

Planning Commission

May 18, 2023

# City of Tucker

## 2023 Comprehensive Plan



# COMMUNITY INPUT



**Community Meeting 1: April 15  
at Spring Fling**

**Estimated:**

**100 engagements; 200+ touches**

**Community Meeting 2: May 4**

**20-25 attendees**

**Community Survey: April 1-30**

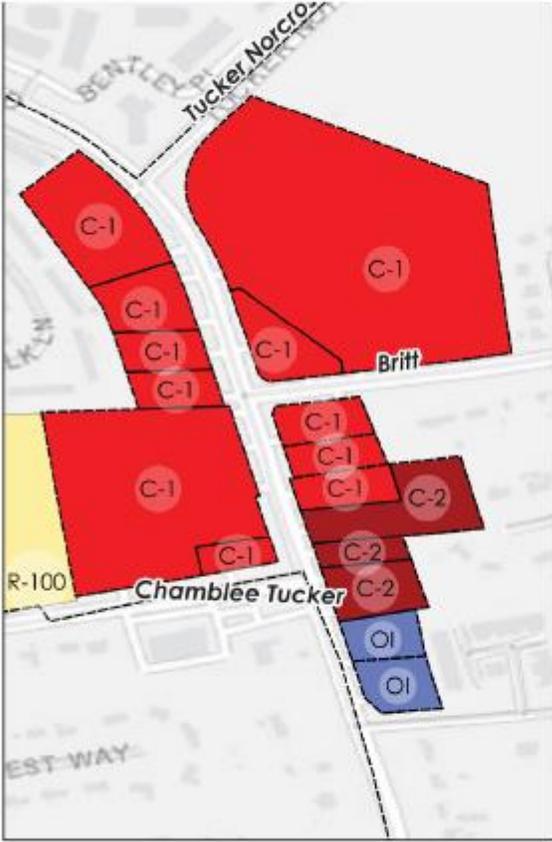
**645 responses**

# Draft Update – Plan Overview

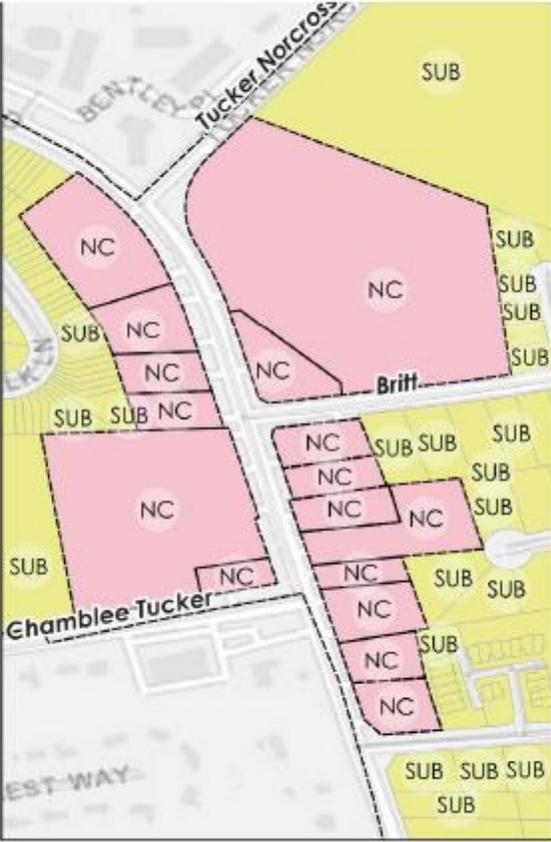
- Existing plans/studies analysis
- Housing data added:
  - Estimated population growth
  - Historical population data
  - Population by race
  - Age distribution
  - Education
  - Household income
  - Housing value
  - Business data
- Broadband information added
  - Only unserved area is Smoke Rise Country Club
- Future land use changes
- Minor changes to vision and goal statements
- Removed goal policies that have been completed or are no longer relevant
- New community work program

