

**WHEREAS**, the Fort McPherson Military Installation was first established in 1885 and named for Union General James McPherson who had been killed in the Battle of Atlanta; and

**WHEREAS**, Fort McPherson is located in southwest Atlanta and was closed after action by the U.S. Congress in 2005 by the Defense Base Realignment and Closure and Commission; and

**WHEREAS**, in 2007 the McPherson Redevelopment Authority began master planning the 488 acres of land of the former Military Installation; and

**WHEREAS**, in 2010 the Fort McPherson Research Park Master Plan and District Conceptual Plan reevaluated growth and development assumptions based on the market post the 2007 recession; and

**WHEREAS**, the 2007 and the 2010 plan documents were based on developing the whole property with mixed used buildings with structured parking, employment centers and single-family, multi-family and other residential dwellings dispersed throughout the district; and

**WHEREAS**, in 2014 approximately 330 acres were sold for the development of a major film and television studio and in response to the sale, in 2015 the Urban Land Institute created a report identifying the strengths and weaknesses of the remaining approximately 145 acres and made recommendations to reopen the historic entrance to the former base on Lee Street and recommended uses including mixed-use, office and medical, retail and residential; and

**WHEREAS**, in 2016 a Livable Centers Initiative (LCI) plan encouraged development around the Fort McPherson MARTA and Oakland City MARTA stations. The LCI plan also includes recommendations for amenities and community services near the former ‘Venetian’ gate and for mixed income housing; and

**WHEREAS**, the base has a number of structures that date back to early the 1900’s and are located around the 13-acre parade ground and are significant to the history of the base and U.S. campaign during World War II; and

**WHEREAS**, the 2016 Comprehensive Development Plan identifies Fort McPherson as a Town Center Character Area and as Transit Oriented Character Area location both promoting increased densities, a mix of uses, and good pedestrian orientation as general characteristics; and

**WHEREAS**, the City recognizes Fort McPherson’s importance to the health, economic welfare, and safety of the citizens of Atlanta; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS, as follows:**

**Section 1.** The 1982 Atlanta Zoning Ordinance, as amended and codified as Part 16 of the Land Development Code which is Part III of the Atlanta City Code, is hereby further amended by creating a new zoning district entitled SPI-2 Fort McPherson Special Public Interest District. Said zoning district shall be codified as Chapter 18B of the Atlanta Zoning Ordinance.

**Section 2.** Atlanta City Code Sec. 16-18B which is currently repealed is hereby amended and shall hereafter read as set forth on Attachment “A” to this ordinance.

**Section 3.** The Official Zoning Map is hereby amended to delineate the boundaries of the SPI-2 Fort McPherson Special Public Interest District. The boundary of said district, including sub-

areas, shall be as set forth in Attachment “B” to this ordinance.

**Section 4.** The SPI-2 historic properties set forth in Attachment C.

**Section 5:** Should any section or provision of this ordinance, including attachments hereto, or the application thereof to any person or circumstance, be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the ordinance, including attachments hereto, as a whole or any section thereof other than the section or provision, or application thereof, specifically declared to be invalid.