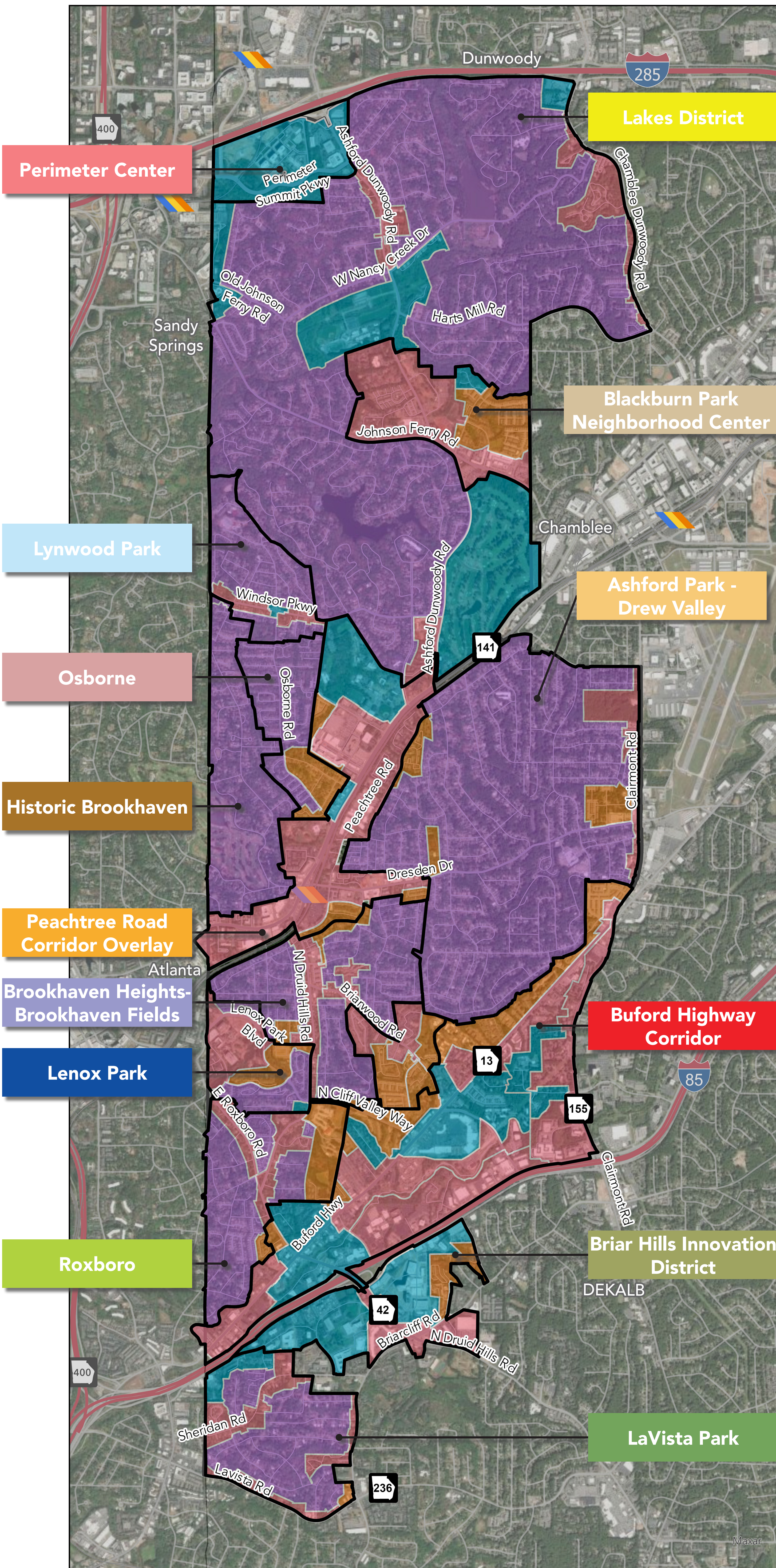


# FUTURE LAND USE PLAN

The Future Land Use Plan builds upon the character areas established in the City's 2034 inaugural plan. The updated plan provides more detailed future land use guidance for each area of the city by delineating subareas within each character and providing policy direction for each.