# Future Land Use Map Changes

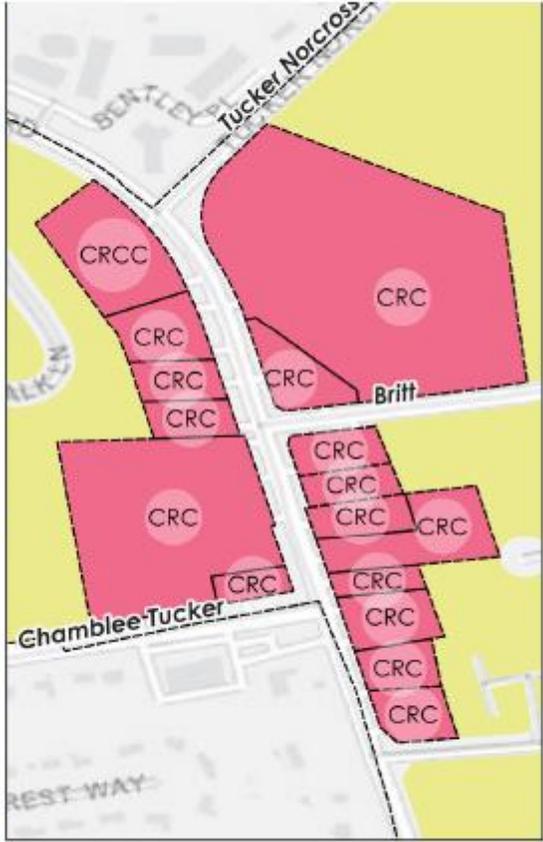
## 1. 4344 Chamblee Tucker Road



**ZONING MAP**  
C-2 Commerical



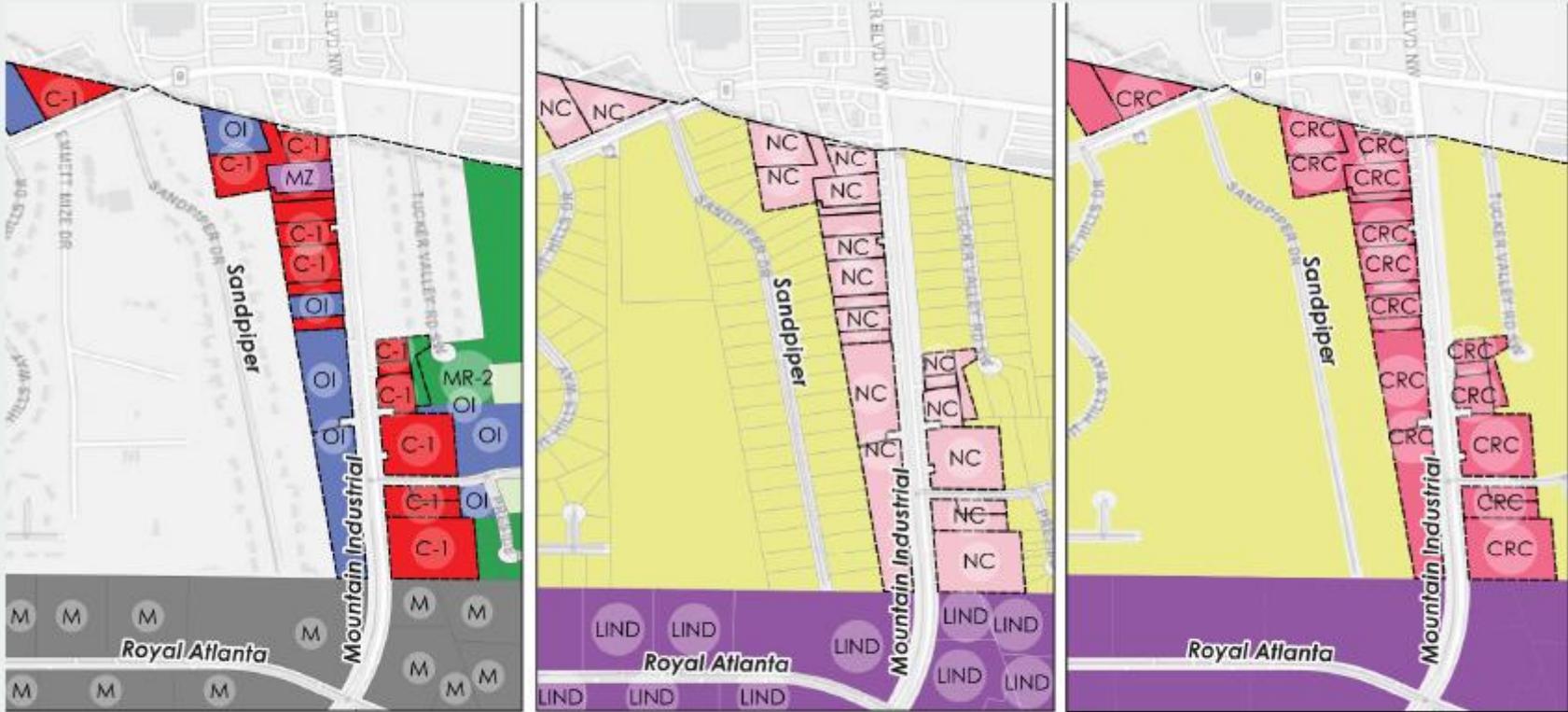
**EXISTING CHARACTER AREAS**  
NC - Neighborhood Center



