

KEISHA LANCE BOTTOMS
MAYOR




Department of
CITY PLANNING

55 Trinity Avenue, S.W. SUITE 1450 – ATLANTA, GEORGIA 30303
404-330-6070 – FAX: 404-658-7638

TIM KEANE
COMMISSIONER

CHARLETTA WILSON JACKS
DIRECTOR, OFFICE OF
ZONING AND DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 18-O-1077 / CDP-17-28 1382 METROPOLITAN PARKWAY SW
DATE: March 12, 2018

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 1382 Metropolitan Parkway SW from the Single Family Residential land use designation to the Low Density Commercial land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel from the R-4/BL (Single Family Residential / BeltLine Overlay) zoning district to the NC-9 (Neighborhood Commercial/ BeltLine Overlay) zoning district (Z-17-63). The rezoning of this property is part of a proactive rezoning of several properties along Metropolitan Parkway (Z-17-63). The other properties included in the proactive rezoning currently have a Low Density Commercial land use designation, and therefore do not require amendment to the CDP in conjunction with rezoning.

FINDINGS OF FACT:

- **Property location:** The property fronts on the east side of Metropolitan Parkway SW at the corner of Metropolitan Parkway and Shannon Drive SW. It is in the Capitol View Manor neighborhood, NPU-X, Council District 12, and within Land Lot 88 of the 14th District of Fulton County.
- **Property size and physical features:** The parcel is approximately 0.25 acres and is currently developed with a vacant two-story residential structure. The parcel contains some mature trees and other vegetation, and the lot slopes east away from Metropolitan Parkway.
- **Current/past use of property:** The parcel is currently developed and the structure is vacant. Staff is unaware of any other previous uses.
- **Surrounding zoning/land uses:** The land use designation for the surrounding properties to north, east, and south is Single Family Residential with R-4/BL zoning. To the west, across Metropolitan Parkway, the land use designation is Low Density Commercial with NC-9/BL zoning.

Current adjacent uses include a church to the north across Shannon Drive, commercial uses to the west across Metropolitan Parkway, and single-family homes to the south and east.

- Transportation system: Metropolitan Parkway is a four-lane minor arterial and state route with sidewalks along both sides. Shannon Drive is a two-lane local road with sidewalks along both sides. MARTA bus route 95 (Metropolitan Pkwy) runs along Metropolitan Parkway with service from the West End station to King Arnold Street and Sunset Avenue along Ralph D Abernathy Blvd, including Atlanta Technical College and Atlanta Metropolitan State College. The nearest stop is located about 0.1 miles to the south at the intersection of Lynnhaven Drive and Metropolitan Parkway. The nearest MARTA rail station is Oakland City Station, which is about a mile to the west.

CONCLUSIONS:

- Compatibility with surrounding land uses: The proposed Low Density Commercial future land use is compatible with the surrounding Low Density Commercial future land uses to the west along Metropolitan Parkway.
- Effect on adjacent property and character of neighborhood: The proposed land use and zoning changes to commercial will reflect the character of this area. The Metropolitan Corridor is characterized by nodal commercial development at key intersections including this area.
- Suitability of proposed land use: The Low Density Commercial land use designation reflects the proposed zoning change which was the result a community engagement and aligns with the CDP character area policies. Although located within the study area for the [BeltLine Subarea 2 Master Plan](#) and [NPU X Comprehensive Plan](#), these plans did propose any future land use change for this parcel.
- Consistency with City's land use policies: The Character Area for this property is Traditional Neighborhood Existing. Policies that support the land use amendment to commercial land use for Traditional Neighborhood Existing are:
 - Promote new and existing nodal neighborhood commercial areas, which are of such a size and character that all uses are within convenient walking distance of one another can be located adjacent to Traditional Neighborhoods Existing.

NPU X Policies: None are applicable to this proposed land use amendment.

STAFF RECOMMENDATION: APPROVAL OF AN AMMENDMENT FROM SINGLE FAMILY RESIDENTIAL TO LOW DENSITY COMMERCIAL LAND USE DESIGNATION

NPU RECOMMENDATION: NPU X will vote on the land use amendment at its March 12, 2018 meeting

cc: Jessica Lavandier, Assistant Director, Strategic Planning

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MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 18-O-1137 / CDP-17-40 3733 PEACHTREE RD NE
DATE: March 12, 2018

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 3733 Peachtree Road NE from the Medium Density Residential (0-16 units per acre) to the High Density Residential (0-16 units per acre) land use designation, 3675 and 3663 Kingsboro Road NE from the Single Family Residential land use designation to the Medium Density Residential (0-16 units per acre) land use designation, and 3647 Kingsboro Road (rear) and 3645 Kingsboro Road (rear) from the Single Family Residential land use designation to the High Density Residential (0-16 units per acre) land use designation. This land use amendment is being done in conjunction with the rezoning of the parcels from the from RG-3-C and R-3 to RG-3-C and RG-4-C (Z-17-101). The land use amendment and rezoning would allow for 53 new independent living units and related amenities as an expansion of the existing adjacent Lenbrook continuing care senior living facility.

FINDINGS OF FACT:

- **Property location:** The properties front on the south side of Peachtree Road and the east side of Kingsboro Road. They are in Land Lot 10 of the 17th District in Fulton County within NPU-B, Council District 7, and the Ridgedale Park neighborhood.
- **Property size and physical features:** The parcels total approximately 3.36 acres and are currently developed with residential structures as part of the Lenbrook senior Living community and adjacent single family and multi-family residential structures. Some parcels have trees and vegetation. Lot topography varies across the site.
- **Current/past use of property:** The site is made up of seven parcels, five of which are proposed for a land use amendment. 3733 Peachtree Rd has been a 24-unit condominium senior living community for many decades. The rear of 3647 and 3645 Kingsboro Rd are the rear yards for single family homes and are proposed to remain vacant. 3727 and 3685 Peachtree Rd are

currently developed with a 12-unit apartment building. 3675 and 3663 Kingsboro Rd are currently developed with single-family homes. Staff is not aware of any other prior uses.

