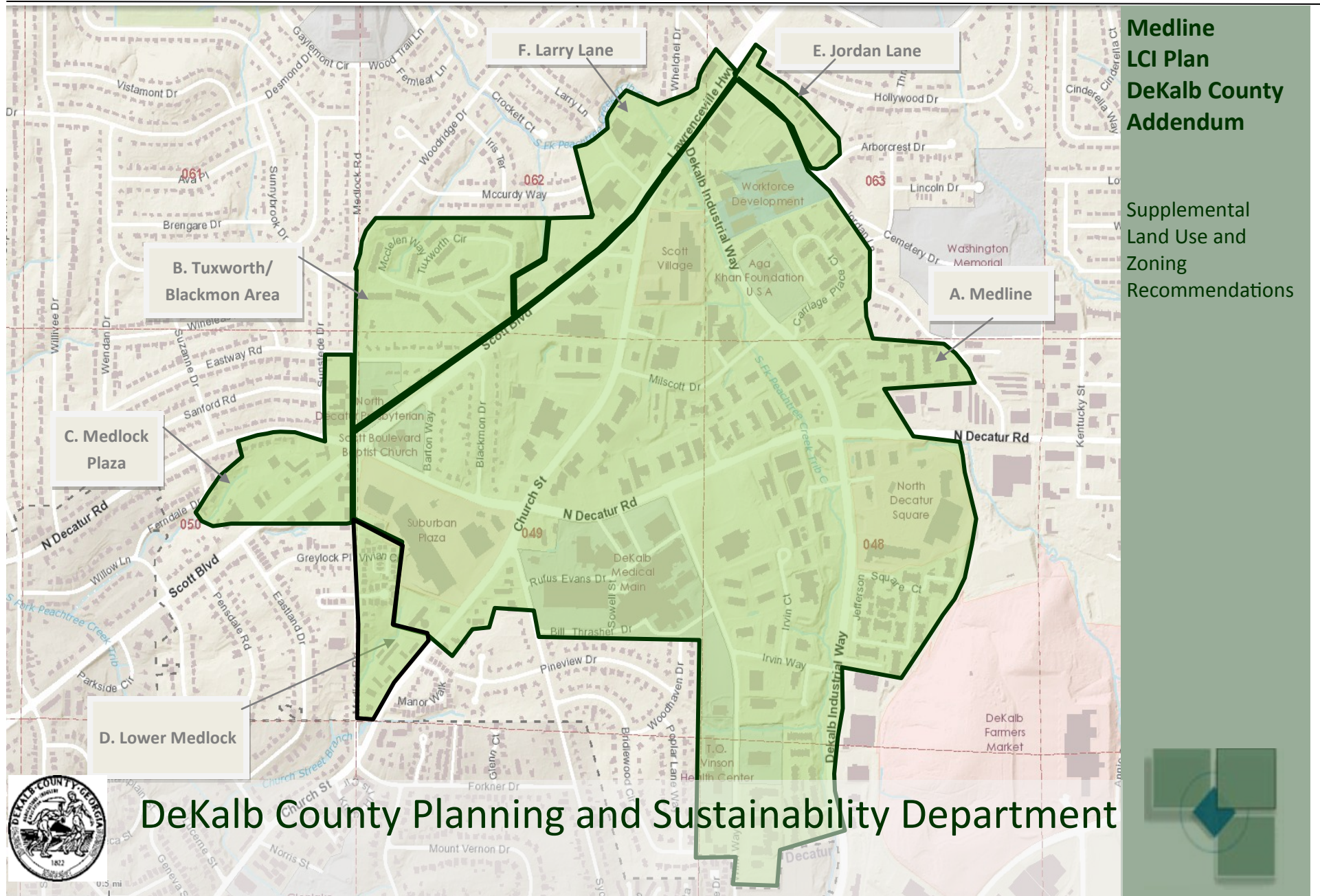


# MEDLINE LCI PLAN – Supplemental Land Use and Zoning Recommendations

LCI Plan



### Land Use and Re-Zoning Guidance

The LCI Plan for Medline offers a broad long-range plan for land use, transportation, health policies and economic development. The area is currently undergoing rapid redevelopment and more redevelopment is expected. The Medline LCI Study was conservative in its approach to address the market demand of development and growth. As a result, this has placed a high demand to re-evaluate the density, use, and building heights of the LCI area. This document offers refined guidance for land use policy and zoning, particularly for 5 sub-areas that are adjacent to existing single-family neighborhoods. This guidance recognizes and reflects the recommendations within the LCI report for the Medline Core district, but also seeks to establish reasonable transitions on the edges of the study area to protect and enhance existing communities.

