



Department of  
**CITY PLANNING**


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

**MEMORANDUM**

**TO:** Natalyn Archibong, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, Interim Director, Office of Zoning and Development   
**SUBJECT:** 18-O-1359 / CDP-18-22 3276 DONALD LEE HOLLOWELL PRKWY N.W.  
**DATE:** November 26, 2018

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**PROPOSAL:**

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 3276 Donald Lee Hollowell Parkway, N.W., 3274 Donald Lee Hollowell Parkway, N.W. (17 026000010024), 1176 Bolton Road, N.W. (17 0268 LL 0028), 1399 Donald Lee Hollowell Parkway, N.W. (17 0267 LL0797), 3346 Donald Lee Hollowell Parkway, N.W. (17 0267 LL 0698), and 1136 Bolton Road, N.W. (17 0268 LL 0259) from the High Density Commercial land use designation to the Industrial land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel from the from the MRC-2 (Mixed Residential Commercial) to I-1 (Light Industrial) zoning district (Z-18-36). The land use amendment and rezoning would allow for a warehouse distribution center containing approximately 240,000 square feet of space.

**FINDINGS OF FACT:**

- **Property location.** The subject parcel fronts on the south side of Donald Lee Hollowell Parkway, N.W. and lies between the intersections of Donald Lee Hollowell Parkway, N.W. Bolton Road, N.W. and Fulton Industrial Boulevard/Hwy 70. The property is located in Land Lots 260, 261, 267 and 268 of the 17th District, Fulton County, within the Bankhead/Bolton neighborhood of NPU-H in Council District 9.
- **Property size and physical features.** The site is approximately 16.64 acres and is currently undeveloped. The rolling topography decreases in height approximately 50 feet in a westerly direction. Large mature trees and vegetation cover most of the property.
- **Current/past use of property:** The parcel is undeveloped. Staff is unaware of any prior uses for the properties.

- **Surrounding zoning/land use:** To the north the parcels have an Industrial land use with an I-1 (Light Industrial) District zoning to the east the parcels have an Industrial land use with a MR-2 (Multi-family Residential) District, to the west the parcels have an Open Space land use with C-2 (Commercial Service) District zoning, Office/Industrial land use with the O-I (Office Institutional) District and High Density Commercial land use with C-2 (Commercial Service) District zoning, to the south the parcels have High Density Commercial land use designation with C-2 (Commercial Service) District zoning and I-1 (Light Industrial) zoning and High Density Residential land use with MR-4B (Multifamily Residential) zoning.
- **Transportation system:** The subject property has frontage along Donald Lee Hollowell Parkway, a state road and is classified as an arterial street. Fulton Industrial Boulevard, is also a state road and is classified as an arterial street, and Bolton Road, is a local collector street. Sidewalks are provided along all frontages adjacent to the property. MARTA provides public transportation service to this area via bus route #850 along Bolton Road. A transit stop is located at the intersection of Donald Lee Hollowell Parkway and Bolton Road.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Industrial Land use designation is compatible with the surrounding Industrial land uses and industrial businesses that operate in the vicinity. UPS is developing a large warehouse and distribution center just south of the site on Fulton Industrial Boulevard. The Atlanta Industrial Park is located along Donald Lee Hollowell Parkway to the west. The entrance/exit for I-285 and Donald Lee Hollowell Parkway is located ½ mile to the east.
- **Effect on adjacent property and character of neighborhood:** The proposed land use designation of Industrial will not have an adverse effect on the character of the adjacent properties or the surrounding neighborhood. This parcel is located in an area dominated by industrial uses and near an exit to I-285.
- **Suitability of proposed land use:** Previously this parcel had an Industrial land use and zoning. As a result of the recommendations of the Hollowell Redevelopment Plan, the land use designation of these parcels was changed from Medium Density Residential to Low Density Commercial and then later to High Density Commercial as a result on the Hollowell/Veteran's Memorial LCI in 2010. At the same time, the parcels were rezoned from I-1 to MRC-2 in 2004. This is still an industrial area and the proposed Industrial land use is a suitable.
- **Consistency with City's land use policies:** These parcels have a Redevelopment Corridor Existing Character Area. The proposed Industrial land use designation is compatible with the Redevelopment Corridor Character Area policy to:
  - Encourage nodal development
  - Encourage revitalization and redevelopment of Intown Corridors that improves the sense of place and community, creates a well-functioning corridor that facilitates traffic flow, provides transportation options, and supports a variety of land uses.
  - Promote and encourage the redevelopment of vacant, underutilized and auto-oriented development along Intown Corridors.

- **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 **3276 Donald Lee Hollowell Parkway, N.W., 3274 Donald Lee Hollowell Parkway, N.W. (17 026000010024), 1176 Bolton Road, N.W. (17 0268 LL 0028), 1399 Donald Lee Hollowell Parkway, N.W. (17 0267 LL0797), 3346 Donald Lee Hollowell Parkway, N.W. (17 0267 LL 0698), and 1136 Bolton Road, N.W. (17 0268 LL 0259)** are in a Corridor growth area and is consistent with this description. 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.”