**PROPOSED CHARACTER AREAS**  
CRC - Commercial Redevelopment  
Corridor

# Future Land Use Map Changes

## 2. Royal Atlanta & SR8 Connector



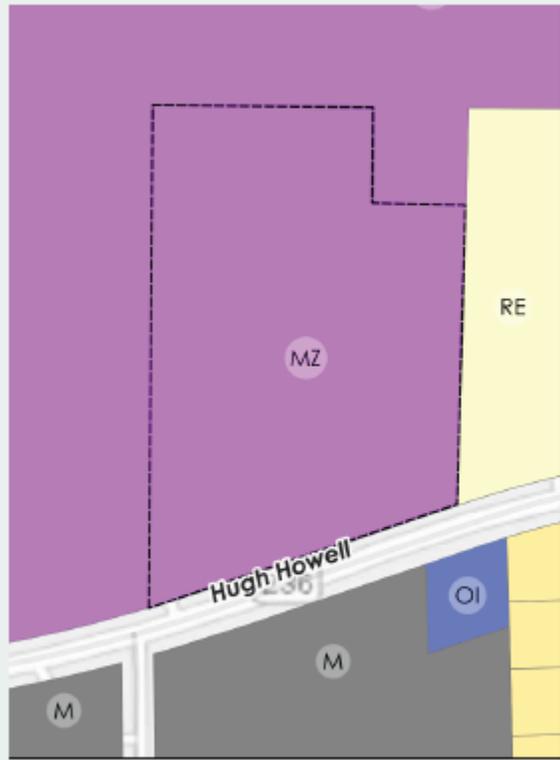
**ZONING MAP**  
C1 - Commercial  
OI - Office District

**EXISTING CHARACTER AREAS**  
NC - Neighbourhood Center

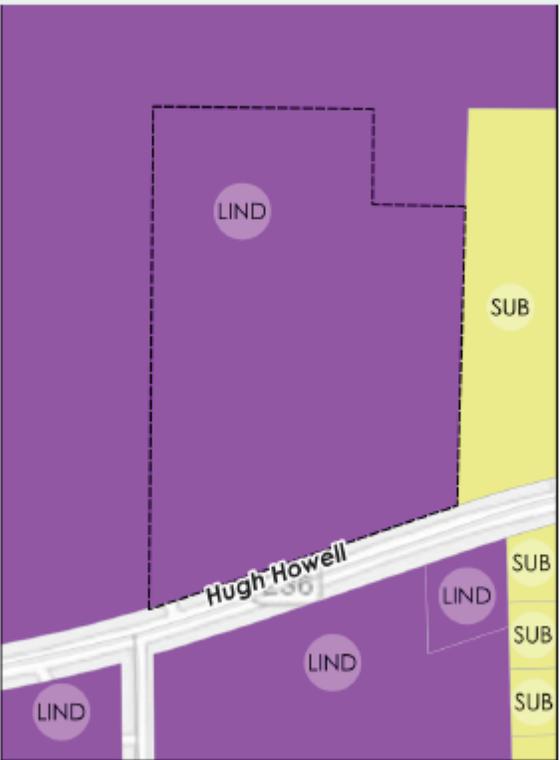
**PROPOSED CHARACTER AREAS**  
CRC - Commercial Redevelopment Corridor