- **Surrounding zoning/land uses:** The land use designation for the surrounding properties is Medium Density Residential (0-16 units per acre) with RG-3-C (Residential General, Sector 3 – Conditional) zoning to the north across Peachtree Road and PDH (Planned Development Housing) zoning to the west across Kingsboro Road; one parcel has a Medium Density Land use with R-3 zoning, Very High Density Residential land use with RG-5 (Multifamily residential) zoning to the east; and Single Family Residential land use with R-3 (Single-Family Residential) zoning to the south and southwest.
- **Transportation system:** Peachtree Road is a six-lane principal arterial with sidewalks along both sides. Kingsboro Road is a two-lane local road with sidewalks along some sections. MARTA bus route 25 (Peachtree Industrial Blvd/Johnson Ferry) operates between Lenox, Brookhaven, Doraville, and Medical Center stations with service to Lenox Square, Children's Healthcare at Scottish Rite, Northside Hospital, and St. Joseph's Hospital. Route 25 runs along Peachtree Road with the nearest stop located at the intersection of Peachtree Road and Kingsboro Road. The nearest MARTA rail station is the Brookhaven-Oglethorpe Station, located one mile northeast of the site.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed High Density Residential future land use for 3733 Peachtree Road is compatible with and would provide a transition in intensity between the Very High Density Residential to the east and the Medium Density Residential (0-16 units per acre) to the west. Similarly, the proposed High Density Residential for the rear of 3647 and 3645 Kingsboro Road would provide a transition in intensity between the Very High Density Residential land use to the east and the Single Family Residential land use to the west. However, the proposed Medium Density Residential (0-16 units per acre) land use for 3675 and 3663 Kingsboro Road would not offer any new transition in intensity as these Single Family Residential parcels are situated between Single Family Residential and Medium Density Residential (0-16 units per acre), so the proposed amendment would only shift the Medium Density Residential further in the Single Family Residential area.
- **Effect on adjacent property and character of neighborhood:** The proposed land use and zoning changes to would allow for higher intensity development along Peachtree Road, which is a major corridor characterized by high density development. However, the parcels not fronting on Peachtree Road, would encroach into the established single family residential neighborhood on Kingsboro Road.
- **Suitability of proposed land use:** The portion of the site proposed for High Density Residential land use designation fronting on Peachtree Road (3733 Peachtree Road) reflects the proposed zoning change and aligns with the CDP character area policies for the Intown Corridor. However, the remaining four parcels have a CDP character area of Traditional Neighborhood Existing. These four parcels do not front on Peachtree Road do not reflect the Traditional Neighborhood Existing character area policies or the NPU B policies identified in the CDP.

Due to the lack of consistency these policies, staff is concerned that the proposed increase in intensity from Single Family Residential to Medium and High Density Residential will set a precedent for future encroachment into established single family residential neighborhoods, that have land use designation and Character Area designation and policies that do not support a land use amendment request similar to this one. However, the multi-family buildings on Kingsboro (adjacent to and across from the single-family residential) were designed to look like the surrounding, existing homes in size and scale, creating a buffer between the single-family homes and higher density multi-family structures on Peachtree Road. Additionally, the use of the property for senior housing supports the Traditional Neighborhood Existing Character area policy of "support the preservation and the development of senior housing units." In addition, the units per acre in the proposed land use designation would stay the same at 0-16 units per acre.

- Consistency with City's land use policies: The Character Areas for these parcels are Intown Corridor for 3733 Peachtree Road and Traditional Neighborhood Existing for 3645 (rear), 3647 (rear), 3633, and 3675 Kingsboro Road. Intown Corridor policies that support this proposed amendment to High Density Residential land use include:
 - Encourage revitalization and redevelopment of Intown Corridors that improves the sense of place and community, creates a well-functioning corridor that facilitates traffic flow, provides transportation options, and supports a variety of land uses.
 - Promote and encourage the redevelopment of vacant, underutilized and auto-oriented development along Intown Corridors.
 - Along Intown Corridors, the highest densities should be along the street or rail transition to lower densities at the edges to protect and buffer surrounding neighborhoods. Surrounding neighborhoods should be buffered from noise and lights.

Policies relevant to the proposed use amendment to higher density use for Traditional Neighborhood Existing are:

- Preserve the residential character of Traditional Neighborhoods.
- Protect single-family detached residential neighborhoods from encroachment by non-residential uses, incompatibly scaled residential development.
- Encourage new housing development that is compatible with the character of existing neighborhoods. Character of neighborhoods is defined by attributes of the platting pattern, including the layout of streets and blocks, street connectivity, the shapes and sizes of lots, the natural topography, and the presence of mature trees.
- Promote the maintenance and rehabilitation existing housing stock to maintain neighborhood character and diversity.
- Promote Missing Middle housing types that are compatible in size and scale with the character of the neighborhood as transition between single family uses and more intense uses.
- Support the preservation and the development of senior housing units and particularly affordable housing units.

The [2002 Buckhead Action Plan Livable Centers Initiative](#) (LCI) concept plan identified the Ridgedale Park neighborhood as a Neighborhood Preservation area (Page 2-5). Relevant fundamentals of the plan's Neighborhood Preservation Concept Plan included "Create Transition Areas into Neighborhoods" and "Encourage Moderately Priced Housing Options." Under Land Use and Housing, it called for "Buckhead's residential areas are to remain single-family within established neighborhoods." (Page 2-14)

The 2017 update to the Buckhead LCI Plan ([Buckhead REdeFINED](#)) did not include these parcels in its study area.

NPU Policies: Applicable NPU-B policies listed in the CDP include:

- o B-2: Protect the boundaries of the single-family and low-density residential uses of the Brookhaven, Buckhead Forest, Chastain Park East, Garden Hills, North Buckhead, Peachtree Heights East, Peachtree Heights West, Peachtree Hills, Peachtree Park, Pine Hills, Ridgedale Park and South Tuxedo Park Neighborhoods.

STAFF RECOMMENDATION: APPROVAL OF AN AMMENDMENT FROM MEDIUM DENSITY RESIDENTIAL (0-16 UNITS PER ACRE) TO HIGH DENSITY RESIDENTIAL (0-16 UNITS PER ACRE) LAND USE DESIGNATION FOR 3733 PEACHTREE ROAD NE AND FROM SINGLE FAMILY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL (0-16 UNITS PER ARCE) FOR 3675 and 3663 KINGSBORO ROAD NE AND FROM SINGLE FAMILY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL (0-16 UNITS PER ACRE) LAND USE DESIGNATION FOR 3647 KINGSBORO ROAD (REAR) AND 3645 KINGSBORO ROAD (rear).

NPU RECOMMENDATION: NPU B voted to approve the land use amendment to High Density Residential (0-16 units per acre) and Medium Density Residential (0-16 units per acre) at its February 6, 2018 meeting

cc: Jessica Lavandier, Assistant Director, Strategic Planning

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ZONING AND DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 18-O-1138 / CDP-18-03 250 ARIZONA AVENUE NE
DATE: March 12, 2018

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 250 Arizona Avenue NE from the Industrial land use designation to the High Density Residential land use designation. This land use amendment is being done in conjunction with the rezoning of the parcels from the from I-2 (Heavy Industrial) to MR-4A (Multifamily Residential) zoning district. The land use amendment and rezoning would allow for construction of a multi-family residential development with 73 dwelling units, including 43 townhome units, 12 flat-townhome stack units, and 18 units in the 3-story residential buildings per Z-17-89).

