTIES WITHIN ONE HALF MILE OF EXISTING HIGH-CAPACITY TRANSIT STATIONS LISTED IN EXHIBIT A TO MEDIUM-LOW DENSITY RESIDENTIAL; 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**, 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 designated from single family residential and to low density residential ~~to medium density residential~~; and

**WHEREAS**, some low density residential parcels include a units-per-acre restriction that limit the low density residential land use category from allowing the full variety of housing options permitted for that land use category as described in the 2016 Comprehensive Development Plan and therefore need to be removed; 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 CDP 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 2016 Comprehensive Development Plan (CDP) is hereby amended by changing the Land Use Element so as to designate the parcels to the land use classification as listed in Exhibit A.