## Legend

- Expressways
  - State Routes
  - Major Road
  - Local Streets
  - Railroads
  - MARTA Stations
  - Brookhaven City Limits
  - Surrounding Cities and Counties
  - Character Areas
- SUBAREA**
- Corridor
  - Interior
  - Transition
  - Special Use Area

## New Subareas

### INTERIOR

Interiors are the heart of most character areas—they are predominantly residential and are the driving force behind how a character area looks and feels.

### CORRIDOR

Corridors are the character area's main thoroughfares. These can range from regional arterials to more local roadways. Corridor policy is highly localized and dependent on location, traffic volumes, current land use, and development potential.

### TRANSITION

Transitions are areas that act as a step up/step down between two distinct intensities of development, or act as a buffer between different land uses.

### SPECIAL USE AREA

Special use areas are parts of character areas that do not meet any of the definitions above and require policy guidance specific to their unique use or character. These areas may already have a master plan or require additional study.





# LAND USE: HOUSING FOCUS



## Why focus on housing?

All of the United States, particularly Metro Atlanta, is experiencing a **nationwide housing crisis**. That means **the number of homes available are not meeting demand**, increasing housing costs at unprecedented rates. Through public engagement, **the need for housing diversification strategies** evolved as a key land use policy focus to better meet this demand.

## Housing Diversification Strategy

Brookhaven's housing strategy is rooted in the following value: **every part of the city has a role to play in addressing the housing challenge**. It also recognizes that new housing needs to respect the existing single-family character of Brookhaven. Incorporating "Missing Middle" housing is a way to expand housing types and respect Brookhaven's existing neighborhood character.

### Missing Middle Housing Types

There are five small-scale—or "missing middle"—housing types recommended for Brookhaven: backyard cottages, duplexes, triplexes, quadplexes, and cottage courts. Not every type is appropriate everywhere in the city; specific types are assigned at the sub-area level based on our mapping analysis.

#### ACCESSORY DWELLING UNITS



Total Typical Size:  
300-750 SF

Accessory dwelling units (ADUs) are small structures located behind the main home or structure on a lot. They are currently allowed in all single-family residential districts in Brookhaven.

#### TRIPLEXES

Triplexes are similar to duplexes, except they have three units stacked on top of each other. They can also appear in more configurations.



Total Typical Size:  
2,100-9,300 SF

#### DUPLEXES

Duplexes are buildings that contain two housing units. They usually are designed in one of two forms:



Total Typical Size:  
1,200-4,800 SF



##### Stacked

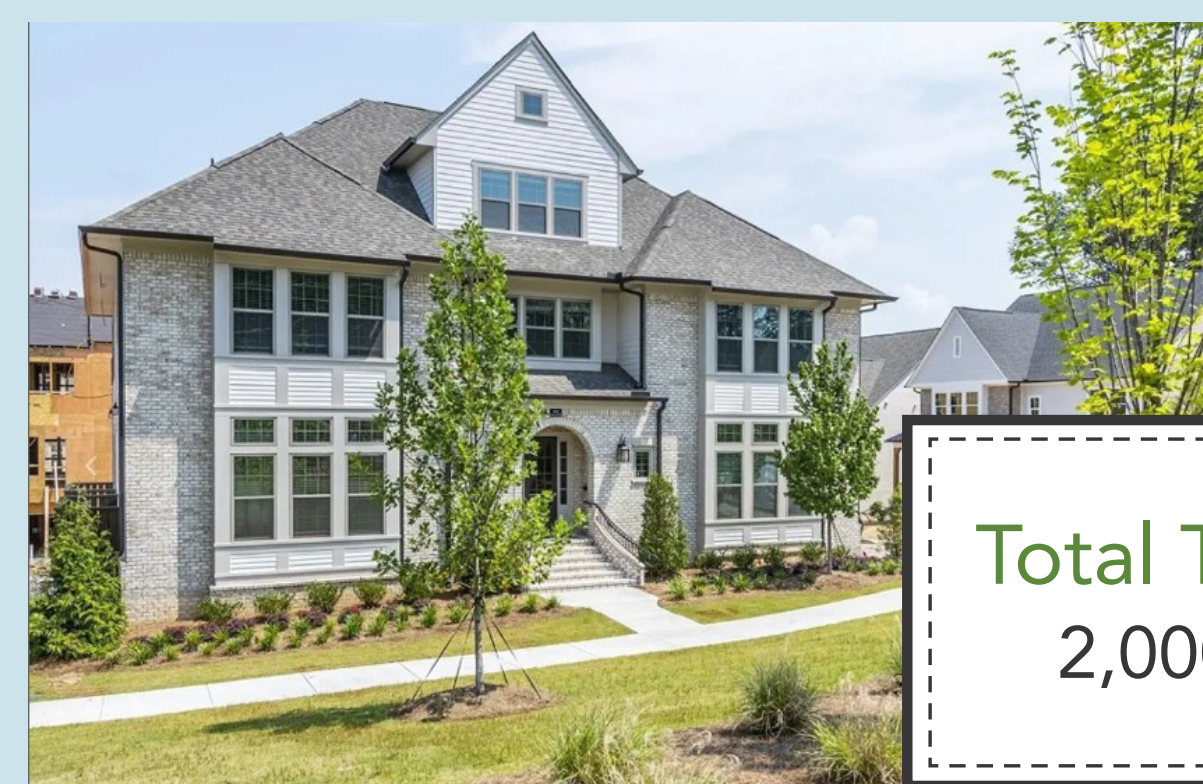
Stacked duplexes are two units arranged one above the other, and are great for narrow, deep lots.