# Future Land Use Map Changes

## 3. 4780 Hugh Howell Road



**ZONING MAP**  
MZ District



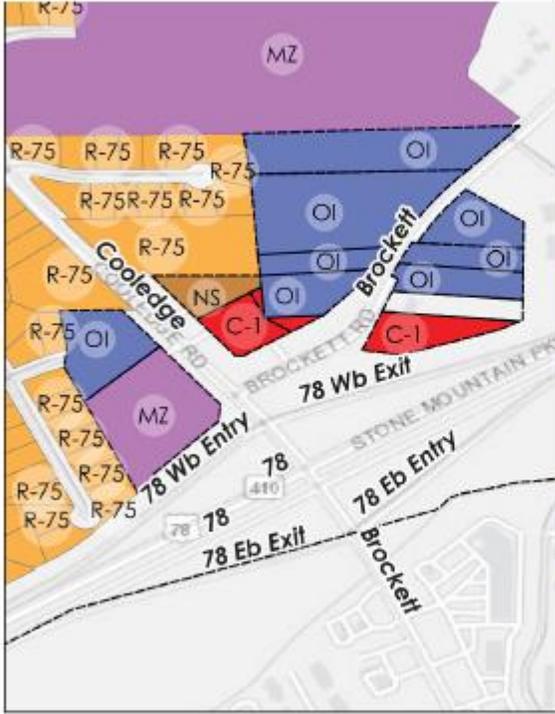
**EXISTING CHARACTER AREAS**  
LIND - Light Industrial



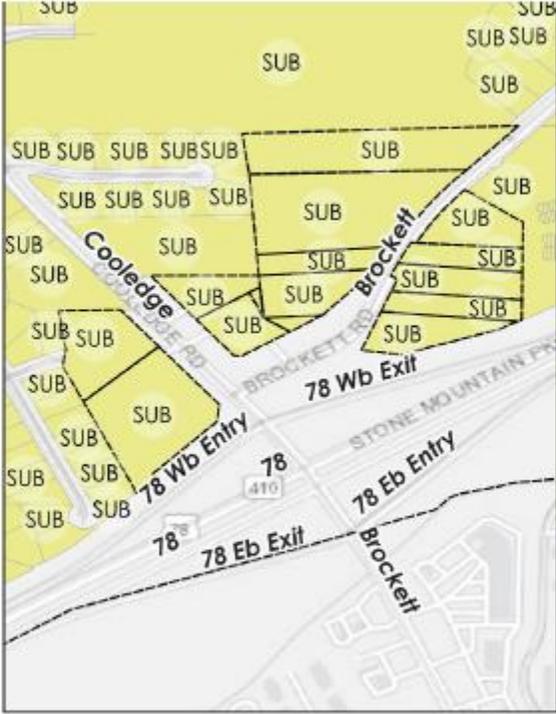
**PROPOSED CHARACTER AREAS**  
INS - Institutional

# Future Land Use Map Changes

## 4. Brocket at Coolidge



**ZONING MAP**  
Office and Commerical



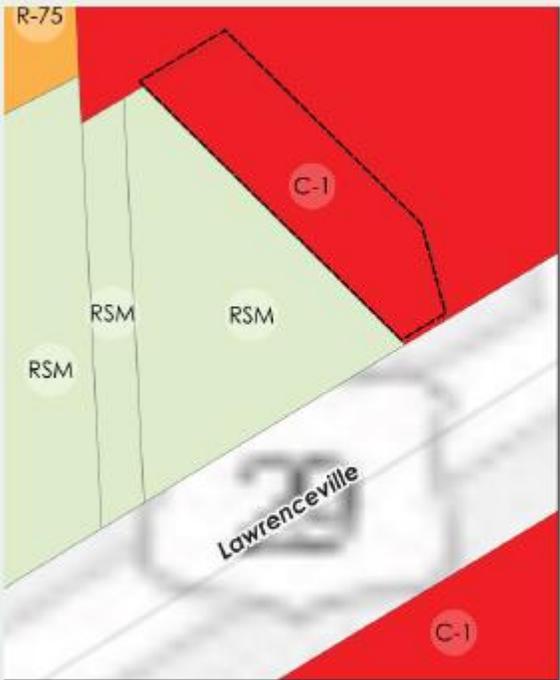
**EXISTING CHARACTER AREAS**  
SUB - Suburban