- **NPU H Policies:** The applicable NPU H policies area:
  - H-16: Maintain the boundaries of commercial, industrial, and institutional uses without encroaching into low-density residential areas.

**STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM HIGH DENSITY COMMERCIAL LAND USE TO THE INDUSTRIAL LAND USE DESIGNATION.**

**NPU H RECOMMENDATION: At its November 1 meeting, NPU H voted to deny this land use amendment.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of  
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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 *PHD*  
**SUBJECT:** 18-O-1561 / CDP-18-043- 689 Antone Street, N.W. and 701 Antone Street, N.W.  
**DATE:** November 26, 2018

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**PROPOSAL:**

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate 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. This land use amendment is being sought in conjunction with rezoning this parcel from the I-1/BL (Light Industrial/ BeltLine Overlay) District to MR-3/BL (Multi-family Residential/ BeltLine Overlay) District (Z-18-91) to allow construction of 16 residential townhome units.

**FINDINGS OF FACT:**

- **Property location:** The subject property fronts on the north side of Antone Street, N.W. and the west side of Tallulah Street, N.W., to the west of Northside Drive. The parcels are located in Land Lot 152, 17<sup>th</sup> District in Fulton County, Georgia within the Berkley Park neighborhood of NPU-D, Council District 9.
- **Property size and physical features:** The subject site consists of two parcels of approximately 0.725 acres. Property located at 701 Antone Street is vacant, while 689 Antone Street is currently developed with an industrial structure. Lot topography varies across the site.
- **Current/past use of property:** The site is currently developed with an industrial building in use as Frabel Studio & Galley, which creates glass sculptures. Staff is not aware of any other prior uses of the site.
- **Surrounding zoning/land uses:** To the immediate north and west, the surrounding parcels have a Single-Family Residential land use designation and C-1-C (Commercial Business Conditional) zoning to the west and R-4A (Single Family Residential) zoning to the north. To the immediate east and south, the surrounding parcels have Industrial land use designation with I-1 (Light Industrial) zoning.

**Transportation system:** Antone Street and Tallulah Street are classified as local roads. There are no sidewalks available on Antone or Tallulah Streets. MARTA bus routes #37 and #94 operate on nearby

Bellemeade Avenue and Northside Drive, with the nearest stop located at the corner of Bellemeade Avenue and Tallulah Street, 0.2 miles north of the site. The site is over a mile from the nearest MARTA rail station.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Medium Density Residential land use designation can provide a transition in intensity between the Single Family Residential to the north and the Industrial land use to the south and west.
- **Effect on adjacent property and character of neighborhood:** The proposed rezoning and land use amendment for the purpose of redeveloping the site with multi-family residential will change the character of the industrial portion of Antone Street, but is similar to the character of the adjacent townhomes to the west on Antone Street. The proposed development will have a positive effect on the character of Tallulah Street but will reduce the availability of industrially zoned land.
- **Suitability of proposed land use:** The proposed Medium Density Residential is suitable for the vacant parcel with frontage on Tallulah Street but is less suitable for the parcel with the existing industrial structure fronting on Antone street.
- **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, **689 Antone Street, N.W. and 701 Antone Street, N.W.** are in a Corridor area (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.”

- **Consistency with City’s land use policies:** The proposed development is not consistent with the Industrial Character area in which it is located. According to the 2016 CDP, the primary land uses identified as proper designations for the Industrial Character Area include Industrial, Commercial, and Office. Policies that do not support the land use amendment are:
  - Maintain industrial land uses by discouraging encroachment of incompatible land uses in industrial areas, particularly residential uses, and encouraging redevelopment of obsolete industrial buildings to new industrial uses instead of non-industrial uses.
  - Discourage the conversion of industrial land uses to non-industrial land uses (except for buildings over 60 years old.)

- Encourage light industrial and office parks uses in industrial areas in close proximity to residential uses

BeltLine Subarea 8 Master Plan: This plan did not recommend a specific land use change for these parcels. However, the plan's analysis of industrial parcels identified the Antone Street parcels east of Howell Mill as having potential for future redevelopment. Other industrial areas were identified as future employment areas, industrial/commercial/UEZ, long-term industrial, or mixed use/industrial.

**Applicable NPU-D policies:**

- Review the industrially-classified properties to determine the potential for vacant and underutilized to be reclassified to residential.
- Protect the single-family and low-density residential areas in NPU-D, including the following neighborhoods: Underwood Hills Park, Bolton, Riverside, Whittier Mill Village, Hills Park, and Berkeley Park.

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

**NPU Recommendation: NPU-D voted to support the land use amendment at its September 25<sup>th</sup>, 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 *(Signature)*  
**SUBJECT:** 18-O-1683 / CDP-18-049- 689 1095 TUCKER AVENUE, S.W.  
**DATE:** November 26, 2018

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**PROPOSAL:**

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1095 Tucker Avenue, S.W.** from the Low Density Residential 0-8 units per acre land use designation to the Medium Density Residential land use designation and for other purposes. This land use amendment is being sought in conjunction with rezoning this parcel from the R-4A/HC20M/BL (Single Family Residential/Oakland City Historic District/BeltLine Overlay) to RG-3/HC20M/BL (Residential General Sector 3/Oakland City Historic District/BeltLine Overlay) to allow construction of 23 residential townhome units (Z-18-105).