FINDINGS OF FACT:

- Property location: The parcel fronts on the south side of La France Street, NE and the west side of Arizona Avenue NE. The parcels are in Land Lot 210 of the 15th District in DeKalb County within NPU-O, Council District 5, and the Edgewood neighborhood.
- Property size and physical features: The parcel is approximately 2.4 acres and is currently developed with an industrial structure. The lot as relatively level topography and several mature trees around the perimeter of the site.
- Current/past use of property: The property has been used for industrial purposes. Staff is not aware of any other prior uses.
- Surrounding zoning/land uses: The land use designation for the surrounding properties is Low Density Commercial with C-2 (Commercial Service) and C-2-C (Commercial Service -Conditional) zoning to the north and northeast along DeKalb Avenue; Industrial with I-1 (Light Industrial) and I-1-C (Light Industrial - Conditional) zoning to the south and east; and High Density Commercial with C-2 zoning to the west.

- Transportation system: La France Street and Arizona Avenue are both two-lane local roads. La France Street has sidewalks along both sides and Arizona Ave has sidewalks along the east side. The east-west MARTA green and blue rail lines run just north of the site, with the nearest station, Edgewood/Candler Park, located about half a mile to the east. MARTA bus routes 24 (McAfee/Hosea Williams) and 102 (North Avenue / Little Five Points) serve this area. Route 24 runs along Hosea Williams Drive and Mayson Drive with service to the Edgewood-Candler Park MARTA station and Indian Creek station. Route 102 operates between North Avenue and Edgewood Candler Park stations along La France Street, Moreland Avenue, Ponce de Leon, Boulevard, and North Avenue. The nearest bus stop is about a half mile west at the corner of Mayson Avenue and La France Street.

CONCLUSIONS:

- Compatibility with surrounding land uses: The proposed High Density Residential land use is compatible with the surrounding Industrial, High Density Commercial, and Low Density Commercial land uses.
- Effect on adjacent property and character of neighborhood: The proposed land use and zoning changes to would allow for increased residential density just south of the DeKalb Avenue corridor and near to a mix of commercial, industrial, and multi-family development. It is also served by transit, as it is located within a half-mile of the Edgewood-Candler Park MARTA Rail Station. There are no single-family homes in the area immediately surrounding the site.
- Suitability of proposed land use: The proposed Low Density Commercial land use designation reflects the proposed zoning change and aligns with many of the CDP policies for the Traditional Neighborhood Redevelopment and Transit Oriented character areas.
- Consistency with City's land use policies: This parcel is in a Traditional Neighborhood Redevelopment character area. Policies that relate to this proposed amendment to Low Density Commercial land use include:
 - Preserve the residential character of Traditional Neighborhoods Redevelopment.
 - Promote diversity of housing types.
 - Promote "Missing Middle" housing types that are compatible in size and scale with the character of the neighborhood as transition between single family uses and more intense uses.
 - Encourage new housing development that is compatible with the character of existing neighborhoods. Character of neighborhoods is defined by attributes of the platting pattern, including the layout of streets and blocks, street connectivity, the shapes and sizes of lots, the natural topography, and the presence of mature trees.
 - Ensure that the size and scale of new homes are commensurate with lot sizes in order to provide adequate open space, permeable surfaces and tree cover on each lot.

The site is located within a half-mile radius of the Edgewood-Candler Park MARTA station, which is classified as a Neighborhood station according to the City of Atlanta's station typologies. The

Neighborhood stations are nodes of dense, active, mixed use development. Policies that support the land use amendment for Transit Oriented Development are:

- Encourage relatively dense development near the transit stations consistent with the targets in the [Transit Station Typology-based Development Targets for Transit Oriented Developments] Table
- Encourage a mix of uses, housing types, and housing affordability within station areas.

The [2009 Edgewood Redevelopment Plan](#) identifies the area where this parcel is located as Live/Work District. The plan recommends a Mixed Use Land use and for the area to have be predominantly residential in use with only accessory commercial, retail, office, or light industrial uses provided.

Detailed recommendations for the Live/Work district are as follows:

- Ensure a predominantly residential character with accessory non-residential uses
 - Proposed Land Use: Mixed Use
 - Proposed Zoning: MR3, MR4A, MRC1, MRC2 or LW

Edgewood Redevelopment Plan Policies

- Encourage the rezoning to Quality of Life zoning districts where feasible.
- Encourage the preservation of the industrial district while also preparing for future changes.

NPU Policies: Applicable NPU-O policies listed in the CDP include:

- O-4: Preserve the single family and low density residential character of NPU-O.
- O-26: Edgewood land use and planning policies will be based on the “2011 Joint NPU-O Land Use Policies” above and the “Edgewood Community Master Plan” (2009).

STAFF RECOMMENDATION: APPROVAL OF AN AMMENDMENT FROM INDUSTRIAL TO HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU O voted to support the land use amendment to High Density Residential at its January 23, 2018 meeting

cc: Jessica Lavandier, Assistant Director, Strategic Planning

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DIRECTOR, OFFICE OF
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MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 18-O-1139 / CDP-18-04 2621 SHADY VALLEY DRIVE NE
DATE: March 12, 2018

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 2621 Shady Valley Drive NE from the Single Family Residential to the Low Density Residential land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel from the from R-3 (Single Family Residential) to RG-2 (Residential General Sector 2) zoning district (Z-17-103). The land use amendment and rezoning would allow for the construction of six townhome units.

FINDINGS OF FACT:

- **Property location:** The property fronts on the east side of Shady Valley Drive and the north side of Buford Highway. It is in Land Lot Land Lot 6 of the 17th district of Fulton County, within NPU-B, Council District 7, and the Pine Hills neighborhood.
- **Property size and physical features:** The 2.37-acre site is undeveloped and contains trees and other vegetation. Lot topography varies across the site. Peachtree Creek is located to the east.
- **Current/past use of property:** The property is undeveloped, and staff is not aware of any previous uses.
- **Surrounding zoning/land uses:** The land use designation for the surrounding properties is Office-Institutional with O-I (Office-Institutional) zoning to the east, with C-1 zoning, and and south across Buford Highway and C-1 (Commercial Service) zoning; Single Family Residential with R-3 (Single Family Residential) zoning to the north; Low Density Residential (0-8 units per acre) with RG-3-C (Residential General, Sector 3 – Conditional) zoning to the northwest; and Medium Density Residential with RG-3-C zoning to the west across Shady Valley Drive.
- **Transportation system:** Shady Valley Drive is a two-lane local street with sidewalks along some sections. Buford Highway is a six-lane principal arterial with sidewalks on both sides. MARTA bus route 39 (Buford Highway) and 16 (North Highland Avenue) serve the area with the nearest

stops located at the intersection of Buford Highway and Shady Valley Drive and at the intersection of Lenox Road and Canterbury Road. The nearest MARTA rail station is the Lindbergh Station, located nearly one mile west of the site.