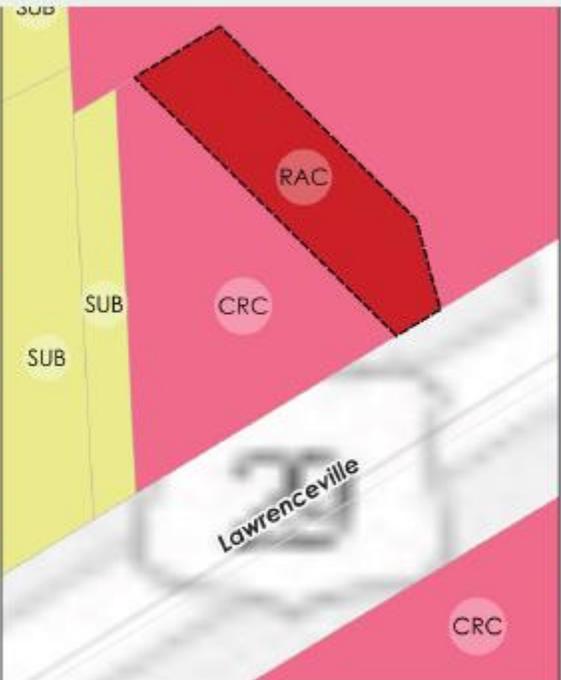
**PROPOSED CHARACTER AREAS**  
NC - Neighborhood Center

# Future Land Use Map Changes

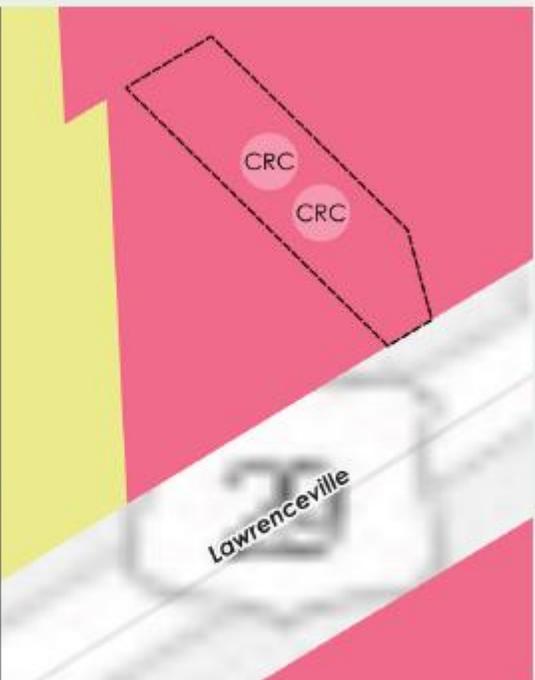
## 5. 3322 Lawrenceville Highway



**ZONING MAP**  
C1 - Commercial



**EXISTING CHARACTER AREAS**  
RAC - Regional Activity Center



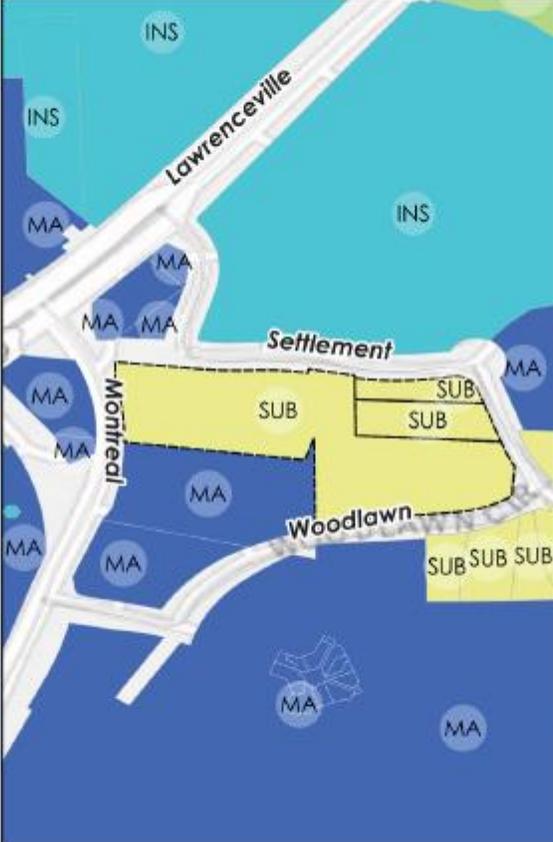
**PROPOSED CHARACTER AREAS**  
CRC - Commercial Redevelopment Corridor