**FINDINGS OF FACT:**

- **Property location:** The subject property fronts on the north side of Tucker Avenue S.W., 200 feet east of the northeast corner of the intersection of Peoples Street, S.W. and Tucker Avenue, S.W. in Land Lot 119 of the 14th District of Fulton County, in the Oakland City neighborhood of NPU-S in Council District 4.
- **Property size and physical features:** The subject property is an approximately 1.78 acres (78,738 square feet) irregularly shaped parcel. The property is vacant. The lot topography varies across the site. There are few trees and shrubs throughout the site.
- **Current/past use of property:** The subject property is currently vacant. Staff is unaware of any other previous uses.
- **Surrounding zoning/land uses:** The site is surrounded on all sides by Low Density Residential land use designation with R-4A/HC20M/BL (Single Family Residential/Oakland City Historic District/BeltLine Overlay) zoning. Along Lee Street to the south east, parcels have a Low Density Commercial future land use with C-2 (Commercial Service) District zoning.
- **Transportation system:** The subject property is located along Tucker Avenue, which is classified as a local street. There are no sidewalks along Tucker Avenue. MARTA bus route #81 provides service

on nearby Oakland Drive with the nearest stop located about 0.3 miles away at Almont Drive and Oakland Drive. The closest MARTA rail station is the Oakland City Transit Station, located approximately a ½ mile south of the site

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Medium Density Residential is compatible with Low Density Commercial land use along Lee Street and can provide a transition between the Low Density Residential and the Low Density Commercial land uses.
- **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 development will have a positive effect by providing infill development on a vacant lot that is not surrounded by any current single family or low density residential uses.
- 1) **Suitability of proposed land use:** The proposed Medium Density Residential is suitable as it will provide infill housing on a vacant, underutilized parcel in an area served by existing transit. The property would provide a transition between the single family residential uses and the more intense uses along the Lee Street corridor in the area. Moreover, the property is within a ½ mile of the Oakland City MARTA Transit Station. Therefore, Staff finds the proposal to have a positive effect on 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. 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, **1095 Tucker Avenue, S.W.** is in a 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 proposed development is consistent with the Traditional Neighborhood Redevelopment - Historic Character Area in which it is located. According to the 2016 CDP, the primary land uses identified as proper designations for the Traditional Neighborhood Redevelopment Character Area include single-family residential, low density residential, medium density residential including senior housing along corridors or in the neighborhood edges, low-density commercial neighborhood nodes, low density commercial along arterial and collector roads, institutional uses, parks, trails, and urban gardens. Policies relevant to the land use amendment to Medium 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.
- Encourage new housing development that is compatible with the character of existing neighborhoods. Neighborhood character is defined by attributes of the platting pattern, including the layout of streets and blocks, street connectivity, the shapes and sizes of lots, the natural topography, and the presence of mature trees.
- Ensure that the size and scale of new homes are commensurate with lot sizes in order to provide adequate open space, permeable surfaces and tree cover on each lot.

BeltLine Subarea 1 Master Plan: The 2001 BeltLine Subarea 1 master plan recommends Residential 1-4 stories for this

Oakland City LCI Plan: The 2016 Oakland City / Fort McPherson LCI Ten Year Update did not make any land use change recommendation for this parcel or the surrounding area.

NPU-S Comprehensive Plan: This 2005 plan identified this parcel as a site for major redevelopment.

**Applicable NPU-S policies:**

- Preserve the single-family and low-density residential character of the Venetian Hills and Oakland City neighborhoods.
- Support the development of compatible infill housing that is consistent with the lot coverage, floor area ratio, building height, and wall/fence height of nearby home.

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

**NPU Recommendation: NPU-S voted to support the land use amendment at its November 15<sup>th</sup>, 2018 meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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TIM KEANE  
COMMISSIONER

KEYETTA M. HOLMES, AICP  
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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-1684 / CDP-18-050- 939 HOBSON ST SW (AKA 935 HOBSON ST SW)  
**DATE:** November 26, 2018

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**PROPOSAL:**

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **939 Hobson Street, S.W. (AKA 935 Hobson Street, S.W.)** from the Single Family Residential 0-8 units per acre land use designation to the Medium Density Residential land use designation and for other purposes. This land use amendment is being sought in conjunction with rezoning this parcel from the R-4B (Single Family Residential) to MR-3 (Multi-family Residential) to allow for development of 8 affordable residential apartment units (Z-18-106).

