



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR


DEPARTMENT OF CITY PLANNING
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

TIM KEANE
COMMISSIONER

KEYETTA M. HOLMES, AICP
Interim Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-18-89 for NC-6 (Cascade Heights Neighborhood Commercial District)

DATE: October 11, 2018

An Ordinance by Zoning Committee to amend the 1982 Zoning Ordinance of the City of Atlanta by amending the **NC-6 (Cascade Heights Neighborhood Commercial District)** regulations by amending regulations for permitted principal uses and prohibited uses, parking regulations, hours of operation for certain primary and accessory uses; and for other purposes

FINDINGS OF FACT:

The NC-6 Cascade Heights Neighborhood Commercial District was adopted by the Atlanta City Council in 2008 with the intent of protecting existing and developing neighborhood oriented commercial areas and building forms from incompatible uses resulting from intense highway-oriented development and to preserve and restore existing, traditional, and pedestrian scale buildings in established, historic neighborhood commercial districts, as well as create new pedestrian oriented commercial nodes.

PROPOSAL: The proposed amendment amends the permitted principal uses and prohibited uses in the district, and set maximum parking requirements, amends the hours of operation for uses in the district and amends fencing regulations and parking lot landscaping requirements.

CONCLUSIONS:

- 1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The proposed legislation to amend the NC-6 Cascade Heights Neighborhood Commercial District regulations would not change the current land use designation of properties nor affect the timing of development for any proposed projects since no specific development projects are contemplated.
- 2) **Availability of and effect on public facilities and services; referrals to other agencies:** Since no development projects are being proposed as part of the text amendment, these considerations are not applicable.
- 3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** This legislation does not propose any development rather only amends the text of the district. Therefore, Staff notes that it is not applicable in regard to the proposed legislation.
- 4) **Effect on character of the neighborhood:** Staff is of the opinion that the proposed text amendment would improve the character of the neighborhood by setting maximum parking standards thereby increasing alternate modes of transit, requiring the replacement of dead plant material in a specified time, clarifying the screening requirements for dumpsters and fencing requirements.
- 5) **Suitability of proposed land use:** There would be no change in land use pertaining to the proposed text amendment. Therefore, Staff notes that it is not applicable in regard to the proposed legislation.
- 6) **Effect on adjacent property:** Since this text amendment provides reasonable development requirements and since no development project is being proposed, there is no discernible negative effect on adjacent properties. In fact, it is likely the adjacent properties will benefit from the clarification of regulations and the amendment to permitted principal uses and prohibited uses.
- 7) **Economic use of current zoning:** Since no rezoning or development projects are being proposed as part of this text amendment, these considerations are not applicable.
- 8) **Compatibility with policies related to tree preservation:** Since no development projects are being proposed as part of this text amendment, these considerations are not applicable.
- 9) **Other considerations:** Staff is supportive of this text amendment as it would provide reasonable regulations associated with development requirements in the NC-6 Cascade Heights Neighborhood Commercial District.

STAFF RECOMMENDATION: APPROVAL



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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-18-95 for 116 Kenyon Street, S.E. 

DATE: October 11, 2018

An Ordinance by Zoning Committee to rezone from I-2/BL (Heavy Industrial/BeltLine Overlay) to R-4B/BL (Single Family Residential/BeltLine Overlay) for property located at **116 Kenyon Street, S.E.**

FINDINGS OF FACT:

- **Property location:** The subject property fronts approximately 29.39 feet on the east side of Kenyon Street, S.E. beginning at a ½” rebar found at the intersection of the northern right-of-way line of Kirkwood Avenue, S.E., and the western right-of-way line of Kenyon Street, S.E. The property is located in Land Lot 13, 14th District in Fulton County, Georgia within the Reynoldstown neighborhood of NPU-N, Council District 5.
- **Property size and physical features:** The subject site consists of one parcel of approximately 0.049 acres (2,156 square feet). The site is currently undeveloped and vacant. Lot topography varies across the site.
- **CDP land use map designation:** The current land use designation is the Single Family Residential (SFR) land use designation in the 2016 Comprehensive Development Plan.
- **Current/past use of property:** The site has been used for industrial uses. Staff is not aware of any other prior uses of the site.
- **Surrounding zoning/land uses:** The subject property is adjacent to properties zoned for single-family residential, two family residential, and industrial purposes and are categorized as follows: R-5 (Two Family Residential) District with the Single Family Residential land use designation to the north and west, I-2 (Heavy Industrial) District with the Single Family Residential and Transportation/Communications/Utilities land use designations to the south and east.

- **Transportation system:** The subject property is located along Kenyon Street, which is classified as a local road. There are sidewalks located inconsistently along the east side of Kenyon Street. MARTA does not service the immediate area but bus service is available via routes #21 and #107 along Memorial Drive. The Inman Park-Reynoldstown Transit Station is located approximately ½ mile from the site.

PROPOSAL: The applicant requests to rezone from the I-2/BL (Heavy Industrial/Beltline Overlay) District to the R-4B/BL (Single-Family Residential/Beltline Overlay) District to construct a new single-family residence.

CONCLUSIONS:

- (1) **Compatibility with comprehensive development plan (CDP); timing of development:**
The proposed rezoning does not impact the current land use designation of Single Family Residential (SFR). Therefore, a Comprehensive Development Plan (CDP) amendment is not required.
- (2) **Availability of and effect of public facilities and services; referral to other agencies:**
Since the area has been an established area, water and sewage facilities serving the property are assumed to be adequate.
- (3) **Availability of other land suitable for proposed use; environmental effect on balance of land uses:** Staff is of the opinion that the request to rezone the subject property would not create any issues that would negatively affect the balance of land uses in the area. The 2016 Comprehensive Development Plan characterizes the area as Traditional Neighborhood Existing, which recommends the maintenance and preservation of the traditional residential neighborhood character.
- (4) **Effect on character of the neighborhood:** The proposal would have a positive effect on the surrounding neighborhood by converting the vacant land into a single-family residential development. Furthermore, the proposal will be beneficial and better conforming to the 2016 Comprehensive Development Plan recommendations for the Reynoldstown neighborhood. Staff is of the opinion that only positive effects can result from the improvements to the property.
- (5) **Suitability of proposed land use:** Staff is of the opinion that the request to rezone the property for the purpose of constructing the single-family residential development would be suitable. The proposal would be compatible with the CDP recommendations for the area as it would be a single-family residential use on a currently vacant and underutilized parcel of land along the Atlanta Beltline corridor.
- (6) **Effect on adjacent property:** Staff is of the opinion that the redevelopment of the subject property to the R-4B zoning designation would not pose negative impacts to adjacent properties. The proposed rezoning would conform with the 2016 CDP recommendations for this portion of the Reynoldstown neighborhood.

