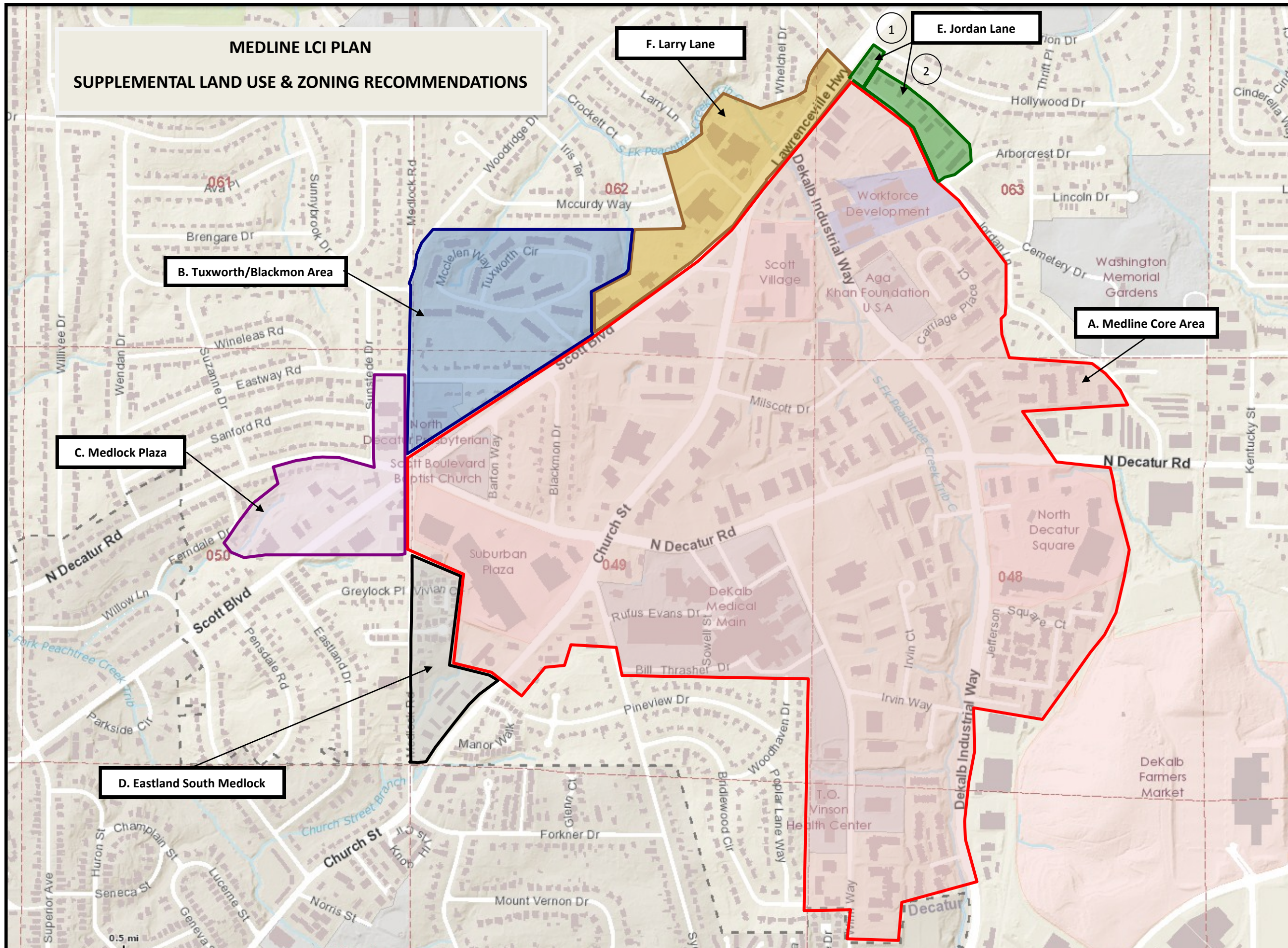


Medline
LCI Plan
DeKalb County
Addendum
 Supplemental
 Land Use and
 Zoning
 Recommendations

DeKalb County Planning and Sustainability Department
 Long Range Planning Division





