



Department of
CITY PLANNING

TIM KEANE
COMMISSIONER

KEISHA LANCE BOTTOMS
MAYOR

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

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-1376/CDP-18-29- 532 Parker Avenue
DATE: October 8, 2018

PROPOSAL:

An Ordinance by Councilmember Natalyn Archibong to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **532 Parker Avenue** to the Single-Family Residential Land Use Designation as a result of the petition to annex the parcel into the City of Atlanta and to facilitate zoning of the parcel to the R-4 zoning category (Z-18-69).

FINDINGS OF FACT:

- **Property location:** The property to be annexed is south of the City of Atlanta limits fronting Parker Avenue. The property is located in unincorporated DeKalb County adjacent to the City of Atlanta’s East Lake neighborhood in Neighborhood Planning Unit (NPU) O, Atlanta City Council District 5.
- **Property size and physical features:** The subject parcel is approximately 7,500 sq. ft. and is developed with a single family residential structure. The topography of the property is relatively level with a number of mature trees located throughout.
- **Current/past use of property:** The parcel is currently developed with a single-family residential structure and has a Traditional Neighborhood Character Area and Residential Medium Lot (R-75) zoning in DeKalb County. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have Traditional Neighborhood Character Area and residential zoning R-75. The parcel is adjacent to the City of Atlanta boundaries to the north and west. The surrounding parcels within the City of Atlanta to the northwest are zoned RG-1 (Residential General Section 1) and have a land use designation of Low Density Residential and to the north are zoned R-4 (Single Family Residential) and has a land use designation of Single Family Residential.
- **Transportation system:** Parker Avenue is a two-lane local road with sidewalks on one side. It is south of Glenwood Avenue, an arterial street. MARTA provides bus service on Glenwood via bus route #107.

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.
- **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, **532 Parker Avenue** is adjacent to a Conservation area/urban Neighborhood and is consistent with this description. 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."

- **NPU O Policies:** The proposed Single-Family Land use designation is compatible with the NPU-O policies to:
 - O-4: Preserve the single family and low density residential character of NPU-O.

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

NPU O RECOMMENDATION: NPU O voted to approve the amendment at its August 28, 2018 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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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 
SUBJECT: 18-O-1382/CDP-18-30- 1086 Rosedale Road NE
DATE: October 8, 2018

PROPOSAL:

An Ordinance by Councilmember Jennifer N. Ide to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **1086 Rosedale Road, N.E. Atlanta Georgia** to the Single-Family Residential Land Use 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 (Single Family Residential) zoning category (Z-18-70).

FINDINGS OF FACT:

- **Property location:** The property is located in the Northeast quadrant of unincorporated DeKalb County adjacent to the City of Atlanta’s Virginia Highland 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 on the rear of the site.
- **Current/past use of property:** The parcel is currently developed with a single-family residential structure and has a Suburban Neighborhood Character Area and Residential Medium Lot (R-75) zoning in DeKalb County. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have Suburban Neighborhood Character Area and residential zoning- R-75 (Residential Medium Lot). The parcel is adjacent to the City of Atlanta boundaries to the west. The surrounding parcels within the City of Atlanta to the northwest are zoned R-4 (Single Family Residential) and have a land use designation of Single Family Residential.
- **Transportation system:** Rosedale Avenue is a two-lane local road with sidewalks on both sides. It is located between Stillwood Drive and Virginia Avenue.

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 Suburban 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 designation⁰ 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.
- **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, **1086 Rosedale Road** is adjacent to a Conservation area/urban Neighborhood and is consistent with this description. 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."

- **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 July 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 
SUBJECT: 18-O-1384/CDP-18-31- 509 Summit Drive & 2038 Swazey Drive
DATE: October 8, 2018

PROPOSAL:

An Ordinance by Councilmember Natalyn Archibong to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **509 Summit Drive & 2038 Swazey Drive** Atlanta Georgia to the Single-Family Residential Land Use 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-18-71).

FINDINGS OF FACT:

- **Property location:** The property to be annexed is south of the City of Atlanta limits fronting on Summit and Swazey Drive. The property is located in unincorporated DeKalb County adjacent to the City of Atlanta’s East Lake neighborhood in Neighborhood Planning Unit (NPU) O, Atlanta City Council District 5.
- **Property size and physical features:** The subject parcels are approximately 0.2 acres and are developed with single family residential structures. The topography of the properties is relatively level with a number of shrubs and trees located on the site.
- **Current/past use of property:** The parcels are currently developed with single-family residential structures and have a Traditional Neighborhood Character Area and Residential Medium Lot (R-75) zoning in DeKalb County. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have Traditional Neighborhood Character Area and residential zoning R-75 (Residential Medium Lot). The parcels are adjacent to the City of Atlanta boundaries to the north and east. The surrounding parcels within the City to the north have a land use designation of Single Family Residential and are zoned R-4 (Single Family Residential). To the east, the parcels have a Low Density Residential land use designation and are zoned RG-1 (Residential General Sector 1).
- **Transportation system:** Summit and Swazey Drives are both two-lane local roads without sidewalks. MARTA provides bus service on Glenwood via bus route #107.

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 designation 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.
- **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, **509 Summit Drive and 2038 Swazey Drive** is adjacent to a Conservation area/urban Neighborhood and is consistent with this description. 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."

- **NPU O Policies:** The proposed Single-Family Land use designation is compatible with the NPU-O policies to:
 - O-4: Preserve the single family and low density residential character of NPU-O.

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

NPU O RECOMMENDATION: NPU O voted to approve the amendment at its August 28, 2018 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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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-1402/CDP-18-32- 1843 & 1847 HOMESTEAD AVENUE NE
DATE: October 8, 2018

PROPOSAL:

An Ordinance by Councilmember Natalyn Archibong to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **1843 & 1847 Homestead Avenue, N.E.** 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 (Single Family Residential) zoning category (Z-18-72).

FINDINGS OF FACT:

- **Property location:** The property to be annexed is located north and east of the City of Atlanta limits fronting Homestead Avenue. The property is located in 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 parcels total approximately 0.6 acres and are developed with a single family residential structure. The topography of the properties is relatively level with a number of mature trees located throughout.
- **Current/past use of property:** The parcel is currently developed with single-family residential structures and has a Suburban Land Use 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 Suburban Land Use and residential zoning- R-75. The parcels are 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:** Homestead Avenue is a two-lane local road, cul-de-sac without sidewalks. MARTA does not serve the immediate area.

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 Suburban.
- **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.
- **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, **1843 and 1847 Homestead Avenue, N.E.** is adjacent to a Conservation area/urban Neighborhood and is consistent with this description. 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."

- **NPU 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 RECOMMENDATION: NPU F voted to approve the amendment at its July 16, 2018 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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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 

SUBJECT: 18-O-1402/CDP-18-33- 1170 AMSTERDAM AVENUE

DATE: October 8, 2018

PROPOSAL:

An Ordinance by Councilmember Natalyn Archibong to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **1170 Amsterdam Avenue** to the Single-Family Residential Land Use Designation as a result of the petition to annex the parcel into the City of Atlanta and to facilitate zoning of the parcel to the R-4 (Single Family Residential) zoning category (Z-18-73).

FINDINGS OF FACT:

- **Property location:** The property to be annexed is east of the City of Atlanta limits fronting Amsterdam Avenue. The property is located in 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 is developed with a single family residential structure. The topography of the properties is relatively level with a number of mature trees located throughout.
- **Current/past use of property:** The parcel is currently developed with single-family residential structures and has a Suburban Land Use 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 Suburban Land Use and residential zoning- R-75 (Residential Medium Lot). The parcels are adjacent to the City of Atlanta boundaries to the west. The surrounding parcels within the City of Atlanta to the north are zoned R-4 (Single Family Residential) and have a land use designation of Single Family Residential.