**FINDINGS OF FACT:**

- **Property location:** The subject property is located at the corner of Mary Street and Hobson Street in Land Lot 87 of the 14th District of Fulton County, in the Pittsburgh neighborhood of NPU-V in Council District 12.
- **Property size and physical features:** The subject property is an approximately 0.2-acre (14,477 square foot) parcel. The property is currently undeveloped and recently had a vacant one-story residential structure. The lot topography is mostly level. There are some trees located along the north perimeter of the site.
- **Current/past use of property:** The parcel was developed with a multi-family structure. More recently, the residential structure was boarded up and vacant. Staff is unaware of any other previous uses.
- **Surrounding zoning/land uses:** The site is surrounded to the north, west, and south by the Single Family Residential land use designation with R-4B (Single Family Residential) zoning. To the east the parcel has a Community Facility land use with R-4B (Single Family Residential) zoning.
- **Transportation system:** The subject property is located at the corner of Mary Street and Hobson Street, which are both two-lane local roads with sidewalks along both sides. MARTA bus route #95 provides service on nearby Metropolitan Parkway with the nearest stop located about 0.1 mile away at Mary

Street and Metropolitan Parkway. The closest MARTA rail station is the West End Transit Station, located approximately one mile northwest of the site

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Medium Density Residential is compatible with the Low Density Commercial land use along Metropolitan Parkway.
- **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 development will have a positive effect by providing affordable housing and infill development on the site.
- **Suitability of proposed land use:** The proposed Medium Density Residential is suitable as it will provide affordable infill housing on an underutilized parcel in an area served by existing transit. The Medium Density Residential land use reflects the recent multi-family use of the parcel. Therefore, staff finds the proposal to have a positive effect on the character of the neighborhood.
- **Consistency with City's land use policies:** The proposed development is consistent with the Traditional Neighborhood Redevelopment Character Area in which it is located. According to the 2016 CDP, the primary land uses identified as proper designations for the Traditional Neighborhood Redevelopment Character Area include single-family residential, low density residential, medium density residential including senior housing along corridors or in the neighborhood edges, low-density commercial neighborhood nodes, low density commercial along arterial and collector roads, institutional uses, parks, trails, and urban gardens. Policies relevant to the land use amendment to Medium 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.
  - Encourage new housing development that is compatible with the character of existing neighborhoods. Neighborhood character is defined by attributes of the platting pattern, including the layout of streets and blocks, street connectivity, the shapes and sizes of lots, the natural topography, and the presence of mature trees.
  - Ensure that the size and scale of new homes are commensurate with lot sizes in order to provide adequate open space, permeable surfaces and tree cover on each lot.

**Neighborhood and LCI plans:** This site is located in the planning study area for the 2009 BeltLine Subarea 2 master plan, 2016 Preservation of Pittsburgh Master Plan, and 2016 Stadium Neighborhoods LCI plan. None of these plans included any land use change recommendations for this parcel or the immediate surrounding area.

- **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, **939 Hobson Street, S.W. (AKA 935 Hobson Street, S.W.)** is in 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.”

**Applicable NPU-V policies:**

- Preserve and promote the low-density residential character of the Adair Park, Pittsburg, Mechanicsville (south of Georgia Avenue), Summerhill (south of Georgia Avenue), and Peopletown neighborhoods by encouraging a mix of incomes and housing types in the redevelopment of NPU-V. With the exception of higher density in the core stadium area as described in the LCI.
- Support the recommendations of the 2016 Stadium Neighborhoods LCI and the corresponding zoning revisions made in July 2016.

**STAFF RECOMMENDATION: APPROVAL OF THE AMENDMENT FROM THE SINGLE FAMILY RESIDENTIAL 0-8 UNITS PER ACRE LAND USE DESIGNATION TO THE MEDIUM DENSITY RESIDENTIAL LAND USE DESIGNATION**

**NPU Recommendation: NPU-V voted to approve the land use amendment at its November 12<sup>th</sup>, 2018 meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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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   
**SUBJECT:** 18-O-1685/ CDP-18-51 705 Constitution Road SE  
**DATE:** November 26, 2018

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**PROPOSAL:**

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **705 Constitution Road, S.E.** from the Low Density Commercial land use designation to the Industrial land use designation. This land use amendment will facilitate the rezoning of the parcel from I-1-C (Light Industrial Conditional) to I-1 (Light Industrial) per (Z-18-107) to allow the development of a convenience store (4,500 sq. ft.) with gas pumps.

**FINDINGS OF FACT:**

- **Property location.** The subject parcel fronts on the east side of Jonesboro Road and the south side of Constitution Road. The property is located in Land Lot 27 of the 14th District, Fulton County, within the Leila Valley neighborhood of NPU-Z in Council District 12.
- **Property size and physical features.** The site is approximately 0.77 (33,541 sq. ft.) acres and is currently undeveloped. The parcel is relatively level with vegetation along the perimeter.
- **Current/past use of property:** The parcel is undeveloped. Most of the parcel is paved and it appears to have been used as a service station in the past. Staff is unaware of any prior uses for the properties.
- **Surrounding zoning/land use:** To the north the parcel has a Low Density Commercial Land use with C-1 (Community Business) District zoning, to the west the parcels have a High Density Residential land use with RG-2 (Residential General Sector 2) zoning, to the south and west, the parcels have a High Density Residential zoning with I-1 (Light Industrial) zoning.
- **Transportation system:** The subject property has frontage along Jonesboro Road, a state road classified as an arterial street, and on Constitution Road, a local road classified as a collector street. Sidewalks are provided along all frontages adjacent to the property. MARTA provides public transportation service to this area via bus route #55 along Jonesboro Road.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Industrial Land use designation is compatible with the surrounding Industrial uses and the large industrial businesses that operate adjacent to the south and to the north. It is also compatible with the convenience store that operates across the street to the north.
- **Effect on adjacent property and character of neighborhood:** The proposed land use designation of Industrial will not have an adverse effect on the character of the adjacent properties or the surrounding neighborhood. This parcel appears to have been used previously as a gas station and it is located in an area dominated by industrial uses.
- **Suitability of proposed land use:** Previously this parcel had an Industrial land use and zoning. The 2006 Jonesboro Road Corridor Plan recommended changing the land use designation to Low Density Commercial. Industrial uses predominate in this area therefore the proposed Industrial land use is a suitable land use.
- **Consistency with City's land use policies:** Jonesboro Road has a Redevelopment Corridor Character Area. The proposed Industrial land use designation is compatible with the Redevelopment Corridor Character Area policy to:
  - Encourage nodal development
  - Encourage revitalization and redevelopment of Intown Corridors that improves the sense of place and community, creates a well-functioning corridor that facilitates traffic flow, provides transportation options, and supports a variety of land uses.
  - Promote and encourage the redevelopment of vacant, underutilized and auto-oriented development along Intown Corridors.
- **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 **705 Constitution Road, S.E.** is in a Corridor growth area and is consistent with this description. 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.”