Supplemental Recommendations

A. Medline Core Area

- Density: Up to 60 du/ac
- Building Height: 3-story minimum & 5-story maximum

B. Tuxworth / Blackmon Area

- Density: Up to 24 du/ac
- Building Height: 3-stories Max

C. Medlock Plaza

- Density: Up to 24 du/ac
- Building Height: 3-stories and 5-stories Maximum

D. Eastland South Medlock

- Density: Up to 12 du/ac
- Building Height: 3-stories Max for Senior Housing

E. 1 - Jordan Lane

- Density: Up to 16 du/ac
- Building Height: 2-stories Max

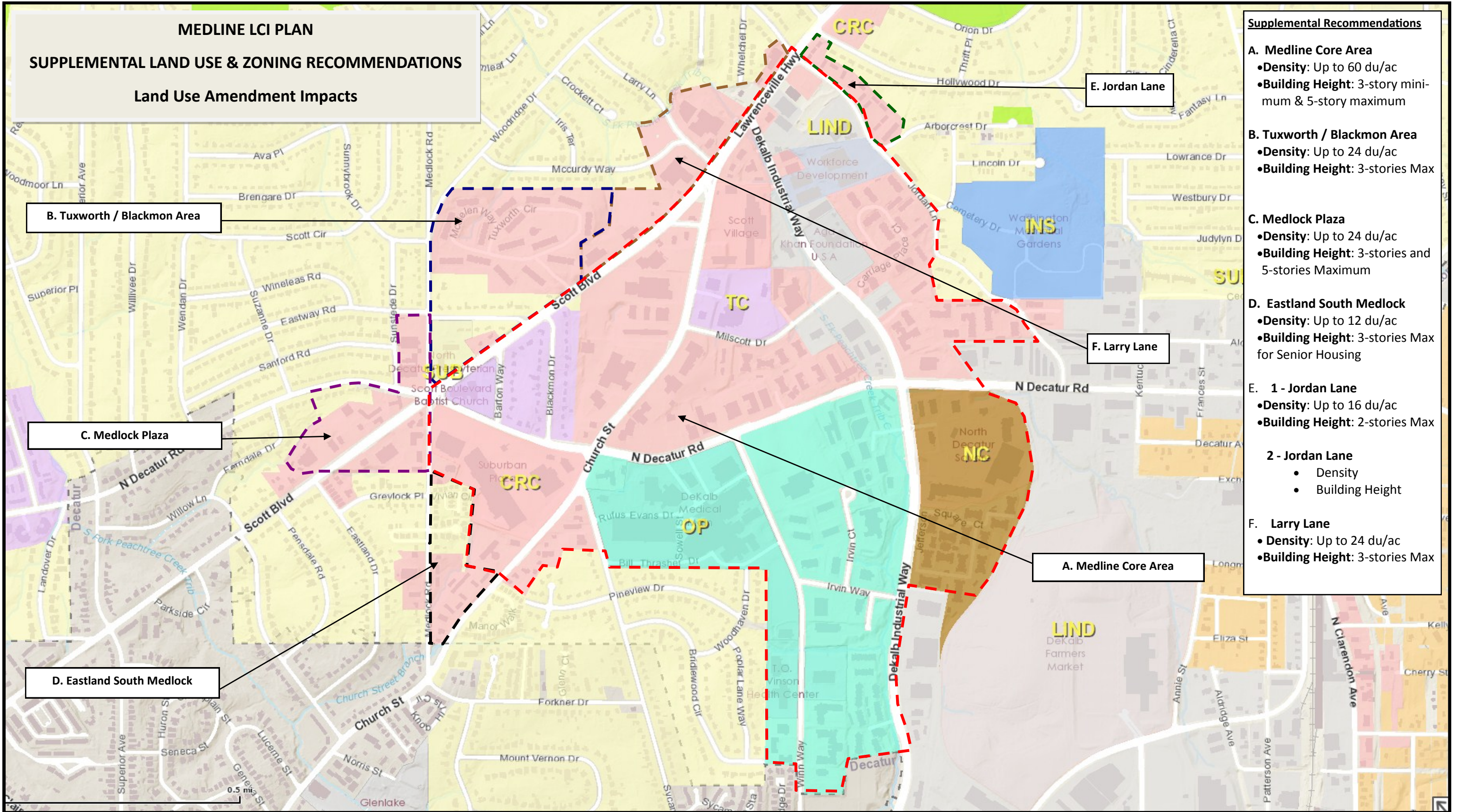
- 2 - Jordan Lane**
- Density
 - Building Height

F. Larry Lane

- Density: Up to 24 du/ac
- Building Height: 3-stories Max



MEDLINE LCI PLAN
SUPPLEMENTAL LAND USE & ZONING RECOMMENDATIONS
Land Use Amendment Impacts