#### Area A - Medline Core Area

**Uses:** This is the largest and central portion of the Medline character area and should become a mix of high intensity office, medical services, multi-family residential and retail uses. In the future the Medline Core may be serviced by two rail stops. In a broad sense the Medline Core should become an employment center within a walkable community served by transit. Retail should be

incorporated within mixed use buildings and developments. Single-use, stand-alone retail is discouraged. In addition the area is suitable for research and development facilities and high density senior facilities.

**Density:** A density of 60 is permitted in the Medline Core Area. This is consistent with the Town Center character area of the comprehensive plan. High density senior buildings should be near medical offices, DeKalb General Hospital campus and shopping districts. Senior residential towers are best suited in areas where they do not dominate the views of single family homes or create proportions that are out of scale with adjacent single-family homes.

**Building Height:** Permitted height of new buildings within the Medline Core is 5-stories tall, 3-story minimum with the exception of research and development. Taller buildings are permitted if useful open space is provided and if buffers are provided to protect adjacent single-family homes. Any development along the western edge of Jordan Lane should not exceed three stories.

#### Area B - Tuxworth Blackmon

**Uses:** This is a residentially developed area north of Scott Boulevard east of Medlock Road and includes Tuxworth Springs Condominium, the Presbyterian Church and homes along Blackmon Drive.

This area should remain residential in character and is not suitable for commercial uses. Blackmon Drive may redevelop with townhouse and stacked flat style developments. There are a few smaller parcels with Scott Boulevard frontage; however these properties do not lend themselves to retail development. They are best incorporated into surrounding properties so as to limit curb cuts on Scott Boulevard near the congested six-way intersection.

**Density:** A density up to 24 units per acre is permitted in the Tuxworth Blackmon area.

**Building Height:** The permitted height of new buildings within the Tuxworth/ Blackmon Area is 2 stories.

#### Area C - Medlock Plaza

**Uses:** West of Medlock Road contains an area primarily consisting of retail and service uses. This area is adjacent to a future transit stop and should contain

higher residential densities, while still offering a transition when directly adjacent single-family residential uses.

**Density:** A density of 24 units per acre is permitted in the Medlock Plaza area.

**Building Height:** Three to five-story residential buildings with ground level retail/services and wrapped parking decks will provide a

better transition than the current mixture of retail and auto oriented uses. Parking decks should be largely hidden from the surrounding neighborhoods. Limited buffers may be required when single family homes are adjacent to new medium density development.

### **Area D - Lower Medlock**

Medlock and portions of Church Street may continue to develop with a mixture of low intensity health services and residences for seniors. These uses are an appropriate transition to the nearby single-family and contribute to the Medline character area. Townhouse development along the southern portions of Medlock and this small section of Church Street are appropriate for an area this close to a future transit station, while still offering compatibility to adjacent single-family homes.

**Uses:** Mixture of low intensity health service, office, and Townhouse.

**Density:** A maximum density of 12 dwelling units per acre is preferred in the Church/lower Medlock Area.

**Building Height:** A maximum of 3 stories is the preferred height of buildings, for the Church/lower Medlock Area.

### **Area E – 1. Jordan Lane (along Lawrenceville Highway)**

**Uses:** The primary use for this area should be commercial, office, retail, or mixed use.

**Density:** A maximum density of 24 dwelling units per acre is preferred in the Jordan Lane Area, along Lawrenceville Highway.

**Building Height:** Maximum 3-stories is the preferred height of buildings, for the Jordan Lane Area.

### **Area E – 2. Jordan Lane**

**Uses:** This area should remain residential, and retail uses are not suitable for this area.

**Density:** A maximum density of 12 dwelling units per acre is preferred in the Jordan Lane Area, along Lawrenceville Highway.

**Building Height:** Maximum 2-stories is the preferred height of buildings, for the Jordan Lane Area. This area is significantly different from the adjacent Medline Core and should be protected from high intensity redevelopment to the west by buffers or three-story buildings. Service delivery and dumpsters should not be an intrusion for residential development along Jordan Lane.

### **Area F - Larry Lane**

**Uses:** This area should retain the commercial development on the northern side of Scott Boulevard in a high intensity traffic corridor.

The frontage on Scott Boulevard is not particularly deep and it adjoins a stable single family neighborhood that should remain intact. Therefore development in the area should be concentrated along Scott Boulevard and transition down in scale and intensity towards the adjacent residential community.