# Future Land Use Map Changes

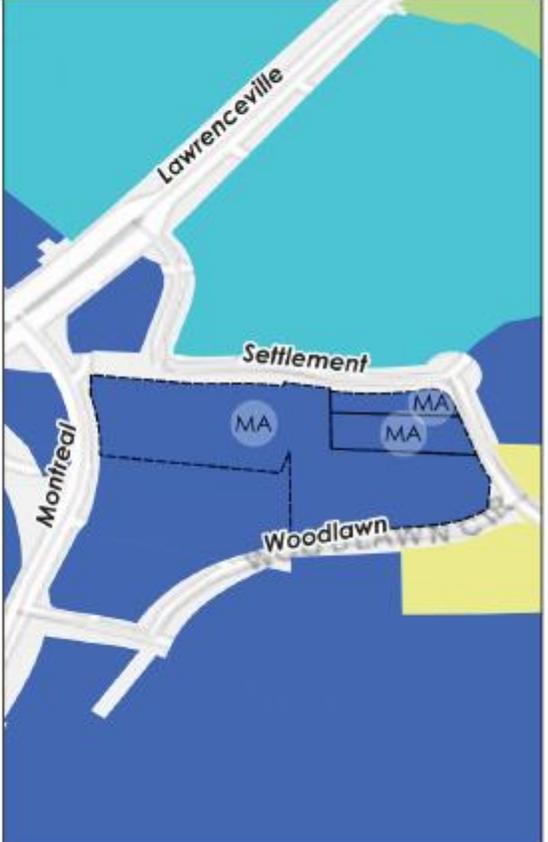
## 6. 3439 Settlement Road & 3482 Johns Road



**ZONING MAP**  
Commercial & Residential



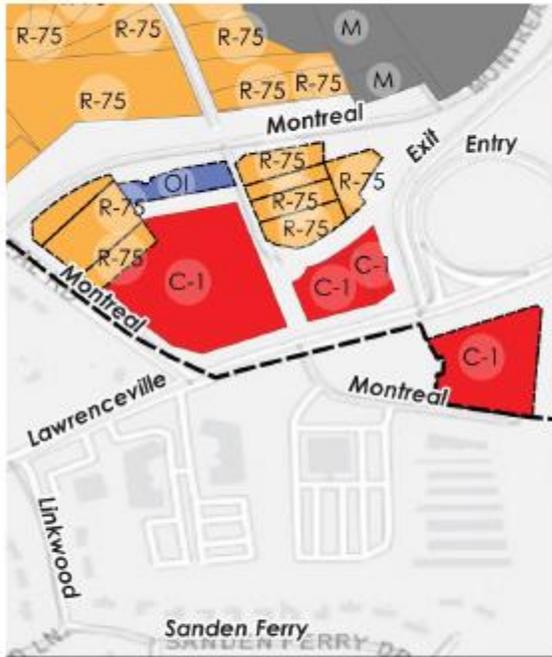
**EXISTING CHARACTER AREAS**  
SUB - Suburban



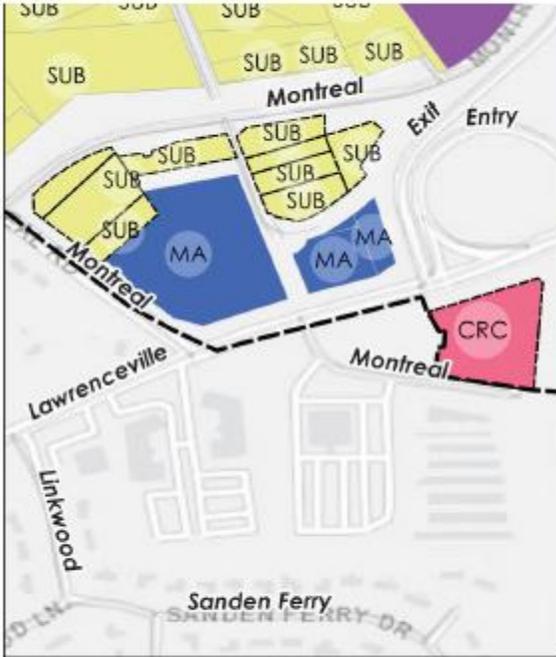
**PROPOSED CHARACTER AREAS**  
MA - Medical Area