- **Transportation system:** Amsterdam Avenue is a two-lane local road with sidewalks along some sections. MARTA provides bus service along nearby North Highland Avenue and 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 Suburban.
- **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.
- **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 **1170 Amsterdam Avenue** is adjacent to a Conservation area/urban Neighborhood and is consistent with this description. 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."

- **NPU 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 RECOMMENDATION: NPU F voted to approve the amendment at its July 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 *KMH*
SUBJECT: 18-O-1468/CDP-18-34- 1096, 1099, 1102, 1105, 1106, 1117, 1123 Oakfield Drive
and 838 and 839 Stokeswood Avenue
DATE: October 8, 2018

PROPOSAL:

An Ordinance by Councilmember Natalyn Archibong to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **1096 Oakfield Drive, 1099 Oakfield Drive, 1102 Oakfield Drive, 1105 Oakfield Drive, 1106 Oakfield Drive, 1117 Oakfield Drive, 1123 Oakfield Drive, 838 Stokeswood Avenue, and 839 Stokeswood Avenue** to the Single-Family Residential Land Use Designation as a result of the petition to annex the parcel into the City of Atlanta and to facilitate zoning of the parcel to the R-4 (Single Family Residential) zoning category (Z-18-101).

FINDINGS OF FACT:

- **Property location:** The property to be annexed is south of the City of Atlanta limits fronting Oakfield Avenue and Stokeswood Avenue. The property is located in unincorporated DeKalb County adjacent to the City of Atlanta’s East Atlanta neighborhood in Neighborhood Planning Unit (NPU) W, Atlanta City Council District 5.
- **Property size and physical features:** The subject parcels total approximately 2.5 acres and are developed with a single family residential structures. The topography of the properties is relatively level with a number of mature trees located throughout.
- **Current/past use of property:** The parcel is currently developed with single-family residential structures and has a Traditional Neighborhood Land Use 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). The parcels are adjacent to the City of Atlanta boundaries to the north. The surrounding parcels within the City to the north are zoned R-4 (Single Family Residential) and have a land use designation of Single Family Residential.
- **Transportation system:** Oakfield Drive and Stokeswood Avenue are two-lane local roads without sidewalks. MARTA provides bus service along nearby Moreland Avenue and Flat Shoals Avenue.

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.
- **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, **1096 Oakfield Drive, 1099 Oakfield Drive, 1102 Oakfield Drive, 1105 Oakfield Drive, 1106 Oakfield Drive, 1117 Oakfield Drive, 1123 Oakfield Drive, 838 Stokeswood Avenue, and 839 Stokeswood Avenue** is adjacent to a Conservation area/urban Neighborhood and is consistent with this description. 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.”

- **NPU W Policies:** The proposed Single-Family Land use designation is compatible with the NPU-W policies to:
 - W-1: Preserve the single-family and low-density character of the Ormewood Park, East Atlanta, Woodland Hills, Custer Avenue, McDonough, Guice, Benteen, Boulevard Heights, and Grant Park neighborhoods.

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

NPU RECOMMENDATION: NPU W voted to approve the amendment at its September 26, 2018 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
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TIM KEANE
COMMISSIONER

KEISHA LANCE BOTTOMS
MAYOR

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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-1553 / CDP-18-035- 88 and 94 Lucy Street, S.E. and 426 and 430 Todd Street, S.E.
DATE: October 8, 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 **88 and 94 Lucy Street, S.E. and 426 and 430 Todd Street, S.E.** from the Medium Density Residential 0-16 units per acre land use designation to the High Density Residential land use designation and for other purposes (Z-18-56). This land use amendment is being done in conjunction with rezoning this parcel from RG-3/BL (Residential General Sector 3/BeltLine Overlay) zoning district to MR-4A/BL (Multi-family Residential/BeltLine Overlay) zoning district (Z-18-56) to allow construction of a 30-unit multi-family residential development.

FINDINGS OF FACTS:

- **Property location:** The subject property fronts on the east side of Lucy Street, SE. and begins at the intersection of Todd Street, SE and Lucy Street, SE. The site is located in Land Lot 45, 14th District in Fulton County, Georgia within the Sweet Auburn neighborhood of NPU-M, Council District 5.
- **Property size and physical features:** The subject site includes four parcels that total approximately 0.32 acres. The site is currently developed with two single family residential structures on parcels on the western portion of the subject site parcels, land is vacant and undeveloped on the eastern portion of the subject site. Lot topography varies across the site.
- **Current/past use of property:** The site has been used for residential uses. Staff is not aware of any other prior uses of the site.
- **Surrounding zoning/land uses:** To the west, north, and east the parcels have a Medium Density Residential land use with a R-5 (Two-Family Residential) zoning. To the northwest, there is Medium Density Residential land use with MR-4A-C (Multifamily Residential Sector 4A-Conditional) zoning. To the south, across Todd Street, the parcels have Low Density Commercial land use designation with I-1 (Light Industrial) zoning.

- **Transportation system:** Lucy Street and Todd Street are both two-lane, local streets with sidewalks along the both sides. The area is served by transit with MARTA bus service along Jackson Street (route #99), and the King Memorial Transit Station is located within a ¼ mile.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The surrounding parcels along Lucy Street, Jackson Street, and Fitzgerald Street have Medium Density Residential 0-16 units per acre future land use designation, but due to a recent rezoning and CDP land use amendment (CDP-16-38), a nearby area of Jackson Street just to the west has High Density Commercial land use designation. The proposed land use designation is compatible with the surrounding multifamily land uses and development of the area.
- **Effect on adjacent property and character of neighborhood:** The proposed land use amendment would not have a negative effect on adjacent properties as many of the existing properties are currently multi-family with similar density, including the multi-family buildings to the north and west on Lucy and Jackson Street. The proposal is also consistent with the recommended zoning in the redevelopment plan for the area.
- **Suitability of proposed land use:** The High Density Residential land use designation reflects the proposed zoning change and is aligned with the intent of the adopted redevelopment plan and the existing character of the area as a Traditional Neighborhood Redevelopment.
- **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, **88 and 94 Lucy Street, S.E. and 426 and 430 Todd Street, S.E.** is located within the Urban Neighborhood 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.”

- **Consistency with City’s land use policies:** The Character Area for this property is Traditional Neighborhood Redevelopment and Transit Oriented Development. Policies that support the land use amendment for Traditional Neighborhood Redevelopment are:
 - Preserve the residential character of Traditional Neighborhoods
 - Promote diversity of housing types
 - Protect single-family detached residential neighborhoods from encroachment by non-residential uses, incompatibly scaled residential development.

Policies that support the land use amendment for Transit Oriented Development are:

- Support a complementary, well-integrated mix of land uses within ½-mile walking distance of the transit station.
- Provide a range of relatively higher intensity uses that are transit supportive.

Butler Auburn Redevelopment Plan: These parcels are within the Butler-Auburn Development Plan Update (2005). The plan recommends low to medium density residential development for this area. However, the plan also recommends MR-4 (Multi-family Residential Sector 4) zoning which is compatible with High Density Residential land use. The proposed High Density Residential land use is compatible with the surrounding land uses and it fulfills the intent of the Butler-Auburn Redevelopment Plan.

BeltLine Subarea 5 Master Plan: The BeltLine Subarea 5 Master Plan recommends Residential 5-9 stories for this parcel and surrounding area to the north, east, and west.

Applicable NPU-M policies: None are relevant to the proposed amendment to High Density Residential land use.

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

NPU Recommendation: NPU-M voted to approve the land use amendment at its August 27, 2018 monthly meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

TIM KEANE
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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-1554 / CDP-18-036- 1810 Anderson Avenue NW
DATE: October 8, 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 **1810 Anderson Avenue, N.W.** from the Low Density Residential 0-8 units per acre land use designation to the Medium Density Residential land use designation in order to facilitate the rezoning of the parcel to RG-3 (Residential General Sector 3) per Z-18-58 to construct a multi-family affordable senior housing development consisting of 100 units.