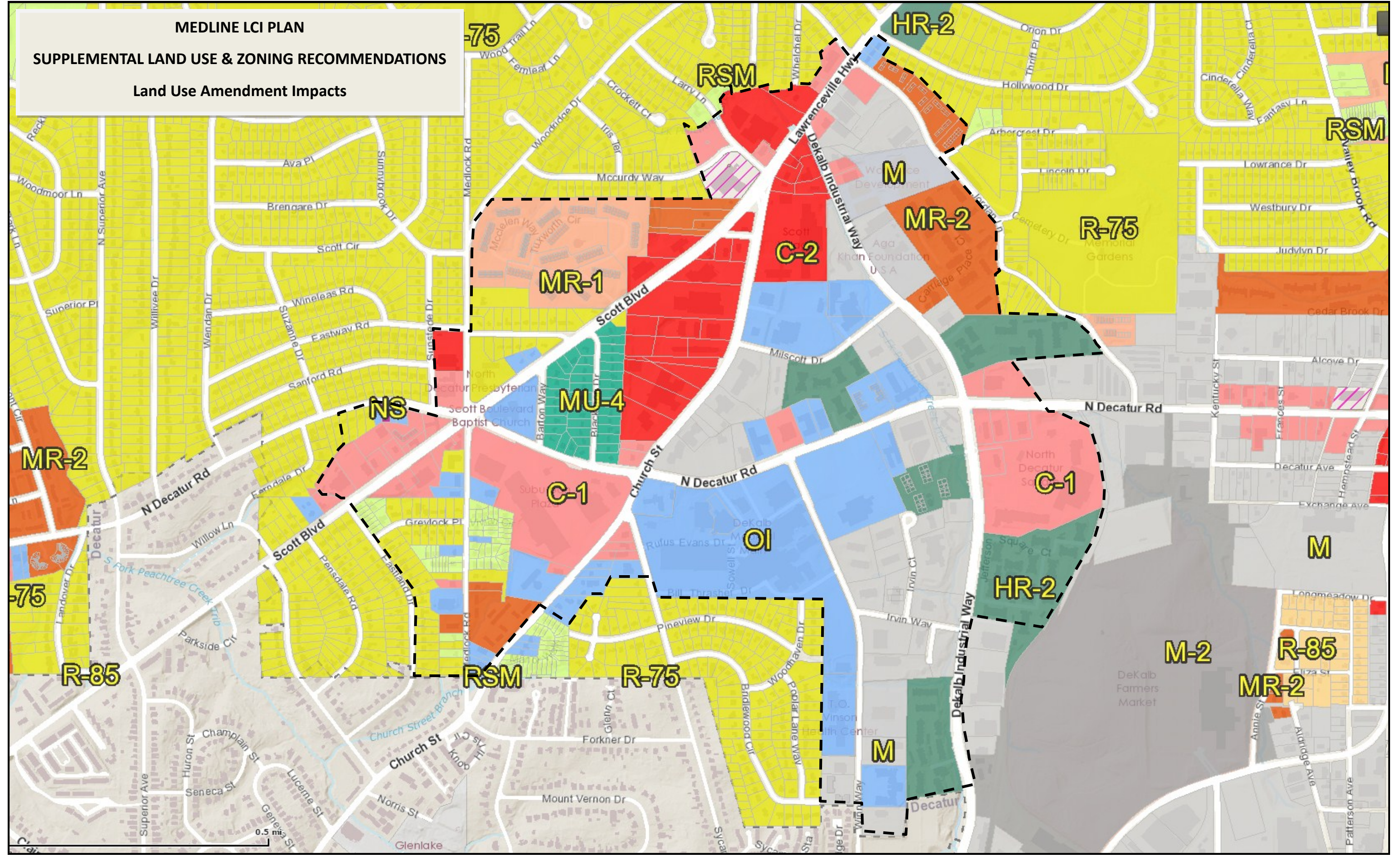


Supplemental Recommendations

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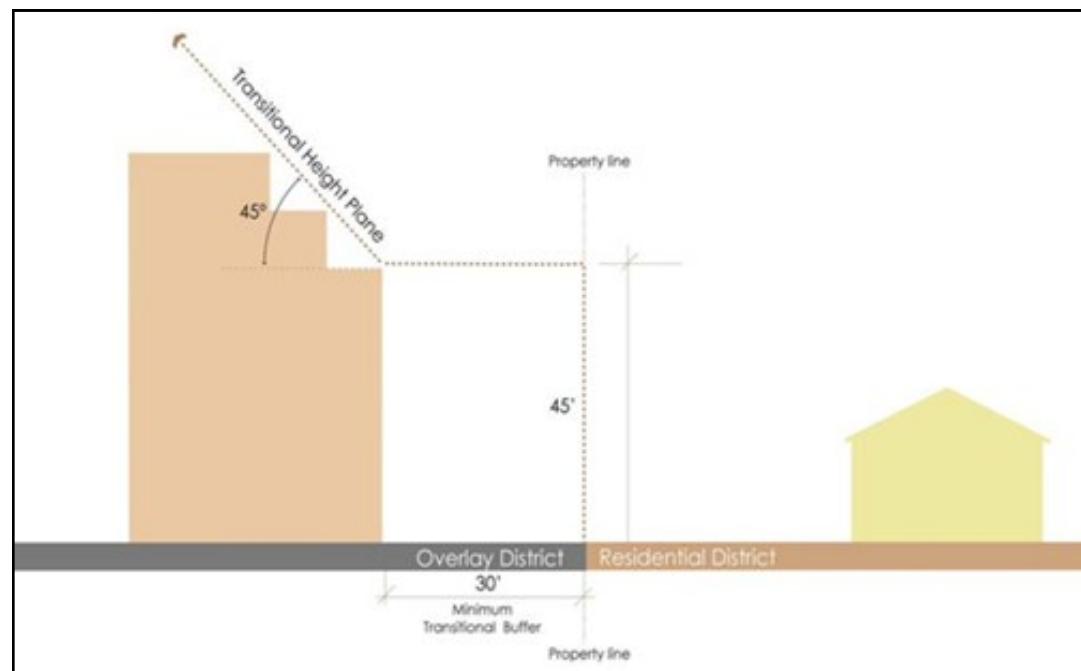
Future Land Use Map Legend	
 Suburban (SUB)	 Town Center (TC)
 Neighborhood Center (NC)	 Commercial Redevelopment Corridor (CRC)
	 Office Professional (OP)

MEDLINE LCI PLAN
SUPPLEMENTAL LAND USE & ZONING RECOMMENDATIONS
Land Use Amendment Impacts



Land Use Development Guidelines

Sub-Area Districts	Primary Land Use	Density (du/ac)	Stories (max)	Lot Coverage
A. Medline Core	Mixed-use	60	5 Stories	80-90 % Commercial 35 % Residential ---% Greenspace
B. Tuxworth/Blackmon	Townhomes Condominiums Apartments	24	3 Stories	80-90 % Commercial 35 % Residential ---% Greenspace
C. Medlock Plaza	Multi-family Residential ;Townhouses	24	3 Stories	80-90 % Commercial 35 % Residential 70-85 % Multi-Family
D. Eastland South Medlock	Single-Family Residential, Townhouses, office ,Senior House	12	3 Stories Existing Senior Housing excluded	80-90 % Commercial 35 % Residential -- % Greenspace
E. Jordan Lane -1		24 (@ Lawrenceville)	Lawrenceville - 3 stories	80 –90 % Commercial 35 % Residential ---% Greenspace
E. Jordan Lane - 2	Single-Family Residential ,Townhouses	12 (@ Jordan)	Jordan - 2 stories	
F. Larry Lane	Single-Family Residential ,Townhouses ,Retail , Restaurants	24	3 Stories	80– 90 % Commercial 35 % Residential ---% Greenspace