##### Side-By-Side

Side-by-side duplexes each have an entry on the street level, and can be one or two stories.

#### FOURPLEXES

Fourplexes are four-unit buildings, and usually have two units on the ground floor and two units above.



Total Typical Size:  
2,000-4,800 SF

#### COTTAGE COURTS

Cottage courts are a group of smaller footprint, single-family homes arranged around a common space. These homes are perfect for first-time homebuyers and seniors.



Total Typical Size:  
500-800 SF





# CHARACTER AREA TOUR

Below is an example of a character area spread showing how each character and its sub-areas are presented in the draft document. You can find worksheets for each character area spread if you want to dig into the details of one or more character areas.

**Tour starts here!**



The **inset map** highlights where the character area is in Brookhaven.

The **vision** establishes the future character, and **implementation strategies** are action items to implement the vision of the entire character area. More location-specific strategies are listed in the sub-area tables.

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### LAVISTA PARK

**Vision**  
A tight-knit community, LaVista Park is a neighborhood of single-family homes and wooded areas that benefit from strong connectivity to nearby retail and job centers. The character area will remain largely the same, particularly in the scale of housing and protecting the tree canopy.

**Implementation Strategies**

- Continue to work with LaVista Park Civic Association to address community needs
- Evaluate context-sensitive options for traffic calming to reduce cut-through traffic, considering overall traffic flow impacts and creative design solutions.

**Focus on Housing**  
LaVista Park's residential neighborhoods have relatively large lot sizes, which are conducive to the construction of ADUs and duplexes in existing single family districts. Given the existing character, side-by-side duplexes would be more appropriate than stacked. Larger scale opportunities for housing diversification are limited, but there could be redevelopment opportunities for more intensive housing in the **special use area** along Chantilly Drive which runs parallel to I-85.

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### LAVISTA PARK

**Focus on Transportation**

LaVista Park is prioritizing safety and mobility improvements for pedestrians through the Chantilly Drive Sidewalk project.

**Transportation Strategies**

- Chantilly Drive Sidewalk

**Map 16. LaVista Park Sub-Areas**

BOUND FOR 2044

The **transportation focus** summarizes recommendations from the forthcoming multi-modal plan to ensure planned growth is coordinated with needed transportation improvements.

The **sub-area map** shows the parcel-specific sub-areas. These include **interior, corridors, transitions, and special use areas.**

The **aerial map** shows just the character area.

The **housing strategy** narrative explains how to diversify housing in that specific character area.

**Aspirational character imagery** shows desired future development character and transportation improvements.

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### LAVISTA PARK

**Sub-Area Policy**

**Interior**  
LaVista Park's interior is single-family residential, with lower scale, ranch-type homes primarily from the 1960s and 1970s. There are modest opportunities to increase the diversity of housing, primarily through ADUs and side-by-side duplexes.

**Corridor**  
Beyond the interior there are three corridor sub-areas. Although Sheridan Road is not a major thoroughfare for the city, it is an important corridor in LaVista Park. The roadway segment goes from the western City boundary with the City of Atlanta up to Merriman Lane NE. The dominant character is single-family houses.

The LaVista Road corridor segment stretches between the western city boundary with the City of Atlanta to just east of Vista Valley Drive NE. Despite being a major corridor for northern Atlanta, the character of LaVista Road is single-family residential with modest-scale homes.

