

## **NPU-F Land Use Policies (2025)**

*Approved by NPU-F 2/19/2025*

### ***Residential Neighborhoods***

NPU-F's residential neighborhoods include Edmund Park, Lindridge Martin Manor, Morningside-Lenox Park, Piedmont Heights, and Virginia-Highland (including the entire Atkins Park Historic District) as well as specified areas of Druid Hills. Policies F-1 to F-9 are specific to the residential and commercial districts in NPU-F.

**F-1:** Protect the historic integrity and character of existing single-family districts in NPU-F. Unless specifically supported by neighborhood master plans, assemblages and re-zonings of such districts to higher-density residential, commercial, or mixed-use categories should be rejected.

**F-2:** Protect the low-density multi-family residential character of the St. Charles-Greenwood district.

**F-3:** Evaluate proposals, especially those along the Monroe Drive corridor, for land use changes and rezoning amendments in light of their overall impacts on the quality of life, transit, density, and compatibility with neighborhood, NPU, and city plans and goals, including those referenced in F-1.

- Support alternatives and approaches that decrease parking requirements
- Discourage further strip development. Encourage consolidation and redevelopment of existing strip retail centers to be compatible with adjacent neighborhoods using neighborhood commercial zoning principles.
- Oppose zoning and retail creep from existing commercial districts into adjacent residential areas.

**F-4:** Utilize substantial foliage to preserve the character and livability of existing residential communities and screen them from the impacts of new parking decks.

**F-5:** Promote individual mobility and provide improved and safer conditions and facilities for pedestrians and cyclists.

**F-6:** Preserve existing and promote the establishment of new Open Green Space. We support and promote the maintenance and expansion of our tree canopy.

**F-7:** Support inter-modal transit planning and functionality that will address the 'last mile' challenge. Emphasize more local access along new transit lines.

**F-8:** Observe and protect our parks, stream and riparian corridors in NPU-F.

**F-9:** Given the cumulative effect of significant development within NPU-F over the last 5 years without any expansion of public transit, recognize that transit facilities, in particular light rail transit or other transit alternatives in the Beltline overlay district, ideally would be constructed

concurrently with any further redevelopment within NPU-F generally, and in particular within Subarea 6 of the Beltline Overlay District.

***Office/Institutional Area including Emory University\*/CDC/Villa International/Synod of the South Atlantic of the Presbyterian Church (\*including property in the City of Atlanta, north of North Decatur)***

**F-10:** Minimize impact of facilities and expansion in surrounding neighborhoods.

**F-11:** The highest densities should be at the center or along major roads and highways and transition to lower densities at the edges to protect and buffer surrounding neighborhoods. Surrounding neighborhoods should be buffered from noise and lights.

**F-12:** Minimize the use of adjacent neighborhood streets for parking by establishing adequate parking requirements and encouraging shared parking arrangements. Encourage well designed public parking.

**F-13:** Encourage integrated modes of transportation including pedestrian, bicycle, auto, private shuttles and the use of public transportation.

**F-14:** Encourage Emory's development of the Haygood Drive/Ridgewood Drive corridor and the Gatewood Road/Luckie Lane corridor on its campus consistent with policies F-10 through F-14.