



PEACHTREE ROAD AREA		
Existing Future Land Use	Proposed Future Land Use	Reason
LU-1 (MDR)- Mid Density Residential	(OS)- Open Space	Increases open space; conserves land already within the existing floodway
LU-2 (MDR)- Mid Density Residential	(HDR)- High Density Residential	Increases land use intensity along the proposed open space
LU-4 (HDC)- High Density Commercial	(MU10)- Mixed Use 10+ Levels	Maintains land use intensity with a required 20% residential mix
LU-5 (LDC)- Low Density Commercial	(HDR)- High Density Residential	Increases land use intensity along the proposed open space; aligns land use with adjacent parcel's future land use
LU-6 (LDC)- Low Density Commercial	(OS)- Open Space	Increases open space and conserves land already within the existing floodway
LU-7 (HDR)- High Density Residential	(OS)- Open Space	Accommodates new transit, trail and street connections; provides a buffer to existing single family neighborhoods
LU-8 (SFR)- Single Family Residential	(OS)- Open Space	Aligns future land use with this existing preserve area
LU-9 (HDC)- High Density Commercial	(MU 5-9)- Mixed Use 5-9 Levels	Decreases intensity in property adjacent to an existing single family neighborhood; supports adjacent mixed use designation; allows for mixed use as Bennett Street redevelops

Conceptual Development Program			
Use	Proposed Program	% of Entitlement	Entitlement (based on existing F.A.R.)
Commercial/ Office	780,000 square feet	2.8%	27 million square feet
Residential	4.2 million square feet	19%	22 million square feet

PIEDMONT ROAD AREA		
Existing Future Land Use	Proposed Future Land Use	Reason
LU-11 (MU)- Mixed Use	(OS)- Open Space	Increases open space adjacent to higher intensity land uses
LU-12 (I)- Industrial	(OS)- Open Space	Increases open space adjacent to higher intensity land uses
LU-13 (I)- Industrial	(MU10)- Mixed Use 10+ Levels	Increases intensity along the Piedmont Road corridor