# Future Land Use Map Changes

## 7. Montreal at Lawrenceville



**ZONING MAP**  
Commercial, Office & Residential districts



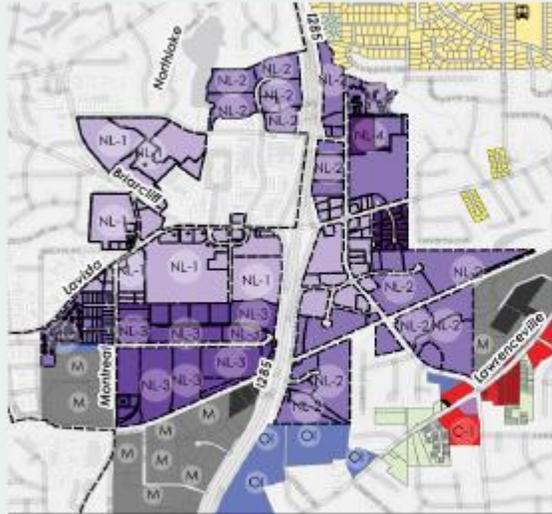
**EXISTING CHARACTER AREAS**  
MA - Medical Area  
SUB - Suburban



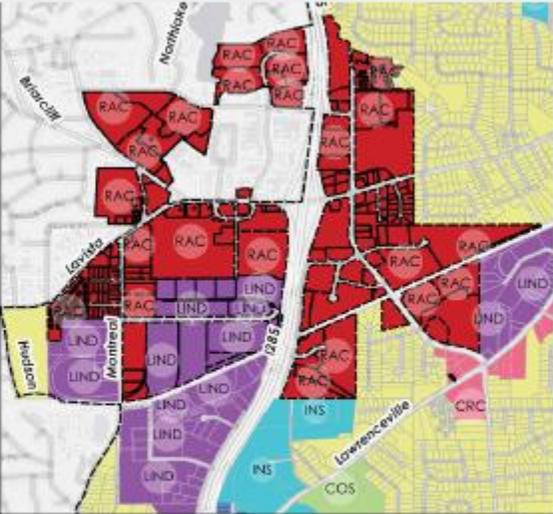
**PROPOSED CHARACTER AREAS**  
MA - Medical Area

# Future Land Use Map Changes

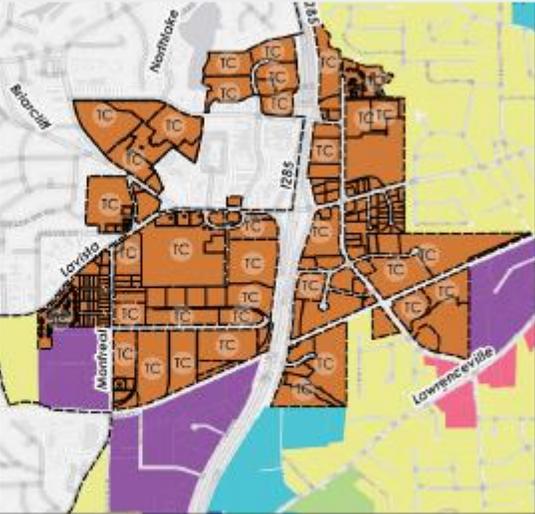
## 8. Northlake Mall Area



**ZONING MAP**  
NL1 - District  
LIND - Light Industrial



**EXISTING CHARACTER AREAS**  
RAC - Regional Activity Center



**PROPOSED CHARACTER AREAS**  
TC - Town Center

# VISION

Those of us who live and work in the City of Tucker care deeply about our **new** city and envision a future in which our community's quality of life continues to improve. We want Tucker to remain a welcoming, **inclusive** and safe place in which to live, work and do business. Most importantly, we are a city with a powerful sense of community, and we want to grow even stronger, as we work together **to build on our history** toward a better tomorrow. Our vision is best expressed by the phrase:

**Tucker. Today. Tomorrow. Together.**

# GOAL 1: ENHANCE DOWNTOWN

Because our downtown plays such a vital role as the heart of Tucker’s civic and community life, our goal is for the Main Street area to grow and mature into an even more vibrant civic center, **accessible to all**—one that offers increased opportunities to live, work, shop, recreate, learn, enjoy the arts and gather as a community.

## POLICIES

1. Invest in a Tucker City Hall Complex
2. Create Downtown Gateways
3. Create Downtown Multiuse Trail Loop
4. Create Greater Mixed-Use Development
5. Make Downtown a Center for “Lifelong Living”
6. Expand Parking Options
7. **Support Downtown Business Growth**



## GOAL 2: IMPROVE TRANSPORTATION CONNECTIVITY

We seek to overcome the challenge of physical separation and other consequences of auto-oriented land development by investing in the creation of a multiuse path system that connects Tucker neighborhoods to downtown, schools, library, recreation center, parks, and Atlanta's regional trail network. A related priority is the remaking of the Lawrenceville Highway and Hugh Howell Corridor into an inviting transportation spine that recalls the feeling of traveling along a tree-lined road linking the City's main commercial hubs: Northlake, downtown and Mountain Industrial

### POLICIES

1. Create a Citywide Multiuse Trail
2. Enhance All Major Corridors by Adding Sidewalks & Safer Roadway Crossings
3. **Improve Lawrenceville Highway-Hugh Howell Road Corridor**



# GOAL 3: PRESERVE & IMPROVE NEIGHBORHOODS

The preservation **and enhancement** of tree-lined neighborhoods is a high priority, along with the expansion of opportunities for households of all ages and income levels to remain in Tucker or move into our community

## POLICIES

1. Preserve and enhance suburban neighborhood
2. Focus on maintaining Stability of Residential uses in Face of Transportation Project
3. Direct New Housing Development to Major Activity Areas
4. Provide Livable, Safe and Affordable Housing
5. Provide Better Connections



## GOAL 4: STRENGTHEN RECREATIONAL & COMMUNITY RESOURCES

It is important that the City's open space and recreational infrastructure become a unified network. This includes enhancing and creating opportunities for people of all ages, **abilities** and interests to experience Tucker's recreational, historic, art and cultural resources, while preserving and enhancing the quality of the natural environment

### POLICIES

1. Use City-wide Park Plan as a Guide
2. Manage Parks as a Unified System
3. Address Deferred Maintenance
4. Approach John Homestead as a Regional Recreational Resource
5. Expand and Enhance Tucker's Recreational and Natural Environment
6. Explore Renovation and Expansion of Recreation Center
7. Enhance Tucker's Visual Character
8. **Expand and engage the arts**



# GOAL 5: BOLSTER ECONOMIC BASE

A key goal is to **attract residents and businesses who will thrive and contribute to the Tucker community** for their entire lives. This means capitalizing on Tucker's location within the economically-dynamic Atlanta region to attract future commercial growth to our primary job centers of Mountain Industrial Area, Northlake Commercial Center, Lawrenceville Medical Area and downtown Tucker.

## POLICIES

1. Repurpose Underutilized Commercial Development for Mixed-use Development.
2. Establish Economic Development Function to Retain and Recruit Businesses
3. Collaborate with Northlake Area Owners
4. Promote Adaptive Reuse and Infill Development in Office Park at Northlake
5. Fulfill the 2015 CID Master Plan
6. Leverage Region's Growing Healthcare Activity at Lawrenceville Highway Medical Area and identify medical-related and mixed-use opportunities at this node
7. Preserve and Expand Tucker's Industrial Employment Base
8. Actively Market and Recruit New **Manufacturing, Professional Services, and Healthcare**
9. Implement Gateway Corridor Improvements to Enhance Appeal of Major Corridors Throughout the City
10. Promote Downtown as the City's Primary Civic, Cultural and Mixed-use Center



# Community Work Program-Highlights

- City Hall Site and Program Feasibility Study
- City Design Standard Guidebook
- Text Amendment to Increase Building Heights in Downtown Tucker
- ADA/Accessibility Study
- Trail Master Plan Update
- GDOT Safety Audits
- Lawrenceville Highway Concept Design
- Hugh Howell Road Concept Design
- Small Area Studies for Gateways
- Update Parks and Recreation Master Plan
- Arts and Culture Master Plan (Includes Feasibility Study for Arts Center)
- Items from Economic Development Strategic Plan

# Upcoming Meeting Dates

- **MCC 1<sup>st</sup> Read: June 12<sup>th</sup>**
- **MCC 2<sup>nd</sup> Read: June 26<sup>th</sup>**