- (7) **Economic use of current zoning:** While the current zoning allows for an economic use of the land, a change to the R-4B zoning district would allow a more appropriate use of the subject property. The subject property has a single-family residential land use; thus, this proposal would be more conforming to the concept and recommendations for the area.
- (8) **Compatibility with policies related to tree preservation:** The proposed development will need to comply with the requirements of the City of Atlanta's Tree Ordinance.
- (9) **Other considerations:** The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside of the Growth Areas area the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **116 Kenyon Street, S.E.** are located within an Urban Neighborhood. Corridors are described as follows:

"This is the center of Old Atlanta. It includes the city's densest, most traditional, adaptable, and walkable districts. It has an easy capacity for growth, the best transit network and many of the top historic, cultural and academic assets in the region. It covers Downtown, Midtown, and a large surrounding territory made primarily of commercial and industrial property. It also includes emerging districts like West Midtown and South Downtown, West End and Castleberry Hill, where better design can solve shortcomings that today limit the capacity for growth."

The Atlanta City Design also calls for future High Capacity Transit along the MARTA line, which is approximately ½ mile to the north of the site.

STAFF RECOMMENDATION: APPROVAL



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Interim Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator *KH*

SUBJECT: Z-18-96 for 883 McDonough Boulevard, S.E.

DATE: October 11, 2018

An Ordinance by Zoning Committee to rezone from **C-1-C (Community Business District Conditional)** to **C-1 (Community Business District)** for property located at **883 McDonough Boulevard, S.E.**

The applicant has requested a 30-day deferral for more time to work with the neighborhood and NPU. Staff is supportive of this request.

STAFF RECOMMENDATION: 30-DAY DEFERRAL NOVEMBER 2018



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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator *Keyetta*

SUBJECT: Z-18-97 for Castleberry Hill Landmark District

DATE: October 11, 2018

An Ordinance by Councilmembers Ivory Lee Young, Jr. and Cleta Winslow to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending the Castleberry Hill Landmark District regulations so as to allow hotels up to 50 rooms; and for other purposes.

The applicant has requested a 30-day deferral for more time to work with the neighborhood and NPU. Staff is supportive of this request.

STAFF RECOMMENDATION: 60-DAY DEFERRAL DECEMBER 2018



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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: U-18-25 for 561 West Whitehall Street, S.W.

DATE: October 11, 2018

An Ordinance by Zoning Committee granting a special use permit for a shelter pursuant to 16-18U.008 for property located at **561 West Whitehall Street, S.W.**

The applicant has requested a 30-day deferral for more time to work with the neighborhood and NPU. Staff is supportive of this request.

STAFF RECOMMENDATION: 30-DAY DEFERRAL NOVEMBER 2018



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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-18-61 for 556 Trabert Avenue, N.W.

DATE: October 11, 2018

An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/Beltline Overlay) to MR-4B/BL (Multifamily Residential/Beltline Overlay) District for property located at 556 Trabert Avenue, N.W.

FINDINGS OF FACT:

- **Property location:** The subject site fronts approximately 50 feet on the south side of Trabert Avenue, N.W., beginning approximately 270 feet from the southeast corner of Northside Drive, N.W. and Trabert Avenue, N.W. The site is located in Land Lot 148, 17th District of Fulton County, Georgia within the Loring Heights neighborhood of NPU-E and Council District 8.
- **Property size and physical features:** The site is approximately 0.184 acres and is currently developed with a two-story residential structure. The site will join an assemblage of approximately 1.34 acres for a total lot area of 1.52 acres (66,211 square feet). The site is landscaped with numerous mature trees and shrubs scattered throughout. The lot topography varies with multiple grade changes across the site.
- **CDP land use map designation:** The current land use designation is Single Family Residential. The applicant has requested a change in the land use to a High-Density Residential land use designation to ensure compatibility with the proposal to rezone to MR-4B.
- **Current/past use of property:** The site has been used for residential uses. Staff is unaware of any other previous uses.

- **Surrounding zoning/land uses:** The subject property is adjacent to properties zoned for residential, commercial and industrial purposes and are categorized as follows: I-1 (Light Industrial) District with Industrial, Low Density Commercial, and Mixed Use land use designations to the south and far west, I-1 (Light Industrial) with an Open Space land use designation to the northeast, I-1-C (Light Industrial-Conditional) District with Low Density Residential land use designation to the north, and the R-4 (Single-Family Detached Residential) District with Low Density Residential land use designation to the east. Also, the subject parcel, if successfully rezoned, will become part of an assemblage of parcels rezoned in 2017 to MR-4A-C (Z-17-28) located to the east of the lot. All immediate parcels in the area fall with the BeltLine Overlay Zoning District.
- **Transportation system:** Trabert Avenue, N.W. is classified as a local road and Northside Drive, N.W. is designated as a principal arterial and regional thoroughfare. There are no sidewalks provided along Trabert Avenue. MARTA does service the immediate area via bus routes #37 and #94 along Northside Drive.

PROPOSAL

The applicant has proposed to rezone the subject site from R-4/BL to MR-4B/BL to allow for the development of an approximately 82,950 square feet, 34-unit, four-story townhouse residential development. The new proposal will replace the original design submitted to the Office of Zoning and Development and rezoned in 2017 that called for 36 units at 75,000 square feet (Z-17-28).

Project Specifications:

Net Lot Area of Subject Lot:	8,015 sq. ft.
Total Assemblage Area:	66,211 sq. ft. (1.520 ac.)
Gross Lot Area:	73,431 sq. ft.

