

ASHFORD PARK - DREW VALLEY

Community Vision

The vision for the Ashford Park-Drew Valley area is for the existing single-family residential neighborhoods to be maintained and preserved. Infill residential development should be permitted only if it is in keeping with **this current residential form**. Neighborhood commercial development is seen as appropriate for the intersection of Clairmont Road and Dresden Drive. This would serve residents on the eastern side of the Character Area outside of the comfortable walking distance to the existing neighborhood commercial provided within the Brookhaven Village area.

Existing Implementation Strategies

- Identify and implement appropriate traffic calming techniques to reduce vehicular speeds and increase pedestrian safety.
- Pursue pocket green space interventions on former FEMA lots that can double as stormwater management facilities and small parks, per the recommendations of the Parks and Recreation Master Plan.
- Conduct neighborhood specific surveys regarding infill development for neighborhoods in this Character Area that have experienced significant infill.
- Provide incentives to promote the development of neighborhood commercial at the intersection of Dresden Road and Clairmont Road.
- Encourage parcel consolidation along Clairmont Road to provide for fewer curb cuts and larger development.
- Update the zoning code to provide for infill compatibility.

Additional Implementation Strategies

- Establish transitional buffers that provide appropriate and gradual height and density transitions between the Peachtree Corridor Overlay District and single-family neighborhoods.
- Ensure greater enforcement of existing codes, such as front, side and rear setback requirements, to protect neighborhoods and promote consistency in development.
- Promote more affordable housing and aging in place through zoning by allowing alternative development types such as accessory dwelling units and pocket neighborhoods in appropriate locations.
- Create an opportunity for the redevelopment of Clairmont Road into a boulevard-style corridor with neighborhood-scale commercial (up to 3 stories).
- Limit the subdivision of lots for infill development.
- Explore traffic calming measures within neighborhoods.
- Pursue sidewalk connectivity throughout Character Area neighborhoods.
- Preserve single-family and restrict further commercial development on Dresden from Conasauga Avenue east to the intersection of Clairmont Road and Dresden Drive.
- Establish separate guidelines to differentiate passive greenspace and developed park areas.

Appropriate Land Uses

The Comprehensive Plan identified the following land uses as appropriate for this Character Area:

- Single-Family Residential
- Neighborhood Commercial
- Institutional
- Parks and Recreation

Additional Development Recommendations

The Character Area Study further identified the following land uses, amenities and development forms and specified where in the Character Area they would be most appropriate. This list does not replace what is currently existing, allowed by zoning or appropriate in this Character Area, but should be consulted when considering residents' desires for future development and updates to the zoning code.

Interior of Character Area

- Single-family detached homes
- Neighborhood street with sidewalks and bike lanes
- Multi-use gravel trails
- Accessory dwelling units
- Pocket neighborhoods

Transition Areas along the edges of the Character Area

- Single-family attached townhomes
- Single-family attached duplexes
- Single-family attached live/work units
- Multi-family adaptive reuse lofts
- Mixed-use neighborhood scale residential/retail
- Neighborhood scale retail
- Bike racks, street furniture
- Mixed-income detached/attached housing options

Along Major Corridors such as Clairmont Road and Dresden Drive (from Peachtree Road to Camille Drive)

- Single-family attached townhomes
- Single-family attached duplexes
- Single-family attached live/work units
- Multi-family adaptive reuse lofts
- Mixed-use neighborhood scale residential/retail
- Neighborhood scale retail
- Co-working space

Considerations Moving Forward

Opinions were split on the addition of accessory dwelling units and pocket neighborhoods with slightly more in favor. It is recommended that they are included as land uses, but further discussion may be required in the Update of Zoning Code.