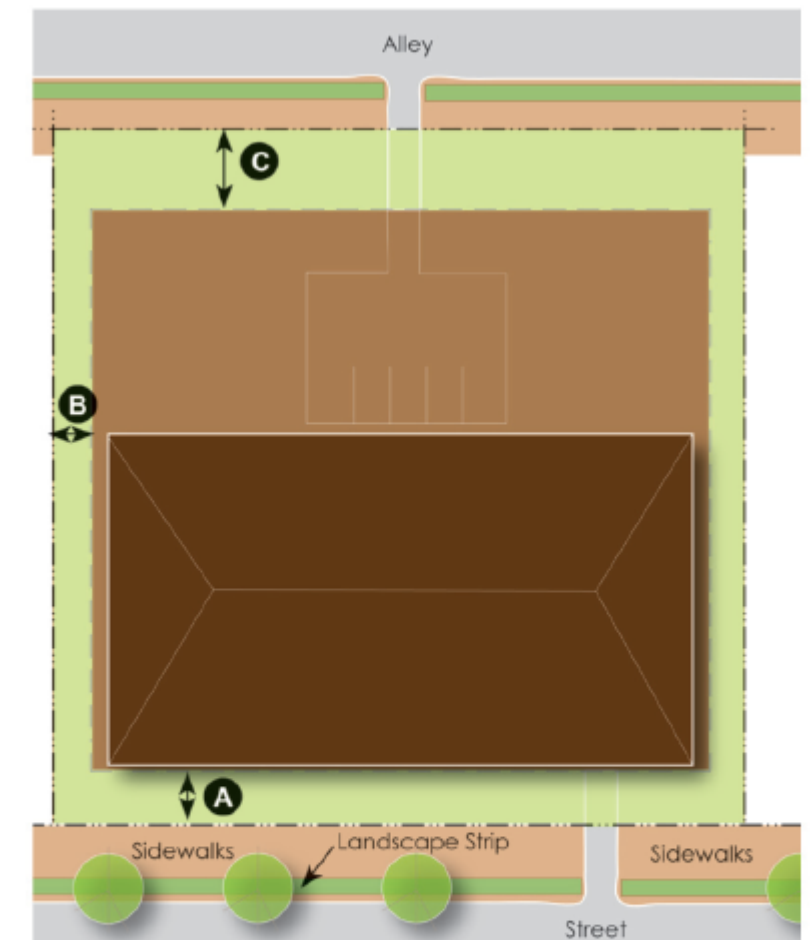
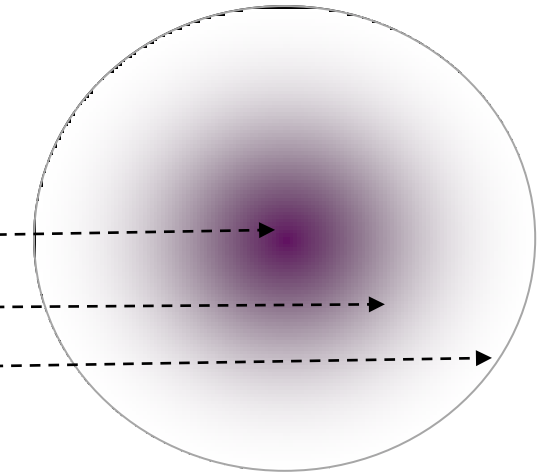


Preferred Density Concept

Core (up to 60du/ac & 5 stories max)

Center (24du/ac & 3 stories)

Edge (21 du/ac & 2 stories)



Example: Plan diagram "edge"

Property Line



Setback Line



Buildable Area



Building



MEDLINE LCI PLAN
SUPPLEMENTAL LAND USE & ZONING RECOMMENDATIONS
Land Use Amendment Impacts

B. Tuxworth / Blackmon Area
 FLU: CRC (18du/ac); SUB (8du/ac)
Recommended Densities

- LCI Study - 10-20 du/ac
- Supplemental - 24 du/ac

Analysis: The proposed density exceeds what is allowed in the FLU. The SUB should remain residential.
Staff: LUA required (NC).

C. Medlock Plaza
 FLU: CRC (18du/ac); SUB (8du/ac)
Recommended Densities

- LCI Study - 20 du/ac
- Supplemental - 12 du/ac

Analysis: Comp Plan has no FLU for 12 du/ac. However, the proposed density does not exceed the FLU (CRC). The SUB being the CRC should remain, and density should not exceed 8 du/ac.
Staff: No LUA.

D. Eastland South Medlock
 FLU: CRC (18du/ac); SUB (8du/ac)
Recommended Densities

- LCI Study - 10-20
- Supplemental: 12 du/ac

Analysis: Comp Plan has no FLU for 12 du/ac, but it is consistent with CRC (18du/ac). The existing office uses located within the SUB are allowed.
Staff: No LUA.

E. Jordan Lane
 FLU: CRC (18du/ac)
Recommended Densities

- LCI Study - 10 du/ac
- Supplemental - 16 du/ac

Analysis: Proposed density is 16 du/ac. This is allowed in the CRC FLU, with is 18 du/ac.
Staff: No LUA.

F. Larry Lane
 FLU: CRC (18du/ac)
Recommended Densities

- LCI Study - 20 du/ac
- Supplemental - 24 du/ac

Analysis: Proposed density exceeds what is allowed in the FLU. Neighborhood Center (NC) is the appropriate designation @ 24 du/ac.
Staff: LUA required (NC).

A. Medline Core Area
 FLU: TC (60du/ac); CRC (18du/ac); NC (24du/ac); OP (30du/ac); LIND

Recommended Densities

- LCI Study - 30 du/ac
- Supplemental - 60 du/ac

Analysis: Areas that are not TC in the area (i.e. NC, OP, LIND & CRC) will need a land use amend.
Staff: LUA required, for specified FLUs (TC).