FINDINGS OF FACTS:

- **Property location:** The subject property fronts on Anderson Avenue and is on the south side of Waterbury Drive and the east side of Penelope Drive. The site is located in Land Lot 173 of the 14th district of Fulton County within the Penelope Neighbors Neighborhood of NPU J and Council District 3.
- **Property size and physical features:** The subject site includes one parcel totaling 5.7 acres. The site is currently undeveloped. The parcel is vegetated with grass and large trees along the southern property line.
- **Current/past use of property:** The site is currently vacant. According to the applicant, the site was developed with 17 two story buildings with multi-family housing that were demolished in 2001 due to their poor condition. Staff is not aware of any other prior uses of the site.
- **Surrounding zoning/land uses:** To the north of the subject site the parcel has a Medium Density Residential land use and R-3 (Single Family Residential) zoning. The land use for this parcel 31 Anderson /AKA 1821 Anderson was amended per CDP-10-07, to allow for the construction of a nursing home. To the south and east, the parcels have a Low Density Residential Land use and R-4 (Single Family Residential) zoning. To the east, the parcels have a Single Family Residential land use and R-4 (Single Family Residential) and RG-2 (Residential General Sector 2) zoning. Diagonally to the northwest, the parcel has an Open Space land use designation for Anderson Park.

- **Transportation system:** Anderson Avenue, Waterbury Drive and Penelope Drive are all local streets. West Lake Avenue to the east is a collector street. MARTA bus #867 serves the area and the West Lake MARTA station is located less than a ¼ mile to the south.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** While most many of the surrounding properties have a Low Density Residential and Single-Family land use designations, the senior housing will have a minimal impact to the surrounding uses. In addition, the proposed land use is consistent with the land of the Sadie Mays nursing home to the north of the subject site.
- **Effect on adjacent property and character of neighborhood:** The Medium Density Residential Land Use designation should not have an adverse effect on adjacent property nor the character of the neighborhood. The development of a vacant parcel with affordable senior housing will be beneficial to many of the residents of the neighborhood and surrounding area.
- **Suitability of proposed land use:** The Medium Density Residential land use designation reflects the proposed zoning change and is aligned with the intent of the proposed Westside Revive- A Master Plan for Council District 3 currently underway and the existing character of the area as a Traditional Neighborhood Redevelopment.
- **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, **1810 Anderson Avenue, N.W.** is located within the Urban Neighborhood 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.”

- **Consistency with City’s land use policies:** The Character Area for this property is Traditional Neighborhood Redevelopment. Policies that support the land use amendment for Traditional Neighborhood Redevelopment are:
 - Preserve the residential character of Traditional Neighborhoods
 - Promote diversity of housing types
 - Support the preservation and the development of senior housing units and affordable housing units.

Westside Revive- A Master Plan for Council District 3 (underway): The Subarea 1, where Penelope Neighbors is located, identified this parcel as being vacant and needing redevelopment. The Plan recommends a Medium Density Land Use designation for this parcel.

Applicable NPU-J policies: Preserve the single-family and low-density residential character of the Grove Park, West Lake, Dixie Hills, Urban Villa and Pine Acres, Penelope Neighbors and Center Hill neighborhoods.

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

NPU Recommendation: NPU-J voted to approve the land use amendment at its August 28, 2018 monthly meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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TIM KEANE
COMMISSIONER

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-1555 / CDP-18-037- 556 TRABERT AVE NW
DATE: October 8, 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 **556 Trabert Ave, N.W.** from the Single Family Residential land use designation to the High Density Residential land use designation and for other purposes (Z-18-61). This land use amendment is being done in conjunction with rezoning this parcel from R-4/BL (Single Family Residential/Beltline Overlay) District to MR-4B/BL (Multifamily Residential/Beltline Overlay) District (Z-18-61) to allow construction of a 34-unit, four-story townhouse residential development. The new proposal adds one additional parcel (556 Trabert Avenue) and will replace the original design submitted to the Office of Zoning and Development and rezoned in 2017 for 36 units (Z-17-28). A revised site plan submitted on October 2, 2018, shows 28 units with one and a half units and 7 parking spaces at 556 Trabert Ave.

FINDINGS OF FACTS:

- **Property location:** The subject property fronts on the south side of Trabert Avenue, N.W., beginning approximately 270 feet from the southeast corner of Northside Drive, N.W. and Trabert Avenue, N.W. The site is located in Land Lot 148, 17th District of Fulton County, Georgia within the Loring Heights neighborhood of NPU-E and Council District 8.
- **Property size and physical features:** The subject parcel is approximately 0.184 acres and is currently developed with a two-story, single-family residential structure. The site will join an assemblage of approximately 1.34 acres for a total lot area of 1.52 acres. The site is landscaped with numerous mature trees and shrubs scattered throughout. The lot topography varies with multiple grade changes across the site.
- **Current/past use of property:** Staff is unaware of any prior uses for the property other than residential use.
- **Surrounding zoning/land uses:** The surrounding parcels to the immediate west and north along Trabert Avenue, N.W. have a Single Family Residential land use designation with a R-4 (Single-Family Residential) zoning. To the south is an industrial land use with I-1 (Light Industrial) zoning. The parcels

to the west were recently amended from Low Density Commercial to High Density Residential per CDP-17-22 and rezoned MR-4A-C per Z-17-28. The subject parcel is proposed to become part of the MR-4-A-C development to the west. Further to the west along Northside Drive, the land use is Low Density Commercial with I-1 (Light Industrial) zoning. All immediate parcels in the area fall within the BeltLine Overlay Zoning District.

- **Transportation system:** Trabert Avenue is a two-lane local street with no sidewalks. MARTA bus routes #37 (Defoors Ferry Road/Atlantic Station) and #94 (Northside Drive) run along Northside Drive with the nearest stop located at the intersection of Trabert Avenue and Northside Drive. The nearest MARTA transit station is the Arts Center Station, located over a mile southwest of the parcels.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed High Density Residential Future land use is compatible with the High Density Residential future land uses to the west and south. Additionally, there is existing High Density Residential to the north of Deering Road and beyond the industrial land use to the southeast.
- **Effect on adjacent property and character of neighborhood:** 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. As part of the larger development (including the parcels to the west), the proposed Land Use designation could have a positive effect on the surrounding neighborhood if the development is considerate of the immediately adjacent single-family homes.
- **Suitability of proposed land use:** The High Density Residential land use designation reflects the proposed zoning change and aligns with some CDP character area policies. However, it does not entirely reflect the recommendations of the Loring Heights Neighborhood Master Plan, which recommends 5-9 story Mixed-Use with 6 stories along Northside Drive, stepping down toward single family houses with a 3-story transition, and single family residential for this parcel. The proposed High Density Residential may be suitable with design that incorporates appropriate transition to the adjacent single-family residential. Further, this proposal is consistent with CDP-17-22 and rezoned MR-4A-C per Z-17-28 which this lot will be combined with to complete the development. The revised site plan has less development on this site and provides more a transition in the way of parking to the adjacent Single Family home
- **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, **556 Trabert Ave, N.W.** is located within an Urban Neighborhood 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.”

- **Consistency with City's land use policies:** The Character Area for this property is Traditional Neighborhood Existing. Policies that support the land use amendment to higher density use for Traditional Neighborhood Existing 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 2016 CDP Traditional Neighborhood Existing Character Area policies states that “Missing Middle housing that is compatible with the size and scale of the neighborhood can provide a transition at edges and corridors.” The proposed higher density land use and associated residential structures could address a growing demand for “Missing Middle” type housing that is compatible in scale with single-family homes and that can serve as a buffer between single family and higher intensity uses.

Loring Heights Neighborhood Master Plan: Loring Heights Neighborhood Master Plan (2012) recommends 5-9 story Mixed-Use with 6 stories along Northside Drive, stepping down toward single family houses with a 3-story transition. The Plan recommends changing the land use of 568 and 576 Trabert Avenue to the west from Low Density Commercial to Mixed Use High Density and 560 Trabert Avenue (immediately west of the subject parcel) from Single Family Residential to Mixed Use High Density. The density for High Density Residential land use designation is similar to the density for the Mixed Use High Density recommended in the plan.