CONCLUSIONS:

- Compatibility with surrounding land uses: The proposed Low Density Residential future land use is compatible with the surrounding land uses of Office Institutional to the south and east, the Medium Density Residential to the west, and the Low Density Residential (0-8 units per acre) to the northwest. It would provide a transition in intensity between the Office Institutional land use and the Single Family Residential land use to the north.
- Effect on adjacent property and character of neighborhood: The proposed land use and zoning changes to would allow for low density residential development on Buford Highway and Shady Valley Drive in an area characterized by single-family to medium density residential land uses. The effect on the neighborhood would be similar to other nearby development, such as the multi-family development on the other side of Shady Valley Drive. The property across Shady Valley Drive was recently amended from Office-Institutional to Medium Density Residential land use designation, per CDP-14-24/14-O-1521.

Suitability of proposed land use: The proposed Low Density Residential land use designation reflects the proposed zoning change and aligns with the CDP character area policies for the High Density Residential character area in the 2016 CDP.

- Consistency with City's land use policies: The Character Area for this parcel is High Density Residential. High Density Residential character area policies relevant to the proposed use amendment to Medium Density Residential are:
 - Preserve the residential character of High Density Residential areas.
 - Promote diversity of housing types.
 - Protect and enhance natural resources.

NPU Policies: Applicable NPU-B policies listed in the CDP include:

- B-2: Protect the boundaries of the single-family and low-density residential uses of the Brookhaven, Buckhead Forest, Chastain Park East, Garden Hills, North Buckhead, Peachtree Heights East, Peachtree Heights West, Peachtree Hills, Peachtree Park, Pine Hills, Ridgedale Park and South Tuxedo Park Neighborhoods.
- B-4: Maintain the CSX Railroad and MARTA tracks as the firm southern boundary of the Lenox station development node. Do not allow non-residential uses to encroach upon the Pine Hills neighborhood south of this boundary. Maintain current CDP zoning and land use designation in Pine Hills (single family and multi-family). Protect single family uses in the interior of the neighborhood and limit multi-family uses to those properties having frontage along Lenox Road.

STAFF RECOMMENDATION: APPROVAL OF AN AMMENDMENT FROM SINGLE FAMILY RESIDENTIAL TO LOW DENSITY RESIDENTIAL LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU B voted to deny the land use amendment to Low Density Residential at its March 6, 2018 meeting

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Resources Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 18-O-1140/CDP-18-05: 930 MARIETTA BOULEVARD, N.W.
DATE: March 12, 2018

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 930 Marietta Boulevard from the Mixed Use Low Density and Mixed Use Medium Density Land Use designations to the Mixed Used High Density Land Use designation and properties at 0 Champa Street (parcels 17 019000041107, 17 019000041115, and 17 019000040125) from the Mixed Used Medium Density Land Use designation to the Mixed Use High Density designation. This land use amendment is being done in conjunction with the rezoning of these parcels from the I-1/BL (Light Industrial/Beltline) and I-2/BL (Heavy Industrial/Beltline) to the MRC-3/BL (Mixed Residential Commercial/Beltline) District (Z-18-05) to allow construction of a Mixed-Use development containing Seven hundred (700) residential units (695 multifamily and 5 townhomes) and 183,500 square feet of commercial/office/retail space per Z-18-05

FINDINGS OF FACTS:

- **Property location:** The subject properties front on Marietta Boulevard, NW and West Marietta Street, NW. They are located on a crescent-shaped lot between the South side of West Marietta Street and the West side of Marietta Boulevard. 930 Marietta Boulevard fronts the West side of Marietta Boulevard south of the intersection of Marietta Boulevard and West Marietta Street, while 0 Champa Street is located West of the intersection and only fronts West Marietta Street. The property is located in Land Lot 190 of the 17th District in Fulton County and in the Knight Park/Howell Station Neighborhood District of NPU-K, Council District 9.
- **Property size and physical features:** Cumulatively the subject lots are approximately 19.33 acres. the lots are currently used for a concrete and masonry recycling plant. The topography of the site varies greatly throughout the site. It plateaus on three various levels giving away to a step formation on the site. Vehicular access to the property is currently available via a curb cut on the South side of West Marietta Street and a curb cut on the West side of Mariette Boulevard. The lots are covered in gravel, sand and some vegetation.

- **Current/past use of property:** The parcels have an industrial use as use as a stone and masonry recycling yard. Additionally, during Staff's visit to the site an 18-foot deep excavation on a portion of the site revealed that the site may have once been used a land fill. The applicant informed Staff that additional excavation points on the site revealed various locations of trash and debris.
- **Surrounding zoning/land uses:** Land use and zoning designations in the immediate area varies. To the South parcels located along Marietta Boulevard contain multiple Land Use designations including Low Density Commercial with I-2 (Heavy Industrial) and Mixed-Use land use designations with MRC-2 (Mixed Residential Commercial) zoning classification. To the East adjoining the subject parcels, the parcel has a Mixed Use Low Density with I-1 (Light Industrial) zoning. Located further East is the majority of the residential portion of Knight Park/Howell Station neighborhood with its Single Family Residential Land Use designation and R-4A (Single Family Residential) zoning. West of the site, a Heavy Rail corridor, that forms the western boundary of the lot, has and Industrial land use and I-2 (Heavy Industrial) zoning. Westside Reservoir Park and Bellwood Quarry are located opposite of the Heavy Rail Corridor with parcels designated Open Space and Transportation/Communications/Utilities Land Use with I-1 (Light Industrial), I-2 (Heavy Industrial), and PD-MU (Planned Development Mixed Use) zonings. To the North of the subject lot is a strip of land with a Mixed Use land use and I-2 zoning. To the north of that is the Norfolk Southern's Inman Yard rail yard, with Industrial land use with I-2 (Heavy Industrial) zoning.
- **Transportation system:** Marietta Boulevard is classified as a Minor Arterial road. West Marietta Street to the North is classified as a Major Collector road. Currently, MARTA bus transit route #26, Perry Boulevard/North Avenue, serves the immediate area. There are transit stops located on the East and West sides of Marietta Boulevard and the North and South sides of West Marietta Street adjacent to the subject lot. There are plans for the Atlanta Streetcar to be built along Marietta Boulevard. The Atlanta Beltline trail is planned to run adjacent to Marietta Boulevard. The Bankhead MARTA station is located to the south on Donald Lee Hollowell Parkway.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** Most of the adjoining parcels are designated with some variation of Mixed Use land use with an I-1 and I-2 zonings. The proposed Mixed Use High Density is compatible with the Mixed-Use land use designation along West Marietta Street. The proposed development would be the first significant redevelopment of a parcel along this portion of Marietta Boulevard and is not similar to current uses found along this corridor. However, the proposal is similar to other proposed redevelopments of Industrial zoned parcels in the area that have recently sought rezoning such as; CDP-17-33: 1361 Donald Lee Hollowell Parkway, from various Land Uses to Mixed Use and Z-17-77: 900 Joseph E. Lowery Boulevard, from I-2 to MRC-3. Therefore, Staff believes this use is compatible with the surrounding land uses and development of the area.
- **Effect on adjacent property and character of neighborhood:** The proposed land use and zoning changes are consistent with the development of the surrounding area. The proposed adjacent Atlanta Beltline corridor would benefit from additional residential and commercial uses. Because it would result in redevelopment of the underutilized property, the proposed Land Use designation would have a positive effect on the surrounding neighborhood.

- **Suitability of proposed land use:** The proposed Mixed Use High Density Land Use is compatible with the Mixed Use land use and multi-family developments along West Marietta Street and Low Density Mixed Use along Marietta Boulevard. The proposed MRC-3 (Mixed Residential Commercial) rezoning is consistent with redevelopment of the area from industrial to high density residential uses and a mix of residential and commercial uses.
- **Consistency with City's land use policies:** The proposed land use change is partially supported by the 2016 CDP for areas designated Industrial. Primary land uses identified as proper designations for this type of character area include office, commercial and industrial. Policies that support the land use amendment are:
 - Promote the adaptive reuse or redevelopment of vacant, underutilized, obsolete, or structurally-deteriorated industrial and commercial properties in order to increase the possibilities for introducing modern industrial uses to increase the compatibility of these areas with surrounding land uses.
 - Encourage the redevelopment of underused industrial areas which have sufficient existing street and utility infrastructure rather than the expansion of development in areas that are underserved by streets and utilities.

Policies that do not support the land use amendment are:

- Discourage the conversion of industrial land uses to non industrial land uses (except for buildings over 50 years old).

The proposed land use designation is not compatible with the proposed land use in the 2005 Upper Westside Master Plan study that recommended a Medium Density Residential land use.

The proposed land use designation is partially compatible with the Mixed Use Medium Density (5-9 stories) land use recommended in the 2009 Atlanta Beltline Subarea 9 Master Plan. The proposed High Density Mixed Use has a higher intensity than the study's recommendation. The study also recommended a connecting street network. This network is not fully shown in the site plan

- **Applicable NPU-K policies:** maintain industrial land uses and business to keep and attract more jobs. Promote employment centers with Live/Work options that are consistent with the Character and Vision of Redevelopment Corridor Character Areas.

STAFF RECOMMENDATION: APPROVAL OF AMMENDMENT FROM MIXED-USE LOW DENSITY AND MIXED-USE MEDIUM DENSITY TO THE MIXED-USE HIGH DENSITY LAND USE DESIGNATION

NPU Recommendation: NPU-J voted to support the land use amendment at their February 27, 2018 monthly meeting. NPU K voted support the land use amendment at their February 20, 2018 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning

KEISHA LANCE BOTTOMS
MAYOR




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CITY PLANNING

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TIM KEANE
COMMISSIONER

CHARLETTA WILSON JACKS
DIRECTOR, OFFICE OF
ZONING AND DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 18-O-1141 / CDP-18-06 228 MARGARET STREET SE
DATE: March 12, 2018

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 228 Margaret Street SE (partial parcel 14 00570009031), 1533 Lakewood avenue SE (14 00570009016), 1539 Lakewood avenue SE (14 00570009017), 1545 Lakewood avenue SE (14 00570009018), and 1567 Lakewood avenue SE (14 00570013008) from the Single Family Residential land use designations to the Mixed Use land use designation and property located at 0 Margaret Street (14 00570013001) and 0 Jonesboro Road (14 00570013014) from the High Density Residential land use designation to the Mixed Use land use designation. This land use amendment is being done in conjunction with the rezoning of these and additional parcels from the from R-4A (Single Family Residential) to O-I (Office Institutional) (Z-17-102). The land use amendment and rezoning would allow for expansion of the Ron Clark Academy, including construction of an auditorium for instructional use along with parking per Z-17-102.

FINDINGS OF FACT:

- **Property location:** The proposed land use amendment includes six full parcels and one partial parcel. Five of the parcels front on the west side of Lakewood Avenue SE and two front on Jonesboro Road SE, south of Margaret Street SE. They are in Land Lot Land Lot 57 of the 14th district of Fulton County, within NPU-Y, Council District 1, and the South Atlanta neighborhood. Additional parcels that are part of the rezoning do not require a land use amendment.
- **Property size and physical features:** The properties subject to the proposed land use amendment total approximately two acres and contain some mature trees and other vegetation. The topography is mostly flat across these parcels.
- **Current/past use of property:** The four full parcels fronting on Lakewood Avenue are developed with single-family homes, some of which are currently vacant. The portion of 228 Margaret Street proposed for land use amendment is undeveloped, and the Jonesboro Road properties

are undeveloped with the exception of a surface parking lot located at the corner of Jonesboro Road and Margaret Street. Staff is not aware of any previous uses.

- Surrounding zoning/land uses: The land use designation for the surrounding properties is Mixed Use with O-I-C (Office-Institutional - Conditional), C-2-C (Commercial Service - Conditional), and R4-A (Single-Family Residential) zoning to the north and west (including part of 228 Margaret Street); Single Family Residential with R4-A zoning immediately to the north and south of the Lakewood Avenue parcels and on Dorothy Street; High Density Residential R4-A and RG-4-C (Residential General Sector 4 - Conditional) zoning to the south and west.
- Transportation system: Lakewood Avenue is a two-lane major collector with sidewalks along most sections, Jonesboro Road is a two-lane minor arterial with sidewalks along both sides, and Margaret Street is a two-lane local street with sidewalks on the western section only. MARTA bus routes 55 (Jonesboro Road) and 155 (Pittsburgh) serve the area with the nearest stops located at the corners of Jonesboro Road at Margaret Street and Lakewood Avenue at Anne Street. The area is not served by MARTA rail.

CONCLUSIONS:

- Compatibility with surrounding land uses: The proposed Mixed Use future land use is compatible with the immediately adjacent Mixed Use land use to the north and west and the High Density Residential land use to the south and southwest. The Single Family Residential parcels that are subject to this amendment and adjacent to it are surrounded by Mixed Use, High Density Residential, and Industrial uses.
- Effect on adjacent property and character of neighborhood: The proposed land use and zoning changes to would allow for expansion of the Ron Clark Academy in an area with a wide variety of existing uses including commercial businesses, industrial uses, and single and multi-family residential homes.
- Suitability of proposed land use: The proposed Mixed Use land use designation reflects the proposed zoning change and aligns with the CDP character area policies for the Redevelopment Corridor character area in the 2016 CDP.
- Consistency with City's land use policies: The Character Area for these parcels is Redevelopment Corridor. Character area policies relevant to the proposed use amendment to Mixed Use include:
 - Encourage revitalization and redevelopment of Redevelopment Corridors that improves the sense of place and community, creates a well-functioning corridor that facilitates traffic flow, provides transportation options, and supports a variety of land uses.
 - Promote and encourage the redevelopment of vacant, underutilized and auto-oriented development along Redevelopment Corridors.
 - Promote more intense pedestrian-oriented development at activity nodes and major intersections.

- o Promote and encourage mixed use, residential, retail and office uses and development with a pedestrian-oriented urban form.

NPU Policies: Applicable NPU-Y policies listed in the CDP include:

- o Y-1: Preserve the single-family and low-density residential character of the Chosewood Park, High Point, Joyland, Betmar LaVilla, South Atlanta, and Lakewood Heights neighborhoods.
- o Y-5: Promote redevelopment of industrially designated land south of the BeltLine with civic and institutional uses.

As a result of the [2006 Jonesboro Road Redevelopment Plan Update](#), ordinance [06-O-1863](#) amended the future land use designations of some parcels along the Jonesboro Corridor. The plan recommended “Small Lot Single-Family/Townhouse” for the parcels subject to this proposed land use amendment to Mixed Use (page 3:31).

These parcels are in the Lakewood LCI study area. One of the vision statements of for the area to offer:

- High quality civic institutions, including schools, places of worship, public safety, healthcare facilities, and more.

The proposed school expansion is consistent with the Lakewood LCI plan recommendation to “support a sustainable future by offering high-quality public and private facilities to existing and future residents and businesses”.

STAFF RECOMMENDATION: APPROVAL OF AN AMENDMENT FROM SINGLE FAMILY RESIDENTIAL AND HIGH DENSITY RESIDENTIAL TO MIXED USE LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU Y voted to defer the land use amendment to Mixed Use at its February 19, 2018 meeting and will vote at its March 19, 2018 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING


TIM KEANE
COMMISSIONER

KEISHA LANCE BOTTOMS
MAYOR

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CHARLETTA WILSON JACKS
DIRECTOR, OFFICE OF
ZONING AND DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Resources Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 18-O-1083 / CDP-18-07, 1226 MCLYNN AVENUE
DATE: March 12, 2018

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at 1226 McLynn Avenue to the Single Family Residential land use designation as a result of the petition to annex the parcel into the City of Atlanta and to facilitate zoning of the parcel to the R-4 zoning category (Z-18-15).

FINDINGS OF FACT:

- **Property location:** The property to be annexed is east of the City of Atlanta limits fronting McLynn Avenue. The property is located in the Northwest quadrant of unincorporated DeKalb County adjacent to the City of Atlanta’s Morningside / Lenox Park neighborhood in Neighborhood Planning Unit (NPU) F, Atlanta City Council District 6.
- **Property size and physical features:** The subject parcel is approximately 0.3 acres and developed with a single family residential structure. The topography of the properties is relatively level with a number of mature trees located throughout the.
- **Current/past use of property:** The parcel is currently developed with single-family residential structure and has a Traditional Neighborhood Character Area and Residential Medium Lot (R-75) zoning in DeKalb County. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have Traditional Neighborhood Character Area and residential zoning- R-75. The parcel is adjacent to the City of Atlanta boundaries to the north and west. The surrounding parcels within the City are zoned R-4 (Single Family Residential) and have a land use designation of Single Family Residential.
- **Transportation system:** McLynn Avenue is a two-lane local road without sidewalks. The parcel is within a half mile of three MARTA bus routes: route 16 on North Highland Avenue, route 6 on Briarcliff Road, and route 36 on East Rock Springs Road.

CONCLUSIONS:

- Compatibility with surrounding land uses: The proposed Single Family Residential land use designation is compatible with the surrounding land uses and the current land use in DeKalb County, which is Traditional Neighborhood.
- Effect on adjacent property and character of neighborhood: The proposed land use designation of Single Family Residential will not have an adverse effect on the character of the adjacent properties or the surrounding residential neighborhood, as the proposed land use designation is substantially comparable to the subject property's current land use designations in DeKalb County.
- Suitability of proposed land use: The Single Family Residential land use designation reflects the existing use of the parcel and is suitable for the parcel.
- Consistency with City's land use policies: The surrounding areas have a Traditional Neighborhood Existing Character Area. The proposed Single Family Residential land use designation is compatible with the Traditional Neighborhood Character Area policy to:
 - Preserve the residential character of Traditional Neighborhoods.
- NPU F Policies: The proposed Single Family Land use designation is compatible with the NPU-F policies to:
 - F-1: Protect the historic integrity and single-family character of the Atkins Park, Edmund Park, Lindridge Martin Manor, Morningside/Lenox Park, Piedmont Heights and Virginia Highland neighborhoods and the low density residential character of the St. Charles-Greenwood neighborhoods.

STAFF RECOMMENDATION: APPROVAL OF THE SINGLE FAMILY RESIDENTIAL LAND USE DESIGNATION

NPU F RECOMMENDATION: NPU F voted to approve the amendment at its February 19, 2018 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING


TIM KEANE
COMMISSIONER

KEISHA LANCE BOTTOMS
MAYOR

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CHARLETTA WILSON JACKS
DIRECTOR, OFFICE OF
ZONING AND DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Resources Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 18-O-1088 / CDP-18-08, 1222 MCLYNN AVENUE
DATE: March 12, 2018

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at 1222 McLynn Avenue to the Single Family Residential land use designation as a result of the petition to annex the parcel into the City of Atlanta and to facilitate zoning of the parcel to the R-4 zoning category (Z-18-16).

FINDINGS OF FACT:

- **Property location:** The property to be annexed is east of the City of Atlanta limits fronting McLynn Avenue. The property is located in the Northwest quadrant of unincorporated DeKalb County adjacent to the City of Atlanta's Morningside / Lenox Park neighborhood in Neighborhood Planning Unit (NPU) F, Atlanta City Council District 6.
- **Property size and physical features:** The subject parcel is approximately 0.3 acres and developed with a single family residential structure. The topography of the properties is relatively level with a number of mature trees located throughout the.
- **Current/past use of property:** The parcel is currently developed with single-family residential structure and has a Traditional Neighborhood Character Area and Residential Medium Lot (R-75) zoning in DeKalb County. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have Traditional Neighborhood Character Area and residential zoning- R-75. The parcel is adjacent to the City of Atlanta boundaries to the north and west. The surrounding parcels within the City are zoned R-4 (Single Family Residential) and have a land use designation of Single Family Residential.
- **Transportation system:** McLynn Avenue is a two-lane local road without sidewalks. The parcel is within a half mile of three MARTA bus routes: route 16 on North Highland Avenue, route 6 on Briarcliff Road, and route 36 on East Rock Springs Road.

CONCLUSIONS:

- Compatibility with surrounding land uses: The proposed Single Family Residential land use designation is compatible with the surrounding land uses and the current land use in DeKalb County, which is Traditional Neighborhood.
- Effect on adjacent property and character of neighborhood: The proposed land use designation of Single Family Residential will not have an adverse effect on the character of the adjacent properties or the surrounding residential neighborhood, as the proposed land use designation is substantially comparable to the subject property's current land use designations in DeKalb County.
- Suitability of proposed land use: The Single Family Residential land use designation reflects the existing use of the parcel and is suitable for the parcel.
- Consistency with City's land use policies: The surrounding areas have a Traditional Neighborhood Existing Character Area. The proposed Single Family Residential land use designation is compatible with the Traditional Neighborhood Character Area policy to:
 - Preserve the residential character of Traditional Neighborhoods.
- NPU F Policies: The proposed Single Family Land use designation is compatible with the NPU-F policies to:
 - F-1: Protect the historic integrity and single-family character of the Atkins Park, Edmund Park, Lindridge Martin Manor, Morningside/Lenox Park, Piedmont Heights and Virginia Highland neighborhoods and the low density residential character of the St. Charles-Greenwood neighborhoods.

STAFF RECOMMENDATION: APPROVAL OF THE SINGLE FAMILY RESIDENTIAL LAND USE DESIGNATION

NPU F RECOMMENDATION: NPU F voted to approve the amendment at its February 19, 2018 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



KEISHA LANCE BOTTOMS
MAYOR

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TIM KEANE
COMMISSIONER

JANIDE SIDIFALL
DIRECTOR

Memorandum

To: Janide Sidifall, Director of Mobility Planning
From: Monique Forte, Urban Planner III
Date: March 6, 2018
Subject: **Adoption of Collier Hills Transportation Study**

SUMMARY

The Office of Mobility Planning recommends the Collier Hills Transportation Study for adoption and incorporation into the 2018 Comprehensive Development Plan (CDP). The study was completed with comprehensive community involvement and provides mobility recommendations for the Collier Hills neighborhood. This study was adopted by the Collier Hills Civic Association in September 2017.

FINDINGS

The Collier Hills Civic Association (CHCA) with the support of Councilmember Yolanda Adrean of Council District 8 sponsored the Collier Hills Transportation Study in an effort to foster collaboration between residents and property owners. The resulting set of recommendations includes various initiatives identified by a broad cross-section of the neighborhood that could address current and future transportation needs to improve mobility for the community. CHCA identified the late 2017 timeframe as the optimal time to examine the mobility needs of the Collier Hills community given the influx of new development with increased density and the pending update of the Atlanta Transportation Plan in 2018.

The Collier Hills Transportation Study is focused on the area of the Collier Hills neighborhood east of Northside Drive, north of Interstate 75, west of the CSX Rail Line, and south of the Northwest BeltLine Connector Trail. There are three parks within the study area: Spring Valley Park, BeltLine Tanyard Creek Park, and Atlanta Memorial Park. Collier Hills is easily accessible from major corridors such as Peachtree Road, Northside Drive, and Interstate 75. The

neighborhood interior streets such as Collier Road, Echota Drive, Walthall Drive, Overbrook Drive, Cottage Drive, Greystone Road, Meredith Drive, Evergreen Lane and Colland Drive experience congestion and speeding during peak hours. Piedmont Hospital, a major healthcare facility in the region, is located just west of the community on Northside Drive and induces increased cut-through traffic and speeding.

CHCA and the consultants led the community engagement process to guide the development of the plan. Starting in March 2017, the community members conducted a walk-through to assess the existing conditions. In April and July 2017, the project team conducted two meeting/workshops to gain input from the residents and presented preliminary concepts of the plan. In September 2017, the project team presented the draft plan to the CHCA and its members before it was adopted by CHCA.

PLAN RECOMMENDATIONS

Collier Hills are impacted by excessive speeding and cut-through traffic and unsafe driver behavior. This plan will identify projects that will:

- Improve the safety of users of all modes of transportation
- Ensure that drivers using the neighborhood's streets respect its residential character and do not speed or drive unsafely
- Be as modest and cost-effective as possible

The two general recommendations include street redesign for the prescriptive speed and landscape maintenance. Most of the streets in Collier Hills have a posted speed limit of 25 miles per hour although the design of the streets is for faster speeds. Some of the recommended projects address this issue and will aim to redesign the streets to handle speeds up to 30 miles per hour. Landscape maintenance is important to the safety of pedestrians, cyclists, and drivers by ensuring the visibility of street signs and stop signs.

The project recommendations are categorized as either a corridor project or an intersection project. The corridor projects focus on improvements on a portion of a street or the entire street and may include improved speed humps, new speed humps and tables, re-striping/ new turn arrows and curb extensions. The intersection projects focus on improving the function and/or safety of an intersection. These projects include intersection narrowing, stop signs, new stop bars, turn restrictions, and enhanced crosswalks. Attached is the action matrix with detailed descriptions of the recommended projects.

STAFF RECOMMENDATIONS

Staff recommends the approval of Collier Hills Transportation Study and the adoption into the 2018 CDP. The plan will be presented for vote at NPU C March 6, 2018 meeting.

Cc: Jessica Lavandier, Assistant Director of Strategic Planning
Charletta Wilson Jacks, Director of the Zoning and Development

KIESHA LANCE BOTTOMS
MAYOR




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TIM KEANE
COMMISSIONER

CHARLETTA WILSON JACKS
DIRECTOR, OFFICE OF
ZONING AND DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 18-O-1131 / CDP-18-09 WEST LAKE AVENUE NW
DATE: March 12, 2018

PROPOSAL:

A Substitute ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 0 West Lake Avenue, N.W. (14 01460003035) and 0 West Lake Avenue, N.W. (14 01460003028) from the Low Density Residential (0-8 units per acre) land use designation to the Low Density Commercial land use designation. This land use amendment is being done in conjunction with the rezoning of the parcels from the R4-A (Single Family Residential) zoning district to MRC-1 (Mixed Residential Commercial). The land use amendment and rezoning would allow for a mixed-use project with 110 affordable and market rate units for lease and commercial development per Z-18-03.

FINDINGS OF FACT:

- **Property location:** The portion of the site proposed for Low Density Commercial land use designation is located on two parcels having no street frontage the interior of the block bounded by Donald Lee Hollowell Parkway, West Lake Avenue, and Elmwood Road. The parcels are in Land Lot 146 of the 14th District in Fulton County within NPU-J, Council District 9, and the Grove Park neighborhood.
- **Property size and physical features:** The two parcels proposed for a land use amendment total approximately 4 acres of the 9-acre proposed development site. These parcels are currently undeveloped and contain many mature trees and other vegetation. The site slopes upward from Elmwood Road toward West Lake Avenue, and a creek runs through the site.
- **Current/past use of property:** The parcels proposed for land use amendment are undeveloped. Staff is not aware of any other prior uses.
- **Surrounding zoning/land uses:** The land use designation for the surrounding properties is Low Density Commercial with MRC-1(Mixed Residential and Commercial) zoning to the north and northwest along Donald Lee Hollowell Pkwy; High Density Residential with MR-3-C (Multi-family

Residential – Conditional) and R-4 (Single-family Residential) zoning to the northeast along Donald Lee Hollowell Pkwy; Low Density Residential with R-4A (Single-family Residential) zoning to the east, south, and southwest; and Community Facilities (0-8 units per acre) with R-4A zoning to the west.

- **Transportation system:** Donald Lee Hollowell Parkway is a four-lane principal arterial with sidewalks along both sides. West Lake Avenue is a two-lane local road with sidewalks, and Hasty Place is a two-lane local road without sidewalks. MARTA bus routes 50 (Donald Lee Hollowell Parkway) and 58 (Atlanta Industrial / Hollywood Road) run along Donald Lee Hollowell Parkway. Route 50 operates from Bankhead Station to Bolton Road and Croft Place along Donald L Hollowell Parkway, Fairburn Road, Mercury Drive, and Croft Place, with service to Carroll Heights, Fairburn Place, Fairburn Road, Fulton DFCS, and Harriett G. Darnell Senior Facility. Route 58 operates from Bankhead Station along Donald L Hollowell Pkwy, Hollywood Road, Hightower Road, James Jackson Pkwy., Peyton Road, Bolton Road, Fulton Industrial Blvd., and Atlanta Industrial Pkwy, with service to Dogwood Senior Center and Atlanta Industrial Park. The nearest MARTA rail station is the Bankhead Station, located 0.6 miles to the east on Donald Lee Hollowell Parkway.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Low Density Commercial future land use for the West Lake Avenue parcels (14 01460003035 and 14 01460003028) is compatible with adjacent Low Density Commercial land use to the north along Donald Lee Hollowell Parkway.
- **Effect on adjacent property and character of neighborhood:** The proposed land use and zoning changes to would allow for increased residential density as well as commercial development along the Donald Lee Hollowell Parkway corridor. These proposed uses on the interior of the block would fit with the character of the corridor, which has an existing mix of commercial and residential development.
- **Suitability of proposed land use:** The proposed Low Density Commercial land use designation reflects the proposed zoning change and aligns with some of the CDP character area policies for Traditional Neighborhood Redevelopment. However, the NPU J policies identified in the CDP do no support the proposed amendment to Low Density Commercial land use designation.
- **Consistency with City's land use policies:** The Character Area for these parcels is Traditional Neighborhood Redevelopment. Policies that relate to this proposed amendment to Low Density Commercial land use include:
 - Preserve the residential character of Traditional Neighborhoods Redevelopment.
 - Protect single-family detached residential neighborhoods from encroachment by non-residential uses, incompatibly scaled residential development.
 - Promote diversity of housing types.
 - Promote "Missing Middle" housing types that are compatible in size and scale with the character of the neighborhood as transition between single family uses and more intense uses.

- Encourage new housing development that is compatible with the character of existing neighborhoods. Character of neighborhoods is defined by attributes of the platting pattern, including the layout of streets and blocks, street connectivity, the shapes and sizes of lots, the natural topography, and the presence of mature trees.
- Ensure that the size and scale of new homes are commensurate with lot sizes in order to provide adequate open space, permeable surfaces and tree cover on each lot.
- Maintain, rehabilitate and replace the existing housing stock where appropriate.
- Provide Traditional Neighborhoods Redevelopment with nodal neighborhood commercial areas along arterials and collectors, which are of such a size and character that all uses are within convenient walking distance of one another.
- Protect and enhance natural resources.
- Support the preservation and the development of senior housing units and affordable housing units.

The 2004 Donald L. Hollowell Pkwy Redevelopment Plan recommended changing 1576 Donald L Hollowell Pkwy, 557 West Lake Avenue, and 567 West Lake Avenue, from Low Density Residential to Low Density Commercial land use designation (Map LU-7). As a result of the plan, some nearby properties were amended from MDR, LDC, and HDR to LDC, SFR, and Office Institutional per CDP-04-30.

NPU Policies: Applicable NPU-J policies listed in the CDP include:

- J-1: Preserve the single-family and low-density residential character of the Grove Park, West Lake, Dixie Hills, Urban Villa and Pine Acres, Penelope Neighbors and Center Hill neighborhoods.
- J-2: Encourage medium-density commercial and residential uses in proximity to the Bankhead MARTA Station.
- J-3: Avoid additional commercial business curb cuts on interior residential streets. Have automobiles enter and exit on main streets.
- J-5: Promote the residential quality of neighborhoods and foster and assist citizens with home ownership acquisition, rehabilitation/renovation, and sales of real property.
- J-6: Prevent the further degradation of the residential neighborhoods in NPU-J by opposing the conversion of residential properties to non-residential uses, except in those very limited situations where such conversion is required by applicable law due to the existing, established non-residential use of all surrounding property.
- J-9: Provide landscaped or architectural buffers that are of sufficient scale and depth between diverse land uses in order to minimize higher-density impacts on single-family residential areas.

STAFF RECOMMENDATION: APPROVAL OF AN AMMENDMENT FROM LOW DENSITY RESIDENTIAL (0-8 UNITS PER ACRE) TO LOW DENSITY COMMERCIAL LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU J voted to support the land use amendment to Low Density Commercial at its February 27, 2018 meeting

cc: Jessica Lavandier, Assistant Director, Strategic Planning