Total Number Units:	34 Townhomes
Maximum F.A.R.:	1.49 (109,412 sq. ft.)
Proposed F.A.R.:	1.46 (59,964 sq. ft.)
Building Height Max Allowed:	52' feet
Building Height Proposed:	43.5' feet

Useable Open Space Required:	31,575 sq. ft. (0.43)
Useable Open Space Proposed:	29,593 sq. ft.

**May require a variance to reduce the required Usable Open Space.*

Setbacks Required:	Side Yard:	15 ft.
	Rear Yard:	20 ft.
	Transition Yard:	20 ft.

Setbacks Proposed:	Side Yard:	+20 ft.
	Rear Yard:	20 ft.

Transitional Yard: 23.67 ft.

Parking Required: 25 spaces (0.73 spaces/unit)
Parking Proposed: 79 spaces

CONCLUSIONS:

(1) Compatibility with comprehensive development plan (CDP); timing of development:

The proposed rezoning is not compatible with the Single Family Residential land use designation. Therefore, a Comprehensive Development Plan (CDP) amendment to the High-Density Residential designation is required.

(2) Availability of and effect of public facilities and services; referral to other agencies:

Since the area has been an established residential area, water and sewage facilities serving the property are assumed to be adequate.

(3) Availability of other land suitable for proposed use; environmental effect on balance of land uses: The zoning regulation indicates that this consideration is optional. The applicant has not presented any evidence that they own other land in the area that is suitable for this development. Staff is of the opinion that the proposed rezoning would not have an adverse effect on the environment or create an imbalance of land uses.

(4) Effect on character of the neighborhood: The property is located in the Loring Heights Neighborhood, an established urban residential area that is currently experiencing redevelopment of a number of lots surrounding the neighborhood along heavily traveled corridors such as Northside Drive, Bishop Street, and 17th Street. Staff is of the opinion that this proposal would have a positive effect on the surrounding neighborhood by providing a more intensive use of the single family residential lot would support the established and proposed office, commercial, and retail uses in the developing area. Furthermore, the proposal provides an opportunity for infill residential development and the continuation of development approved via Ordinance Z-17-28/17-O-1363 in an established residential neighborhood. The proposal is consistent with the development of the surrounding neighborhood.

(5) Suitability of proposed land use: The proposal would be an adequate addition to the traditional character of the existing residential neighborhood. Staff believes rezoning the subject property to the MR-4B zoning classification, which has a stated purpose "*to preserve and restore existing, traditional neighborhoods, protect existing stable single-family neighborhoods from uses and building forms which are incompatible with their scale, character, and needs*". Furthermore, the proposed land use would also preserve the lower density residential character of the traditional residential neighborhood from the encroachment by non-residential uses and incompatible scaled residential development in this area. The proposal implements the intent of both the proposed zoning classification and land use amendment. Staff is of the opinion that the request to rezone for the purpose of a redevelopment of the site would be appropriate.

- (6) **Effect on adjacent property:** Staff is of the opinion that the rezoning of the subject site to the MR-4B zoning designation would not pose any negative impacts to the adjacent properties as it will be consolidated into an existing development that was successfully rezoned in 2017 (Z-17-28/17-O-1363). The rezoning of the property to MR-4B would provide a buffer and transitional zone between the industrial developments to the north, south, and west and the lower density, traditional residential neighborhood to the east. Therefore, the rezoning of the subject properties to MR-4B would provide an appropriate addition to this low-density residential portion of the Loring Heights neighborhood.
- (7) **Economic use of current zoning:** The current zoning would allow the proposed use of the land. However, a change to the MR-4B district would allow the redevelopment of the subject site to a more economical use and scale while providing an opportunity for an infill residential development.
- (8) **Other considerations:**
The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to Atlanta City Design **556 Trabert Avenue, N.W.** is located within Growth Core Area. Core Areas are described as follows:

“This is the center of Old Atlanta. It includes the City’s densest, most traditional, adaptable and walkable districts. It has an easy capacity for growth, the best transit network and many of the top historic, cultural and academic assets in the region. It covers Downtown, Midtown, and a larger surrounding territory made primarily of commercial and industrial property. It also includes emerging districts like West Midtown, South Downtown, West End and Castleberry, where better design can solve shortcomings that today limit the capacity for growth.”

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. The site shall be developed in accordance with the site plan entitled “556 Trabert Ave, A Master Planned Residential Development for Icon Residential” prepared by Planners and Engineers Collaborative dated September 11, 2018 and marked received by the Office of Zoning and Development on October 3, 2018.
2. The development shall be consistent with the renderings adopted via Z-17-28/17-O-1363 and the exterior of all structures will utilize the following materials: painted brick, dark bronze storefront aluminum type window frames with low E glass and painted or stained exterior grade wood trim and painted or stained wood or metal doors. Cementitious board panels glass fenestration will compose most of the exterior elevations. Front doors shall

be wood looking with view lite, and frames shall be metal or wood. Door colors shall be solid, painted. The color scheme for the units shall be from traditional and neutral color palattes.

3. Building height shall not exceed 4 stories above finished grade at finished floor elevations shown on both site plan and elevations. Maximum building height shall not exceed 45' above 983.00' and 985.00' which represent Buildings 4 and (Units 1-10) and Building 3 (Units 11-21) respectively. Additionally, those units will include a screen to roof height on the eastern elevation to screen view from single family residential properties. Unit 10 will be a minimum of 54 feet from the eastern property line and Unit 21 will be a minimum of 25' from the eastern property line.
4. No access from any adjacent site will be allowed through subject property.
5. A maximum of 34 units will be allowed on this site per the Site Plan referenced in condition #1. Any modification to current layout will be considered a major site plan amendment and require action by the Zoning Review Board.
6. Any retaining wall on the eastern portion of the site, which is adjacent to any single-family home will have a 6ft fence above it.
7. Any revisions to the site plan and elevations will be provided to LHNA for approval prior to submission to the City of Atlanta.



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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-18-63 for 102 Joseph E. Lowery Boulevard, N.W.