**Density:** A maximum density of 24 dwelling units per acre is preferred in the Larry Lane Area.

**Building Height:** A maximum of 2 stories is allowed.

Service delivery and dumpsters should be located away from single-family homes. Buffers and screening for the adjacent residential streets may be required to improve transitions between intensities of use. Regional cut-through traffic and service vehicles should not be routed into the neighborhood.

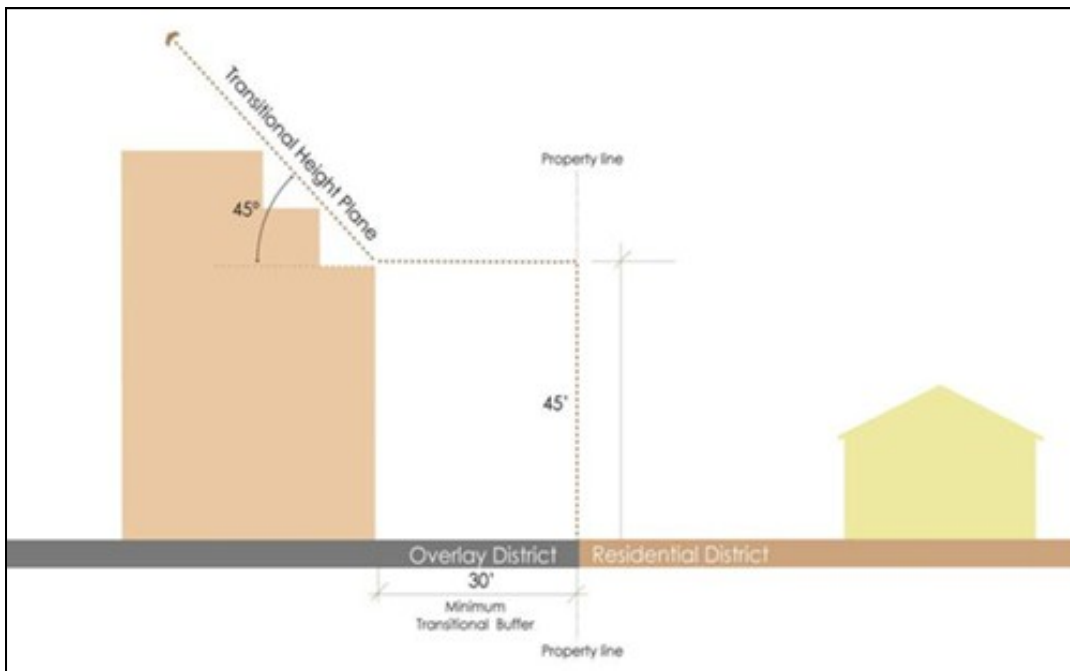
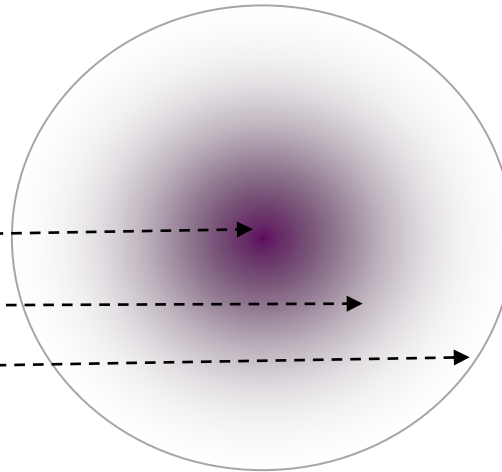


## Preferred Density Concept

Core (up to 60du/ac & 3-5 stories max) ----->

Center (24du/ac & 3 stories max) ----->

Edge (12 du/ac & 2 stories max) ----->

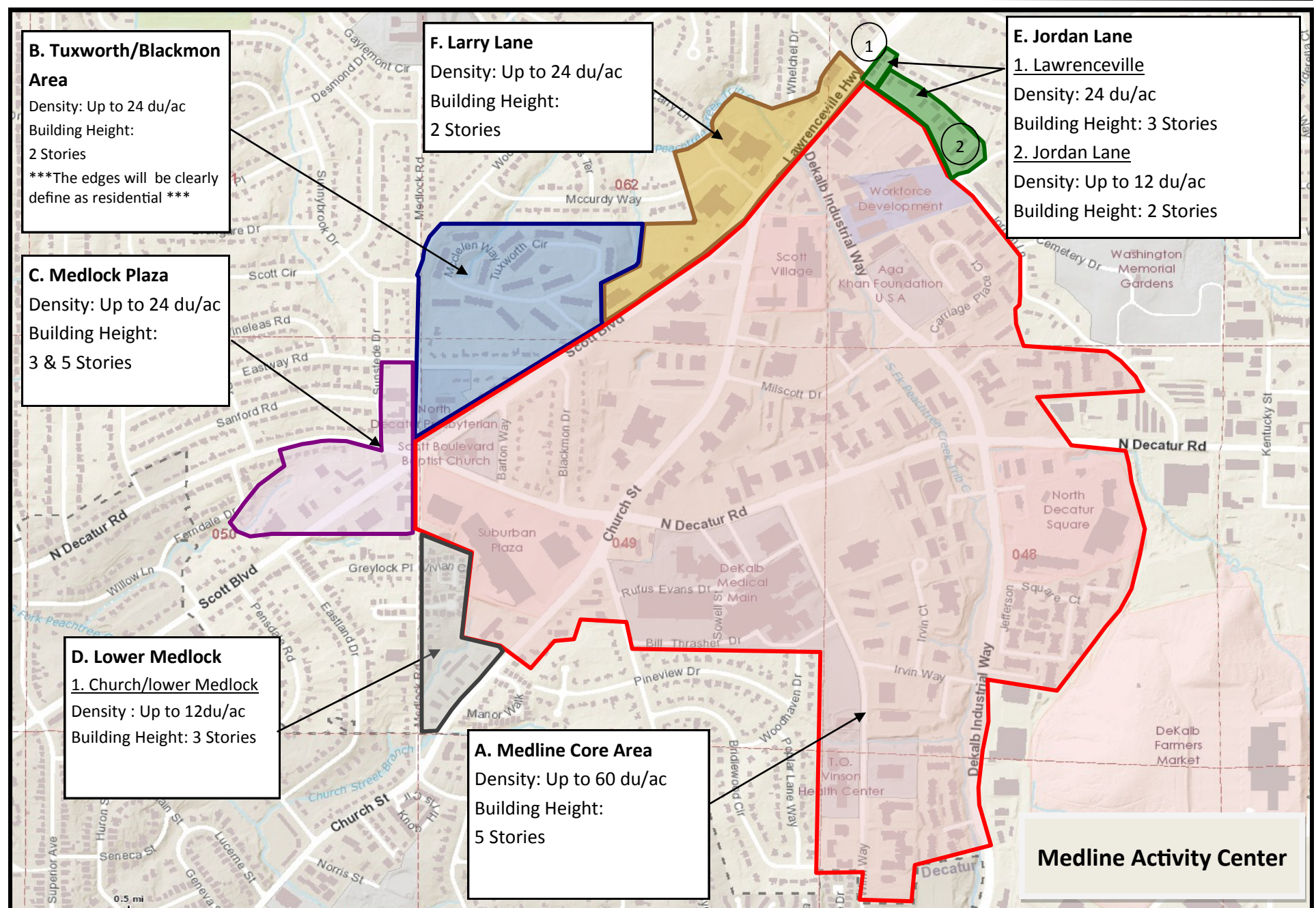


## DENSITY RINGS

This concept shall be encouraged for the Medline Activity Center. The purpose for density rings is to develop high intensity projects while protecting single family neighborhoods. The highest intensity of development is located at the core of the activity center. Intermediate densities are established at a lower intensity than the core. An additional edge or outer ring is established to provide the final transitional height and intensity of development, prior to reaching the single family residence.

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## Land Use Development Guidelines for Medline

Sub-Area Districts	Primary Land Use	Density (du/ac)	Stories (max)	Lot Coverage
<b>A. Medline Core</b>	Mixed-use	60	5 Stories	80-90 % Commercial 35 % Residential ---% Greenspace
<b>B. Tuxworth/Blackmon</b>	Townhomes Condominiums Apartments	24	2 Stories	80-90 % Commercial 35 % Residential ---% Greenspace
<b>C. Medlock Plaza</b>	Multi-family Residential ;Townhouses	24	3 Stories	80-90 % Commercial 35 % Residential 70-85 % Multi-Family
<b>D. Lower Medlock-2</b>	Townhouses, office ,Senior House	12	3 Stories	80-90 % Commercial 35 % Residential -- % Greenspace
<b>E. Jordan Lane -1</b>	Retail, office, apartments, condominiums	24 (@ Lawrenceville)	Lawrenceville - 3 stories	80 –90 % Commercial 35 % Residential ---% Greenspace
<b>E. Jordan Lane - 2</b>	Single-Family Residential ,Townhouses	12 (@ Jordan)	Jordan - 2 stories	100% Residential
<b>F. Larry Lane</b>	Single-Family Residential ,Townhouses ,Retail ,Restaurants	24	2 Stories	80– 90 % Commercial 35 % Residential ---% Greenspace