Interior	Best-Fit Zoning:	Implementation Actions/Strategies:
<ul style="list-style-type: none"> <li>Single Family + ADU</li> <li>Duplexes (side-by-side preferred)</li> </ul>	All RS	<ul style="list-style-type: none"> <li>Require duplexes to adhere to design standards allowed by-right in all residential districts</li> <li>Multimodal projects</li> </ul>
<b>Other Land Uses:</b>		
<ul style="list-style-type: none"> <li>Parks and Open Space</li> <li>Institutional</li> </ul>		

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### LAVISTA PARK

**A Corridor: Sheridan Road**

Appropriate Housing Types:	Best-Fit Zoning:	Implementation Actions/Strategies:
<ul style="list-style-type: none"> <li>Single Family + ADU</li> <li>Duplex</li> <li>Triplex</li> </ul>	<ul style="list-style-type: none"> <li>All RS</li> <li>R3</li> <li>RSA-5</li> <li>RSA-8</li> </ul>	<ul style="list-style-type: none"> <li>Require duplexes to adhere to design standards allowed by-right in all residential districts</li> <li>Multimodal projects</li> </ul>
<b>Other Land Uses:</b>		
<ul style="list-style-type: none"> <li>Parks and Open Space</li> <li>Institutional</li> </ul>		

**B Corridor: LaVista Road**

Appropriate Housing Types:	Best-Fit Zoning:	Implementation Actions/Strategies:
<ul style="list-style-type: none"> <li>Single Family + ADU</li> <li>Duplex (side-by-side preferred)</li> </ul>	All RS	<ul style="list-style-type: none"> <li>Require duplexes to adhere to design standards allowed by-right in all residential districts</li> <li>Multimodal projects</li> </ul>
<b>Other Land Uses:</b>		
<ul style="list-style-type: none"> <li>Parks and Open Space</li> <li>Institutional</li> </ul>		

**C Corridor: Briarcliff Road**

Appropriate Housing Types:	Best-Fit Zoning:	Implementation Actions/Strategies:
<ul style="list-style-type: none"> <li>Single Family + ADU</li> <li>Duplex (side-by-side preferred)</li> <li>Fourplex*</li> </ul>	<ul style="list-style-type: none"> <li>All RS</li> <li>RSA-5</li> <li>RSA-8</li> </ul>	<ul style="list-style-type: none"> <li>Require duplexes to adhere to design standards allowed by-right in all residential districts</li> <li>Multimodal projects</li> </ul>
<b>Other Land Uses:</b>		
<ul style="list-style-type: none"> <li>Parks and Open Space</li> <li>Institutional</li> </ul>		

\*Although triplexes would be an appropriate density, their tall, narrow form is not well aligned with the current character of the corridor.

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### LAVISTA PARK

**Transition: Northwest Corner of Briarcliff Road and LaVista Road**

Appropriate Housing Types:	Best-Fit Zoning:	Implementation Actions/Strategies:
N/A	<ul style="list-style-type: none"> <li>NS</li> <li>C-1</li> </ul>	<ul style="list-style-type: none"> <li>Multimodal projects</li> </ul>
<b>Other Land Uses:</b>		
<ul style="list-style-type: none"> <li>Neighborhood Commercial</li> <li>Community Commercial</li> </ul>		

**Special Use Area: Chantilly Road**

Appropriate Housing Types:	Best-Fit Zoning:	Implementation Actions/Strategies:
<ul style="list-style-type: none"> <li>Townhouses</li> <li>Multi-Family</li> </ul>	<ul style="list-style-type: none"> <li>All RSA</li> <li>RM-14</li> <li>RM-18</li> </ul>	<ul style="list-style-type: none"> <li>Explore additional incentives for developers to build out affordable and workforce housing, specifically around new commercial developments near I-85</li> <li>Multimodal projects</li> </ul>
<b>Other Land Uses:</b>		
<ul style="list-style-type: none"> <li>Office</li> <li>Hotel</li> <li>Parks and Recreation</li> <li>Institutional</li> </ul>		

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**Sub-area policy narrative** provides an overview each sub-area.

**Sub-area tables** list **appropriate housing types, other land uses** deemed appropriate, **best-fit zoning** to inform appropriate re-zonings, and location-specific **implementation actions/strategies.**