DATE: October 11, 2018

An Ordinance by Zoning Committee to rezone from SPI-11 SA6/BL (Vine City and Ashby Station Special Public Interest District Subarea 6/BeltLine Overlay) to C-1/BL (Community Business District/BeltLine Overlay) for property located at **102 Joseph E. Lowery Boulevard, N.W.**

FINDINGS OF FACT:

- **Property location:** The subject property fronts approximately 67.05 feet on the western side of Joseph E. Lowery Boulevard, N.W. and begins at the westerly intersection of Desoto Street, N.W. and Joseph E. Lowery Boulevard, N.W. The property is located Land Lot 115, 14th District in Fulton County, Georgia within the Washington Park neighborhood of NPU-K, Council District 3.
- **Property size and physical features:** The property consists of approximately .14 acres (6,172 square feet) of land. The lot currently consists of a one-story commercial structure.
- **CDP land use map designation:** The current land use designation is Low Density Mixed Use land use designation in the 2016 Comprehensive Plan.
- **Current/past use of property:** The site has been used for commercial uses. Staff is not aware of any other prior uses of the site.
- **Surrounding zoning/land uses:** The subject site is adjacent to properties SPI-11 SA6/BL (Vine City and Ashby Station Special Public Interest District Subarea 6/BeltLine Overlay) with a Community Facilities land use designation, SPI-11 SA-8/BL (Vine City and Ashby Station Special Public Interest District Subarea 8/BeltLine Overlay) with a Medium Density Land Use Designation and SPI-11 SA10/BL (Vine City and Ashby Station Special Public

Interest District Subarea 10/BeltLine Overlay) with Low Density Mixed Use Land land use designation.

- **Transportation system:** The subject property is located along Joseph E. Lowery Boulevard, N.W., which is classified as a local street. Sidewalks are present along both sides of Joseph E. Lowery Boulevard, N.W. MARTA provides bus service along Joseph E. Lowery Boulevard, N.W. via route #1 and the Ashby Street Transit Station is located 472 feet south of the subject site.

PROPOSAL: The applicant requests to rezone from the SPI-11 SA 6/BL (Vine City and Ashby Station Special Public Interest District Subarea 6/BeltLine Overlay) to C-1/BL (Community Business District/BeltLine Overlay) to operate a convenience store.

CONCLUSIONS:

- 1) **Compatibility with comprehensive development plan (CDP); timing of development:** The comprehensive development plan designates the subject property as Low Density Mixed Use land use; no amendment to the CDP will be required.
- 2) **Availability of and affect of public facilities and services; referral to other agencies:** The location of the site and surrounding uses indicates there are public facilities and services available to the subject property. There has been no indication from review agencies and departments that there would not be adequate public facilities and services to the subject site. At time of permitting development plans will be submitted to other agencies for permit review for compliance with applicable City codes.
- 3) **Availability of other land suitable for proposed use; environmental effect on balance of land uses:** The zoning regulations indicate that this consideration is not optional. The environmental effect on the balance of land uses will be negatively affected by rezoning the subject site to C-1 (Community Business District). The balance of uses will be negatively affected, by allowing uses that are too intense for the historic commercial node.
- 4) **Effect on character of the neighborhood:** The Vine City and Ashby Station Public Interest District was established with the intent to preserve and protect the areas adjacent to the area of Vine City and the Ashby MARTA Station and preserve and protect the retail commercial, office, and related accessory uses appropriate to the neighborhood and the university commercial center. Further, the Washington Park Neighborhood Visioning Plan encourages that the area be designated as a NC district offering commercial uses such as a laundromat, dry cleaners, bakery, deli or coffee shop. A neighborhood commercial area finds that the size, scale and character of commercial uses directly affects the adjacent neighborhoods and the public health, safety and welfare. If the property were rezoned to C-1 (Community Business District) the character of the neighborhood be would negatively affected by allowing medium-intensity retail and service activities and would be contrary to the desires of the Washington Park neighborhood and the stated intent of the SPI-11 District.
- 5) **Suitability of proposed land use:** A change in the Comprehensive Development Plan (CDP) is not required.

- 6) **Effect on adjacent property:** Staff finds that the proposed development would adversely affect the adjacent properties. The proposed use would allow medium-intensity retail uses in an area designated for low-intensity commercial uses.
- 7) **Economic use of current zoning:** The subject property has some economic use under the existing conditions. However, should the location be rezoned to a medium-intensity retail use it would be inconsistent with the stated goals of SPI-11. The proposed use is not compatible or consistent neighborhood uses stated in the 2015 Washington Park Neighborhood Visioning Plan to allow for the development of uses such as laundromat, cleaners, bakery, deli, coffee shop etc. that will serve the needs on residents and the students of the Atlanta University Center. Staff finds that the allowance of the proposed use will continue blight and hamper the redevelopment of the Desoto Apartments and Chateau Chennault west of the subject site along Desoto Street, N.W.
- 8) **Tree Preservation:** Development of the property must comply with the City of Atlanta Tree Ordinance at time of permitting.
- 9) **Other considerations:** The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside of the Growth Areas area the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **102 Joseph E. Lowery Boulevard, N.W.** are located within a Core Area. Core areas are described as follows:

“This is the center of Old Atlanta. It includes the City's densest, most traditional, adaptable and walkable districts. It has an easy capacity for growth, the best transit network and many of the top historic, cultural and academic assets in the region. It covers Downtown, Midtown, and a larger surrounding territory made primarily of commercial and industrial property. It also includes emerging districts like West Midtown, South Downtown, West End and Castleberry, where better design can solve shortcomings that today limit the capacity for growth.”

STAFF RECOMMENDATION: DENIAL



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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-18-76 10 Blackland Road, N.W.

DATE: October 11, 2018

An ordinance to rezone from R-3 (Single Family Residential) and C-1 (Community Business District) to MR-3 (Multifamily Residential) for property located at **10 Blackland Road, N.W.**

FINDINGS OF FACT:

- **Property location.** The subject property fronts 292.13 feet on the southwest side of Blackland Road, N.W. and begins at the southwestern intersection of the variable right-of-way of Roswell Road, N.W. and the southern variable right-of-way of Blackland Road, N.W. The property is located in Land Lots 97, 17th District, Fulton County, Georgia within the Tuxedo Park neighborhood of NPU-A in Council District 8.
- **Property size and physical features.** The subject property is approximately 2.027 acres (88,317 square feet) and consists of two lots. It is currently developed with a one-story landscaping company building and a dirt parking lot. Ingress and egress to the site are provided by a single curb cut from Blackland Road. The driveway leads to the building and the rest of the lot is heavily wooded. The majority of the lot on the eastern and southern portions has several trees. Topography is relatively level throughout the property.
- **CDP land use map designation:** The current land use category for both lots of the subject property is Low Density Commercial in the 2016 Comprehensive Development Plan.
- **Current/past use of property:** Recent use on the site is a landscaping company which occupies the southeast corner of the lot. Staff is unaware of any other past use of the property.

- **Surrounding zoning/land use:** The subject property has two lots with split zoning. The lot on the east side is zoned C-1(Community Business) and the lot on the west is zoned R-3(Single-Family Residential). The surrounding parcels are zoned C-1 (Community Business) District to the northeast, C-1-C (Community Business Conditional) District to the northwest and southeast, RG-4-C (Multi-family Residential Conditional) to the southwest with a Low-Density Commercial land use designation and R-3 (Single-Family Residential) District to the west with a Single Family Residential land use designation.
- **Transportation system:** Blackland Road is classified as collector street. Blackland Road N.W. terminates at Roswell Road and becomes Piedmont Road N.E. MARTA provides service via bus Route #5 within 0.1 miles of the site at the intersection of Habersham Road and Piedmont Road. Sidewalks are present along the north side of the Blackland Road but are discontinuous where the subject property line ends.

PROPOSAL:

This application seeks to rezone from R-3 (Single Family Residential) and C-1 (Community Business District) to MR-3 (Multifamily Residential).

Project Specifications:

Net Lot Area:	88,317 sq. ft. (2.027 acres)
Gross land Area:	94,157 sq. ft.
Maximum F.A.R. allowed (residential & non-res.):	0.696 x 94,157 sq. ft. = 65,533 sq. ft.
Proposed F.A.R. (residential & non-res.):	0.687 x 94,157 sq. ft. = 64,708 sq. ft.
Useable Open Space Required:	26,308 square feet (0.40)
Useable Open Space Provided:	39,016 square feet
Residential Parking Required:	23 spaces
Residential. Parking Provided:	46 spaces

CONCLUSIONS:

- (1) **Compatibility with comprehensive development plan (CDP); timing of development:**
The proposed zoning is consistent with the existing Low Density Commercial land use designation. Therefore, a Comprehensive Development Plan (CDP) amendment is not required.
- (2) **Availability of and affect of public facilities and services; referral to other agencies:** Public utilities are currently available to the site. The Fulton County Department of Health and Wellness requires submittal of plans for review and approval. Permits are required for outside refuse containers and the pad and approach area for the refuse containers.
- (3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The zoning regulations indicate that this consideration is optional. The applicant has not presented any evidence that they own other land in the area that is suitable for this development.

- (4) **Effect on character of the neighborhood:** Staff is of the opinion that the proposed rezoning has the potential to add value to the character of the neighborhood and serve as a transitional residential use between the commercial uses along Roswell Road and the single family residential neighborhood along Blackland Road and may decrease the pressure to develop under office and commercial zoning districts such as O-I, LW, C-1, and C-2 that are consistent with the Low Density Land Use designation found on the site. Further staff finds that the proposed use will allow a mixture of housing types in the neighborhood. The existing neighborhood is characterized by commercial use along Roswell Road, and single-family houses along Blackland Road. Rezoning of the proposed lots to construct townhomes will provide a transitional density from residential uses to intensive commercial uses along Roswell Road.
- (5) **Suitability of proposed land use:** A change in land use is not necessary as the proposed use is allowed in the Low Density Commercial land use designation. The Comprehensive Development Plan has also designated the area as Traditional Neighborhood character area. Land uses along are in traditional neighborhoods should have a diversity of housing types to meet the needs of the community. The traditional neighborhood policies also promote diversity of housing types. Staff is of the opinion that the proposed residential use consistent with the stated NPU-A policy in the 2016 Comprehensive Development plan to maintain the residential character of gateway streets.
- (6) **Effect on adjacent property:** The 2016 Comprehensive Development Plan recommends diversity of housing types in Traditional Neighborhood character areas. The proposed development will replace a landscaping company with a more compatible use that will complement the nearby residential uses. Staff is of the opinion that allowing a transitional residential use will decrease the pressure to develop the site with inconsistent office and commercial uses having a negative effect on the adjacent single family residential neighborhood.
- (7) **Economic use of current zoning:** The economic opportunity of the subject property is limited under the existing R-3 and C-1 zoning designation. The current zoning on the site has a mixed economic use because two zoning categories exist. However, the proposed zoning will have one consistent zoning for the two-acre site. The proposed zoning will allow for a transitional economic use, will exist as the buffer between single family residential and low density commercial use on Roswell Road.
- (8) **Compatibility with policies related to tree preservation:** The proposed development will need to comply with the requirements of the City of Atlanta's Tree Ordinance.
- (9) **Other Considerations:**

Consistency with Atlanta City Design: The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **10 Blackland Road, N.W.**, has separate recommendations for the two areas consistent with the zoning designation currently onsite including R-3 (Single Family Residential) and C-1 (Community Business District). The lot zoned C-1 (Community Business District) is within Growth Corridor Area: Corridors. Corridor Areas are described as follows:

“These are connecting tissues of the city: the major streets that flow out of the core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree and Jonesboro wind along the contours of the city while streets like Metropolitan and Northside slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings and anchor institutions along the way. With better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.”

The lot zoned R-3 (Single Family Residential) is located within the Conservation Area: Suburban Neighborhoods. Suburban areas are described as follows:

“These are the peaceful post-war subdivisions designed by the speed and ease of automobiles. Many, like Adamsville, Brandon, and Perkerson lack sidewalks, are not as well connected as older neighborhoods, and are often distant from retail and employment areas. Their more generous yards and intervening floodplains, however, provide far less runoff, more habitat, and host huge swaths of Atlanta’s tree canopy. In this way, in addition to offering homes for families who prefer less-urban lifestyles, these neighborhoods provide enormous benefits to the City at large.”

