



City of Riverdale Department of Community Development  
Planning and Zoning Administration

**STAFF REPORT**  
**PLANNING COMMISSION MEETING**  
**MEETING DATE: September 15, 2021**

**Date** August 21, 2021  
**From:** Angela Rambeau, Zoning Administrator  
**Petition #:** **TEXT2021-0004**

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**Request:** Staff initiated change to the City of Riverdale zoning map, TCMU (Town Center Mixed Use) district

**Background**

The city adopted a new Zoning Ordinance and map in October 2020. After discussions with property owners and the Mayor and City Council, staff proposes three options for amending the TCMU zoning district, as shown on the attached maps.

**Option #1**

- No changes to TCMU district

**Option #2**

- Change parcels containing Merchants Square Shopping Center from TCMU to GC (General Commercial)
- Keep the two parcels along Town Center Drive as TCMU (including 7213 GA-85 and the adjacent vacant parcel)
- No change to the remaining TCMU parcels

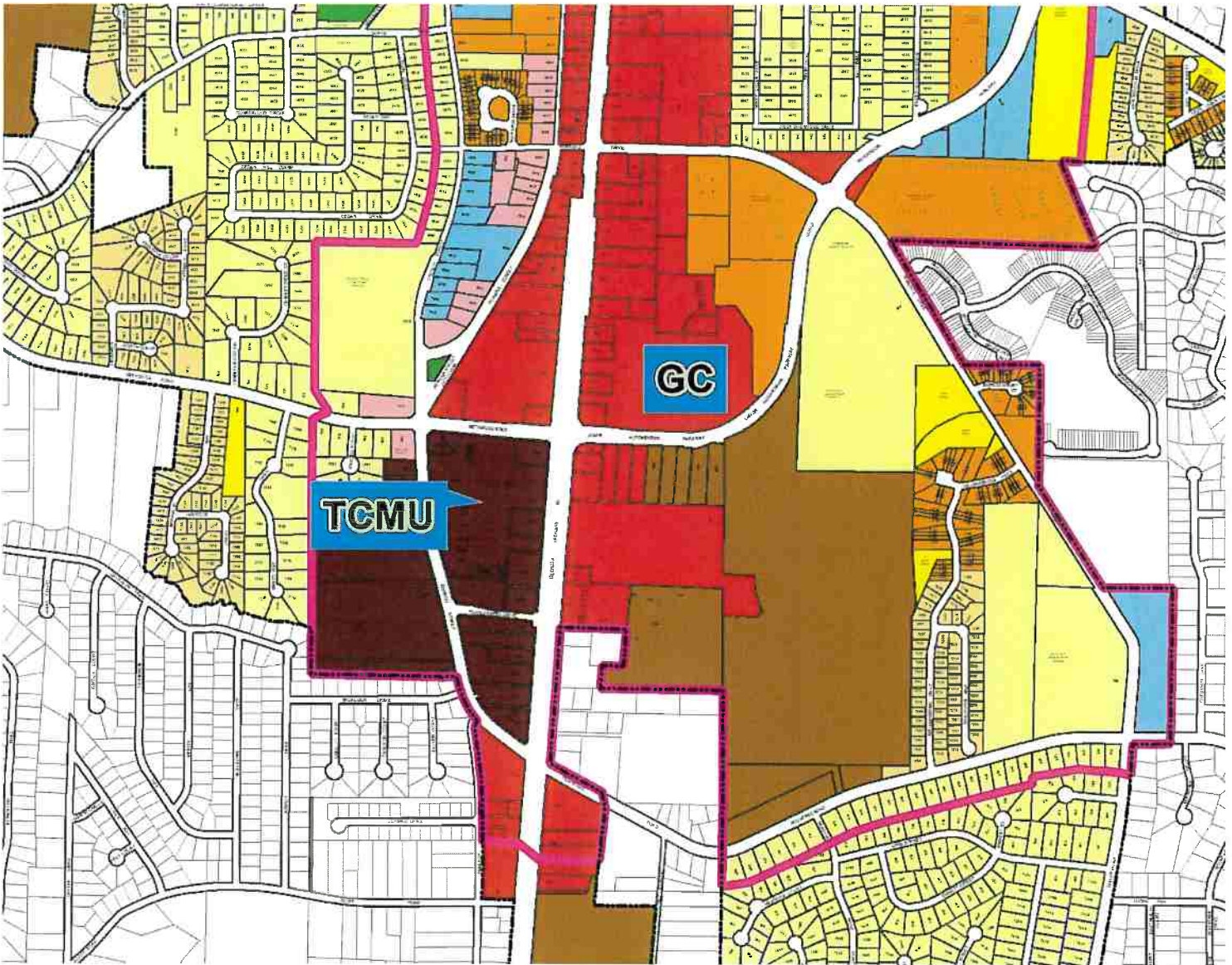
**Option #3** –As discussed with Mayor and City Council

- Change all parcels in the block containing the Merchant’s Square shopping center from TCMU to GC (including the two parcels along Town Center Drive)
- Change parcels in the block to the north (including address range from 7029 GA-85 to 7087 GA-85 and 819 Bethsaida Road) from GC to TCMU
- No change to the remaining TCMU parcels

**Conclusion**

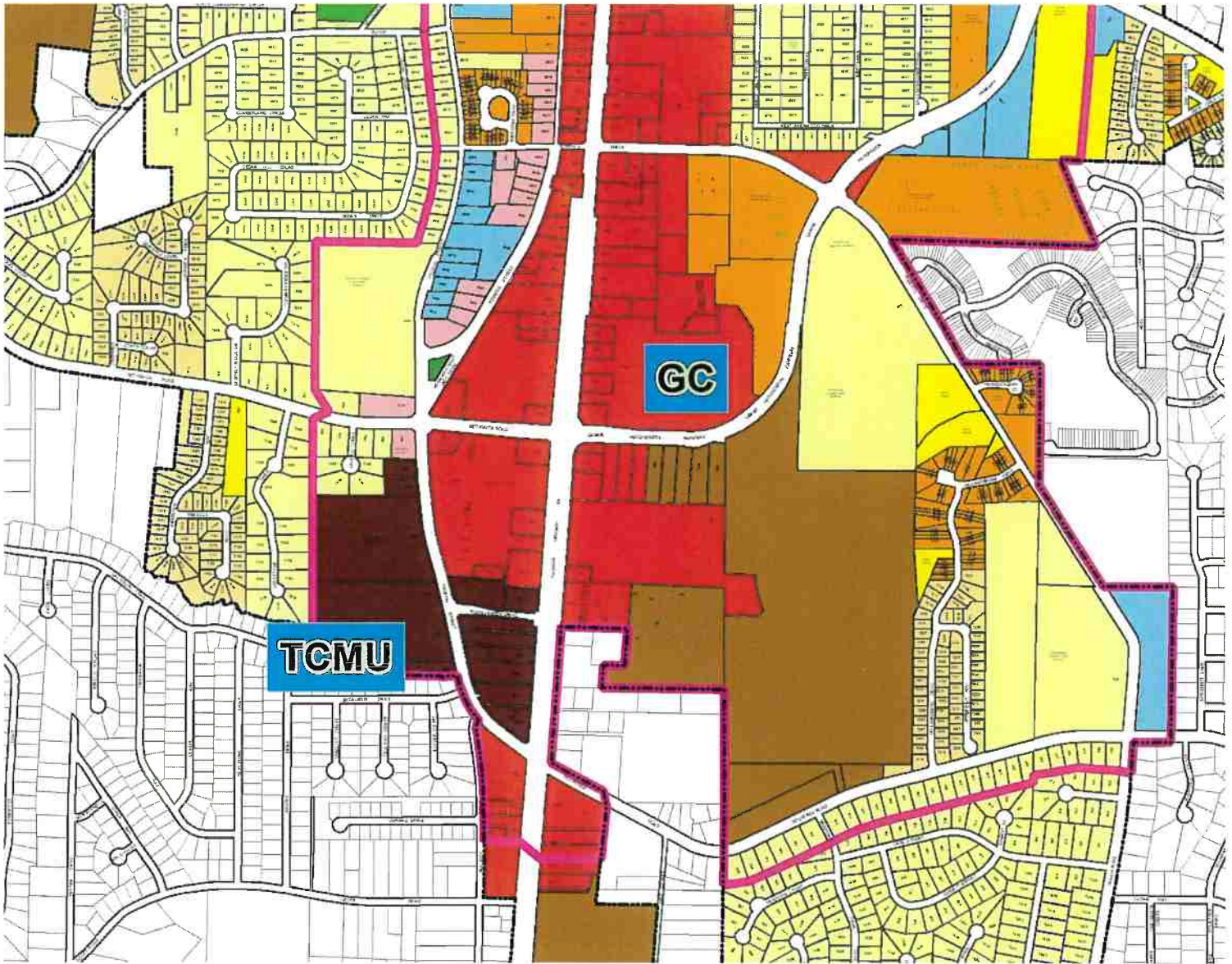
Staff recommends approval of option #2.

**Attachments:** Attachments 1-3



Attachment # 1

**OPTION #1--NO CHANGES TO TCMU**

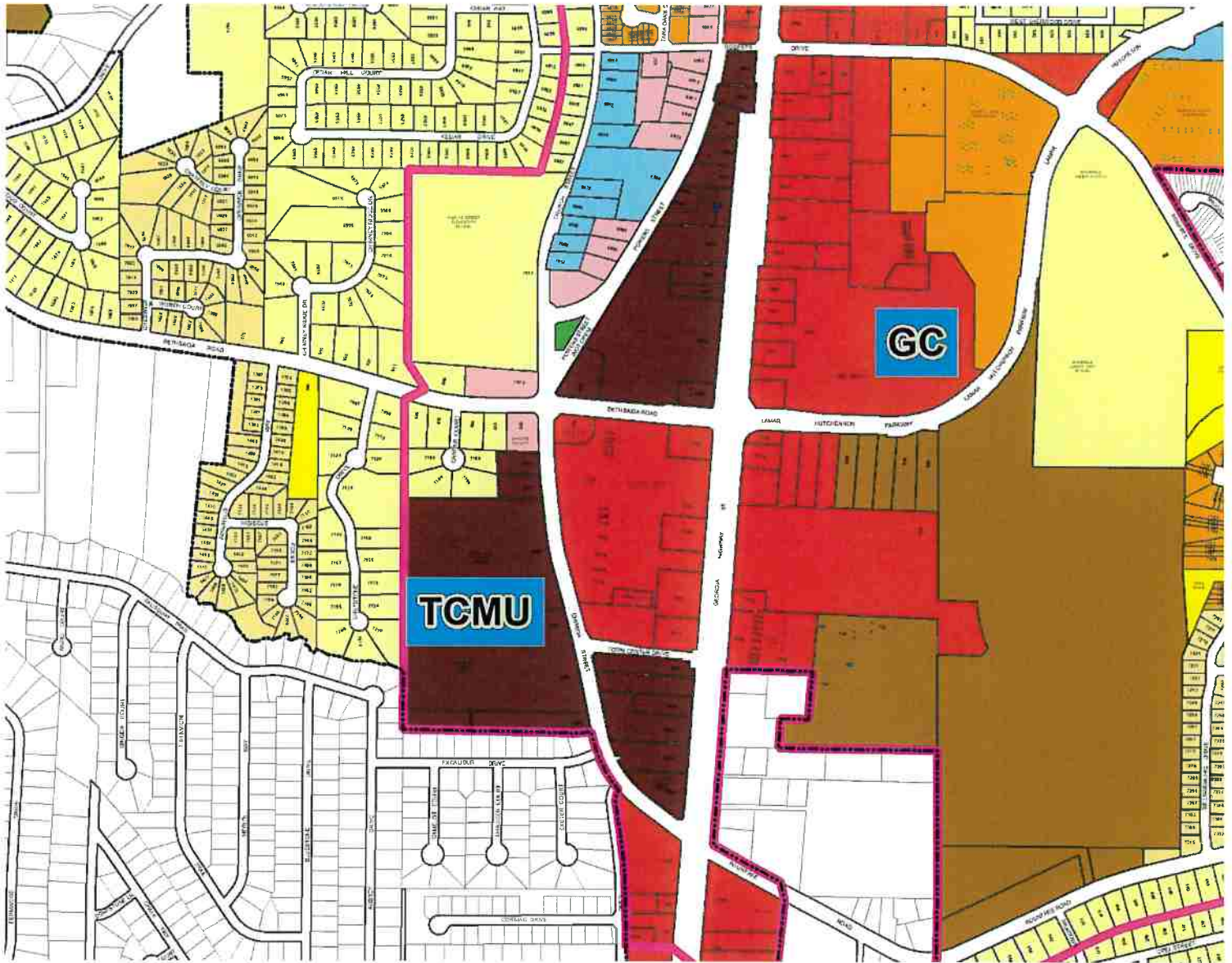


Attachment # 2

OPTION #2—AS SUGGESTED BY STAFF



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Attachment # 3

Option #3—AS DISCUSSED WITH COUNCIL