- **NPU Z Policies:** The applicable NPU Z policies area:
  - Z-6: Prevent the encroachment of industrial and commercial uses into all residential areas of NPU-Z.

**STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM LOW DENSITY COMMERCIAL LAND USE TO THE INDUSTRIAL LAND USE DESIGNATION.**

**NPU Z RECOMMENDATION: This land use amendment will be on the November 26<sup>th</sup> NPU Z meeting agenda for a vote.**

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-1686/ CDP-18-052- 1362 METROPOLITAN PKWY  
**DATE:** November 26, 2018

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**PROPOSAL:**

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1362 Metropolitan Parkway, S.W.** from the Single Family Residential land use designation to the Low Density Commercial land use designation and for other purposes (Z-18-111). This land use amendment is being sought in conjunction with rezoning this parcel from R-4/BL (Single Family Residential/Beltline Overlay) to NC-9/BL (Dill Avenue-Metropolitan Parkway Neighborhood Commercial District/Beltline Overlay) in which to implement certain recommendations from various plans and studies.

**FINDINGS OF FACT:**

- **Property location:** The subject property fronts on the east side of Metropolitan Parkway SW at the corner of Metropolitan Parkway SW and Shannon Drive SW in Land Lot 88 of the 14th District of Fulton County, in the Capitol View Manor neighborhood of NPU-X in Council District 12.
- **Property size and physical features:** The subject property is an approximately 0.7 (30,492 sq. ft.) acre parcel with a single-story structure and surface parking lot.
- **Current/past use of property:** The subject property is currently in use as the Liberty International Church. Staff is unaware of any other previous uses.
- **Surrounding zoning/land uses:** Along Metropolitan Parkway, to the north south and west, the parcel is surrounded by Low Density Commercial land use designation with NC-9/BL (Dill Avenue-Metropolitan Parkway Neighborhood Commercial District/Beltline Overlay) zoning. To the east is Single Family Residential land use with R-4 (Single-Family Residential) zoning.
- **Transportation system:** The subject property is located along Metropolitan Parkway, which is a four-lane arterial with sidewalks along both sides. MARTA bus route #95 services Metropolitan Parkway, and the Oakland City MARTA rail station is about one mile to the west.



## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Low Density Commercial land use designation is compatible with Low Density Commercial land use along this section of Metropolitan Parkway in the Neighborhood Commercial node near Dill Avenue.
- **Effect on adjacent property and character of neighborhood:** The proposed rezoning and land use amendment will have a positive effect by allowing neighborhood serving commercial uses in an existing commercial node on a growth corridor served by existing transit. The adjacent properties on Metropolitan currently have Low Density Commercial land use designation and commercial uses. Therefore, Staff finds the proposal to have a positive effect on the character of the neighborhood.
- **Suitability of proposed land use:** The proposed Low Density Commercial future land use designation is suitable as it will allow for future commercial use in an existing commercial node. The proposed allowable and permitted uses for the NC-9/BL zoning district, within the Capitol View Manor neighborhood, was recommended by the community to support the vision and goals of the neighborhood. Staff believes that the proposed rezoning combined with the recommended uses would be suitable for the communities.
- **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, **1362 Metropolitan Parkway, S.W.** is in an Urban Neighborhood (Conservation Area). Corridors 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:** According to the 2016 CDP, this parcel is located within the Traditional Neighborhood Existing character area. And immediately adjacent to the Neighborhood Commercial character area to the north. The following Traditional Neighborhood Redevelopment character area policy supports the proposed land use amendment to Low Density Commercial:
  - Promote new and existing nodal neighborhood commercial areas, which are of such a size and character that all uses are within convenient walking distance of one another can be located adjacent to Traditional Neighborhoods Existing.

**Council District 12 Neighborhood Blueprint Plan (2018):** This neighborhood plan for Adair Park, Capitol View, Capitol View Manor, and Sylvan Hills focused on neighborhood commercial nodes,

including the Metropolitan Parkway at Dill Avenue node. It specifically recommended expanding the existing neighborhood commercial node and Low Density Commercial land use to include this parcel.

BeltLine Subarea 2 Master Plan (2009): This plan did not recommend any specific changes for this parcel but recommended mixed use for the existing commercial node at Metropolitan Parkway at Dill Avenue.

**Applicable NPU-X policies:**

- Preserve the single-family character of the Capitol View, Capitol Manor, Sylvan Hills, Perkerson and Hammond Park neighborhoods.

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

**NPU Recommendation: NPU-X voted to approve the land use amendment at its November 12<sup>th</sup>, 2018 meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of  
**CITY PLANNING**


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

**MEMORANDUM**

**TO:** Natalyn Archibong, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, Interim Director, Office of Zoning and Development   
**SUBJECT:** 18-O-1687/ CDP-18-53 2100 Forrest Park Road SE  
**DATE:** November 26, 2018

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**PROPOSAL:**

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **2100 Forrest Park Road, S.E.** and from the Low Density Residential 0-8 units per acre and the Industrial land use designations to the Medium Density Residential land use designation. This land use amendment will facilitate the rezoning of the parcels from I-1 (Light Industrial), I-2 (Heavy Industrial) and R-5 (Two Family Residential) to RG-3 (Residential General Sector 3) to allow for the expansion of a private school (Atlanta Youth Academy) per Z-18-111.

**FINDINGS OF FACT:**

- **Property location.** The subject parcel fronts on the east side of Forrest Park Road SE and the south side of a rail corridor. The property is located in Land Lot 6 of the 14th District, Fulton County, within the Norwood Manor neighborhood of NPU-Z in Council District 12.
- **Property size and physical features.** The site is approximately 5.94 (258, 746 sq. ft.) acres. The parcel is relatively level with vegetation along the western side of the parcel.
- **Current/past use of property:** The parcel is currently paved and developed with a long industrial building paralleling the rail line and five smaller industrial buildings. Staff is unaware of any prior uses for the properties.
- **Surrounding zoning/land use:** To the north and across the rail line and to the west, the parcels have a Single Family Residential Land use with R-4 (Single Family Residential) zoning. To the south and west the parcels have a Medium Density Residential land use designation with RG-3 (Residential General Sector 3) zoning.

- **Transportation system:** The subject property has frontage along Forrest Park Road, a local road classified as a collector street. Sidewalks are not present along Forrest Park Road. MARTA provides public transportation service to this area via bus route #4 along a portion of Forrest Park Road.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Medium Density Residential Land use designation is compatible with the adjacent and surrounding Medium Density Residential land uses.
- **Effect on adjacent property and character of neighborhood:** The proposed land use designation of Medium Density Residential will not have an adverse effect on the character of the adjacent properties or the surrounding neighborhood. A school located in a parcel to the south will be expanding into this parcel.
- **Suitability of proposed land use:** Schools are allowed in most zoning categories but not in industrially zoned parcels. The school currently operates in a parcel with a Medium Density Residential land use classification. Continuing that land use and zoning to the parcels subject to this land use amendment is suitable.
- **Consistency with City's land use policies:** This site is in the Traditional Neighborhood Redevelopment Character Area. The proposed Medium Density Residential land use designation is compatible with the Traditional Neighborhood Redevelopment Area policy to:
  - Preserve the residential character of Traditional Neighborhoods Redevelopment.
  - Protect single-family detached residential neighborhoods from encroachment by non-residential uses and incompatibly scaled residential development.
- **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 **2100 Forrest Park Road, S.E.** is in a Suburban area and is consistent with this description. Corridors are described as follows:

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

- **NPU Z Policies:** The applicable NPU Z policies area:
  - Z-6: Prevent the encroachment of industrial and commercial uses into all residential areas of NPU-Z.
  - Z-20: Facilitate zoning, so that, all residential land is zoned as such and the Industrial zoning removed on Land Use map. Encourage the removal of the Industrial overlay zoning on the land use map.

**STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM INDUSTRIAL AND LOW DENSITY RESIDENTIAL LAND USES TO THE MEDIUM DENSITY RESIDENTIAL LAND USE DESIGNATION.**

**NPU Z RECOMMENDATION: This land use amendment will be on the November 26<sup>th</sup> NPU Z meeting agenda for a vote.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of  
**CITY PLANNING**

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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-1688 / CDP-18-054- 375, 379 AND 381 (AKA 0 GRANT CIRCLE) GRANT CIRCLE SE  
**DATE:** November 26, 2018

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**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 **375, 379 and 381 (AKA 0 Grant Circle)** from the Industrial land use designation to the High Density Residential land use designation and for other purposes (Z-18-116). This application is being sought in conjunction with the rezoning of the parcel from I-1 (Light Industrial) to MR-4A (Multi Family Residential) to allow for the construction of 169 for-sale housing units. The proposed development is Phase II of a development already underway on the adjacent property at 385 Grant Circle (Phase1), which was rezoned from I-1 (Light Industrial) to MR-4A (Multi Family Residential) per 17-O-1530 with corresponding CDP land use amendment from Industrial to High Density land use designation per 17-O-1510.