STAFF RECOMMENDATION: APPROVAL



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR


DEPARTMENT OF CITY PLANNING
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TIM KEANE
Commissioner

KEYETTA M. HOLMES, AICP
Interim Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-18-81 for 387 and 395 James P. Brawley Drive, N.W.

DATE: October 11, 2018

An Ordinance by Council Member Ivory Lee Young, Jr. to rezone from R-4A (Single Family Residential) to RG-3 (Residential General Sector 3) for property located at **387 and 395 James P. Brawley Drive, N.W.**

The applicant has requested a 30-day deferral to work with the neighborhood and NPU on the project. Staff is supportive of this request.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – NOVEMBER 2018



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR


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TIM KEANE
Commissioner

KEYETTA M. HOLMES, AICP
Interim Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: U-18-17 for 723 Bonnie Brae Avenue, S.W.

DATE: October 11, 2018

An Ordinance by Zoning Committee granting a special use permit for a personal care home pursuant to 16-06.005(1)(g) for property located at **723 Bonnie Brae Avenue, S.W.**

Staff requests that this item be filed.

STAFF RECOMMENDATION: FILE



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR


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TIM KEANE
COMMISSIONER

KEYETTA M. HOLMES, AICP
INTERIM DIRECTOR
Office of Zoning and
Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: U-18-08 for 2045 Peachtree Road, N.E.

DATE: October 11, 2018

An Ordinance by Zoning Committee granting a special use permit for an assisted living facility pursuant to 16-13.005(1)(d) for property located at **2045 Peachtree Road, N.E.**

FINDINGS OF FACT:

- **Property location:** The subject property fronts 252.84 feet on the east side of Peachtree Road, N.E., and begins at the intersection of the eastern right-of-way line of Peachtree Road, N.E. and the southern right-of-way line of Peachtree Valley Road, N.E. in Land Lot: 110, 17th District, Fulton County, Georgia within the Peachtree/Collier Neighborhood of NPU E, Council District 6.
- **Property size and physical features:** The site is an irregularly shaped polygon of approximately 2.014 (88,192 square feet) acres. The lot is developed with a 10-story medical building. The remaining area of the site is developed with parking lots. Currently vehicular access is provided via two curb cuts along Peachtree Valley Road. There is line of trees surrounding the site along the property boundary line. The topography of the site declines towards the northeasterly direction.
- **CDP land use map designation:** The current land use category of the subject property is High Density Commercial in the 2016 Comprehensive Development Plan.
- **Current/past use of property:** Currently the site is being used as a medical office building. Staff is unaware of any previous uses.

- **Surrounding zoning/land uses:** The subject property is adjacent to properties categorized as follows: RG-4 (Residential General Sector 4) District with a High-Density Residential land use designation to the west and C-3 (Commercial Residential) District with a High-Density Commercial land use designation to the north, south and east.
- **Transportation:** Peachtree road on the west side of the property is classified as a major arterial street and Peachtree Valley road is classified as an Atlanta Local road. Sidewalks are present on the both sides of Peachtree Road and on one side on Peachtree Valley Road. The area is serviced by #110 Peachtree Road/ Peachtree valley Road MARTA bus route. The closest MARTA transit station is Lindbergh Center Marta Station which is 2 miles from the subject property.

PROPOSAL: The applicant seeks a special use permit for an assisted living facility that will consist of an approximately 281,000 square foot assisted living facility in conjunction with an existing 97,900 square foot medical office building.

Net Lot Area:	88,192 s.f.
Gross Lot Area:	108,640 s.f.
Assisted Living Development Specifications:	
Medical Office Building total floor area:	97,900 s.f.
Proposed Assisted Living building total floor area:	281,000 s.f.
Total floor area:	378,900 s.f.
Residential Floor Area Ratio Allowed:	3.2
Residential Floor Area Ratio proposed:	2.8
Non-Residential Floor Area Ratio Allowed:	5.0
Non-Residential Floor Area Ratio proposed:	1.1
Total Floor Area Ratio Proposed:	3.9
Total number of units:	210
Parking Proposed:	497
Maximum height allowed:	225 feet
Total height proposed:	150 feet

- **Ingress and egress:**
The subject property is traversed by the major arterial road, Peachtree Road on the west side and a local road, Peachtree Valley Road, N.E. on the north side. Employees and residents will access the subject property via two curb cuts along Peachtree Valley Road. Emergency vehicles will also access the property through the same access points.
- **Parking and loading:** A total of 497 parking spaces are proposed for all uses within the proposed development.
- **Refuse and service areas:** Refuse and garbage will be picked up at a service point onsite at the base of the parking garage.
- **Buffering and screening:** The exterior of the proposed assisted living facility is not anticipated to be fully glazed and will include balconies that will minimize the glare. Additionally, the proposed use is a low impact use with very little noise anticipated. No other screening or buffering is necessary.
- **Hours and manner of operation:** The proposed Assisted Living Facility will include Independent Living, Assisted Living and Memory Care services. Property amenities will include secured terraces, 24-hour emergency response, community shuttle service, social and recreational activities, housekeeping and laundry services, beauty salon/barber shop, wellness center, and multiple dining options. The facility is proposed to be open 24 hours a day 7 days a week with approximately 90 full time employees at its peak occupancy. There will be 210 units housing residents typically in the age range of 75-82 with assisted living and 82 or older with memory care. Residents will be provided three meals a day. Activities will be provided for the residents such as arts and crafts, cooking classes, wellness programs, and other similar offerings.
- **Duration:** The applicant requests that the use permit is allowed indefinitely.
- **Required yards and open space:** All required yards and open space requirements will be satisfied and maintained.
- **Tree Preservation and Replacement:** The owner will comply with the City of Atlanta Tree Ordinance.

CONCLUSIONS:

- **Ingress and egress and proposed structure or uses thereon, with particular references to automotive and pedestrian safety and convenience, traffic flow and control, and emergency access:** Primary pedestrian and vehicular access is provided on the north side of the proposed Assisted Living Building from Peachtree Valley Road. Based on the submitted site plan there appears to be adequate vehicular access to the property by way of three curb cuts on Peachtree Valley Road. Furthermore, emergency vehicles will enter the property through said curb cuts. While staff believes the proposed

ingress and egress is sufficient, further consideration during the Special Administrative Permit review will determine the application of the particular regulations with regard to vehicular ingress and egress as it relates to the provision of safety and public protection.

- **Off-street parking and loading:** Per the site plan provided the off-street parking and loading appears to be adequate therefore staff is supportive of the proposed parking and loading.
- **Refuse and service areas:** The refuse and service areas appear to be adequate for the facility.
- **Buffering and screening:** Based on the submitted site plan, staff is of the opinion that the proposed screening and buffering measures for the property will be sufficient.
- **Hours and manner of operation:** Staff is of the opinion that the hours and manner of operation will not have a negative impact on surrounding properties. The proposed Assisted Living Facility will include Independent Living, Assisted Living and Memory Care services. Property amenities will include secured terraces, 24-hour emergency response, community shuttle service, social and recreational activities, housekeeping and laundry services, beauty salon/barber shop, wellness center, and multiple dining options. The facility is proposed to be open 24 hours a day 7 days a week with approximately 90 full time employees at its peak occupancy. There will be 210 units housing residents typically in the age range of 75-82 with assisted living and 82 or older with memory care. Residents will be provided three meals a day. Activities will be provided for the residents such as arts and crafts, cooking classes, wellness programs, and other similar offerings. The proposed hours and manner of operation are reasonable for the proposed Assisted Living Facility.
- **Duration:** Staff is supportive of an indefinite duration.
- **Required yards and open space:** The proposed site plan complies with the required yards and lot coverage requirements.
- **Compatibility with policies related to tree preservation:** The owner will comply with the City of Atlanta Tree Ordinance.
- **Other Considerations:**
The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to Atlanta City Design **2045 Peachtree Road, N.E.** are located within Growth Corridor Area. Corridor Areas are described as follows:

“These are connecting tissues of the city: the major streets that flow out of the core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree and Jonesboro wind along the contours of the city while streets like Metropolitan and Northside slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings and anchor institutions along the way. With better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.”

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. The site shall be developed subject to the site plan entitled “Caddis Buckhead” prepared by Lantz-Boggio Architects dated October 1, 2018 and stamped received by the Office of Zoning and Development on October 3, 2018. Minor changes to the approved site plan may be authorized by the Director, of the Office of Zoning and Development in accordance with Section 16-02.003(7).
2. The square footage of each building and structure shall not exceed the following:
 - a. Medical Office Building – 75,445 square feet;
 - b. Assisted Living Building - 310,000 square feet
 - c. Total square footage – 385,445 square feet
3. The existing medical office building shall not exceed its existing height. The proposed assisted living building shall not exceed 225ft.
4. Parking spaces will vary depending upon actual constructed density and unit mix. However, total parking will not exceed 497 parking spaces.
5. The FAR of the proposed assisted living building shall not exceed 2.9.
6. No building or structure shall be located closer to Peachtree Road or Peachtree Valley Road than as depicted on the site plan.
7. Landscaping and tree removal and replacement is subject to the Landscape/Tree Plan by Kimley Horn dated September 28, 2018 and stamped received by the Office of Zoning and Development on October 3, 2018.
8. All requests or application for administrative amendment(s) to the approved Site Plan or Landscape Tree Plan shall be submitted to the President of the Brookwood Hills Community Club, Inc. by confirmed email at least (10) ten days prior to submission to the City of Atlanta.



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KEISHA LANCE BOTTOMS
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TIM KEANE
Commissioner

KEYETTA M. HOLMES, AICP
Interim Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator *Keyetta*

SUBJECT: U-18-22 for 530 West Peachtree Street, NW

DATE: October 11, 2018

An Ordinance to grant a Special Use Permit for a multi-level parking deck pursuant to 16-18A.006(4) for property located at **530 West Peachtree Street, NW**.

FINDINGS OF FACT:

- **Property location:** The subject property fronts approximately 278 feet on the west side of West Peachtree Street, N.W. and begins approximately 32 feet from the southwest intersection of Linden Avenue, N.W. and West Peachtree Street, N.W. and bound by the intersection of Linden Avenue, N.W. and Spring Street, N.W. and /Interstate 75/85 and Pine Street, N.W. The property is located in Land Lot 79 of the 14th District, Fulton County, Georgia within the Downtown neighborhood of NPU-M in Council District 2. The property is zoned SPI-1-SA2 (Downtown Special Public Interest District Subarea 2).
- **Property size and physical features.** Currently, there is a partially demolished parking deck on the subject lot. The topography of the lot is unlevelled with the lot sloping downward towards the western yard. Vehicular access to the property is currently gained through West Peachtree Street, N.W. and Spring Street, N.W. There are limited mature trees on the property and the lot is not landscaped.
- **Surrounding Zoning/Land Uses:** The current land use for this parcel is High-Density Commercial and the zoning designation is SPI-1 SA2 (Downtown Special Public Interest District Subarea 2). Other zoning districts in the immediate area are HC20F (Baltimore Block Landmark District) just south of the site, and the land use designation is High-Density Commercial. The Downtown Special Public Interest District surrounds the site to the north and east of the subject property. Emory University Hospital-Midtown Campus is located just east of the site and the Crowne Plaza Hotel and the Georgia Department of Transportation (GDOT) is located just north of the subject property. GDOT's parking deck abuts the Interstate 75/85 entrance and exits and is located at the

intersection of Linden Avenue and Spring Street. This location was previously the site of the F-Lot parking deck which was demolished earlier this year for safety reasons.

- **Transportation System:** West Peachtree Street, N.W. and Spring Street, N.W. are classified as minor arterial streets and Linden Avenue is classified as a local street. MARTA bus route #10A runs along Spring Street, N.W. and the subject property is within close proximity to the North Avenue and Peachtree Center MARTA stations.
- **Ingress and egress:** Parking deck ingress and egress will be from West Peachtree Street, NW and Spring Street, NW. Emergency vehicles and employees will gain access to the parking deck from West Peachtree Street and Spring Street. The parking deck will be controlled access for Emory employees and staff use only. Pedestrian ingress and egress will be at all four stairwell corners. Emergency vehicles will gain access to the property as well from the entrances of West Peachtree and Spring Street.
- **Off-Street Parking and loading:** Employees and service vehicles will gain access to the subject property from West Peachtree Street, N.W. and Spring Street, N.W. entrances.
- **Refuse and services areas:** Emory University will handle solid waste in cooperation with its hospital facilities that are located directly across the street on West Peachtree Street. The applicant proposes that since the use is a parking deck, minimal solid waste is anticipated and will be placed in regular sized trash cans located throughout the deck.
- **Buffering and screening:** The proposed property is located at the intersections of West Peachtree Street and Linden Avenue and Spring Street and Linden Avenue. The property abuts a residential use to the south. An alleyway is located between the residential use and the proposed parking deck. With appropriate architectural design features, there should be limited noise and glare generated by the facility. The deck will be an open deck with no mechanical ventilation. The subject property will be required to meet all regulations regarding the appearance of and design of parking structures of the Downtown Special Public Interest District which includes screening wall elements, light spillage, scale, buffering and landscaping.
- **Hours and manner of operation:** The applicant proposes to construct a 3,034-space parking deck. The parking deck will be a 24/7 parking deck for Emory University Hospital Midtown employee use only. There are approximately 2,800 employees currently working two 12-hour shifts or three 8-hour shifts. The day shift has the highest employee population with approximately 60% or 1,680 employees.
- **Duration:** The applicant requests an indefinite or permanent duration due to the extensive capital cost of the deck and the growth of the hospital. The construction of this new deck will support staff parking for Emory and Kaiser as two primary hospitals in Atlanta. The leased property lots by the applicant will be terminated if the proposed special use permit for the parking deck is approved.
- **Required yards and open space:** There are no encroachments into the required setbacks, yards, or easements. However, the Baltimore Block setbacks shall be incorporated to eliminate parking on upper levels.

- **Tree Preservation and Replacement:** No trees will be damaged or removed.

CONCLUSIONS:

- **Ingress and egress:** Employees and emergency vehicles can gain access to the subject property via West Peachtree Street and Spring Street. Traffic congestion will be minimal because the proposed use will utilize police presence for vehicles entering or leaving the site. Staff approves of these measures.
- **Off-Street Parking and loading:** Emory University Hospital Midtown (EUHM) seeks to construct a 3,034-space parking deck to support its hospital and medical office facilities and employee parking needs. The EUHM Masterplan proposes to construct the Winship Tower, a new infill building and expand the emergency room. The increased density in the area will increase the number employees working at the hospital campus and the number of patients visiting the hospital. Further, the construction of the deck will minimize the amount of employee traffic on Peachtree Street and divert traffic to the I/75-85 connector and West Peachtree Street to access the deck. In addition, all offsite employee parking decks will be eliminated and may redevelop into other uses serving the Downtown community.
- **Refuse and services areas:** Since Emory University hospital facilities will pick up the solid waste from the subject property as needed and at least once, or on a weekly basis, staff is in support of the private garbage disposal service for the proposed use.
- **Buffering and screening:** The residential structure to the south of the property will be protected based on the design of the proposed parking structure. Staff approves of such design features.
- **Hours and manner of operation:** The site will be used as a parking deck, opened 24/7. Staff approves of such measures. EUHM plans a significant investment in Downtown Atlanta over the next five years. The proposed growth necessitates a new parking plan for employees and staff. The proposed use will have peak usage Tuesday through Thursday with employees of the associated doctor's offices and outpatient services using the deck during the week and other staff utilizing the deck during off peak hours. Further, the proposed construction of the Winship Cancer Center, the proposed expansion of the emergency department and the expanded patient growth of Kaiser Permanente all will require more staff parking. EUHM is located in close proximity to the Civic Center and North Avenue MARTA transit stations. Given that the hospital is dedicated to increasing the transit subsidy offered to employees to 100%. EUHM will also provide, bicycle storage and dedicated rideshare and van pool locations.
- **Duration:** The applicant requests an indefinite duration. Staff approves of the duration request.
- **Required yards and open space:** There are no encroachments into the required setbacks, yards, or easements. Staff approves of these findings. However, the Baltimore Block setbacks will be incorporated into the garage design.

- **Tree Preservation and Replacement:** The applicant does not propose to remove any trees. The proposed development will need to comply with the requirements of the City of Atlanta's Tree Ordinance.
- **Other Considerations:**
The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to Atlanta City Design **530 West Peachtree Street, N.W.** is located within Growth Type: Core. Core Areas are described as follows:

“This is the center of Old Atlanta. It includes the city's densest, most traditional, adaptable and walkable districts. It has an easy capacity for growth, the best transit network and many of the top historic, cultural and academic assets in the region. It covers Downtown, Midtown, and a larger surrounding territory made primarily of commercial and industrial property. It also includes emerging districts like West Midtown, South Downtown, West End and Castleberry, where better design can solve shortcomings that today limit the capacity for growth.”

STAFF RECOMMENDATION: APPROVAL, conditioned upon the following:

1. The site shall be developed in accordance with the site plan entitled “Emory Midtown Parking Deck” (the “Site Plan”) prepared by Howell Rusk Dodson, dated June 27, 2018 and stamped received by the Office of Zoning & Development on June 27, 2018. Minor changes to the approved site plan may be authorized by the Director, of the Office of Zoning and Development in accordance with Section 16-02.003(7).
2. EUHM shall provide designated car pool and van pool spaces in the deck at priority locations and designated rideshare zones with the EUHM Mobility Manager assisting in facilitating increased participation.
3. EUHM shall install electric vehicle charging stations in the deck at priority locations as well as dedicate 20% of the total parking spaces to electric charging stations.
4. EUHM shall not construct a pedestrian bridge between the Emory University Hospital Midtown parking deck and the existing hospital campus.
5. All current surface parking lot leases and the 725 Spring Street deck lease shall be terminated upon the expiration of current leases after the certificate of occupancy is issued for the deck.
6. EUHM shall provide active uses on all street frontages and dedicate a minimum of 200 sq. ft. of space on Spring Street, N.W. for a public art installation.

7. EUHM shall provide commuter bike facilities in the deck to safely store and maintain employee bicycles.