The Loring Heights Neighborhood Master Plan Land Use Policies that support this land use amendment include:

- Encourage a mix of land uses;
- Provide height transitions from new development to residential core areas; and
- Utilize Quality of Life Zoning Districts.

BeltLine Subarea 8 Master Plan: This plan does not recommend land use or zoning changes for this parcel.

Applicable NPU-E policies: None are applicable to this proposed land use amendment.

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

NPU Recommendation: NPU-E voted not to oppose the land use amendment at its October 2, 2018 monthly meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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TIM KEANE
COMMISSIONER

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-1556 / CDP-18-038- HAMPTON AND NORTHSIDE DRIVE
DATE: October 8, 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 **1040 Hampton St, 1044 Hampton St, 1050 Hampton St, 1054 Hampton St, 1058 Hampton St, 1064 Hampton St, 1070 Hampton St, 1074 Hampton St, 1078 Hampton St, 1057 Northside Dr. and 1067 Northside Drive** from the Medium Density Residential 0-8 Units Per Acre land use designation to the Mixed Use High Density land use designation and **1008 Hampton St, 1010 Hampton St, 1014 Hampton St, 1016 Hampton St, 1020 Hampton St, 1026 Hampton St, 1036 Hampton St, 1011 Northside Dr. and 1015 Northside Dr.** from the Low Density Commercial to the Mixed Use High Density Land Use designation. This land use amendment is being done in conjunction with the rezoning of this parcel from MR-3-C/SPI-8 (Multifamily Residential Conditional/Home Park Special Public Interest District) and MRC-2-C/SPI-8 (Mixed Residential Commercial Conditional/Home Park Special Public Interest District) to MRC-3/SPI-8 (Mixed Residential Commercial/Home Park Special Public Interest District) to allow for the construction of a 174-unit multifamily residential development and 2,800 square feet commercial use with approximately 212 parking space within a wrapped parking structure per (Z-18-62).

FINDINGS OF FACTS:

- **Property location:** The subject property fronts on the east side of Northside Drive and the west side of Hampton Street between 10th street and Ethel Street. The parcels are located in Land Lot 149, 17th District in Fulton County, Georgia within the Home Park neighborhood of NPU-E, Council District 3.
- **Property size and physical features:** The subject site consists of twenty (20) parcels of approximately 2.16 acres. Most parcels are developed with residential structures while some are vacant. Lot topography varies across the site.
- **Current/past use of property:** The site has been used for residential and commercial uses. 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 vary. To the West and across Northside Drive, the parcels have a Mixed-Use land use designation with a Light Industrial zoning district (I-1) and PD-MU zoning. To the North, the parcels have a Mixed-Use land use with parcels Commercial zoning (C-2). To the east, the parcels have a Low Density Residential land use designation with a Two Family Residential/Home Park Special Public Interest 8 (R-5/ SPI 8) zoning with and developed with single family and low density residential uses. To the south, the parcels have a Low Density Commercial with Commercial zoning (C-2).

Transportation system: Hampton Street is categorized as a local street. Northside Drive, a State Route, is categorized as an arterial street. Sidewalks are located intermittently on both roads. MARTA bus route 12 operates on 10th street and route 94 along Northside Drive.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Mixed Use High Density is compatible with Mixed Use land use across Northside Drive. However, the intensity of this land use can be incompatible with the Low Density Residential across Hampton Street and the Home Park neighborhood.
- **Effect on adjacent property and character of neighborhood:** The proposed rezoning and land use amendment for the purpose of redeveloping the site with a multi-family residential housing intended for students is an appropriate use fronting on Northside Drive. The proposed development is in-line with existing and proposed surrounding developments and it would contribute to the mixture of uses along Northside Drive. Since this is a “single loaded street” transitional height plane requirements will control development on the west side of Hampton Street.
- **Suitability of proposed land use:** The proposed Mixed Use High Density land use designation is suitable along Northside Drive. The proposed land use is also consistent with other land uses along Northside Drive and will make land use recommendations consistent in this area of the corridor.
- **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 parcels south of 11th street have with the Core area (Growth Area). Core area is described as follows:

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

In addition, according to the Atlanta City Design map, the parcels north of 11th street have an Urban areas (Conservation) 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."

- **Consistency with City's land use policies:** In the 2016 CDP, the parcel is located in two Character Areas- Traditional Neighborhood Existing – parcels between Ethel and 11th Street and Intown Corridor-parcels south of 11th street. The parcels between Ethel and 11th Street are not consistent with the Traditional Neighborhood Existing Character area. The 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 do not support the land use amendment are:
 - Preserve the residential character of Traditional Neighborhoods
 - Protect single-family detached residential neighborhoods from encroachment by non-residential uses, incompatibly scaled residential development.
 - Encourage new housing development that is compatible with the character of existing neighborhoods.

The Character Area for the parcels south of 11th Street are designated as Intown Corridor. Land uses along Intown Corridors range from multi-family residential, to institutional, office and commercial uses. Many houses of worship are located along In-Town Corridors. 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

The Greater Home Park Master Plan has a goal to champion development that enhances the multi-faceted character of Greater Home Park. To achieve this goal, it recommends creating an overall design framework and an action to identify a framework of character districts. The plan states that "the character districts emphasize that Greater Home Park is a community of communities. It is a blend of distinct and varied, but complementary uses. Future development in each district should preserve its physical context and function".

These parcels are in the Mixed-Use District character district. The character district illustration identifies the Mixed Use/Live Work District as a compact blend of converted industrial buildings, non-traditional housing, artists' studios, galleries, and neighborhood-oriented, pedestrian-scale retail. These parcels are in the Hemphill Triangle. The plan states that "the design reinforces 14th Street and Northside Drive as a focal point, while preserving existing single-family homes". On Hampton Street, between Ethel and 11th street, the plan shows single family homes.

Westside Revive- A Master Plan for Council District 3 (underway): In this plan Home Park is located in Subarea 4. The plan states that the parcels fronting on the east side of Northside Drive have an Area Activity Center Development Character Area. This Character Area is defined as: Medium-density mixed-use districts that serve more than one neighborhood, are generally served by transit, and

frequently contain regional destinations. There are several places where this is appropriate in District 3, although always in limited quantities and always with consideration to neighborhood buffers and transitional height planes. In addition, for the parcels south of 11th street, the Plan recommends a land use amendment from Low Density Commercial to Medium Density Residential

Applicable NPU-E policies:

- Preserve the single-family and low-density residential character of the Ansley Park, Sherwood Forest, Brookwood Hills, Ardmore, Loring Heights, Midtown, Brookwood, and Home Park neighborhoods.
- Provide landscaped or architectural buffers between diverse land uses in order to minimize impacts on residential areas.

STAFF RECOMMENDATION: APPROVAL of the amendment from Medium Density Residential 0-8 units per acre to the Mixed Use High Density Land Use designation and from Low Density Commercial to the Mixed Use High Density Land Use designation.

NPU Recommendation: NPU-E voted to no to oppose the land use amendment at their July 3rd, 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-1557 / CDP-18-39 3000 Martin Luther King Jr., Drive S.W.
DATE: October 8, 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 **3000 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 to facilitate the rezoning of the parcel from the RG-3 (Residential General Sector 3) District to the C-1 (Community Business) District the (Z-18-64) to allow for the installation of a new electronic sign for an existing mortuary.

FINDINGS OF FACT:

- **Property Location:** The property fronts on the southeastern side of Martin Luther King Jr, Drive, S.W. and west of the corner with Sheffield Drive. It is located in Land Lot 212 and 237, 14th District Fulton County, Georgia within the Harland Terrace neighborhood of NPU-I, Council District 10.
- **Property size and physical features:** The site is approximately 5.32 acres and is currently developed with a mortuary. Lot topography varies across the site and the rear of the lot is heavily planted with trees.
- **Current/past use of property:** The site has been used for commercial uses. Staff is not aware of any other prior uses of the site.
- **Surrounding zoning/land uses:** The land use designation for the surrounding properties is Mixed Use with C-1 (Community Business) zoning to the west, Medium Density Residential with RG-3 (Residential General Sector 3) zoning to the north and east, and Single Family Residential with PD-H (Planned Development Housing) zoning to the south. Further to the east, parcels have Low Density Commercial land use and C-1 (Community Business) zoning.
- **Transportation system:** Martin Luther King, Jr. Drive, S.W. is a four-lane minor arterial with sidewalks along both sides. The Hamilton E. Holmes MARTA Station is located approximately three miles from the subject site.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Low Density Commercial future land use is compatible with the surrounding Mixed Use and Low Density Commercial land uses.
- **Effect on adjacent property and character of neighborhood:** The proposed land use and zoning changes would allow for the existing funeral home to have conforming zoning and signage. Staff is of the opinion that will be no adverse effects on adjacent properties or the 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, **3000 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. However, the proposed land use is consistent with existing zoning districts and land use on immediately adjacent property.

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-I policies listed in the CDP include:

- I-2 Encourage infill development that is compatible with surrounding areas.

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

NPU RECOMMENDATION: NPU I voted to support the land use amendment at its September 19, 2018 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning





Department of
CITY PLANNING

TIM KEANE
COMMISSIONER


KEISHA LANCE BOTTOMS
MAYOR

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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-1558 / CDP-18-040- 1314 Donald Lee Hollowell Parkway, N.W., 1310 Donald Lee Hollowell Parkway, N.W., 1308 Donald Lee Hollowell Parkway, N.W., 579 Pierce Avenue, N.W., 525 Pierce Avenue, N.W. and 505 Pierce Avenue, N.W.

DATE: October 8, 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 **1314 Donald Lee Hollowell Parkway, N.W., 1310 Donald Lee Hollowell Parkway, N.W., 1308 Donald Lee Hollowell Parkway, N.W., 579 Pierce Avenue, N.W., 525 Pierce Avenue, N.W. and 505 Pierce Avenue, N.W.** from the Open Space land use designation to the Medium Density Residential land use designation and for other purposes (Z-18-75). This land use amendment is being done in conjunction with rezoning this parcel from the R-4A/BL (Single Family Residential/Beltline Overlay) and MRC-1/BL (Multifamily Residential/BeltLine Overlay) to MR-3/BL (Multifamily Residential/BeltLine Overlay) (Z-18-75) to allow construction of 177 residential units.

FINDINGS OF FACTS:

- **Property location:** The subject property fronts on the south side of Donald Lee Hollowell Parkway NW and the eastern side of Pierce Avenue NW. The property is located in Land Lots 143 and 144 of the 14th District of Fulton County, in the Bankhead Neighborhood of NPU-K, Council District 9.
- **Property size and physical features:** The subject site consists of nine (9) parcels totaling approximately 8.2 acres. The site is currently developed with several structures. Topography of the lot varies across the site and slopes toward Proctor Creek, which runs through the eastern portion of the site. There are numerous mature trees and other vegetation, particularly on the southern portion of the site.
- **Current/past use of property:** The site has been used for commercial uses. Staff is not aware of any other prior uses of the site.
- **Surrounding zoning/land uses:** North of Donald Lee Hollowell Parkway the future land use designations are Mixed Use and Open Space with MRC-3 (Mixed Residential Commercial, Sector 3) zoning. To the west, the land use is Low Density Commercial with MRC-1 (Mixed Residential

Commercial, Sector 1) on Donald Lee Hollowell Parkway and to the southwest and south the land use designation is Low Density Residential with R-4A (Single-Family Residential) zoning. To the east is Open Space land use with R-4A zoning and Open Space with MRC-1 zoning east along Donald Lee Hollowell.

- **Transportation system:** Donald Lee Hollowell Parkway is classified as an arterial street, and Pierce Avenue is a local street. There are sidewalks along both sides of Donald Lee Hollowell Parkway but not along Pierce Avenue. The area is served by MARTA rail via the Bankhead Station, which is about 0.1 mile from the corner of Donald Lee Hollowell Parkway and Pierce Avenue. MARTA bus routes #26 and #50 run along Donald Lee Hollowell Parkway.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The surrounding parcels along Donald Lee Hollowell Parkway have higher intensity land use designation and zoning and include commercial businesses, while the areas to the south and west have lower intensity land use and zoning with single family homes. The proposed Medium Density Residential land use designation would be compatible with the intensity of nearby development and would provide a transition in density between higher intensity development along Donald Lee Hollowell and the Low Density and Single Family Residential to the south and west.
- **Effect on adjacent property and character of neighborhood:** The proposed land use amendment to Medium Density Residential would not have a negative effect on adjacent properties. It aligns with the development pattern along this major corridor and reflects the recommendations of multiple plans for the area.
- **Suitability of proposed land use:** The proposed increase in land use intensity is supported by the recommendations from the BeltLine Subarea 10 Master Plan and the Donald Lee Hollowell Parkway Redevelopment Plan. An amendment to higher density also aligns with the policies of the Intown Corridor and Transit Oriented CDP character areas for this site.
- **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 northern portion, **1308, 1310 and 1314 Donald Lee Hollowell Parkway, N.W.**, is located within a Growth Area-Corridor, while the southern half of the site, **505 and 525 Pierce Avenue, N.W.**, is located within the Urban Neighborhood Conservation 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.”

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.”

The Atlanta City Design also calls for future High Capacity Transit along Donald Lee Hollowell Parkway, which is adjacent to the site.

- **Consistency with City’s land use policies:** The proposed land use change is supported by the 2016 CDP for areas designated as Redevelopment Corridor, Traditional Neighborhood Redevelopment, and Transit-Oriented. The character area for the northern part of the site along Donald Lee Hollowell is Redevelopment Corridor and Traditional Neighborhood Redevelopment to the south along Pierce. Primary land uses identified as proper designations for Redevelopment Corridors include Community facilities, commercial uses, institutional, medium-density mixed use residential/commercial, medium-density residential, high-density residential as appropriate and senior housing and offices. 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.

Primary land uses identified as proper designations for Traditional Neighborhood Redevelopment 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 (TOD) charter area. TOD land use policies suggest the placement of the highest densities at the center with 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 provide workforce and affordable housing. The Bankhead MARTA station is designated a Town Center Station typology, defined as nodes of dense, active, mixed use development.

BeltLine Subarea 10 Master Plan: The BeltLine Subarea 10 Master Plan (2010) recommends 1-4 story mixed use for the majority of the northern portion of this site as well as park space for the southern portion of the site. It also recommends a multi-use trail along Proctor Creek.

Bankhead LCI: The Bankhead MARTA Station Transit Area LCI Study (2006) recommended amending the land use and zoning from Low Density Commercial and Low Density Residential to the current Open Space land use designation. The plan recommends using the Proctor Creek floodplain and stream buffer to create a greenway, including trails, to connect Maddox Park to Grove Park and beyond.

Donald Lee Hollowell Redevelopment Plan: For the subject parcels, the Donald Lee Hollowell Parkway Redevelopment Plan (2003) recommended Low Density Commercial for the parcels along Donald Lee Hollowell Parkway, Low Density Residential to the south along Pierce Avenue, and Open Space further south. It recommends a greenway along Proctor Creek and higher density uses near the MARTA station.

Applicable NPU-K policies: NPU-K policies relevant to this proposed amendment to Medium Density Residential Land use include:

- K-1: Preserve the single-family and low-density residential character of the following neighborhoods: Hunter Hills, Mozley Park, Knight Park/Howell Station, Bankhead, Westin Heights, and Washington Park Historic District.
- K-2: Provide landscaped and architectural buffers between commercial, industrial and residential uses, and correct neighborhood gateway signs.
- K-3: Prevent encroachment of commercial uses into residential areas, and discourage higher density uses in designated single family and low density residential areas.
- K-19: Wherever possible, increase greenspace, as well as community participation in existing parks.