**FINDINGS OF FACT:**

- **Property location:** The site is bounded by Grant Circle on the north, Grant Street to the west, and the Atlanta Beltline to the South. It is located in Land Lot 42 of the 14th District of Fulton County, within the Grant Park neighborhood of NPU-W in Council District 1.
- **Property size and physical features:** The site is approximately 2.3 (100,188 sq. ft.) acres and is currently developed with an industrial building. The lot's topography varies across the site. The site is vegetated with some mature trees and shrubs.
- **Current/past use of property:** The site is currently developed with a 9,900-square foot industrial warehouse building that is currently vacant. Staff is unaware of any prior uses of the property.
- **Surrounding zoning/land uses:** The surrounding properties have land use categories of Low-Density Commercial with C-1-C (Community Business Conditional) District zoning and Mixed Use with MRC-3 (Mixed Residential Commercial) zoning to the north and High Density Residential with MR-4A-C (Multi Family Residential Conditional) zoning to the immediate east, south, and

west (recently redesignated and rezoned as such per 17-O-1510 and 17-O-1530). To the west along Grant Street property has a Mixed-Use land use designation with MRC-3 (Mixed Residential Commercial) zoning. The Atlanta Beltline corridor is located to the south and has Transportation/Communications/Utilities land use designation.

- **Transportation system:** Grant Circle is classified as a local street. Currently, MARTA's routes #49 and #32 bus line services this area. The nearest MARTA rail station is the King Memorial Station, located about 2.0 miles to the north. This site is immediately adjacent to the Beltline corridor which is located to the south of the property.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The surrounding parcels have a variety of land uses including Industrial, Commercial, and Mixed Use. The proposed High Density Residential land use is compatible with the surrounding land uses and development of the area.
- **Effect on adjacent property and character of neighborhood:** The proposed 169-unit condominium development will complement the current uses along the area as it could increase the diversity of housing options. The proposed land use designation of High Density Residential will not have an adverse effect on the character of the adjacent properties. Much of the surrounding area has compatible land use designations as it transitions from an industrial area that developed along an active rail line to a mixed-use area.
- **Suitability of proposed land use:** The proposed High Density Residential land use is suitable to the district since there are varying uses in the area. In the BeltLine Subarea Plan, this parcel is in the Grant Park Loft District.
- **Consistency with City's land use policies:** The proposed High Density Residential land use designation is compatible with the City of Atlanta's Redevelopment Corridor Character Area to
  - 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.

**BeltLine Subarea 3 Plan:** The Beltline's Master Plan for Subarea 3 designates this area as the Grant Park Loft District and recommends Residential 10+ stories for this parcel. Specific recommendations are:

- Neighborhood-oriented retail/services and multi-family living focused on neighborhood commons and greenway
  - 1/8 mile core area with central greenspace and linear pedestrian greenways at Grant Street
  - Building heights up to 10+ stories, residential 10+ stories in low terrain and buffered by greenspace.
- **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, 375, 379 and 381 (AKA 0 Grant Circle) is in a Corridor area (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.”

- **Consistency with NPU policies:** NPU W’s policies do not address the land use amendment.

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

**NPU Recommendation: NPU-W will vote on this land use amendment at its November 28<sup>th</sup>, 2018 meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning





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OFFICE OF ZONING & DEVELOPMENT

KEISHA LANCE BOTTOMS  
MAYOR

**MEMORANDUM**

**TO:** Natalyn Archibong, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, Interim Director, Office of Zoning and Development   
**SUBJECT:** 18-O-1689/ CDP-18-55 0 Wieuca Road NE (parcel ID 17 00950003118)  
**DATE:** November 26, 2018

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**PROPOSAL:**

A substitute ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **0 Wieuca Road NE (parcel ID 17 00950003118)** from the Single Family Residential land use designation to the Medium Density Residential land use designation. This amendment will facilitate the rezoning of the parcel to MR-3 (Multi Family Residential) to allow the development of a townhome community with 32 homes per Z-18-119.

**FINDINGS OF FACT:**

- **Property location.** The subject parcel is located to the rear of 135 West Wieuca Road NE, 165 West Wieuca Road NE and 173 West Wieuca Road NE. The property is located in Land Lot 95 of the 17th District, Fulton County, within the East Chastain Park neighborhood of NPU-B in Council District 8.
- **Property size and physical features.** The site is approximately 0.81 (35,283 sq. ft.) acres and is currently undeveloped. The parcel is relatively level with vegetation throughout.
- **Current/past use of property:** The parcel is undeveloped and vegetated. Staff is unaware of any prior uses for the properties.
- **Surrounding zoning/land use:** To the north, east and west the parcels have a Low Density Commercial land use designation with R-LC (Residential Limited Commercial) zoning, to the south the parcels have a Low Density Residential land use with MR-2 (Multi-family Residential) zoning.

- **Transportation system:** The subject property doesn't have a street frontage. The proposed development has frontage along West Wieuca Road, a local street classified as a collector street. MARTA provides public transportation service to this area via bus route #5 along Roswell Road.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Medium Density Residential Land use designation is compatible with the surrounding and nearby Low Density Residential, Low Density Commercial and Office Institutional land uses.
- **Effect on adjacent property and character of neighborhood:** The proposed Medium Density Residential land use designation will provide a transition between the Low Density Residential land use to the south and the Low Density Commercial land uses fronting on West Wieuca Road. This land use change will not have an adverse effect on the character of the adjacent properties or the surrounding neighborhood.
- **Suitability of proposed land use:** The Medium Density Residential land use is a suitable use for this parcel and provides a transition in uses.
- **Consistency with City's land use policies:** This parcel has a Traditional Neighborhood Character area and the parcels fronting on West Wieuca Road have a Intown Corridor Character Area. The proposed Medium Density land use designation is compatible with the Intown Corridor Character Area policy to:
  - Promote and encourage the redevelopment of vacant, underutilized and auto-oriented development along Intown Corridors.
- **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 **0 Wieuca Road NE (parcel ID 17 00950003118)** is in a Suburban area and is consistent with this description. Suburban neighborhoods areas are described as follows:

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

**NPU B Policies:** The applicable NPU B policies are:

- B2: Protect the boundaries of the single family and low density residential uses of the Brookhaven, Buckhead Forest, Chastain Park East, Garden Hills, North Buckhead, Peachtree Heights East, Peachtree Heights West, Peachtree Hills, Peachtree Park, Pine Hills, Ridgedale Park and South Tuxedo Park Neighborhoods.

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

**NPU B RECOMMENDATION: NPU B voted to support the land use amendment from Single Family Residential to Medium Density Residential at its November 6<sup>th</sup> meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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INTERIM DIRECTOR  
OFFICE OF ZONING & DEVELOPMENT

KEISHA LANCE BOTTOMS  
MAYOR

**MEMORANDUM**

**TO:** Natalyn Archibong, Chair, Community Development/Human Services Committee

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

**SUBJECT:** 18-O-1690/ CDP-18-56 820 Flat Shoals Avenue, S.E.

**DATE:** November 26, 2018

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**PROPOSAL:**

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **820 Flat Shoals Avenue, S.E.** from the Low Density Commercial land use designation to the Single Family Residential land use designation and from the Single Family Residential land use designation to the Low Density Commercial. This will realign the land use and zoning boundaries of this parcels in order to allow the development of 13 townhome units in the commercially zoned portion of the parcel and 27 single family homes in the residentially zoned portion of the parcel per Z-18-117.

**FINDINGS OF FACT:**

- **Property location.** The subject parcel is located on the north side of Flat Shoals at the intersection Flat Shoals Avenue, Flat Shoals Road and Bouldercrest Dr. The property is located in Land Lot 146 of the 15<sup>th</sup> District of DeKalb County, within the East Atlanta neighborhood of NPU-W in Council District 5.
- **Property size and physical features.** The site is approximately 5.61 (244,371 sq. ft.) acres and is currently undeveloped. The parcel has vegetation throughout.
- **Current/past use of property:** The parcel is undeveloped and vegetated. The portion of the parcel along the road frontage is paved. Staff is unaware of any prior uses on the parcel.
- **Surrounding zoning/land use:** To the north, parcels have a Single Family Residential land use designation with R-4 (Single Family Residential) zoning. To the south, east and west the parcels have a Low Density Commercial land use with C-1 (Community Business) District zoning where a small neighborhood commercial node is located.

- **Transportation system:** The subject property has frontage along Flat Shoals Avenue, a local road classified as a collector street. MARTA provides public transportation service to this area via bus route #32 Bouldercrest Drive and #74 along Flat Shoals Rd.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Low Density Commercial is compatible with the Low Density Commercial land use designation at this neighborhood commercial node while the proposed Single Family Residential is compatible with the surrounding Single Family Residential areas.
- **Effect on adjacent property and character of neighborhood:** The proposed realignment of the residential and commercial boundaries will allow the parcels to be developed with residential uses- both townhomes and single-family homes.
- **Suitability of proposed land use:** The small adjustments in areas of the parcel designated as Low Density Commercial and Single Family Residential are suitable proposed land uses.
- **Consistency with City's land use policies:** This parcel has a Neighborhood Commercial Character Area along the portion of the parcel fronting on Flat Shoals Avenue and Traditional Neighborhood on the rest of the parcel. The proposed change in the land use boundaries is compatible with the Neighborhood Commercial Character Area policies to:
  - Require new infill development to be compatible with the scale, height and character of adjoining neighborhoods and discourage auto-orientated uses.
  - Provide diverse and more affordable housing opportunities accessible for all ages.
  - Promote a balance of retail, service, office, dining and residential uses serving the adjacent 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 **820 Flat Shoals Avenue, S.E.** is in an urban area and is consistent with this description. Urban neighborhoods 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.”

**NPU W Policies:** The applicable NPU W policy is:

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 LAND USE AMENDMENT FROM LOW DENSITY COMMERCIAL TO SINGLE FAMILY RESIDENTIAL LAND USE AND FROM SINGLE FAMILY RESIDENTIAL TO LOW DENSITY COMMERCIAL LAND USE DESIGNATIONS.**

**NPU W RECOMMENDATION: NPU W will vote on this at their November meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning