



Department of
CITY PLANNING


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KEYETTA M. HOLMES, AICP
INTERIM DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development 
SUBJECT: 18-O-115/CDP-18-02 1124, 1126 and 1128 Oak Street, S.W.
DATE: June 25, 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 1124, 1126 and 1128 Oak Street, S.W. (Parcel, ID 14 01170005029) from the Low Density Residential Land Use Designation to the Low Density Commercial Land Use Designation in order to facilitate the development of this parcel to MRC-1 (mixed residential commercial) per Z-18-23.

FINDINGS OF FACT:

- **Property location:** The parcel is located on Oak street and in Land Lot 107, 14th District, Fulton County, within the West End neighborhood of NPU-T in Council District 4.
- **Property size and physical features:** The parcel has a rectangular shape and is approximately 0.101 (4,399 square feet) acres in size. It has a one-story brick commercial building with three bays. Vehicular access to the property is provided by a curb cut from Oak Street, S.W. There is limited landscaping on site. The lot topography is relatively level.
- **Current/past use of property:** The property is used for commercial purposes. Staff is unaware of any previous uses of the site.
- **Surrounding zoning/land uses:** The land use designation for all of the immediately surrounding properties is Low Density Residential with R-4A/HC20G/BL (Single Family Residential/West End Historic District/Beltline Overlay) zoning. The West End Park with an Open Space land use designation is located to the north.
- **Transportation system:** Oak Street, S.W. is classified as a local street. MARTA provides bus service via bus route #71 along Ralph David Abernathy Boulevard, S.W.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Low Density Commercial land use differs from the immediately surrounding land uses of Low Density Residential, but would allow for commercial use of a historic neighborhood commercial building that is compatible in size and scale with the residential neighborhood.
- **Effect on adjacent property and character of neighborhood:** The proposed land use amendment will encourage rehabilitation of the commercial building and provide neighborhood scaled commercial services to the neighborhood which has the potential to add value to the character of the neighborhood. Further, the development will provide a nodal commercial area within walking distance of the residential neighborhood.
- **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, 1124, 1126 and 1128 Oak Street is located within an Urban Neighborhood within a Conservation Area. Urban Neighborhoods are described as follows:

"These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today's market pressures, and therefore, threatened by even denser development."

- **Suitability of proposed land use:** The proposed Low Density Commercial land use designation reflects the proposed zoning change and is aligned with the CDP character area policies for the Traditional Neighborhood Redevelopment Historic character area and well as policies of NPU T listed in the 2016 CDP.
- **Consistency with City's land use policies:** The Character Area for this parcel is Traditional Neighborhood Redevelopment Historic. Traditional Neighborhood Redevelopment Historic character area policies relevant to the proposed use amendment to Low Density Residential are:
 - Effect and accomplish the protection, enhancement and perpetuation of such buildings, sites and districts, which represent or reflect special elements of the City's cultural, social, economic and architectural history,
 - Stabilize and improve property values of such buildings, sites and districts,
 - Strengthen the economy of the City

- Promote the use of such buildings, sites and districts for the education, pleasure and general welfare of the people of the City
- Promote attention to sound design principles in areas of new development and redevelopment.

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

T-32: Preserve the historic residential and commercial integrity of the communities within NPU-T, including the Atlanta University Center.

STAFF RECOMMENDATION: APPROVAL OF AN AMENDMENT FROM LOW DENSITY RESIDENTIAL TO LOW DENSITY COMMERCIAL LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU T voted to approve the land use amendment to Low Density Commercial Residential at its February 2018 meeting agenda.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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KEYETTA M. HOLMES, AICP
INTERIM DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Resources Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development *(KH)*
SUBJECT: 18-O-1363 / CDP-18-11 350 AUTUMN LANE, S.W.
DATE: June 25, 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 350 Autumn Lane, S.W. A.K.A O Brooks Avenue, S.W. (14 01810001009) from the Single Family Residential land use designation to the Office Institutional land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel from the from R-4 (Single Family Residential) to O-I (Office-Institutional) zoning district (Z-18-06). The land use amendment and rezoning would allow for the conversion of an abandoned school building into a television studio and office space used for broadcasting and training in media arts and technology.

FINDINGS OF FACT:

- **Property location:** The property fronts on the east side of Autumn Lane and the west side of Brooks Avenue, south of Larchwood Road and north of Westview Cemetery. It is in Land Lot 181 of the 14th District of Fulton County, within NPU-I, Council District 10, and the Florida Heights neighborhood.
- **Property size and physical features:** The site is approximately 1.94 acres (84,506 sq. ft.) and is currently developed with a two-story brick structure. There is an accessory parking lot to the north of the building accessible via a curb cut along Brooks Avenue, S.W. Vegetation on the site includes numerous mature trees and shrubs. The lot topography varies with multiple grade changes across the site.
- **Current/past use of property:** The two-story brick structure located on the site was formerly used as an Atlanta Pubic Schools elementary school.

- **Surrounding zoning/land uses:** The land use designation for all of the surrounding properties is Single Family Residential with R-4 (Single Family Residential) zoning. Westview Cemetery is located to the south and the land use designation is Open Space with R-4 (Single Family Residential) zoning.
- **Transportation system:** Autumn Lane and Brooks Avenue are two-lane local streets. Autumn Lane has sidewalks along the east side, adjacent to the former school building. MARTA bus routes #3 (Martin Luther King Jr Dr/Auburn Ave) and route #867 (Harlan Rd / Peyton Pl / Dixie Hills) serve the area with the nearest stops located on Larchwood Road and Martin Luther King Jr. Drive. The nearest MARTA rail station is the Hamilton E. Holmes Station, located nearly one mile west of the site.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Office Institutional future land use differs from the surrounding Single Family Residential land use. Since the area is entirely characterized by Single Family Residential, the Office Institutional land use would not be compatible in this area.
- **Effect on adjacent property and character of neighborhood:** The proposed land use and zoning changes would allow for a television studio and office space in an area characterized exclusively by single-family residential land uses. These uses would alter the single-family residential character of the neighborhood.
- **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, 350 Autumn Lane is located within an Urban Neighborhood. Urban Neighborhoods are described as follows:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are as the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

- **Suitability of proposed land use:** The proposed Office Institutional land use designation reflects the proposed zoning change but the site is aligned with the CDP character area policies for the Traditional Neighborhood Existing character area in the 2016 CDP.

- Consistency with City's land use policies: The Character Area for this parcel is Traditional Neighborhood Existing. Traditional Neighborhood Existing character area policies relevant to the proposed use amendment to Office Institutional are:
 - Preserve the residential character of Traditional Neighborhoods.
 - Protect single-family residential neighborhoods from encroachment by non-residential uses and incompatibly scaled residential development.

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

- I-1: Preserve the single-family residential character of NPU-I, including the Collier Heights, Westhaven, Peyton Forest, Chalet Woods, Florida Heights, Westwood Terrace, Beecher Hills, Audubon Forest, Cascade Heights, and West Manor neighborhoods.
- I-2: Encourage infill development that is compatible with surrounding areas.

STAFF RECOMMENDATION: DENIAL OF AN AMENDMENT FROM SINGLE FAMILY RESIDENTIAL TO OFFICE INSTITUTIONAL LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU I voted to deny the land use amendment to Office Institutional at its May 16, 2018 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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KEYETTA M. HOLMES, AICP
INTERIM DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Resources Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development *(KH)*
SUBJECT: 18-O-1351 / CDP-18-012, 1299 NORTHSIDE DRIVE, NW
DATE: June 25, 2018

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to designate a portion of property located at 1299 Northside Drive, N.W. (17 0148 LL002) from the Industrial land use designation to the Mixed Use land use designation. This land use amendment is being done in conjunction with the rezoning of this parcel from the I-2 (Heavy Industrial) zoning district to the MRC-3 (Mixed Residential Commercial) zoning district to allow construction of a mixed-use development with 82,000 sf of commercial uses, 250 residential units and a parking deck per Z-18-014.

FINDINGS OF FACT:

- Property location: The subject properties fronts on the east side of Northside Drive, NW and begins at the intersection of Northside Drive, N.W. and Bishop Street, NW. The property area is located in Land Lot 148 of the 17th District in Fulton County, Georgia within the Loring Heights Neighborhood of NPU E and in Council District 3.
- Property size and physical features: The property consists of approximately 303,090 sq. ft. (6.95 acres) of land. Another portion of the lot is currently under development, but no structures exist. The topography of the lot varies across the site.
- Current/past use of property: The site has been used for industrial, office-institutional, and commercial use in the past. Staff is not aware of any other prior uses of the site.

- **Surrounding zoning/land uses:** Land use and zoning designations in the immediate area varies. The subject property is adjacent to Mixed Use, Industrial, High Density Residential, and Low Density Commercial land use designated parcels with an I-1 (Light Industrial) zoning district to the north. West of the property, parcels where the Hemphill Water Treatment facility is located have an Office/Institutional land use while zoned I-2 (Heavy Industrial). Property with a mixed-use land se designation and zoned C-4-C (Central Area Commercial Residential Conditional) district are located to the south.
- **Transportation system:** Northside Drive is classified as a principle arterial road and 17th Street is classified as a major collector road. Currently, MARTA service the immediate area via bus route #37 along 17th Street and Northside Drive.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Mixed-Use land use designation is compatible with the surrounding land uses. The Atlantic Station development with a Mixed-Use land use is adjacent to these parcels.
- **Effect on adjacent property and character of neighborhood:** The re-designation of the parcel would allow for redevelopment of a vacant parcel and support a mix of uses. This area could serve to further link Atlantic Station to Northside Drive.
- **Suitability of proposed land use:** The proposed Mixed Use land use designation is suitable, as the parcel is adjacent to higher density residential and commercial land uses in the area. This parcel is a gateway to Atlantic Station and should have a development with an integrated mix of uses.
- **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. Everything outside the Growth Areas, is the Conservation Area, which is made up of Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas.

According to the Atlanta City Design map, 1299 Northside Drive, NW is located within a Growth Area-Corridor. Corridors are described as follows:

“These are the 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.”

- **Consistency with City's land use policies:** The Loring Heights Neighborhood Master Plan (adopted 2012) does support the land use amendment for the parcel specific to this proposal. The plan recommends:
 - Mixed Use of 5 to 9 stories for the subject lot.
 - Encourage a mix of land uses
 - Encourage the redevelopment of catalytic areas: Bishop/17th Street area
 - This area should include industrial, commercial, and residential uses, along with publicly-accessible open spaces.

The Character Area for these properties is Intown Corridor. Policies that support the land use amendment are:

- Promote and encourage the redevelopment of vacant, underutilized and auto-oriented development along Intown Corridors.
- Promote and encourage mixed use (residential, retail and office uses) and multi-family residential development with a pedestrian-friendly urban form.

STAFF RECOMMENDATION: APPROVAL OF AMENDMENT FROM INDUSTRIAL LAND USE DESIGNATION TO THE MIXED USE LAND USE DESIGNATION

NPU Recommendation: NPU E did not vote on the land use amendment at its June 5, 2018 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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KEYETTA M. HOLMES, AICP
INTERIM DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development 
SUBJECT: 18-O-1352 / CDP-18-013, 1223 HARDEE STREET, N.E.
DATE: June 25, 2018

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to re-designate the property located at 1223 Hardee Street, N.E. from the Single Family Residential land use designation to the Medium Density Residential land use designation. This land use amendment is being done in conjunction with rezoning this parcel from the R-4A (Single Family Residential) District to MR-3 (Multi-family Residential) District (Z-18-021) to allow construction of 48 residential units.

FINDINGS OF FACTS:

- **Property location:** The subject property fronts on the south side of Hardee Street, N.E., east of the intersection of Hardee Street, N.E. and Screven Street, N.E. The property is located in Land Lot 208 of the 15th District of DeKalb County, in the Edgewood Neighborhood of NPU-O, Council District 5.
- **Property size and physical features:** The subject lot is approximately 3.21 (139,827.6 sq. ft.) acres. The lot is currently developed with a brick single-story structure used for a religious institution and a single-story brick structure with a basement that is used as a preschool. The topography of the lot varies. Vehicular access to the property is currently available via paved driveways located east and west of the primary structure. Staff does note the presence of a 40-foot easement for the Sugar Creek culvert and a 15 foot sanitary sewer easement that runs the entire length of the subject lot from the front to rear property lines.
- **Current/past use of property:** Staff is unaware of any prior uses for the property other than institutional.
- **Surrounding zoning/land uses:** To the west, south and east the parcels have a Single Family Residential land use with a R-4A (Single-Family Residential) zoning. Adjacent parcels to the North have a Mixed-Use land use and Low Density Residential land use with a C-3-C (Commercial Residential District Conditional) zoning district and R-4A (Single-Family Residential) zoning district. This area contains the

Edgewood Retail District. Further West, along Moreland Avenue, parcels have a High Density Residential land use designation with a R-4A (Single-Family Residential) zoning district and R-5 (Two-Family Residential) zoning district.

- **Transportation system:** Hardee Street is classified as a local road. Moreland Avenue to the west is an arterial road while Whitefoord Avenue to the east is classified as a collector road. MARTA bus service is provided to the immediate area by route #4 (Moreland Ave/Inman Park), #9 (East Atlanta/Candler-Inman Park Station), #107 (Glenwood/Inman Park). The Inman Park-Reynoldstown MARTA station is located approximately 0.4 miles from the site.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The Edgewood neighborhood contains parcels that have a variety of land uses. Residential parcels in the immediate area are designated Single Family Residential, Low Density Residential, Medium Density Residential and High Density Residential. Parcels to the west, south and east are designated Single Family Residential. The property is immediately adjacent to the large Edgewood Retail Mixed-Use development which contains townhomes of similar size along Hardee Street across from the subject lot. The proposed land use designation is compatible with the surrounding multifamily land uses and development of the area. The proposed land use, with proper design, could be compatible with surrounding parcels if the development is considerate of the immediately adjacent single-family homes.
- **Effect on adjacent property and character of neighborhood:** The proposed land use amendment could have a negative effect on adjacent properties as it would place a higher intense land use in the middle of an established single-family neighborhood. However, the development will provide a diversity of housing options, at varied price points and similar to what is available in the neighborhood. The adjacent properties include detached single-family homes to the south and attached and multi-family structures to north. Because it would result in redevelopment of a parcel, the proposed Land Use designation could have a positive effect on the surrounding neighborhood parcels if the development is considerate of the immediately adjacent single-family homes.
- **Suitability of proposed land use:** The proposed MR-3 (Multi-Family Residential) rezoning would be compatible with the surrounding Single Family Residential land uses and Low and Medium Density Residential land use parcels to the northeast in close proximity.
- **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. Everything outside the Growth Areas, is the Conservation Area, which is made up of Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas.

According to the Atlanta City Design map, 1223 Hardee Street, NE is located within a Growth Area-Corridor. Corridors are described as follows:

- "These are the 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.”

- **Consistency with City’s land use policies:** The proposed land use change is supported by the 2016 CDP for areas designated Traditional Neighborhood Redevelopment. Primary land uses identified as proper designations for this type of character area include Single Family Residential, Low Density Residential and Medium Density Residential. Policies that support the land use amendment are:
 - Preserve the residential character of Traditional Neighborhoods
 - 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.

The subject lot is also within a Transit Oriented Development charter area. TOD’s land use should place the highest densities at the center and transition to lower densities at the edges to protect and buffer surrounding neighborhood. Greater multi-family residential housing density should be encouraged and should include a range of housing types and prices and providing workforce and affordable housing. The Inman Park-Reynoldstown MARTA station is designated a Neighborhood Station and recommends:

- Relatively dense housing or neighborhood scale mixed-use, with proper transition to single-family areas

The Edgewood Redevelopment Plan: The plan doesn’t recommend land use amendment for this parcel. The proposed land use change is supported by the Edgewood Redevelopment plan policies to:

- Preserve existing residential densities.
- Encourage single family infill that is compatible with the existing neighborhood form and design.

Applicable NPU-O policies: Preserve the Single Family and Low Density residential character of NPU-O.

STAFF RECOMMENDATION: APPROVAL OF THE AMENDMENT FROM SINGLE FAMILY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL LAND USE DESIGNATION

NPU Recommendation: NPU-O will vote on the land use amendment at their June 26, 2018 monthly meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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KEISHA LANCE BOTTOMS
MAYOR

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Resources Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development *(Signature)*
SUBJECT: 18-O-1353 / CDP-18-14 1401 HOSEA L. WILLIAMS DRIVE, N.E.
DATE: June 25, 2018

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to re-designate property located at 1401 Hosea L. Williams Drive, N.E. 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-4A (Single Family Residential) to R-LC (Residential Limited Commercial) zoning district (Z-18-22). The land use amendment and rezoning would allow for the conversion of a former church facility into a health clinic.

FINDINGS OF FACT:

- **Property Location:** The property fronts on the south side of Hosea L. Williams Drive, N.E., at the corner of Hosea L. Williams Drive and Whitefoord Avenue, S.E. It is located in Land Lot 208, 15th District in DeKalb County, Georgia within the Edgewood neighborhood of NPU-O, Council District 5.
- **Property size and physical features:** The site is approximately 0.97 acres (42,253 sq. ft.) and is currently developed with two stone structures with a surface parking lot. Vegetation includes some mature trees and grass. Lot topography varies across the property.
- **Current/past use of property:** The site has been used for various office-institutional uses including a religious facility and church. Staff is not aware of any other prior uses of the site.
- **Surrounding zoning/land uses:** The land use designation for surrounding properties is Single Family Residential with R-4A (Single-Family Residential) zoning to the north, east, and south. To the west the land use designation is Community Facility with R-4A (Single Family Residential) zoning for the Whiteford Elementary school building.

- **Transportation system:** Hosea L. Williams Drive, N.E . and Whitefoord Avenue, S.E. are two-lane local streets with sidewalks along both sides. MARTA bus route #24 (McAfee / Hosea Williams), stops approximately 0.2 miles away at the corner of Mayson Avenue and Hosea L. Williams. The nearest MARTA rail station is the Edgewood-Candler Park Station, located approximately one (1) mile from the property.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Low Density Commercial future land use is compatible with the surrounding land uses of Community Facilities to the west where the Whitefoord Elementary School is located and is compatible with the Single Family Residential land use designation and uses including single family homes to the east and south and a church to the north.
- **Effect on adjacent property and character of neighborhood:** The proposed land use and zoning changes would allow for a health clinic where there was previously a church. The immediate area at the intersection of Hosea L. Williams and Whitefoord Avenue contains nonresidential uses including an elementary school and a church, surrounded by single family residential homes. The proposed health clinic serves the community in the Whitefoord Elementary school building. This allows them to continue to serve them.
- **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, 1401 Hosea L. Williams Drive, N.E. is located within an Urban Neighborhood (Growth Area). Urban Neighborhoods are described as follows:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

- **Suitability of proposed land use:** The proposed Low Density Commercial land use designation reflects the proposed zoning change and is aligned with the CDP character area policies for the Traditional Neighborhood Redevelopment character area in the 2016 CDP and the recommendations of the 2009 Edgewood Redevelopment Plan which encourages low-density commercial neighborhood nodes.

- Consistency with City's land use policies: This parcel was specifically mentioned in the 2009 Edgewood Redevelopment Plan, which included the following Land Use & Zoning recommendation (page 61):

"Redevelop lot at southeast corner of Hosea Williams Dr. and Whitefoord Ave as civic use leveraged by adjacent elementary school and the greater community, including possible playground, library, community center, or open space uses:

- o Proposed Land Use: Open Space or Community Facilities
- o Proposed Zoning: R4A "

The Character Area for this parcel is Traditional Neighborhood Redevelopment. Traditional Neighborhood Redevelopment character area policies relevant to the proposed use amendment to Low Density Commercial are:

- o Preserve the residential character of Traditional Neighborhoods.
- o Provide Traditional Neighborhoods - Existing with nodal neighborhood commercial areas, which are of such a size and character that all uses are within convenient walking distance of one another.

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

- O-26: Edgewood land use 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 AMENDMENT FROM SINGLE FAMILY RESIDENTIAL TO LOW DENSITY COMMERCIAL LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU O voted to approve the land use amendment to Low Density Commercial at its April 24, 2018 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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KEYETTA M. HOLMES, AICP
INTERIM DIRECTOR
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MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development 
SUBJECT: 18-O-1229/CDP-18-15 Historic South Atlanta Master Plan
DATE: June 25, 2018

Summary:

The Office of Zoning and Development recommends the Historic South Atlanta Master Plan- An Urban Redevelopment Plan for adoption and incorporation into the 2016 CDP through 18-O-1229. The Plan sets out the neighborhood vision with, Big Ideas and identifies neighborhood redevelopment initiatives for the Historic South Atlanta community that would implement the plan.

Findings of Fact:

Plan Purpose: The Historic South Atlanta Plan was initiated through a joint effort of Focused Community Strategies (FCS), the South Atlanta Civic League and City of Atlanta Councilmember Carla Smith. The planning process took place from Fall 2017 to Spring 2018 and it involved neighborhood residents and stakeholders. The Plan’s study boundaries are: to the northwest an old CSX railroad that will become part of the future Atlanta Beltline, to the northeast a Norfolk Southern railroad line, to the east Lakewood Avenue, to the south Turman Avenue and the southern portion of the Luther Judson Price Middle School, to the west Benjamin Weldon Bickers Drive and Pryor Road. The Historic South Atlanta Neighborhood is in Council District 1 and in NPU Y.

Planning Process: The Master Planning process utilized a variety of outreach opportunities to obtain input from various neighborhood groups and stakeholders. The planning process was led by a Steering Committee and conducted by a consultant team led by the Canvas Planning Group. Community engagement strategies included:

- Stakeholder Interviews
- Project Website
- Social Media Input
- Two Community Forums

- Online Surveys
- Flyers in key neighborhood locations
- Carver High School student orientation and input
- Monthly Steering Committee made up of residents and neighborhood leaders

The plan examined the neighborhood history, previous planning efforts that included South Atlanta, such as the Jonesboro Road Corridor Study and the Lakewood LCI, and existing conditions- such as current land use and zoning, infrastructure and demographics. A market study with recommendations for the area was also conducted. Following the requirements for the Redevelopment Powers Act, the plan identifies deteriorated buildings, vacant lots, inadequate street layout and strategies to incentivize development. Based on the existing conditions, market study and community input, key Neighborhood Vision statements that support the various recommendations of the plan were developed. These statements are a guide to future initiatives, investments, and implementation.

Plan Summary:

Neighborhood Vision: Neighborhood Vision statements support the various recommendations of the plan and serve as a guide to future initiatives, investments, and decisions in the community. The Neighborhood Vision statement are as follows:

- Recognize the neighborhood's rich history
- Pursue adaptive land uses
- Support schools
- Preserve affordability
- Increase connectivity
- Strengthen neighborhood identity
- Celebrate art

Recommendations / Big Ideas: The plan recommends Big Ideas to implement the plan Neighborhood Vision statements. The topics of the Big Ideas are:

- Land Use & Zoning
- Park & Trail Connections
- Neighborhood Gateway Property
- Gateway Roundabout
- Gammon/McDonough Block Improvements
- Temporary Retail / Galleries
- Incremental Block Changes
- Incremental Building Changes
- Strengthen Neighborhood Identity
- Adopt-A-Street Initiative
- House Painting / Mural Organization
- Update Housing Conditions
- Accessory Dwelling Units (ADUs)
- Kimpson Park Block Redevelopment
- South-end Development Opportunity

Implementation: The plan has a list of projects, legislations, initiatives with a short and long-term time frame to implement each of the Big Ideas. Among the plan recommendations are recommended changes to land use and zoning.

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, Historic South Atlanta plan boundaries are is located in an Urban Neighborhood and in a Corridor as defined below.

Corridors: “These are the 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.”

Urban Neighborhoods: “These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

The Historic South Atlanta plan existing conditions and recommendations are consistent with the Atlanta City Design Plan.

STAFF RECOMMENDATION: APPROVAL of the Historic South Atlanta Master Plan and adoption into the 2016 Comprehensive Development Plan

NPU Y: Voted to Recommend Adoption of the Historic South Atlanta Master Plan at its May 2018 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

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KEYETTA M. HOLMES, AICP
INTERIM DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development *(Signature)*
SUBJECT: 18-O-1354 / CDP-18-16 450 BISHOP STREET, N.W.
DATE: June 25, 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 450 Bishop Street, N.W. 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 parcel from the I-2 (Heavy Industrial) to MR-4A (Multi-family Residential) zoning district (Z-18-26). The land use amendment and rezoning would allow for the development 113-unit multifamily residential units and 3,748 square feet of non-residential floor area on the ground level.

FINDINGS OF FACT:

- **Property location:** The property fronts on the on the south side of Bishop Street N.W., west of Mecasin Street and north of a rail line. It is in Land Lot 148 of the 17th District of Fulton County, within NPU-E, Council District 8, and the Loring Heights neighborhood.
- **Property size and physical features:** The site is approximately 2.25 acres (98,010 sq. ft.) and is currently undeveloped and vacant with numerous mature trees and other vegetation. The lot topography varies across the site.
- **Current/past use of property:** The site has been used for industrial and commercial uses. Staff is unaware of any other previous uses.
- **Surrounding zoning/land uses:** The land use designation for the immediately surrounding properties is Industrial with I-1 (Light Industrial) zoning to north, Industrial with I-2 (Heavy Industrial) zoning to the east and south, and High Density Residential with MR-4A (Multifamily Residential) zoning to the west. South of the rail line the land use designation is Mixed Use with C-4 (Central Area Commercial Residential) zoning near Atlantic Station. North of Trabert Avenue is the single family residential portion of the Loring Heights neighborhood.

- **Transportation system:** Bishop Street, Mecaln Street, and 17th Street are all classified as collector streets. Bishop Street has sidewalks along some sections. MARTA bus routes #37 and #94 run along Northside Drive. The nearest MARTA rail station is the Arts Center Station, located about a one (1) mile southeast of the property.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed High Density Residential future land use is compatible with the adjacent High Density Residential to the west. However, the nearby industrial uses could generate noise and truck traffic that would be detrimental to the residential uses, while the expansion of residential uses in the area could limit the ability of surrounding industrial uses to operate or expand. The proposed development includes 464 Bishop Street that was subject of a land use amendment from Industrial to High Density Residential per CDP-14-09/14-O-1284.
- **Effect on adjacent property and character of neighborhood:** The proposed land use and zoning changes would allow for multifamily residential development in an area characterized by industrial uses, except for the existing residential development to the east that was rezoned from Industrial to Multifamily Residential in 2014.

The redevelopment of industrial land for non-industrial use will result in a loss of total area available for industrial use. While the city has a significant amount of land already zoned for residential uses, only a small and decreasing portion remains available for industrial land uses. Land zoned for industrial is important for providing a range of employment opportunities within the city.

- **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, 450 Bishop Street, N.W. is located within a Growth Corridor. Corridors are described as follows:

"These are the 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 Atlanta City Design also calls for future Bus Rapid Transit along Northside Drive, which is about a third of a mile west of the site.

- **Suitability of proposed land use:** The surrounding industrial uses and zoning on all sides, except for the adjacent high density residential parcel to the west. The proposed High Density Residential land use designation does not reflect the CDP character area policies for the Industrial character area in the 2016 CDP and is only partially aligned with recommended land use in the 2012 Loring Heights Neighborhood Master Plan. The plan's recommendations focus primarily on non-residential uses at this location. A future Industrial Mixed Use (IMIX) type mix of uses requiring an industrial component could be more suitable, if or when the proposed IMIX district is created.
- **Consistency with City's land use policies:** The Character Area for this parcel is Industrial. Industrial character area policies relevant to the proposed use amendment to High Density Residential are:
 - Maintain industrial land uses by discouraging encroachment of incompatible land uses in industrial areas, particularly residential uses, and encouraging redevelopment of obsolete industrial buildings to new industrial uses instead of non-industrial uses.
 - Discourage the conversion of industrial land uses to non-industrial land uses; except for buildings over 60 years old.

Loring Heights Plan: The 2012 Loring Heights Neighborhood Master Plan recommended this parcel to be Industrial Live-Work (see Figure 4.1: Loring Heights Framework Plan, page 45). Specific recommendations for Bishop Street were: Primarily commercial, light industrial, or live/work; Secondary residential uses; Fine-grained buildings (no superblocks, big box); pocket parks with redevelopment). The plan's concept plan for this parcel recommended "Mixed Commercial/Light Industrial" with new mixed-use buildings featuring ground floor light industrial and accessory retail uses, with upper floor offices or live/work lofts.

NPU Policies: None of the NPU E policies in the 2016 CDP area applicable to this proposed land use change from Industrial to High Density Residential.

Given that one of the parcels that are part of this development has a High Density Land Use Designation as a result of 14-O-1284, staff recommends approval of this land use amendment.

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

NPU RECOMMENDATION: NPU E did not vote on the land use amendment at its June 5, 2018 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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TIM KEANE
COMMISSIONER

KEYETTA M. HOLMES, AICP
INTERIM DIRECTOR
OFFICE OF ZONING AND DEVELOPMENT

KEISHA LANCE BOTTOMS
MAYOR

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Resources Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development 
SUBJECT: 18-O-1355/CDP-18-17 766 ECHO STREET, N.W.
DATE: June 25, 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 698 Echo Street, N.W., 713 Echo Street, N.W., 719 Echo Street, N.W., 723 Echo Street, N.W., 727 Echo Street, N.W., 729 Echo Street rear, N.W., 730 Echo Street, N.W., 733 Echo Street, N.W., 736 Echo Street, N.W., 737 Echo Street, N.W., 752 Echo Street, N.W., 756 Echo Street, N.W., 766 Echo Street, N.W., 686 Griffin Street, N.W., 693 Griffin Street, N.W., 755 Griffin Street, N.W., 757 Griffin Street, N.W., 760 Griffin Street, N.W., 763 Griffin Street, N.W., 764 Griffin Street, N.W., 694 Jefferson Street, N.W., 694 Jefferson Street, N.W. rear, 708 Jefferson Street, N.W., 714 Jefferson Street, N.W., 716 Jefferson Street, N.W., 718 Jefferson Street, N.W., 720 Jefferson Street, N.W., 722 Jefferson Street, N.W., 742 Jefferson Street, N.W., 744 Jefferson Street, N.W., 748 Jefferson Street N.W., 750 Jefferson Street, N.W., 752 Jefferson Street, N.W., 756 Jefferson Street, N.W., 760 Jefferson Street, N.W., 0 Wheeler Street, N.W. (14 011200090254), 673 Wheeler Street, N.W., 676 Wheeler Street, N.W., 695 Wheeler Street, N.W., 699 Wheeler Street, N.W., 725 James P. Brawley Drive, N.W., 740 Bedford Place, N.W., 675 Donald Lee Hollowell Parkway, N.W., 691 Donald Lee Hollowell Parkway, N.W., 703 Donald Lee Hollowell Parkway, N.W., 733 Donald Lee Hollowell Parkway, N.W., 691 Bankhead Avenue, N.W., 693 Bankhead Avenue, N.W., 695 Bankhead Avenue, N.W., 697 Bankhead Avenue, N.W., 699 Bankhead Avenue, N.W., 721 Julian Street, N.W., 727 Julian Street, N.W. and 747 Julian Street, N.W. from the High Density Residential Land Use to the Mixed Used Land Use designation. This land use amendment is being done in conjunction with the rezoning of these parcels from the MRC-3-C/BL (Mixed Residential Commercial/BeltLine Overlay) and I-2/BL (Heavy Industrial/BeltLine Overlay) to the MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) District (Z-18-30) to allow construction of a Mixed-Use development containing 690 residential units (650 multifamily and 40 townhomes) and 135,500 square feet of commercial/retail space, 301,800 square feet of office space and a 113,800 square feet 120-room hotel per Z-18-30).

FINDINGS OF FACTS:

- **Property location:** The subject properties front on the south side of Jefferson Street beginning approximately 94 feet from the intersection of Jefferson Street and Griffin Street. The southeast corner of the development sits at the intersection of Donald Lee Hollowell Parkway and Northside Drive. The property area is located in Land Lot 112 of the 14th District of Fulton County, Georgia within the English Avenue neighborhood of NPU-L in Council District 3.
- **Property size and physical features:** The properties consist of approximately 16.34 (713,048 square feet) acres of land. The lots that are developed contain some uses including auto repair and salvage and printing services. The area of the proposed development is covered in gravel and large mature trees, with dilapidated concrete surface lots and vacant buildings. The topography varies across the site with a cumulative difference in elevation of approximately 40 feet. Broken asphalt pavement and dirt can be found on most of the public right-of-way north of Donald Lee Hollowell Parkway and south of Jefferson Street.
- **Current/past use of property:** The subject properties are currently developed with industrial and commercial uses. Staff is not aware of any other previous uses.
- **Surrounding zoning/land uses:** Zoning and land use designations in the immediate area varies. To the south parcels along Donald Lee Hollowell Parkway have a Mixed-Use land use designation with an I-1 (Light Industrial) zoning. Also, to the south of Donald Lee Hollowell Parkway, parcels have a Low Density Residential and Single-Family Residential land use designations with a R-4A (Single-Family Residential) zoning. To the east adjoining the subject parcels, parcels have a Mixed-Use land use designation with a I-2 (Heavy Industrial) zoning. West of the site, parcels have a Mixed-Use land use designation and I-2 (Heavy Industrial) zoning. To the north of the subject site, parcels have a Mixed-Use land use designation with an I-2 (Heavy Industrial) zoning.
- **Transportation system:** The proposed development has frontage along the Donald Lee Hollowell Parkway corridor which is classified as a principal arterial road. Jefferson Street, Echo Street, and Griffin Street are all local roads. Currently MARTA bus transit route #50 serves the immediate area. There are transit stops located on the north and south sides of Donald Lee Hollowell. There are plans for the Atlanta Streetcar to stop along Donald Lee Hollowell Parkway. The Bankhead MARTA station is located approximately 1 mile to the west of the site on Donald Lee Hollowell Parkway and the Vine City MARTA station is approximately 1 mile south of the site along Northside Drive.

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 (Light Industrial) and I-2 (Heavy Industrial) zonings. The proposed Mixed-Use land use is compatible with the Mixed-Use land use designation along Donald Lee Hollowell Parkway. The proposed development would be the first significant redevelopment of a parcel along this portion of Donald Lee Hollowell Parkway. The proposal is similar to other proposed redevelopments of Industrial zoned parcels in the area that have recently sought redesignation of land use such as; CDP-17-33: 1361 Donald Lee Hollowell Parkway, from various Land Uses to Mixed Use and CDP-18-05: 930 Marietta Boulevard, from Mixed Use Low Density and Mixed Medium Density to Mixed Use High Density. 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 emerging development of the surrounding area. The proposed Atlanta Beltline corridor, would benefit from additional mixed use office, 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 Land Use is compatible with the Mixed Use land use and multi-family developments along Marietta Street to the North and the High Density Residential Westmar Student Lofts along West Marietta Street to the Northwest. 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 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. Everything outside the Growth Areas, is the Conservation Area, which is made up of Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas.

According to the Atlanta City Design map, the 766 Echo Street development is located within a Growth Area-Corridor. Corridors are described as follows:

“These are the 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.”

- **Consistency with City’s land use policies:** The proposed land use change is supported by the 2016 CDP for areas designated Redevelopment Corridor. Multi-story buildings, high density and mixed use buildings/developments, and multi-family residential (including senior and workforce housing) are appropriate along Redevelopment Corridors. Primary land uses identified as proper designations for this type of character area include commercial/retail, institutional, medium-density mixed use residential/commercial, medium and high density residential. Policies that support the land use amendment are:
 - 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 and encourage mixed use (residential, retail and office uses) and development with a pedestrian-oriented urban form.

The proposed land use designation is partially supported by the proposed land use in the 2017 Westside Land Use Framework study that recommended a Medium Density Mixed Use 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 Mixed Use has the allowance to be a higher intensity than the study's recommendation.

- Applicable NPU-L policies:
 - Change, redevelop, or create in the In-Town Corridor areas of NPU L the following (generally along the streets of ML King, Northside Dr., DL Hollowell, JE Boone)
 - Change, redevelop, or create in the Industrial Areas of NPU L the following (generally in the area of English Avenue North):
 - Create business park environment where possible incorporating landscaping, trees, lights, street furniture, etc.

STAFF RECOMMENDATION: APPROVAL OF AMENDMENT FROM HIGH DENSITY RESIDENTIAL LAND USE TO THE MIXED-USE LAND USE DESIGNATION

NPU Recommendation: NPU-L did not provide a recommendation for the land use amendment at their monthly meeting but the impacted community, English Avenue, recommended approval.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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KEYETTA M. HOLMES, AICP
INTERIM DIRECTOR
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MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development 
SUBJECT: 18-O-1356 / CDP-18-18 1060 DONALD LEE HOLLOWELL PARKWAY N.W.
DATE: June 25, 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 1060 Donald Lee Hollowell Parkway N.W. from the Very High Density Residential and Open Space land use designation to the Mixed Use High Density land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel from the from the I-1/BL (Light Industrial/BeltLine Overlay) and I-2/BL (Heavy Industrial/BeltLine Overlay) to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) zoning district (Z-18-31). The land use amendment and rezoning would allow for a mixed-use development containing approximately 120,000 square feet of commercial space, 385,000 square feet of office space, 150 hotel rooms, and 700 multifamily units.

FINDINGS OF FACT:

- **Property Location:** The property fronts on the south side of Donald Lee Hollowell Parkway, N.W. It is located in Land Lot 113 and 114 of the 14th District, Fulton County, Georgia within the Bankhead neighborhood of NPU-K, Council District 3.
- **Property size and physical features:** The site is approximately 15.48 acres (674,308 sq. ft.) and is currently developed with industrial structures and a surface parking lot. There is some vegetation and mature trees in the southeastern portion of the site. Lot topography is relatively level.
- **Current/past use of property:** The site has been used for various industrial and manufacturing uses. Staff is not aware of any other prior uses of the site.
- **Surrounding zoning/land uses:** The land use designation for the surrounding properties is Mixed Use with I-2 (Heavy Industrial) zoning to the north and High Density and Very High Density Residential land use with I-1 and I-2 zoning to the south. To the east is High Density Residential with I-1 (Light Industrial) zoning and Low Density Residential land use with R-4A (Single Family Residential) zoning. The BeltLine corridor is located immediately west of the property with

Transportation/Communications/Utilities land use designation and I-2 zoning. Further west of the BeltLine Corridor is Maddox Park.

- Transportation system: Donald Lee Hollowell Parkway is a four-lane principal arterial with sidewalks along both sides. MARTA bus route #50 runs along Donald Lee Hollowell Parkway with a stop at the corner of Donald Lee Hollowell Parkway and Finley Avenue. The nearest MARTA rail station is the Bankhead Station, located about a ½ mile from the property.

CONCLUSIONS:

- Compatibility with surrounding land uses: The applicant proposes to change the land use designation to Mixed Use High Density a compatible future land use with the surrounding Mixed Use, T/C/U, and Very High and High Density Residential land use designations. It is also compatible with the immediately adjacent BeltLine Corridor to the west.
- Effect on adjacent property and character of neighborhood: The proposed land use and zoning changes would allow for a mixed-use development along a major corridor served by transit. The proposed land use is consistent with the 2006 Bankhead MARTA Station Transit Area LCI Study and is identified as an area for high density mixed uses.
- 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, 1060 Donald Lee Hollowell Parkway N.W. is located within a Corridor (Growth Area). Corridors are described as follows:

"These are the 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."

- Suitability of proposed land use: The proposed Mixed Use High density land use designation reflects the proposed zoning change and is aligned with the CDP character area policies and the recommendations of the 2006 Bankhead MARTA Station LCI Study and the 2010 BeltLine Subarea 10 Master Plan.

- Consistency with City's land use policies: The Bankhead LCI Plan did not include recommended land use changes for these parcels, but included the following land use policy statement: "Utilize Land served by rail transit for higher density, mixed use development" and "Encourage high density mixed use along D. L. Hollowell Parkway."

While the Mixed Use land use designation differs from the Active Industrial and 1-4 story residential recommended for the area in the 2010 BeltLine Subarea 10 Master Plan, the plan generally supports increased residential density near transit, including the proposed BeltLine transit station at Donald Lee Hollowell.

The CDP Character Areas for this parcel is Redevelopment Corridor for the majority of the site and Traditional Neighborhood Redevelopment for the southeastern portion. The property is also located within the Transit Oriented Traditional Development Character Area. Redevelopment Corridor policies relevant to the proposed land use amendment are:

- 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.
- Discourage continuous automobile oriented development along Redevelopment Corridors.
- Promote and encourage mixed use (residential, retail and office uses) and development with a pedestrian-friendly urban form.
- Promote a balance of retail, service, office, dining and residential uses serving the adjacent neighborhoods.
- Provide sidewalks and a more pedestrian-oriented environment by incorporating landscaped buffers between the roadway and sidewalks and placing buildings closer to the street.

Traditional Neighborhood Redevelopment policies relevant to the proposed land use amendment are:

- Encourage new housing development that is compatible with the character of existing neighborhoods. Neighborhood character 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.

Since the property is located within a ½ mile of a MARTA rail station, it is within the Transit Oriented Development character area. The Bankhead Station has a Town Center station typology, which the CDP defines as "nodes of dense, active, mixed-use development" with a target minimum gross residential units per acres of 20. Transit Oriented Development Policies relevant to the proposed use amendment to Mixed Use include:

- Encourage relatively dense development near transit stations consistent with the targets in the [Station Typologies] Table
- Encourage retail and service establishments that serve transit riders daily needs.

- Residentially oriented station areas should offer neighborhood commercial amenities such as dry cleaning, grab and go food, grocery stores, and child care.
- Employment oriented station areas should offer daytime amenities such as coffee shops, restaurants, and business service establishments.
- Require storefront space standards in planning and zoning requirements to create opportunities to access goods and services near the transit stations, and create neighborhood gateways next to stations.
- Encourage a mix of uses, housing types, and housing affordability within station areas.
- Protect existing, single family residential neighborhoods and historic buildings.
- On sites appropriate for TOD, discourage low-density and land consumptive uses such as junkyards, telecommunications equipment storage centers, self or mini-storage centers, urban agriculture, warehouse distribution centers, and low-density residential development.
- Encourage uses that increase weekend and off-peak ridership such as regional parks, high schools, universities, hospitals, and cultural, entertainment and performance venues

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

- K-1: Preserve the single-family and low-density residential character of the following neighborhoods: Hunter Hills, Moseley Park, Knight Park/Howell Station, Bankhead, Westin Heights, and Washington Park Historic District.
- K-4: Support the redevelopment/revitalization of neighborhood commercial nodes. Support the creation of Neighborhood Commercial Nodes around commercial intersections with a focus on retail and mixed-use development serving nearby neighborhoods in NPU -K.
- K-8: Maintain Industrial land uses and business to keep and attract more jobs.
- K-11: Increase walkability and cleanliness.

STAFF RECOMMENDATION: APPROVAL OF AN AMENDMENT FROM VERY HIGH DENSITY RESIDENTIAL AND OPEN SPACE TO MIXED USE LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU K voted to approve the land use amendment to Mixed Use High Density at its May 15, 2018 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

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KEYETTA M. HOLMES, AICP
INTERIM DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development *(KH)*
SUBJECT: 18-O-1357 / CDP-18-19 1464 NORTHWEST DRIVE N.W.
DATE: June 25, 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 1464 Northwest Drive, N.W. from the Low Density Residential 0-8 units per acre land use designation to the Medium Density Residential land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel from the R-4A (Single Family Residential) to RG-3-C (Residential General Sector 3 Conditional) zoning district (Z-18-32). The land use amendment and rezoning would allow for the construction of a 40-unit townhouse development with 120 on-site parking spaces.

FINDINGS OF FACT:

- **Property location:** The property fronts on the on the southwestern side of Northwest Drive, N.W., south of Glenlocke Circle, N.W. It is in Land Lot Land Lot 258 of the 17th District of Fulton County, within NPU-G, Council District 9, and the Monroe Heights neighborhood.
- **Property size and physical features:** The site is approximately 4.502 acres (196,107.12 sq. ft.) and is currently developed with residential structures and undeveloped open space with many trees and other vegetation. The lot topography varies across the site.
- **Current/past use of property:** The site is primarily undeveloped open space, with a residential structure. Staff is unaware of any previous uses other than residential.
- **Surrounding zoning/land uses:** The land use designation for the surrounding properties is Low Density Residential 0-8 units per acre with R-4A (Single-Family Residential) zoning to the immediate north and east/southeast, Industrial with C-1-C (Commercial Business Conditional) zoning to the south, and Medium Density Residential 0-16 units per acre with RG-3 (Residential General Sector 3) zoning to the west.

- Transportation system: Northwest Drive is a two-lane collector road with sidewalks along some sections. MARTA bus route #153 (James Jackson Parkway) serves the area, running along Northwest Drive. The nearest MARTA rail station is the Hamilton E. Holmes Station, located about three miles from the property.

CONCLUSIONS:

- Compatibility with surrounding land uses: The proposed Medium Density Residential future land use is compatible with the surrounding land uses of Low Density Residential, Medium Density Residential, and Open Space.
- Effect on adjacent property and character of neighborhood: The proposed land use and zoning changes would allow for townhome development in an area characterized by existing residential development, including single family and townhomes.
- 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, 1464 Northwest Drive, N.W. is located within a Suburban Neighborhood (Conservation Area), just north of the Hollowell Cluster. Suburban Neighborhoods are described as follows:

"These are peaceful post-war subdivisions designed by the speed and easy distance 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."

- Suitability of proposed land use: The proposed Medium Density Residential land use designation reflects the proposed zoning change and is aligned with the CDP character area policies for the Traditional Neighborhood Redevelopment character area in the 2016 CDP. The 2010 NPU-G Master Plan does not include specific recommendations for land uses changes.

- Consistency with City's land use policies: The Character Area for this parcel is Traditional Neighborhood Redevelopment. Traditional Neighborhood Redevelopment character area policies relevant to the proposed use amendment to Medium Density Residential are:
 - Preserve the residential character of Traditional Neighborhoods.
 - Protect single-family residential neighborhoods from encroachment by non-residential uses and incompatibly scaled residential development.
 - Promote diversity of housing types.
 - Encourage new housing development that is compatible with the character of existing neighborhoods. Neighborhood character 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.
 - Protect and enhance natural resources.

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

- G-2: Preserve and protect the existing single-family and low-density residential character of NPU-G, including the following neighborhoods: Almond Park, Bolton Hills, Brookview Heights, Carey Park, Carver Hills, English Park, Lincoln Heights, Monroe heights and Scotts Crossing.
- G-14: Encourage pedestrian mobility by completing the sidewalks through NPU-G and upgrading and adding cross-walks. Improve pedestrian amenities such as street trees and side sidewalks to further encourage pedestrian travel. Encourage safe and responsible driving patterns throughout the NPU G through implementation of traffic calming measures and enforcement of speed limits.
- G-15: Discourage infill development that is not compatible with the existing character of the neighborhood (e.g. rear or side-of-the-house driveways, garages or carport lot coverage, floor area ratio, building height, and wall/fence height of nearby homes.)

STAFF RECOMMENDATION: APPROVAL OF AN AMENDMENT FROM LOW DENSITY RESIDENTIAL 0-8 UNITS PER ACRE TO MEDIUM DENSITY RESIDENTIAL LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU G voted to approve the land use amendment to Medium Density Residential at its May 15, 2018 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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KEYETTA M. HOLMES, AICP
INTERIM DIRECTOR,
OFFICE OF ZONING AND DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Resources Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development 
SUBJECT: 18-O-1358/CDP-18-020 912 BOOTH STREET, N.W.
DATE: June 25, 2018

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate properties located at 912 Booth Street, N.W. from the Mixed-Use 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 property from the I-2/BL (Heavy Industrial/Beltline) to the MR-4B (Multi-Family Residential/Beltline) District (Z-18-034) to allow construction of a new multi-family development containing 70 townhomes.

FINDINGS OF FACTS:

- **Property location:** The subject property has frontage on three rights-of-way. It is located on the south side of Huff Road, west side of Booth Street and the north side of Ernest Street. The property is located in Land Lot 188 of the 17th District in the Blandtown Neighborhood of NPU-D, Council District 9, Fulton County, Georgia.
- **Property size and physical features:** The property consists of approximately 2.36 acres (102,676 square feet) with frontage on Huff Road to the north, Ernest Street to the south, and Booth Street to the east which is an unimproved right-of-way. The lot's western boundary is adjacent to a CSX rail corridor. The parcel is currently developed with a single story commercial warehouse structure. The topography of the lot decreases in slope from the right-of-way at Huff Road south to Ernest Street. Vehicular access to the property is currently available via a curb cut located on the north side of the parcel fronting the right-of-way of Huff Road and on the east side along Booth Street.
- **Current/past use of property:** The parcels is used for commercial/industrial uses.

- **Surrounding zoning/land uses:** Land use and zoning designations in the immediate area varies. To the south the Howard School has a Mixed-Use land use designation and a O-I (Office Institutional) zoning. East and west of the subject site there are parcels with the Mixed-Use land use designation and I-1 (Light Industrial), I-2 (Heavy Industrial), PD-MU (Planned Development Mixed Use) and MR-4A-C (Multifamily Residential Conditional) zonings to the south of the subject lot. To the north parcels have a High Density Residential land use with a MR-4A-C (Multifamily Residential Conditional) zoning and O-I (Office Institutional) land use with a I-2 (Heavy Industrial) zoning. Located northeast of the subject property is the Atlanta Hemphill Water Treatment Plant. The CSX rail corridor is located to the west, adjacent to the subject lot and has a Transportation/Communications/Utilities land use designation.
- **Transportation system:** Huff Road is classified as a collector road. Ernest Street located to the south is classified as a local road. Currently, MARTA transit route #1, Centennial Olympic Park/Coronet Way, serves the immediate area. There are transit stops located on the north and south sides of Huff Road in close proximity to the subject lot. There are plans for the Atlantic Station Multi-Use Trail to be built around the Hemphill Water Treatment Plant to the north and connect to the proposed Atlanta Beltline corridor to the West.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** Most of the parcels in the immediate area are designated Mixed Use with an I-2 (Heavy Industrial) zoning. The proposed High Density Residential land use is compatible with the Mixed-Use land use designation along Huff Road. The proposed development is similar to other existing multifamily development nearby, namely 903 Huff Road which underwent a similar rezoning and land use amendment in 2012 (CDP-12-02) and 864 Huff Road in 2017 (CDP-17-31). 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. This former industrial area has been redeveloping over the past decades. Industrial and commercial uses are being replaced by multi-family uses. The proposed development is similar to other recent developments along Huff Road.
- **Suitability of proposed land use:** The proposed High Density Residential land use is compatible with the Mixed Use land use and multi-family developments along Huff Road. The proposed MR-4B (Multi-Family Residential) 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 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. Everything outside the Growth Areas, is the Conservation Area, which is made up of Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas.

According to the Atlanta City Design map, 912 Booth Street, NW is located within a Growth Area-Corridor. Corridors are described as follows:

“These are the 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.”

- **Consistency with City’s land use policies:** The proposed land use change is supported by the 2016 CDP for areas designated Industrial Live-Work. Primary land uses identified as proper designations for this type of character area include multi-family residential, mixed-use, live-work, office, commercial and industrial. Policies that support the land use amendment are:
 - Ensure that new construction is compatible with the industrial heritage of the area in terms of design and density
 - Maintain or provide for appropriate transitions from live/work uses to any adjacent residential uses

The proposed land use designation is compatible with the land use proposed in the 2005 Upper Westside Master Plan study that recommended a Mixed-Use land use.

The proposed land use designation is compatible with the land use proposed in the 2012 Atlanta Beltline Subarea 8 Master Plan study that recommended a Mixed-Use land use of 5 – 9 stories. MR-4B zoned parcels have a maximum height of 52 feet, approximately 5 stories.

- **Applicable NPU-D policies:** Review the industrially-classified properties to determine the potential for vacant and underutilized to be reclassified to residential.

STAFF RECOMMENDATION: APPROVAL OF AMENDMENT FROM MIXED-USE TO HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION

NPU Recommendation: NPU-D voted to support the land use amendment at their May 22, 2018 monthly meeting with conditions:

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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KEYETTA M. HOLMES, AICP
INTERIM DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Resources Committee

FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development *KMH*

SUBJECT: 18-O-1364 / CDP-18-021, 2219 DUNSEATH AVENUE NW

DATE: June 25, 2018

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to designate property located 2219 Dunseath Avenue, N.W. (17 02300002024), 2223 Dunseath Avenue, N.W. (17 02300002025), and 2227 Dunseath Avenue, N.W. (17 02300002026) 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 these parcels from the R-4 (Single Family Residential) to the C-1 (Community Business) to allow construction of a surface parking lot for a mixed use development per Z-18-035.

FINDINGS OF FACT:

- **Property location:** The subject properties front on the east side of Dunseath Avenue, north of the of LaDawn Lane, NW and Dunseath Avenue, NW. The property area is located in Land Lot 230 of the 17th District in the Bolton Neighborhood of NPU D and in Council District 9.
- **Property size and physical features:** The properties consist of approximately 20,011 square feet (0.46 acres) of land. The lots are currently developed with single family homes fronting the east side of Dunseath Avenue NW. The topography of the lots varies across each site. Vehicular access to the properties is currently gained through a curb cut on Dunseath Avenue. There is some vegetation and large mature trees on the property.
- **Current/past use of property:** The subject properties are currently developed with single family residential homes. Staff is not aware of any previous uses.
- **Surrounding zoning/land uses:** Land use and zoning designations in the immediate area varies. The subject property is adjacent to Low Density Commercial parcels with C-1-C (Community Business Conditional) zoning districts to the north and east. West of the properties, parcels contain a Low Density Residential land use zoned RG-3 (Residential General) and R-4 (Single

Family Residential) and a Low Density Commercial with I-1 (Light Industrial) to the northwest. Low Density Residential R-4 parcels are located to the south. While Medium Density Residential parcels to the southeast are zoned MR-3-C (Multi-Family Residential Conditional). A land use amendment for the adjacent commercial development was adopted per 16-O-1634 & CDP-16-041 2246 MARIETTA BOULEVARD NW.

- Transportation system: Dunseath Avenue is classified as a local road; as are Queen Street and LaDawn Lane. Marietta Boulevard is classified as a minor arterial road. Currently, MARTA services the immediate area via bus routes #1, #14, #37, and #60 along Marietta Boulevard. Whetstone Creek Trail is a hard surface multi-use path and is 0.1 mile west of Dunseath Avenue.

CONCLUSIONS:

- Compatibility with surrounding land uses: Marietta Boulevard contains parcels that have a variety of land uses including Industrial, Mixed Use and High Density Residential land uses designations along this portion of the corridor. The applicant's parcels are located between large residential area with a Low Density Residential land use to south and west and Low Density Commercial and Medium Density Residential uses to the north and east. This use is compatible with the adjacent development and will be incorporated as surface parking lot into the development.
- Effect on adjacent property and character of neighborhood: The proposed land use and zoning changes are consistent of the adjacent parcel. The adjacent property that includes renovated industrial structures and new structures for commercial and retail will increase traffic in surrounding streets. The additional off-street parking will reduce impact of the commercial development on the adjacent residential uses.
- Suitability of proposed land use: The proposed use reflects the commercial character of the adjacent property. The proposed Low Density Commercial land use designation reflects the proposed zoning change. The proposal will lessen the burden of on street parking on the surrounding community.
- 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. Everything outside the Growth Areas, is the Conservation Area, which is made up of Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas.

According to the Atlanta City Design map, 2219 Dunseath Avenue, N.W. is located within a Growth Area Corridor. Corridors are described as follows:

"These are the 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.”

- Consistency with City’s land use policies: The Bolton/Moores Mill Livable Center Initiative (LCI) (adopted 2002) does not support the land use amendment for the parcels specific to this proposal. The plan recommends Low Density Residential for the parcels fronting on Dunseath Avenue. In addition, the plan cited the need for more residential to support the viability of attracting new commercial uses to the area.

The proposed adjacent development, for which the parcels subject to this land use amendment will support, is consistent with the vision and goals of the Bolton/Moores Mill LCI more specifically the vision for: Large number of people living, working playing within walking distance of medium density mixed-use transportation node and a wider variety of goods, services and recreational facilities within the center and the goal to create a range of housing choices and to create a quality, balanced environment by establishing policies to encourage mixed-use activity centers that include affordable housing, neighborhood commercial and neo-traditional residential and interactive recreational facilities.

The subject parcels have a Traditional Neighborhood Character Area. The policy that supports the land use amendment is:

- 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.

STAFF RECOMMENDATION: APPROVAL OF AMENDMENT FROM LOW DENSITY RESIDENTIAL 0-8 UNITS PER ACRE LAND USE DESIGNATION TO THE LOW DENSITY COMMERCIAL LAND USE DESIGNATION

NPU Recommendation: NPU D voted to support the land use amendment at its May 22, 2018 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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KEYETTA M. HOLMES, AICP
INTERIM DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development *KMH*
SUBJECT: 18-O-1359 / CDP-18-22 3276 DONALD LEE HOLLOWELL PARKWAY N.W.
DATE: June 25, 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 3276 Donald Lee Hollowell Parkway, N.W., 3274 Donald Lee Hollowell Parkway, N.W. (17 026000010024), 1176 Bolton Road, N.W. (17 0268 LL 0028), 1399 Donald Lee Hollowell Parkway, N.W. (17 0267 LL0797), 3346 Donald Lee Hollowell Parkway, N.W. (17 0267 LL 0698), and 1136 Bolton Road, N.W. (17 0268 LL 0259) from the High Density Commercial land use designation to the Industrial land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel from the from the MRC-2 (Mixed Residential Commercial) to I-1 (Light Industrial) zoning district (Z-18-36). The land use amendment and rezoning would allow for a warehouse distribution center containing approximately 240,000 square feet of space.

FINDINGS OF FACT:

The applicant has requested a deferral to the next available agenda for additional time to work with the state and local agencies as well as the neighborhood and NPU. Staff is supportive of this request.

STAFF RECOMMENDATION: DEFERRAL TO NEXT QUATERLY HEARING - SEPTEMBER 2018.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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KEYETTA M. HOLMES, AICP
INTERIM DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development 
SUBJECT: 18-O-1360 / CDP-18-23 3744 MARTIN LUTHER KING JUNIOR DRIVE SW
DATE: June 25, 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 3744 Martin Luther King, Jr. Drive S.W. from the Medium Density Residential 0-16 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 parcel from the from the RG-3 (Residential General – Sector 3) to C-1 (Community Business) zoning district (Z-18-39). The land use amendment and rezoning would allow for construction of a funeral home.

FINDINGS OF FACT:

- **Property Location:** The property fronts on the west side of 3744 Martin Luther King, Jr. Drive S.W. It is located in Land Lot 15 of District 14F, Fulton County, Georgia within the Old Gordon neighborhood of NPU-H, Council District 10.
- **Property size and physical features:** The site is approximately 0.386 acres (16,814 sq. ft.) and is currently undeveloped. Several mature trees exist on the site.
- **Current/past use of property:** The site is undeveloped, and staff is not aware of any prior uses on the site.
- **Surrounding zoning/land uses:** The land use designation for the surrounding properties is Medium Density Residential, 0-16 units per acre, with RG-3 (Residential General – Sector 3) zoning. Across from the site is a multi-family residential condominium development. The surrounding area is undeveloped to the north and west, and Interstate 20 crosses over Martin Luther King, Jr. Drive, S.W. immediately to the south.

- Transportation system: Martin Luther King, Jr. Drive, S.W. is a four-lane minor arterial with sidewalks along both sides. MARTA bus routes #73 and #856 operate on Martin Luther King, Jr. Drive with a stop at the corner Martin Luther King, Jr. Drive and Bolton Road. The nearest MARTA rail station is the Hamilton E. Holmes Station, located approximately three miles from the property.

CONCLUSIONS:

- Compatibility with surrounding land uses: The proposed Low Density Commercial future land use is compatible with the surrounding Medium Density Residential 0-16 units per acre land use, as the surrounding area is largely undeveloped and immediately adjacent to Interstate 20.
- Effect on adjacent property and character of neighborhood: The proposed land use and zoning changes would allow for a funeral home in an area with little existing development.
- 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, 3744 Martin Luther King, Jr. Drive S.W. is located within a Corridor (Growth Area). Corridors are described as follows:

"These are the 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."

- Suitability of proposed land use: The proposed Low Density Commercial land use designation reflects the proposed zoning change and is aligned with the CDP character area policies.
- Consistency with City's land use policies: The 2005 Martin Luther King Jr. Drive Corridor Transportation Plan did not recommend changing the land use designation from Medium Density Residential.

The CDP Character Area for this parcel is Intown Corridor. CDP policies relevant to the proposed land use amendment to Low Density Commercial 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.

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

- H-10: Encourage diversity of commercial businesses on M.L. King Jr. Dr such as grocery stores, five-star restaurants, high end boutiques to compliment the senior high rise character housing along this corridor
- H-13: Encourage the rezoning from RG-3 to Mixed Use Development from on Martin Luther King Jr. Drive from Bolton Road to Fulton Industrial Boulevard without encroaching into adjacent single family residential areas
- H-15: Encourage new business with acceptable storefront designs according to guidelines identified in the NPU-H- Adamsville 2011 Comprehensive Development Master Plan

STAFF RECOMMENDATION: APPROVAL OF AN AMENDMENT FROM MEDIUM DENSITY COMMERCIAL 0-16 UNITS PER ACRE TO LOW DENSITY COMMERCIAL LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU H will vote on the land use amendment to Low Density Commercial at its July 12, 2018 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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KEYETTA M. HOLMES, AICP
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MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Resources Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development *Keyetta*
SUBJECT: 18-O-1239 / CDP-18-24, 1098 ROSEDALE ROAD NE
DATE: June 25, 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 1098 Rosedale Road, SE 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-18-45).

FINDINGS OF FACT:

- **Property location:** The property to be annexed is east of the City of Atlanta limits fronting Rosedale Road SE. 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 property is relatively level with a number of mature trees located throughout the property.
- **Current/past use of property:** The parcel is currently developed with a single-family residential structure and has a Traditional Neighborhood Character Area land use designation 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 (Residential Medium Lot) District. The parcel is adjacent to the City of Atlanta boundaries to the 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: Rosedale Road is a two-lane local road without sidewalks. The parcel is within a half mile of three MARTA bus routes: route #16 and route #36 on North Highland Avenue and route #6 on Briarcliff 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 May 21, 2018 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

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KEISHA LANCE BOTTOMS
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KEYETTA M. HOLMES, AICP
INTERIM DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development 
SUBJECT: 18-O-1331/ CDP-18-25 East Lake MARTA Transit Oriented Development
"Make East Lake MARTA Yours" – 2017 LCI Plan
DATE: June 25, 2018

Summary:

The Office of Zoning and Development recommends the East Lake MARTA Transit Oriented Development "Make East Lake MARTA Yours" – 2017 LCI Plan for adoption and incorporation into the 2016 CDP through 18-O-1331.

Findings of Fact:

The City of Decatur, the Atlanta Regional Commission, the City of Atlanta and MARTA partnered to conduct a Livable Centers Initiative (LCI) for the East Lake MARTA station and area within a half-mile radius of the station. Split between two municipalities, the City of Atlanta (2.4 acres) and the City of Decatur, and where five separate neighborhoods (Lake Claire, Druid Hills, Lenox Place, Parkwood, Oakhurst, and Kirkwood) meet, the East Lake MARTA station has the potential to become the "front porch" of the neighborhoods by providing needed amenities, housing, and connectivity in a transit oriented development (TOD).

Plan Purpose: Many efforts are currently underway, including plans such as the Atlanta City Design, Atlanta Transportation Plan, the Comprehensive Development Plan, the Sustainability Plan, the updates to the Zoning Ordinance, and infrastructure investments such as Renew Atlanta, T-SPLOST, and More MARTA seek to make future development more pedestrian and transit oriented and to provide better infrastructure for people walking, biking and taking transit. Development at transit stations provide transportation options and increase mobility.

In addition, MARTA desires to increase ridership at this station through transit-oriented development at the neighborhood scale. MARTA developed TOD Guidelines in 2010 to help direct future developments at MARTA transit stations to follow four foundational principles: 1.) Provide station-area development that is compact and dense relative to its surroundings; 2.) Be composed of a rich mix of land uses; 3.) Offer a great pedestrian-oriented public realm with an active street-level; and, 4.) Provide a new approach to parking that requires fewer dedicated spaces and promotes shared parking agreements.

Planning Process: The planning team lead by TSW conducted research and analysis including a review of previous studies, existing conditions and proposed infrastructure projects. In addition, a market study was completed. Community and stakeholder input informed the recommendations of the Plan. Community input was obtained via:

- Stakeholder Interviews over a two-day period and individually;
- Three Steering Committee meetings to help guide the planning direction and public meetings;
- Project Kickoff Meeting and Academy (2 evenings) (66 people), Walking Audit and Design Workshop (one full day)- 45 people, and a Final Public Meeting (99 people) total 210
- Intercepts at the East Lake and Edgewood-Candler Park MARTA stations;
- Two online public surveys for initial preferences (379 responses) and input on the preliminary concept plans (722 participated in survey & 433 completed it)

Information about the plan, the planning process and the ways to provide input was advertised as listed below.

- Yard signs at MARTA station and in the community,
- Posters at local businesses,
- Postcards- 6,000 mailed,
- A frame signs at East Lake and Candler Park station,
- Fact Sheets,
- Meeting notices at NPU sent via email/social media, and
- Project website.

Plan goals: The goals of the plan are to:

1. Increase ridership and revenue at the East Lake MARTA Station,
2. Make the East Lake MARTA Station a community destination with short-term and long-term solutions,
3. Design better connections to the East Lake MARTA Station and between residential neighborhoods by improving safety for pedestrians and bicyclists,
4. Create a vision for under-used properties along the commercial corridors with Neighborhood oriented uses, and
5. Establish the scale of future development that enhances and protects the surrounding Residential neighborhoods.

Concept Plan:

Based on public input through multiple surveys and meetings and the market study, the Framework Plan focuses on mixed-use development with ample green space, housing that can accommodate affordable units, an appropriate mix of retail and office space, and improving bicycle and pedestrian connections to the East Lake MARTA station and neighborhoods.

The concept plans maintain the surrounding neighborhoods' character with a maximum of 5 stories for all buildings, with the requirement that buildings step down to 3 stories adjacent to single-family residential districts. In addition to development, a significant amount of usable public open space, with recommended programming, is provided on the MARTA station site. The Concept plans show up to 43,600 sq. ft. of commercial/office uses, up to 430 residential units, two parking decks and greenspace.

The final recommendations for the MARTA site include:

- Mixed-use development, including housing with at least 20% affordable units, retail, restaurant, and office space;
- Green space and plazas (~19% of the land area) that are connected with bicycle and pedestrian facilities on the connecting streets;
- Reduced parking ratios for all uses based on new zoning districts and parking for MARTA patrons at the historic utilization rate;
- Extending Winter Avenue to College Avenue and re-routing bus loading and traffic onto College Avenue, Winter Avenue, and Park Place;
- Stepping down buildings toward single-family residential districts and adding buffers where appropriate;
- Station improvements, such as re-designing the building entrances and adding signage on the pedestrian bridge;
- Re-using existing access drives as street extensions and alleys.

Implementation: The East Lake MARTA Station LCI Study recommends four “big projects,” which are bundles of incremental improvements. These projects are: MARTA to neighborhood connectivity, develop south side of the station, develop north side of the station and build the Paden Circle park. Generally, these projects provide public open space, improve connectivity within and around the transit station, and encourage more walking and biking, thus alleviating vehicular trips in the vicinity.

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, the East Lake MARTA plan boundaries are located in an Urban Neighborhood and in a Corridor as defined below.

Corridors: “These are the 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.”

Urban Neighborhoods: “These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

The East Lake MARTA TOD plan existing conditions and recommendations are consistent with the Atlanta City Design Plan.

STAFF RECOMMENDATION: APPROVAL of the East Lake MARTA Transit Oriented Development “Make East Lake MARTA Yours” – 2017 LCI Plan and adoption into the 2016 Comprehensive Development Plan

NPU N and O: Voted to Recommend Adoption of the East Lake MARTA Transit Oriented Development “Make East Lake MARTA Yours” – 2017 LCI Plan at their May, 2018 meetings.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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KEYETTA M. HOLMES, AICP
INTERIM DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development *[Signature]*
SUBJECT: 18-O-1361/CDP-18-26 1571 LAKEWOOD AVENUE SE
DATE: June 25, 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 1571 Lakewood Avenue, S.E. (14 00570013009), 1573 Lakewood Avenue, S.E. (14 00570013010) and 1577 Lakewood Avenue, S.E. (14 00570013011) from the Single Family 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 parcels from the from R-4A (Single Family Residential) to O-I (Office Institutional) (Z-18-040). The land use amendment and rezoning would allow for the construction of a surface parking lot for the Ron Clark Academy per Z-18-040.

FINDINGS OF FACT:

- **Property location:** The subject properties include three parcels that front on the west side of Lakewood Avenue, S.E. south of the intersection of Lakewood Avenue, S.E. and Margaret Street, S.E. They are in Land Lot 57 of the 14th District of Fulton County, within NPU-Y, Council District 1, and the South Atlanta neighborhood.
- **Property size and physical features:** The properties subject to the proposed land use amendment total approximately one-half acre and contain single family residential structures and mature trees and other vegetation. The topography on site varies, increasing in slope from the right-of-way at Lakewood avenue to the primary structures on each lot.
- **Current/past use of property:** The three parcels are developed with single-family homes, some of which may be currently vacant. Staff is not aware of any previous uses.

- **Surrounding zoning/land uses:** The land use designation for the surrounding properties are Mixed Use with O-I-C (Office-Institutional Conditional) and R-4A (Single-Family Residential) zoning to the north. To the west parcels are designated Mixed Use and High Density Residential land use with I-1-C (Light Industrial Conditional) and R-4A zoning. Immediately to the south of the subject site parcels are designated Single Family Residential with R-4A zoning to the south and High Density Residential land use to southwest.
- **Transportation system:** Lakewood Avenue is classified as a major collector with sidewalks along the west side of the right-of-way, Jonesboro Road is a minor arterial with sidewalks along both sides, and Margaret Street is a local road with sidewalks on portions of the northern side of the right-of-way 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 Dorothy Street.

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 northwest and the High Density Residential land use to the west and southwest. The Single Family Residential parcels that are subject to this amendment are adjacent to parcels with Single Family Residential land use to the south. They 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 would allow the Ron Clark Academy to provide adequate off-street parking in an area with on on-street parking and lessen the burden on the surrounding community. Adjacent properties contain a wide variety of existing uses including commercial businesses, industrial uses, and single and multi-family residential homes. A land use amendment CDP-18-06/18-O-1141 that would amend the land use designation of adjunct parcels also the Ron Clark Academy from Single Family Residential and High Density Residential to Mixed Use was on the March 2018 public hearing agenda.
- **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. The proposed O-I (Office Institutional) rezoning is consistent with redevelopment of the area from industrial to high density residential and mixed use residential and commercial uses.
- **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. Everything outside the Growth Areas, is the Conservation Area, which is made up of Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas.

According to the Atlanta City Design map, 1571 Lakewood Avenue, S.E. is located within a Growth Area-Corridor. Corridors are described as follows:

- “These are the 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.”
- 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.
 - Promote and encourage mixed use, residential, retail and office uses and development with a pedestrian-oriented urban form.
- Applicable NPU-Y policies:
 - Preserve the single-family and low-density residential character of the Chosewood Park, High Point, Joyland, Betmar LaVilla, South Atlanta, and Lakewood Heights neighborhoods.
 - Promote redevelopment of industrially designated land south of the BeltLine with civic and institutional uses.

The proposed land use designation is not compatible with the proposed land use in the 2006 Jonesboro Road Redevelopment Plan Update. The plan recommended “Small Lot Single-Family/Townhouse” for the parcels subject to this proposed land use amendment to Mixed Use.

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 TO MIXED USE LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU Y recommended approval of the land use amendment at its June 18, 2018 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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KEYETTA M. HOLMES, AICP
INTERIM DIRECTOR
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MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development 
SUBJECT: 18-O-1362/CDP-18-27 471 English Avenue NW
DATE: June 25, 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 471 English Avenue, N.W. from the Single Family Residential land use designation to 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-4A (Single Family Residential) to the RG-2 (Residential General Sector 2) zoning district (Z-18-49). The land use amendment and rezoning would allow for the development of multifamily workforce housing on a site currently containing a vacant and boarded-up structure.

FINDINGS OF FACT:

- **Property location:** The property fronts on the east side of English Avenue, N.W. and the north side of Jett Street. It is located in Land Lot 111 of the 14th District of Fulton County, within NPU-L, Council District 3, and the English Avenue neighborhood.
- **Property size and physical features:** The site is approximately 0.163 acres (7,100 sq. ft.) and is currently developed with a vacant, two-story brick structure. Vegetation on the site includes grass and some mature trees along the northern boundary. The lot topography is relatively flat.
- **Current/past use of property:** The two-story brick structure located on the site was formerly used for multifamily residential but is currently vacant and boarded-up. Staff is unaware of any previous uses.
- **Surrounding zoning/land uses:** The land use designation for all of the immediately surrounding properties is Single Family Residential with a R-4A (Single Family Residential) zoning. Some commercial nodes exist at intersections in the area, such as the Low Density Commercial land use at the corner of Jett Street and Paines Avenue to the west as well as a mix of Low Density Commercial, Low Density Residential, Mixed Use, and Medium Density Residential land uses along

Cameron M. Alexander Boulevard between English Avenue, James P. Brawley Drive, and Griffin Street to the north.

- **Transportation system:** English Avenue and Jett Street are two-lane local streets. MARTA bus route #50 runs along Cameron M. Alexander Boulevard with the nearest stop located at English Avenue and Cameron M. Alexander Boulevard. The nearest MARTA rail station is the Ashby Station, located about one mile south of the site.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Low Density Residential future land use differs from the immediately surrounding land uses of Single Family Residential, but would create an opportunity for reuse of a previous multifamily residential use at this location. The surrounding area includes commercial and multifamily residential land uses at nearby intersections, so this proposed use would be in keeping with that pattern.
- **Effect on adjacent property and character of neighborhood:** The proposed land use and zoning changes would allow for redevelopment of a vacant and boarded building for workforce housing, which would complement the mix of primarily residential uses in the neighborhood.
- **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, 471 English Avenue is located within an Urban Neighborhood. Urban Neighborhoods are described as follows:

"These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today's market pressures, and therefore, threatened by even denser development."

- **Suitability of proposed land use:** The proposed Low Density Residential land use designation reflects the proposed zoning change and is aligned with the CDP character area policies for the Traditional Neighborhood Redevelopment character area and policies of NPU L listed in the 2016 CDP.

- Consistency with City's land use policies: The Character Area for this parcel is Traditional Neighborhood Redevelopment. Traditional Neighborhood Redevelopment character area policies relevant to the proposed use amendment to Low Density Residential are:
 - Preserve the residential character of Traditional Neighborhoods Redevelopment.
 - Protect single-family detached residential neighborhoods from encroachment by non-residential uses and 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. Neighborhood character is defined by attributes of the plating 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.
 - Maintain, rehabilitate and replace the existing housing stock where appropriate.
 - Support the preservation and the development of senior housing units and affordable housing units.

The proposed land use amendment and development is consistent with the 2006 English Avenue Redevelopment Plan goals and objectives included below:

English Avenue Redevelopment Plan Goals:

- Promote diverse and quality housing types for existing and new residents.
- Promote a neighborhood that is clean, well maintained, and free of crime and substance abuse.

The proposed land use amendment is consistent with the Westside Land Use Framework Plan:

Goal 1: Acknowledge, Stabilize and Strengthen Neighborhood Assets

- Implement a mechanism to renovate structures where needed and appropriate;
- Develop new housing with a mix of building typologies, including rental apartments, condominiums, town houses and single family homes. Structure the housing inventory to meet the demographics of family incomes;

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

- L-5: Change, redevelop, or create in the Traditional Neighborhood Development areas of NPU L the following (generally including the interiors of English Avenue and Vine City neighborhoods):
 - Decrease foreclosed, stressed, vacant, boarded homes

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

NPU RECOMMENDATION: NPU L did not provide a recommendation for the land use amendment to Low Density Residential.

cc: Jessica Lavandier, Assistant Director, Strategic Planning