STAFF RECOMMENDATION: APPROVAL OF THE AMENDMENT FROM OPEN SPACE TO MEDIUM DENSITY RESIDENTIAL LAND USE DESIGNATION

NPU Recommendation: NPU-K voted to support the land use amendment at its September 18, 2018 monthly meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING


TIM KEANE
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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-1559/CDP-18-41 387 and 395 James P. Brawley Drive NW
DATE: October 8, 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 387 and 395 James P. Brawley Drive NW from the Low Density Residential 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 from R-4A (Single Family Residential) to RG-3 (Residential General Sector 3) (Z-18-81) to allow for the redevelopment of a boarded multi-unit development and provide workforce housing in the neighborhood.

FINDINGS OF FACT:

- Property location: The property fronts on the east side of James P. Brawley Drive NW between Neal Street and Jones Avenue. It is located in Land Lot 111 of the 14th District of Fulton County, in the English Avenue neighborhood of NPU-L and in Council District 3.
- Property size and physical features: The parcels total approximately 1.41 acres in size. #395 is developed with three vacant two-story multi-family structures and #387 has a boarded up single-family house. There are trees on the eastern and northern portion of the site. The topography is relatively level throughout the property.
- 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. The vacant single-family home was also used for residential purposes. Staff is unaware of any previous uses.
- Surrounding zoning/land uses: The land use designation for the parcels to the north, south and east in the same block is Low Density Residential with R-4A (Single Family Residential) zoning. To

the west, the parcels have a Single Family Residential land use with R-4A (Single Family Residential) zoning.

- Transportation system: James P. Brawley Drive NW is a two-lane local street with sidewalks. MARTA bus route #51 runs along Joseph E. Boone Blvd. 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 Medium Density Residential future land use differs from the immediately surrounding land uses of Single Family Residential and Low Density Residential but would create an opportunity for reuse of a previous multi-family residential use at this location. The surrounding area includes single family and multifamily residential land uses one next to the other, 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 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 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.
 - 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.
- 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 THE LAND USE AMENDMENT FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU L did not vote its September 11, 2018 meeting. The land use amendment will be on the NPU L October agenda.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

TIM KEANE
COMMISSIONER

KEISHA LANCE BOTTOMS
MAYOR

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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-1560 / CDP-18-042- 2000 and 2012 MEMORIAL DRIVE SE
DATE: October 8, 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 **2000 and 2012 Memorial Drive, S.E.** from the Single Family Residential land use designation to the High Density Residential land use. This land use amendment is being done in conjunction with rezoning this parcel from the R-4 (Single Family Residential) District to MR-4B (Multi-family Residential) District (Z-18-087) to allow construction of 66 residential units.

FINDINGS OF FACTS:

- **Property location:** The subject property fronts on the north side of Memorial Drive S.E., east of the intersection of S. Howard Street, S.E. and west of Palatka Street, S.E. The property is located in Land Lot 206 of the 15th District of DeKalb County, in the Kirkwood Neighborhood of NPU-O, Council District 5.
- **Property size and physical features:** The subject parcels are approximately 2.7 acres. The lot is currently developed with a brick single-story structure used for religious purposes and a single-story structure toward the rear of the parcel. The topography of the lot varies, large trees are located throughout the parcels. Vehicular access to the property is currently available via a paved driveway located west of the primary structure and on Memorial Drive.
- **Current/past use of property:** Staff is unaware of any prior uses for the property other than an institutional use.
- **Surrounding zoning/land uses:** To the west, and east of the subject site the parcels have a Single Family Residential land use with a R-4 (Single-Family Residential) zoning and to the north the parcels fronting on Bixby Terrace have a Single Family Residential land use with a R-4A (Single-Family Residential) zoning. To the south, the parcels are in unincorporated Dekalb County and have a residential use.

- **Transportation system:** Memorial Drive is classified as an arterial street while S. Howard Street, S.E. and Palatka Street, S.E. are designated as local streets. MARTA bus service is provided along Memorial Drive by route #21 (Moreland Ave/Inman Park). The Inman Park-Reynoldstown MARTA station is located approximately a half mile from the site.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The adjacent parcels along S. Howard Street, Palatka Street, Bixby Terrace and Memorial Drive have Single Family Residential land uses. The proposed High Density Residential allows for development with a much higher density. No parcels along this section of Memorial Drive have a High Density Residential land use. Therefore, the proposed land use is not compatible with surrounding Single Family Residential parcels.
- **Effect on adjacent property and character of neighborhood:** The proposed High Density Residential land use amendment would 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. The depth of the parcel would bring higher density development into a Single Family Residential Area.
- **Suitability of proposed land use:** The proposed MR-4B (Multi-Family Residential) rezoning would be incompatible with the surrounding Single Family Residential land 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, **2000 and 2012 Memorial Drive, S.E.** is located within two a Growth Area-Corridor and Urban. 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.”

Urban areas 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."

- **Consistency with City's land use policies:** In the 2016 CDP, the parcel is located in two Character Areas- Traditional Neighborhood Existing and Intown Corridor. The proposed development is not consistent with the Traditional Neighborhood Existing Character area. The 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 do not support the land use amendment are:
 - Preserve the residential character of Traditional Neighborhoods
 - Protect single-family detached residential neighborhoods from encroachment by non-residential uses, incompatibly scaled residential development.
 - Encourage new housing development that is compatible with the character of existing neighborhoods.

The Character Area for the portion of the parcel that fronts on Memorial Drive is Intown Corridor. Land uses along Intown Corridors range from multi-family residential, to institutional, office and commercial uses. Many houses of worship are located along In-Town Corridors. 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

Applicable NPU-O policies:

- Preserve the Single Family and Low Density residential character of NPU-O.
- Preserve the single family and low density residential character of Kirkwood. Prevent encroachment of commercial and other uses into single family and low density residential areas.
- Discourage spot zoning.

STAFF RECOMMENDATION: DENIAL OF THE AMENDMENT FROM SINGLE FAMILY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION and RECOMMENDS APPROVAL OF SUBSTITUTE AMENDMENT FROM SINGLE FAMILY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL LAND USE DESIGNATION

NPU Recommendation: NPU-O voted to approve the land use amendment at their August 28th, 2018 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning

KEISHA LANCE BOTTOMS
MAYOR




Department of
CITY PLANNING

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TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development 
SUBJECT: 18-O-1561 / CDP-18-043- 689 ANTONE STREET N.W. AND 701 ANTONE STREET N.W.
DATE: October 8, 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 689 Antone Street N.W. and 701 Antone Street N.W. from the Industrial land use designation to the Medium Density Residential land use designation and for other purposes (Z-18-91). This land use amendment is being done in conjunction with rezoning this parcel from the I-1 (Light Industrial) District to MR-3 (Multi-family Residential) District (Z-18-91) to allow construction of 16 residential townhome units.

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 – NOVEMBER 2018.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

TIM KEANE
COMMISSIONER

KEISHA LANCE BOTTOMS
MAYOR

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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-1562 / CDP-18-044- 889 Bowen Street N.W
DATE: October 8, 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 889 Bowen Street N.W. from the Industrial land use designation to the Mixed Use Medium Density land use designation (Z-18-93).

FINDINGS OF FACT:

The applicant has requested a withdrawal of the application. Staff is supportive of this request.

STAFF RECOMMENDATION: FILE OF THE APPLICATION

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

TIM KEANE
COMMISSIONER

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 *[Signature]*
SUBJECT: **18-O-1535 / CDP-18-046- CD 12 NEIGHBORHOOD BLUEPRINT PLAN FOR ADAIR PARK, CAPITOL VIEW, CAPITOL VIEW MANOR AND SYLVAN HILLS**
DATE: October 8, 2018

Summary:

The Office of Zoning and Development recommends the Council District 12 Neighborhood Blueprint Plan for Adair Park, Capitol View, Capitol View Manor and Sylvan Hills for adoption and incorporation into the 2016 CDP through 18-O-1535.

Findings of Fact:

The Council District 12 Neighborhood Blueprint Plan is a planning study led by District 12 Councilmember Joyce Sheperd and the City of Atlanta Department of City Planning. The study area is made up of the four neighborhoods of Adair Park, Capitol View, Capitol View Manor, and Sylvan Hills. These neighborhoods total approximately 1,857 acres and are located southwest of downtown Atlanta in NPUs V and X. The plan focuses on the redevelopment potential at existing neighborhood commercial nodes.

Plan Purpose: The CD 12 Neighborhood Blueprint Plan represents the collective vision, policies and strategies that will guide future development of the neighborhoods of Adair Park, Capitol View, Capitol View Manor, and Sylvan Hills. It captures the history of the neighborhoods, catalogues the community’s assets as well as challenges, and identifies catalytic sites and projects to spur redevelopments at commercial nodes, while maintaining the existing character of the residential neighborhoods. The plan’s vision is to preserve and enhance the unique amenities each neighborhood has to offer, while guiding growth and development opportunities in neighborhood commercial nodes, along Metropolitan Parkway, and along the BeltLine.

Development is happening in and around this area at a growing pace due in part to its prime location near downtown, the airport, and three MARTA Stations (West End, Oakland City, and Lakewood/Fort McPherson) as well as its relative affordability and amenities. Development is expected to increase with the Beltline Westside Trail recently opened, and the new Southside Trail coming soon and with the nearby Pittsburgh Yards, Murphy Crossing, and other major development. Amid these changes, the Blueprint Plan’s neighborhoods are characterized by single-family, and low-density residential development with

small neighborhood commercial nodes. Therefore, this plan articulates the community's future vision and conceptual plans for desired future redevelopment.

Planning Process: The planning team lead by The Sizemore Group 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
- Four Steering Committee meetings to help guide the planning direction and public meetings
- Five Community Meetings – Four meeting were planned initially including a Project Kickoff Meeting, Design Workshop, Review of Draft Recommendations and Concept Plans, and Final Plan Review. A fifth meeting was held in August as an additional opportunity for review and feedback on the plan. Each community meeting had between 50-70 attendees.
- Community Survey – available online and via paper, the survey collected input on current and potential future issues and preferences. 261 people completed the survey.
- Meeting with religious leaders in the community

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

- Informational poster displays located at the Metropolitan Library, Perkerson Park Recreation Center, Perkerson Elementary School, and Sylvan Middle School
- Posters and flyers throughout the community (library, businesses, churches)
- Postcards with the dates of all community meetings were mailed to addresses in the study area
- Fact Sheets
- Meeting notices at NPU sent via email/social media
- Project website

The Plan's Vision is to:

Preserve and enhance the area's affordability and the unique amenities each neighborhood has to offer, while guiding growth and attracting services that improve the quality of life for ALL residents.

Plan goals: The goals of the plan are to:

1. Preserve affordable housing
2. Prevent displacement (particularly seniors) and assist with maintenance/upgrades
3. Preserve great amenities (parks and the Metropolitan Library)
4. Preserve and enhance historic neighborhood characters
5. Incorporate signage and wayfinding - branding
6. Attract neighborhood scale businesses
7. Increase access to fresh food, restaurants, neighborhood services (preserve affordability - keep the money in the neighborhood)
8. Improve pedestrian, bicycle, and transit access

Based on the community goals, listed above, and analysis of issues and conditions, the following strategies were identified as focus areas within the recommendations for each neighborhood:

- **Marketing and Branding-** Unique characteristics, places, and events were identified that make each neighborhood special. Recommendations were developed to emphasize and enhance these characteristics, as means to create a neighborhood brand and identity that could be used to market the area and attract new residents and businesses.
- **Place-keeping-** Building from unique neighborhood attributes identified in marketing and branding, place-keeping recommendations were developed. Place-keeping capitalizes on a local community's assets and opportunities to preserve and enhance a community's sense of identity within. Place-keeping is a community led process that results in physical or programmatic interventions, such as painted crosswalks, signage, and art.
- **Transportation-** Recommendations to improve and create safer and more efficient access and connectivity for pedestrian and vehicular movement were developed.
- **Parks-** Preserving, enhancing, and connecting existing park amenities and green-space, in addition to new green-space opportunities, were key to neighborhood improvement recommendations.
- **Neighborhood Redevelopment Nodes-** Key redevelopment nodes/commercial districts were identified, with the help of market analysis and community input. These nodes have the most potential to become thriving commercial districts, due to visibility from through traffic, high traffic counts, existing structures capable of renovation, existing plans, and investors /developers interested in redevelopment.

Concept Plans and Recommendations:

Based on the community input on visibility, high traffic counts, existing structures capable of renovation, market potential, and investors/developers interested in redevelopment, five priority neighborhood redevelopment nodes were identified. Conceptual redevelopment plans were created for each one.

Adair Park:

- University Avenue at Metropolitan Parkway

Capitol View:

- Dill Avenue at Sylvan Road

Capitol View Manor:

- Dill Avenue at Metropolitan Parkway

Sylvan Hills:

- Sylvan Road at Perkerson Road
- Lakewood Avenue at Metropolitan Parkway

Land Use and Zoning changes: To facilitate the development at the five priority neighborhood redevelopment nodes consistent with the concept plans, changes to the Land Use designation and Zoning classifications for some parcels are recommended

Implementation Recommendations: The plan makes recommendations for Marketing and Branding, Placemaking, Transportation, Parks and Economic Development in order to implement the plan's vision, goals and concept plans.

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 CD 12 Blueprint Plan study area is located in an Urban Neighborhood and also within Corridors 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.”

A section along Metropolitan Parkway in Sylvan Hills is shown as a Growth Cluster called the Crossroads Eco-Development Cluster. Centered on the Crossroads Shopping Center, formerly the Stewart-Lakewood Center, an open-air mall on Metropolitan Parkway near Langford Parkway, the Crossroads Eco-Development Cluster is located along Metropolitan Parkway in Hammond Park, Sylvan Hills, Capitol View, and Capitol View Manor.

The CD 12 Blueprint Plan existing conditions and recommendations are consistent with the Atlanta City Design Plan.

STAFF RECOMMENDATION: APPROVAL of the CD 12 Neighborhood Blueprint Plan for Adair Park, Capitol View, Capitol View Manor and Sylvan Hills and adoption into the 2016 Comprehensive Development Plan

NPU V and X: Voted to Recommend Adoption of the CD 12 Neighborhood Blueprint Plan for Adair Park, Capitol View, Capitol View Manor and Sylvan Hills at their September 2018 meetings.

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 Resources Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development 
SUBJECT: 18-O-1540/CDP-18-47- 1834 Braeburn Circle
DATE: October 8, 2018

PROPOSAL:

An Ordinance by Councilmember Natalyn Archibong to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **1834 Braeburn Circle** to the Low Density Residential Land Use as a result of the petition to annex the parcel into the City of Atlanta and to facilitate zoning of the parcel to the MR-2 (Multifamily Residential) zoning category (Z-18-112).

FINDINGS OF FACT:

- **Property location:** The property to be annexed is east of the City of Atlanta limits fronting Braeburn Circle and Winthrop Drive and along I-20. The property is located in the southwest quadrant of unincorporated DeKalb County adjacent to the City of Atlanta’s East Atlanta neighborhood in Neighborhood Planning Unit (NPU) W, Atlanta City Council District 5.
- **Property size and physical features:** The southern and western portion of the proposed annexation area are located adjacent to the City of Atlanta within unincorporated DeKalb County. To the east the area is bound by Interstate 20. The parcel totals 7.37 acres and there is a rich tree canopy and numerous mature trees throughout the property. The topography of the properties varies.
- **Current/past use of property:** The parcel is currently undeveloped. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** In DeKalb County, the parcels surrounding the proposed area of annexation have a Traditional Neighborhood Land Use designation with MR-2 (Multifamily Residential) zoning. In the City of Atlanta to the south and west of the subject site properties are designated Single Family Residential with a R-4 (Single-Family Residential) zoning.
- **Transportation system:** The subject area can be accessed by Braeburn Circle and Winthrop Drive which are classified as local roads. There are no sidewalks found along Braeburn Circle or Winthrop Drive. Public transit is provided nearby by MARTA via bus route #74.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Low Density Residential land use designation is compatible with the surrounding single and multi-family uses found to the south. Adjacent parcels that are within the boundaries of the City of Atlanta have a Single Family Residential land use and further south along I-20 parcels have a Low Density Residential land use with MR-1 zoning. The proposed land use designation for the subject property is consistent with its current DeKalb County land use.
- **Effect on adjacent property and character of neighborhood:** The proposed Future Land Use designation of Low Density Residential will not have an adverse effect on the character of the adjacent Traditional Neighborhood (DeKalb) designated properties or the surrounding Single-family Residential (Atlanta), 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 proposed Low Density Residential land use designation is suitable for the parcels, the surrounding area and reflect the existing use of the parcels.
- **Consistency with City's land use policies:** The proposed land use change is supported by the 2016 CDP for Character Areas designated Traditional Neighborhood Existing. Primary land uses identified as compatible designations for this type of character area include single-family residential, low-density residential and institutional uses. Traditional Neighborhood Existing Character Area policies that support the land use amendment are:
 - Preserve the residential character of Traditional Neighborhoods.
 - Protect single family detached residential neighborhoods from encroachment by non-residential uses, incompatibly scaled residential development.
 - Ensure 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.
- **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, **1834 Braeburn Circle** is adjacent to a Conservation area/urban Neighborhood and is consistent with this description. 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.”

NPU-W policies: The proposed land use change is supported by NPU-W policies listed in the 2016 CDP. Intown Corridor Character Area policies that support the land use amendment are:

- Preserve the single-family and low-density character of the Ormewood Park, East Atlanta, Woodland Hills, Custer Avenue, McDonough, Guice, Benteen, Boulevard Heights, and Grant Park neighborhoods.

STAFF RECOMMENDATION: APPROVAL OF LOW DENSITY RESIDENTIAL LAND USE DESIGNATION

NPU-W RECOMMENDATION: At its September 2018 meeting, NPU-W voted to defer this case to its October meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING


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TIM KEANE
COMMISSIONER

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-1591/ CDP-18-048- Morningside Lenox Park Master Plan
DATE: October 8, 2018

Summary:

An Ordinance to adopt the Morningside Lenox Park Master Plan; to Amend the City of Atlanta 2016 Comprehensive Development Plan (CDP) so as to Incorporate the Plan into the CDP

Findings of Fact:

The Morningside Lenox Park Master Plan is a Neighborhood Plan initiated and led by Morningside Lenox park Neighborhoods. These neighborhoods are located northeast of downtown Atlanta in NPU F and Council District 6.

Plan Purpose: As stated in the plan, “the purpose of the Morningside Lenox Park Master Plan is to address the challenges facing the community and to develop a strategic framework that ensures Morningside Lenox Park continues to grow in ways that reflect the neighborhood’s values and unique character.” This plan serves to document community consensus on issues and opportunities identified within the community and to articulate a vision, goals and implementation for the next 20 years.

Planning Process: The planning process and the community engagement is described below.

- The Steering Committee met monthly throughout the process to provide feedback, guidance, and oversight to the plan.
- Focus Group interviews were conducted to help provide context, perspective, and expertise into various sectors of the community. These groups and topics included Parks and Open Space, Schools, Bike and Pedestrian, Transportation, Public Works, Adjacent Neighborhood Leaders, Home Builder / Architects, Business Leaders / Owners, Past Neighborhood Leaders and Faith Community Leaders

- A Project website <http://www.mlpamasterplan.com/> was used to share information, update events, answer questions, and direct residents to the three online surveys. The online survey was used to narrow down problem areas and areas to preserve and highlight.
- Public Forums
 - At the first public forum, held on January 9, 2018, community input was sought through a series of questions to develop consensus points on Transportation, Open Space and Recreation, Development Patterns and Community Concerns.
 - At the Public Forum #2, held on February 5, 2018, input from the survey and the 1st meeting was presented. Additional discussion focused on transportation, connectivity, and traffic calming concepts
 - An Open House, held on May 19, 2018, provided an opportunity to share updated concepts and get feedback.

Planning Document

Neighborhood Overview: The first part of the plan examines the neighborhood existing conditions including the topics listed below.

- History
- Previous Plans and Studies
- Existing Conditions
- Land Use & Zoning
- Transportation
- Environment
- Urban Design & Historic Resources
- Infrastructure & Facilities
- Public Safety
- Demographics & Socio-Economics

Purpose and Vision: This section presents the neighborhood Vision and Goals. The goals are listed below.

- **CONNECTING INSIDE OF THE NEIGHBORHOOD**
Morningside Lenox Park will be a neighborhood where residents can safely walk, bike, or take transit to visit with neighbors, to attend school, to worship, to shop, to dine, to play, or to experience nature.
- **CONNECTING OUTSIDE OF THE NEIGHBORHOOD**
Morningside Lenox Park will be a neighborhood where residents can safely walk, bike, or take transit to areas outside of the neighborhood.
- **CONNECTING COMMUTERS THROUGH THE NEIGHBORHOOD**
Morningside Lenox Park will be a neighborhood where commuters utilizing the public street network will drive slowly and safely on designated Arterial or Collector roadways so that local neighborhood streets will be more appropriately utilized by residents.
- **CONNECTING TO SCHOOLS**

Morningside Lenox Park will be a neighborhood where students and guardians can safely walk or bike to educational resources.

- **CONNECTING TO NATURE**

Morningside Lenox Park will be a neighborhood where residents can safely walk or bike to experiences with natural resources.

- **CONNECTING TO RECREATION**

Morningside Lenox Park will be a neighborhood where residents can safely walk or bike to active recreation resources and destinations.

- **CONNECTING TO THE HISTORIC CHARACTER OF THE NEIGHBORHOOD**

Morningside Lenox Park will be a neighborhood where newly built homes and neighborhood commercial development are compatible with the historic character of the community.

- **CONNECTING TO EXPANDED HOUSING OPPORTUNITIES**

- Morningside Lenox Park will be a neighborhood where people of various stages of life will have the opportunity to live.

Plan Recommendations: The plan makes recommendations for Transportation, Land Use, Open Space, and Public Safety/Education and as shown below.

- T1 Neighborhood Bike/Ped Network
- T2 Public Transportation
- T3 Speed Limits and Speed Readers
- T4 Sidewalks
- T5 One-Lane Slow Points
- T6 Mini-Circles
- T7 Pedestrian Refuges and Raised Intersections
- T8 HAWK Signals and Slip Lanes
- T9 Bulbouts and One-way Diverters
- T10-12 Roundabouts
- T13 N. Highland Ave. and Johnson Rd.
- LU1 Mixed Use and Multi-Family
- LU2 Accessory Dwelling Units
- LU 3 Single-Family Heights
- LU4 Single-Family Design Standards
- OS1 Open Space
- PS1 Public Safety and Education

Implementation: This section of the plan outlines the pertinent details that will provide guidance to implement the overall plan. The implementation tables have the responsible entities, estimated budgets and projected time lines.

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.

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STAFF RECOMMENDATION: APPROVAL of the Morningside Lenox Park Masterplan and adoption into the 2016 Comprehensive Development Plan

NPU Recommendation: NPU-F voted to approve the land use amendment at its September 17, 2018 monthly meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning