



Department of
CITY PLANNING

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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 *Keyetta*
SUBJECT: 19-O-1086 / CDP-19-018: 2951 Glenwood Avenue
DATE: June 24, 2019

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **2951 Glenwood Avenue** (the “Site”) to Single-Family Residential (SFR) land use designation as a result of the petition to annex the parcel into the City of Atlanta and facilitate zoning of the parcel to the R-4 (Single Family Residential) zoning category (Z-19-49).

FINDINGS OF FACT:

- **Property location:** The site to be annexed is on the south side of Glenwood Avenue beginning at the intersection of Hooper Street, S.E. and Glenwood Avenue, S.E. The site is in Land Lot 171 of the 15th District of DeKalb County, Georgia. Across Glenwood Avenue is the East Lake neighborhood of NPU-O in City Council District 5.
- **Property size and physical features:** The site consists of 1 parcel (15-171-22013) and is approximately a 0.25 acre (10,890 sq. ft.). The site is relatively flat with limited trees, shrubs and grasses.
- **Current/past use of property:** An 1,800 square foot house built in 1951 occupies the site. Staff is unaware of any previous uses.
- **Surrounding zoning/land uses:** Immediately adjacent to the east side of the subject site is a place of worship with a parking lot, other adjacent parcels have single-family uses. The site and surrounding parcels have Traditional Neighborhood land use and R-75 (Residential Medium Lot) zoning in unincorporated DeKalb County. In the City of Atlanta, the parcels to the north have a Single Family Residential (SFR) land use designation and Single-Family Residential (R-4) zoning. A parcel directly to the north has Single Family Residential (SFR) land use designation and Residential with Limited Commercial (R-LC) zoning.
- **Transportation system:** The subject site is located on Glenwood Avenue, a 4-lane arterial road and designated truck route. Hooper Street, S.E. is a local street. MARTA bus route #107 stops in front of the site. The intersection of Glenwood and Candler Roads is about a quarter of a mile east of the site. Candler Road is also an arterial road and bus route #15 stops at the intersection.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The area surrounding this subject site is mostly single-family housing with Low-Density Commercial land use and community business zoning along the Candler Road corridor about a quarter of a mile from the site. East Lake Golf Club is less than a mile from the site. The proposed Single-Family Residential land use designation is compatible with the surrounding land uses in the City of Atlanta and the current land use in DeKalb County.
- **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 adjacent properties or the surrounding residential neighborhood, as the proposed land use designation is substantially comparable to the site'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 site and remains suitable.
- **Consistency with City's land use policies:** Atlanta's Comprehensive Development Plan (CDP) Character Area near the site and the most appropriate designation for the site is Traditional Neighborhood Existing. Traditional Neighborhood Existing land use policies are intended to do the following:
 - Preserving the residential character of Traditional Neighborhoods.
 - Promote diversity of housing types; and.
- **Consistency with Atlanta City Design:** The proposed land use of SFR is consistent with the Atlanta City Design recommendations. 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, **2951 Glenwood Avenue** is adjacent to a Conservation Area-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 NPU policies:** The proposed Single-Family Residential land use designation is compatible with 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 (SFR) LAND USE DESIGNATION.

NPU Recommendation: NPU-O voted to DENY this land use amendment at its May 28th, 2019 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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INTERIM DIRECTOR
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MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development *Keyetta*
SUBJECT: 19-O-1308 / CDP-19-019: 1800 Jonesboro Road SE
DATE: June 24, 2019

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 **1800 Jonesboro Road, S.E.** (the “Subject site”) from the Single-Family Residential (SFR) land use designation to the Mixed-Use Medium-Density (MU-MD) land use designation. This application is being sought in conjunction with the rezoning of the subject site per Z-19-05 from R-4 (Single-Family Residential) to the MRC-2 (Mixed Residential Commercial) district to renovate the existing structures (31,000 sq. ft) for office, commercial and residential uses under a two-part phased project schedule.

FINDINGS OF FACT:

- **Property location:** The subject site is located at the northeast corner of Jonesboro Road, S.E. and Sawtell Avenue, S.E. The subject site is located in Land Lots 39 and 40 of the 14th District of Fulton County, Georgia within the Lakewood Heights neighborhood of NPU-Y in City Council District 1.
- **Property size and physical features:** The subject site consists of 1 parcel (14-0039-0002013) and is approximately 2.25 acres (98,000 sq. ft.). The subject site is relatively with a 6-foot change in grade from Sawtell Avenue.
- **Current/past use of property:** A 32,000 sq. ft. place of worship built in the 1960s currently sits on the subject site. The subject site also has relatively large surface parking lot with minimal landscape along the sidewalks. Staff is unaware of any previous uses on the site.
- **Surrounding zoning/land uses:** To the east, adjacent to the subject site the parcel has a Medium-Density Residential land use and R-4 (Single Family Residential) zoning. To the south and north, the parcels have Single-Family Residential land use and R-4 (Single-Family Residential) zoning. To the west, the parcels have a Mixed-Use land use and MRC-1 (Mixed Residential Commercial) zoning and Low-Density Commercial land use and R-4 (Single-Family Residential) zoning. Immediately northeast of the subject site is the closed Lakewood Elementary School. Across the intersection at Claire Drive S.E., Sawtell Avenue, S.E. and Jonesboro Road, S.E. is the Lakewood Heights neighborhood

commercial district consisting of a mix of neighborhood-scale commercial buildings (e.g., a pawn shop, laundry, convenient store and small restaurant.

- **Transportation system:** Jonesboro Road, S.E. is a 2-lane, arterial street and truck route. A bike lane is on Jonesboro Road, S.E. Sawtell Avenue, S.E. is also an arterial street and Claire Drive, S.E. is a collector street. MARTA bus routes #55 and #155 serve the subject site.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The area surrounding the subject site has a mix of Single Family, Medium Density Residential and Commercial land uses. A Mixed-Use Medium-Density (MU-MD) land use designation is compatible with the surrounding land uses and development pattern.
- **Effect on adjacent property and character of neighborhood:** The proposed reuse at the subject site with office and commercial uses will benefit the area as it will increase the number of people in the area during the day that can patronize the businesses in the Lakewood Heights commercial area. This intersection in the Lakewood Heights neighborhood has seen some recent redevelopment but more neighborhood-oriented commercial at the street level and denser residential development would further revitalization.
- **Suitability of proposed land use:** The proposed Mixed-Use Medium-Density (MU-MD) land use designation is suitable for this site. The subject site is underutilized, the buildings are vacant, and the parcel is large enough for the proposed land uses. The proposed project would complement the surrounding mix of land uses and it is consistent with the 2017 Lakewood Heights proactive rezoning. Further, Staff finds the proposed mixed use will alleviate development pressure on the existing single family residential neighborhood and redevelop the Jonesboro Road corridor into a more neighborhood-oriented commercial node and pedestrian friendly environment.
- **Consistency with City's land use policies:** Atlanta's Comprehensive Development Plan (CDP) Character Area for this location is Redevelopment Corridor. The proposed land use of MU-MD is consistent with the CDP and recommended policies for Redevelopment Corridor Character Areas. Redevelopment Corridor land use policies are intended to do the following:
 - Redevelopment Corridors should bring neighborhoods together by providing services and facilities that serve them.
 - Building placement, mass and orientation should create a pedestrian friendly urban form.
 - Encourage revitalization and redevelopment of Redevelopment Corridors that improves the sense of place and community, creates a well-functioning corridor that facilitates traffic flow, provides transportation options, and supports a variety of land uses.
 - Promote and encourage the redevelopment of vacant, underutilized and auto-oriented development along Redevelopment Corridors.
 - Promote more intense pedestrian-oriented development at activity nodes and major intersections.
 - Discourage continuous automobile-oriented development along Redevelopment Corridors.
 - Promote and encourage mixed use (residential, retail and office uses) and development with a pedestrian-oriented urban form.
 - Promote a balance of retail, service, office, dining and residential uses serving the adjacent neighborhoods.

- Provide sidewalks and a more pedestrian-oriented environment by incorporating landscaped buffers between the roadway and sidewalks and placing buildings closer to the street.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The Subject site is within the 2013 Lakewood Livable Centers Initiative (LCI) study area. The LCI plan suggests a change of zoning and land use to support a mixed-use, neighborhood-oriented activity node at the subject site's intersection. While the subject site itself was not identified for a change, this was most likely due to the active use as a church. However, all the other properties surrounding the subject site's intersection was identified for denser, mix uses—including, the closed school on Sawtell next to the subject site (see pages 92, 107, 133 and 135 of the 2016 Comprehensive Development Plan). Considering the above, the proposed land use change is consistent with the LCI plan.
- **Consistency with Atlanta City Design:** The proposed land use of MU-MD is consistent with the Atlanta City Design recommendations. 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, **1800 Jonesboro Road SE** is within a Growth-Corridor. Growth-Corridor Areas 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 the Old and New Atlanta together and most of them are commercially developed...with better design, these corridors can become main streets in 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:** The following NPU Y's policies support the land use amendment to Mixed-Use Medium-Density (MU-MD):
 - Preserve the single-family and low-density residential character of Lakewood Heights neighborhood.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM SINGLE-FAMILY RESIDENTIAL (SFR) TO MIXED-USE MEDIUM-DENSITY (MU-MD) LAND USE DESIGNATION.

NPU Recommendation: NPU-Y voted to SUPPORT the land use amendment at its May 20th, 2019 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development 
SUBJECT: 19-O-1309 / CDP-19-020: 3280 Howell Mill Road NW
DATE: June 24, 2019

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 **3280 Howell Mill Road NW** (the “site”) from Low-Density Commercial (LDC) land use designation to Office-Institutional (O-I) land use designation. This application is being sought in conjunction with the rezoning of the parcel per Z-19-010 from Residential Limited Commercial Conditional (R-LC-C) to Office-Institutional (O-I) to allow for new building signage (no changes to the existing building is proposed).

FINDINGS OF FACT:

- **Property location:** The site is in between Howell Mill Road, N.W. and I-75 at the 255 exit (Northside Parkway/W. Paces Ferry Road). It is located in Land Lot 197 of the 17th District of Fulton County, Georgia in NPU-C in City Council District 8.
- **Property size and physical features:** The site has 1 parcel (17-0197-LL048) and is approximately 4 acres (174,000 sq. ft.). The 4-story brick office building is approximately 153,700 sq. ft. in addition to its parking deck. The office building fronts Howell Mill Road and the building backs up to Interstate 75. Ingress and egress to the site is provided by a single curb cut from Howell Mill Road. Topography of the site gradually declines towards in a northerly direction.
- **Current/past use of property:** The office building was built in the 1970s. The site is currently the Northwest Medical Center, a medical office building. Staff is unaware of any other past use of the property.
- **Surrounding zoning/land uses:** Parcels to the south and east have an Office-Institutional (O-I) land use and zoning. To the north and northeast, the parcels have a Low-Density Commercial land use with Office-Institutional (O-I) and R-LC-C (Residential Limited Commercial Conditional) and C-1-C (Community Business Commercial) zoning. Across I-75 the land use designation is Single Family Residential (SFR) with R-1 (Single Family Residential) and R-3 (Single Family Residential) zoning.

- **Transportation system:** The site sits right off I-75 at exit 255. Howell Mill Road, N.W. is classified as a collector street. The site is served by MARTA bus route #12. Sidewalks are not currently present on or adjacent to the subject property.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The area surrounding this site on Howell Mill Road, N.W. is office park type development and nearby residentially-zoned land includes a hospice and multi-family residential condominiums. Across I-75, significant tree canopy blocks the view of the residential developments from/to the highway. The proposed land use change is compatible with the surrounding land uses.
- **Effect on adjacent property and character of neighborhood:** The proposed land use change, for new building signage, fits the character of the neighborhood.
- **Suitability of proposed land use:** The proposed Office-Institutional (O-I) land use designation is suitable for this site since the surrounding area is primarily an office park-like setting.
- **Consistency with City's land use policies:** Atlanta's Comprehensive Development Plan (CDP) Character Area for this location is Town Center. The proposed land use of O-I (and, rezoning to O-I) is consistent with the CDP and recommended policies for Town Centers. Town Center land use policies are intended to do the following:
 - Town Centers are focal points of several neighborhoods that have a concentration of activities such as retail, big box retail, commercial, professional office, higher density housing, and open space. As such, town centers should be developed to protect and buffer surrounding neighborhoods from noise and lights.
 - Place controls on the development of larger scale strip development.
 - Allow for unique character of individual neighborhood centers including signage and gateway features as much as possible.
- **Consistency with Atlanta City Design:** The proposed land use of O-I (and, rezoning to O-I) is consistent with the Atlanta City Design recommendations. 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, 3280 Howell Mill Road NW is within a Growth Area-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 the Old and New Atlanta together and most of them are commercially developed...with better design, these corridors can become main streets in 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:** The following NPU C's policies support the land use amendment to Office-Institutional (O-I):
 - Maintain the commercial development node at Howell Mill Road and Northside Parkway.
 - Provide landscaped or architectural buffers that are of sufficient scale and depth between diverse land uses in order to minimize higher density impacts on single-family residential areas.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM LOW-DENSITY COMMERCIAL (LDC) TO OFFICE-INSTITUTIONAL (O-I) LAND USE DESIGNATION.

NPU Recommendation: NPU-C voted to SUPPORT this land use amendment at its June 4th, 2019 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development *Keyetta*
SUBJECT: 19-O-1310 / CDP-19-021 for 1369 Ralph David Abernathy Boulevard SW
DATE: June 24, 2019

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 **1369 Ralph David Abernathy Boulevard, S.W.** (the "Site") from the Low Density Residential 0-8 units per acre (LDR 0-8) land use designation to the Mixed-Use Low-Density (MU-LD) land use designation. This application is being sought in conjunction with the rezoning of the site per Z-19-11 from R-5 (Two-Family Residential) to (MRC-1) Mixed Residential Commercial in the BeltLine Overlay to allow for the conversion of two single car garages into a quick food service/prepared food takeout store.

FINDINGS OF FACT:

- **Property location:** The site is triangular and is located at the intersection of Ralph David Abernathy Boulevard, S.W., Cascade Avenue, S.W., and Muse, Langhorn and White Streets, S.W. The Atlanta BeltLine-West End Trail is directly across Muse Street, S.W. The site is in Land Lot 140 of the 14th District of Fulton County, Georgia within the Westview neighborhood of NPU-T in City Council District 4.
- **Property size and physical features:** The site consists of 1 parcel (14-0140-008134) and is approximately .49 acres (21,780 sq. ft.). A two-family house sits on the site and the 2 stone garages are built into the hillside directly fronting on Ralph David Abernathy Boulevard, S.W. Vehicular access is provided by an asphalt driveway located to the east of the dwelling and street parking accessibility off Muse Street, S.W.
- **Current/past use of property:** The site is currently occupied and used for residential purposes with accessory garages. The two garages appear to be converted into small sheds. Staff is unaware of any other previous uses.
- **Surrounding zoning/land uses:** The parcels surrounding this site to the north have a Low-Density Residential land use with R-5 (Two-Family Residential) zoning. To the east, the parcels have a Mixed-Use land use designation with MRC-1 (Mixed Residential Commercial) zoning. The parcel immediately to the east and across Langhorn Street, S.W. is a gas station. To the southeast, the parcel has an Open

Space land use designation (Gordon-White Park) with (MRC-1) Mixed Residential Commercial zoning. To the west is the BeltLine corridor with Transportation Communications and Utilities with MRC-1 (Mixed Residential Commercial) zoning and I-1 (Light Industrial) zoning. City Ordinance 12-O-0493 (Z-12-17) rezoned several of the nearby properties to MRC-1 (Mixed Residential Commercial). The Ralph David Abernathy Boulevard corridor running along the BeltLine into the Westview neighborhood has a Mixed Use and Low-Density Commercial land use with NC-15 (Westview Neighborhood Commercial District) zoning to encourage neighborhood-scale commercial development.

- **Transportation system:** Ralph David Abernathy Boulevard, S.W. is a 4-lane, arterial street and truck route. MARTA bus routes #68 and #71 serve the site. The West End MARTA station is a mile away.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The area surrounding this site has Low-Density Residential, Mixed-Use, Low-Density Commercial, Open-Space (Gordon-White Park) and the BeltLine TCU land use designations. A Mixed-Use Low-Density (MU-LD) land use designation is compatible with the surrounding land uses and development pattern along Ralph David Abernathy Boulevard, S.W.
- **Effect on adjacent property and character of neighborhood:** The Westview neighborhood is experiencing significant development interest and investment because of the BeltLine-West End Trail. The site is across the street from the BeltLine—small retailers/commercial users have recently opened in nearby storefronts. The proposed food pantry/service would add to the mix.
- **Suitability of proposed land use:** The proposed Mixed-Use Low-Density (MU-LD) land use designation is suitable for this site since the surrounding area is already a mix of commercial land uses and zoning. However, the existing garages are directly off the sidewalk at curb cuts and there seems to be limited space to improve the spaces for the commercial purposes.
- **Consistency with City's land use policies:** Atlanta's Comprehensive Development Plan (CDP) Character Area for this location is Redevelopment Corridor. The proposed land use of MU-LD is consistent with the CDP and recommended policies for Redevelopment Corridor Character Areas. Redevelopment Corridor land use policies are intended to do the following:
 - Redevelopment Corridors should bring neighborhoods together by providing services and facilities that serve them.
 - Building placement, mass and orientation should create a pedestrian friendly urban form.
 - Encourage revitalization and redevelopment of Redevelopment Corridors that improves the sense of place and community, creates a well-functioning corridor that facilitates traffic flow, provides transportation options, and supports a variety of land uses.
 - Promote and encourage the redevelopment of vacant, underutilized and auto-oriented development along Redevelopment Corridors.
 - Promote more intense pedestrian-oriented development at activity nodes and major intersections.
 - Discourage continuous automobile-oriented development along Redevelopment Corridors.
 - Promote and encourage mixed use (residential, retail and office uses) and development with a pedestrian-oriented urban form.

- Promote a balance of retail, service, office, dining and residential uses serving the adjacent neighborhoods.
 - Provide sidewalks and a more pedestrian-oriented environment by incorporating landscaped buffers between the roadway and sidewalks and placing buildings closer to the street.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The site is outside the 2001 Livable Centers Initiative (LCI) West End study area. However, the City is currently working on a major update to the LCI study and expanded the study area to include the intersection where the site sits (informally known as the “Gordon-White Triangle”). The site is also within the Atlanta BeltLine Subarea 1 Master Plan area, which is being updated concurrently with the West End LCI. Additionally, the site is within the Westview Master Plan (2011) area which is also being updated by the neighborhood. The Westview Master Plan suggests a change of zoning for the site and the surrounding area from R-5 (Two Family Residential) to R-4 (Single Family Residential) (see pages 60-61). The site falls within the Kroger Citi-Center node in the BeltLine Sub Area 1 Master Plan (see pages 21, 27-29). The near-term intent for the site is for increased sidewalk-oriented retail and live-work units with the future development of new multi-story mixed-use buildings along the area’s major corridors and intersections. The site is at a prominent intersection. Ralph David Abernathy Boulevard and Langhorn Street corridors have received significant attention in past planning efforts. Recommendations for the intersection and corridors generally are the following:
 - Promote a more vibrant area.
 - Improve streetscapes, sidewalks, crosswalks, street lighting and other improvements to increase pedestrian and vehicular safety.
 - Maintain the Low-Density Residential land uses (including at the site).
 - Provide better connections to the BeltLine.

While the proposed land use change is inconsistent with existing neighborhood plans, the neighborhood, LCI and BeltLine plans for the site are all undergoing updates at this time and it is expected that there will be new ideas for the site and the surrounding area. The land use change to Mixed-Use Low-Density (MU-LD) is consistent with the intent to redevelop the intersection into more a dense neighborhood-oriented and mixed-use node and a transition area between the existing commercial corridor and residential areas of the Westview and West End neighborhoods.

- **Consistency with Atlanta City Design:** The proposed land use of MU-LD is consistent with the Atlanta City Design recommendations. 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, 1369 **Ralph David Abernathy Boulevard SW** is within a Growth-Corridor. Growth-Corridor Areas 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 the Old and New Atlanta together and most of them are commercially developed...with better design, these corridors can become main streets in every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.”

The site is adjacent to Conservation-Urban Neighborhood area. The Atlanta City Design describe such areas 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.... 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 NPU policies:** The following NPU T’s policies support the land use amendment to Mixed-Use Low-Density (MU-LD):
 - Support the implementation of adopted plan recommendations for the area, including the West End LCI and the BeltLine Subarea 1 Master Plan.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM LOW DENSITY RESIDENTIAL 0-8 UNITS PER ACRE (LDR 0-8) TO MIXED-USE LOW-DENSITY (MU-LD) LAND USE DESIGNATION.

NPU Recommendation: NPU-T voted to DEFER this land use amendment at its June 12th, 2019 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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INTERIM DIRECTOR
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MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development *KMH*
SUBJECT: 19-O-1311 / CDP-19-022 for 1061 United Avenue SE
DATE: June 24, 2019

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 **1061 United Avenue SE** (the “site”) from the Single-Family Residential (SFR) land use designation to Medium-Density Residential (MDR) land use designation. This application is being sought in conjunction with the rezoning of the site per Z-19-16. from R-4 (Single-Family Residential) to RG-3 (Residential General Sector 3) to renovate the existing education building of a place of worship into 18 condominiums and reuse the existing parking (the existing place of worship building is not part of the site’s redevelopment).

FINDINGS OF FACT:

- **Property location:** The site is on the southeast side of United Avenue, S.E. (formerly East Confederate Avenue). The site is in Land Lot 10 of the 14th District of Fulton County, Georgia within the Woodland Hills neighborhood of NPU-W in Council District 1.
- **Property size and physical features:** The site consists of 2 parcels (parcel numbers 14-001-0000-9075 and a new parcel subdivided from 14-001-0000-9071). The redevelopment proposal is to convert the education center for the place of worship into a multifamily residential building. The site is approximately 0.59 acres (25,678 square feet). The topography slopes from a highpoint in the southwest corner of the site to a low point in the northeast corner of the site. The subject site is landscaped with mature trees and shrubs throughout the property. Access to the site is currently via an alley at the rear of the property that is accessed from Woodland Avenue.
- **Current/past use of property:** The site is currently developed with a three-story mid-century modern building that was previously used as an educational building for the adjoining church. The building was also used for a short time as a dormitory for mission workers. The applicant states that the building has been essentially vacant for the past 20 years. A portion of the site is currently used as a parking lot and the use is proposed to continue. Staff is unaware of any other prior uses on the site.
- **Surrounding zoning/land uses:** The parcels surrounding this site have a Single Family Residential land use with R-4 (Single Family Residential) zoning and R-4A (Single Family Residential) zoning and

is currently developed with single family residences. To the northwest, a parcel has an Open Space land use designation. Parcels 300 feet west on United Avenue have an Office-Institutional land use designation with O-I (Office-Institutional) zoning and developed with State of Georgia facilities including the Army National Guard facility.

- **Transportation system:** United Avenue, S.E. is classified as a collector street and Woodland Avenue, S.E. is classified as a local road. MARTA serves the area via bus route #832 along United Avenue, S.E. and bus route #4 along Moreland Avenue, S.E. with connections to the Inman Park/Reynoldstown MARTA Transit Station, which is 2.5 miles away. A bus stop is located adjacent to the site on United Avenue, S.E. at the intersection with Woodland Avenue, S.E.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The area surrounding this site is primarily residential. A Medium-Density Residential (MDR) land use designation is compatible with the surrounding land uses and development pattern.
- **Effect on adjacent property and character of neighborhood:** The proposed development should have minimal to no negative effect on the adjacent properties. The proposal is to reuse an existing building for multifamily residential use. The applicant has stated that this building has been vacant for decades and reusing the building will provide housing diversity in the area while not having any adverse impacts on adjacent single-family residential areas.
- **Suitability of proposed land use:** The proposed Medium-Density Residential (MDR) land use designation is suitable for this Site.
- **Consistency with City's land use policies:** Atlanta's Comprehensive Development Plan (CDP) Character Area for this location is Traditional Neighborhood Existing. The proposed land use of MDR (and, rezoning to RG-3) is consistent with the CDP and recommended policies for Traditional Neighborhood Existing Character Areas. Traditional Neighborhood Existing land use policies are intended to do the following:
 - Preserving the residential character of Traditional Neighborhoods.
 - Promote diversity of housing types; and.
 - Encourage new housing development that is compatible with the character of existing neighborhoods.

Further, the CDP states "*Although predominantly single-family, duplex, triplex and small scaled multi-family housing is also found in existing traditional neighborhoods, providing diverse housing options.*" The proposed redevelopment of an existing building for small scaled multifamily housing is in keeping with this description.

- **Consistency with Adopted Small Area and Neighborhood Plans:** The site is within the 2008 South Moreland Avenue Livable Centers Initiative (LCI) study area. The LCI plan provides no specific suggestions for the site. However, sidewalk and bike infrastructure improvements are suggested for United Avenue, S.E. in front of the site (see pages 2-35 and 4-15). The general recommendations for the site and surrounding area are to preserve and improve the existing traditional neighborhood urban fabric. As such, the proposed land use change is consistent with the LCI plan.

- **Consistency with Atlanta City Design:** The proposed land use of MDR (and, rezoning to RG-3) is consistent with the Atlanta City Design recommendations. 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, 1061 United Avenue SE is within a Conservation Area-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 NPU policies:** The following NPU W's policies support the land use amendment to Medium-Density Residential (MDR):
 - Preserve the single-family and low-density residential character of Woodland Hills neighborhood.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM SINGLE-FAMILY RESIDENTIAL (SFR) TO MEDIUM-DENSITY RESIDENTIAL (MDR) LAND USE DESIGNATION.

NPU Recommendation: NPU-W voted to SUPPORT this land use amendment at its May 22nd, 2019 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

**KEISHA LANCE BOTTOMS
MAYOR**

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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: 19-O-1312 / CDP-19-023 for METROPOLITAN PARKWAY
DATE: June 24, 2019

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 **0 Stewart Ave SW Rear (parcel ID. 14 00870007140), 0 Mayland Cir SW (parcel ID. 14 00870007133), 575 University Ave. SW, 1180 Metropolitan Pkwy SW, 563 University Ave SW, 1190 Metropolitan Pkwy SW and 1184 Metropolitan Pkwy SW** from the Mixed Use Low Density (MU-LD) land use designation to Mixed Use Medium Density (MU-MD) land use designation. This application is being sought in conjunction with the rezoning of the parcels per Z-19-17 from C-1/BL (Community Business District/Beltline Overlay) to MRC-1/BL (Mixed Residential Commercial/Beltline Overlay) from C-1/BL (Community Business District/ Beltline Overlay) to MRC-2/BL (Mixed Residential Commercial/Beltline Overlay) and from C-2-C/BL (Commercial Service Conditional/Beltline Overlay) to MRC-2/BL (Mixed Residential Commercial/Beltline Overlay) to implement certain recommendations of the Council District 12 Neighborhood Blueprint Plan For Adair Park, Capitol View, Capitol View Manor, and Sylvan Hills; the BeltLine Master Plan Subarea 2: Heritage Communities Of South Atlanta; and The Atlanta City Design.

FINDINGS OF FACT:

This item will be deferred to the next available agenda for additional time to work with the neighborhoods and NPU. Staff is supportive of this deferral.

STAFF RECOMMENDATION: DEFERRAL TO NEXT QUARTERLY HEARING – SEPTEMBER 2019.

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: 19-O-1313 / CDP-19-024 for 929 Lee Street SW and 1036, 1038 and 1050 White Street SW)
DATE: June 24, 2019

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to re-designate property (the “site”) located at **929 Lee Street, Street, S.W.** from the Transportation, Communications and Utilities (TCU) land use designation and **1036, 1038 and 1050 White Street SW** from the Mixed-Use High-Density (MU-HD) land use designation to the Industrial Mixed-Use (I-MIX) land use designation. This application is being sought in conjunction with the rezoning of the parcels per Z-19-23 from Light Industrial (I-1) to Industrial Mixed-Use (I-MIX) in the BeltLine Overlay to allow for the construction of over 300 residential for-rent and for-sale housing units and retaining existing industrial uses.

FINDINGS OF FACT:

- **Property location:** The site is located between the Atlanta BeltLine and White, Lee and Lawton Streets, S.W. It is in Land Lots 118 and 119 of the 14th District of Fulton County, Georgia within the West End neighborhood of NPU-T in Council District 4.
- **Property size and physical features:** The site consists of 4 parcels (14-0118-LL022, -LL027, -LL0923 and 14-0119-LL016) and is approximately 22.3 acres (971,400 sq. ft.). The site is relatively flat but there is a slight elevation difference from White Street, S.W. to the BeltLine.
- **Current/past use of property:** The site is currently developed as the “Lee + White” with active and relatively new light industrial businesses (e.g., Monday Night Brewery, Doux South Pickles, Golda Kombucha) and retail, food and beverage (Hop City and Boxcar) in the 1950/60s warehouses. Surface parking lots front along White Street, S.W., while the existing industrial spaces are directly adjacent to the BeltLine.
- **Surrounding zoning/land uses:** To the north parcels have Open Space land use designation and R-4A (Single Family Residential) zoning and are developed with the Rose Circle Triangle park and the Atlanta BeltLine trail. Also, to the north, parcels have a Low-Density Residential land use and R-4A

(Residential Single Family) and West End historic designation. To the northwest and across Lawton Street, S.W. and along White Street, S.W., the parcels have an I-1 (Light Industrial) land use designation with an I-1 (Light Industrial) zoning. To the south is the BeltLine corridor with Transportation Communications and Utilities (TCU) land use and I-1 (Light Industrial) zoning. Properties immediately across the BeltLine have Industrial, Low-Density Commercial (LDC) and Mixed-Use High-Density (MU-HD) land use designations with I-1 (Light Industrial) zoning. To the east and fronting on Lee Street, S.W. the parcels have a Low-Density Commercial land use designation with a SPI-21 SA4 (Historic West End Adair Park Special Public Interest District) zoning.

- **Transportation system:** Lee Street, S.W. is a 4-lane, arterial street and truck route and White Street, S.W. is a collector street also with significant truck traffic. The site is served by MARTA bus routes #68 and #81 along Lawton Street, S.W. About a half-mile north of the site along Lee Street, S.W. is the West End MARTA station and Oakland MARTA station is about a mile south.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The area surrounding this site is a mix of Industrial, Commercial and Residential land uses. The parcels are part of an industrial area that was once served by rail corridor. An I-MIX land use designation is compatible with the surrounding land uses and development pattern.
- **Effect on adjacent property and character of neighborhood:** The site is at the edge of the West End neighborhood and the past mix of industrial, commercial and residential uses has acted a transitional (or, buffer) area between the residential areas of West End and Oakland City neighborhoods. The proposed residential units will replace longstanding surface parking and will increase the area's residential density and housing diversity and possibly further support the new businesses in the Lee + White development. The existing industrial businesses on the parcels will not be displaced.
- **Suitability of proposed land use:** The proposed Industrial Mixed-Use (I-MIX) land use designation is suitable for this site since the surrounding area is already a mix of land uses and the existing uses on the property are industrial. The purpose of the I-MIX zoning district is to permit a mix of industrial and non-industrial uses in areas previously and currently used for primarily industrial uses. Staff is of the opinion that the zoning and land use changes for the purpose integrating more residential with the existing industrial and non-industrial uses at Lee + White is suitable. The proposed addition of residential uses will help support the existing and proposed businesses in and around the property.
- **Consistency with City's land use policies:** Atlanta's Comprehensive Development Plan (CDP) Character Area for this location is Redevelopment Corridor. The proposed land use of I-MIX (and, rezoning to I-MIX) is consistent with the CDP and recommended policies for Redevelopment Corridors. Redevelopment Corridor land use policies are intended to do the following:
 - Redevelopment Corridors should bring neighborhoods together by providing services and facilities that serve them.
 - Building placement, mass and orientation should create a pedestrian friendly urban form.
 - Encourage revitalization and redevelopment of Redevelopment Corridors that improves the sense of place and community, creates a well-functioning corridor that facilitates traffic flow, provides transportation options, and supports a variety of land uses.

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

- **Consistency with Adopted Small Area and Neighborhood Plans:** The site is just outside the 2001 Livable Centers Initiative (LCI) West End study area. However, the City is currently performing a major update to the LCI study and expanded the study area to include the Lee + White development.

The 2010 BeltLine Subarea 1 Master Plan is concurrently being updated with the West End LCI. In the Subarea's Master Plan, the Site's increase connectivity with the West End and Oakland City neighborhoods is a priority. A Mixed-Use, 5- to 10-story development, land use designation was recommended in 2010 (see pages 6 and 11). The proposed townhomes of 40 feet maximum height and the proposed multi-family residential mid-rise development with 85 feet maximum height is consistent with the BeltLine's Subarea Master Plan to increase density along the BeltLine while considering the neighborhood scale. The proposal is also consistent with the BeltLine priority of retaining existing industrial buildings and businesses.

- **Consistency with Atlanta City Design:** The proposed land use of I-MIX is consistent with the Atlanta City Design recommendations. 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, 929 Lee Street SW and 1036, 1038 and 1050 White Street SW are within a Growth Area-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 the Old and New Atlanta together and most of them are commercially developed...with better design, these corridors can become main streets in 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:** The following NPU T's policies support the land use amendment to Industrial Mixed-Use (I-MIX):
 - Support the implementation of adopted plan recommendations for the area, including the West End LCI and the BeltLine Subarea 1 Master Plan.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM TRANSPORTATION, COMMUNICATIONS AND UTILITIES (TCU) AND MIXED-USE HIGH-DENSITY (MU-HD) LAND USE DESIGNATIONS TO INDUSTRIAL MIXED-USE (I-MIX) LAND USE DESIGNATION.

NPU Recommendation: NPU-T voted to SUPPORT this land use amendment at its June 12th, 2019 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 (En)
SUBJECT: 19-O-1315 / CDP-19-027- 115 MAYSON AVENUE, N.E. AND 127 MAYSON AVENUE, N.E.
DATE: June 24, 2019

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 **115 Mayson Avenue, N.E. and 127 Mayson Avenue, N.E.** from the Low Density Residential 0-8 Units Per Acre (LDR 0-8) land use designation to Medium Density Residential (MDR) land use designation. This application is being sought in conjunction with the rezoning of the parcel per Z-19-027 from R-5 (Two Family Residential) to MR-MU (Multi-Family Residential – Multi-Unit) to allow for the construction of three apartment buildings, with 12 units each.

FINDINGS OF FACT:

- **Property location:** The site fronts on the east side of Mayson Avenue, between Hardee Street and Foote Street. It is in Land Lot 210 of the 15th District of DeKalb County, Georgia within the Edgewood neighborhood of NPU-O in Council District 5.
- **Property size and physical features:** The site is approximately 0.89 acres (38,725 sq. ft.) and is currently vacant. The site is relatively flat with grass and no trees.
- **Current/past use of property:** The site is currently vacant but was previously developed with a structure and parking lot for the Pleasant Word Christian Center. Staff is unaware of any prior uses of the property.
- **Surrounding zoning/land uses:** The surrounding properties have a Low Density Residential 0-8 Units per acre future land use designation with R-5 (Two-Family Residential) zoning. To the west, several parcels have Medium Density Residential land use and MR-3-C (Multi-Family Residential – Sector 3 – Conditional) zoning. Further away from the subject site, other parcels with Residential General Sector 3 and Multi-Family zoning (RG-3 and MR-3).

- **Transportation system:** Mayson Avenue is a two-lane local street with sidewalks along both sides. MARTA bus route #24 runs along Mayson Avenue with a stop located in front of the site. The nearest MARTA rail station is the Edgewood Candler Park station, located about 0.4 miles to the north.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The area surrounding this site is a mix of Low Density Residential 0-8 Units per Acre future land use with some Medium Density Residential, including the areas across Mayson Avenue to the west near Chipley Street, N.E. and Watson Street, N.E. The proposed Medium Density Residential land use designation is compatible with the surrounding land uses and development pattern of the area.
- **Effect on adjacent property and character of neighborhood:** The proposed three, 12-unit apartment buildings will be higher density than the immediately adjacent homes on Mayson Avenue but in line with the scale of recent development nearby, such as the multi-family development on Mayson Avenue near Chipley Street. Additionally, the proposed development meets the intent of the MR-MU zoning district, which is intended for two to three story multi-unit buildings of up to 12 units targeting “Missing Middle” housing needs (per 18-O-1581). Since this development meets the criteria for Missing Middle housing, it is anticipated to complement the character of the existing neighborhood. The proposed development will increase the diversity of housing options and the total number of available units in the area.
- **Suitability of proposed land use:** The proposed Medium Density Residential land use designation is suitable for this site since the surrounding area already contains a mix of Low Density Residential and Medium Density Residential future land use designations and since the increased density is supported by the intent of the MR-MU Missing Middle zoning district.
- **Consistency with City’s land use policies:** The proposed Medium Density Residential land use designation is compatible with the City of Atlanta’s Traditional Neighborhood Redevelopment Character Area policies to:
 - Preserve the residential character of Traditional Neighborhood Redevelopment.
 - Protect single-family detached residential development from encroachment by non-residential uses and incompatibly scaled residential development.
 - Promote diversity of housing types.
 - Promote “Missing Middle” housing types that are compatible in size and scale with the character of the neighborhoods transition between single family uses and more intense uses.
 - 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.

Edgewood Redevelopment Plan: This site is located within the planning study area of the 2009 Edgewood Redevelopment Plan. The plan indicates that the Edgewood Housing Area Redevelopment roughly bordered by Hosea Williams Drive, Hutchinson Street, LaFrance Street, and Wesley Avenue, should be redeveloped as residential to include a diversity of housing types and a variety of price points. However, the plan further states that “Single-family homes and townhomes should develop here; while condos and apartments are better suited at other locations in the Study Area” (pages 50-51). Later, the Land Use and Zoning section of the plan recommends in the Neighborhood Core area to “Redevelop the lots known in the Edgewood Housing area as multi-family townhomes, and where appropriate, single-family detached uses. Proposed Land Use: Medium Density Residential. Proposed Zoning: MR2 or MR3” (page 61).

- **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, **115 and 127 Mayson Avenue, NE** are 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.”

- **Consistency with NPU policies:** The following NPU O’s policies support the land use amendment to Medium Density Residential:
 - Edgewood land use and planning policies will be based on the 2011 Joint NPU-O Land Use Policies and the Edgewood Community Master Plan (2009).

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

NPU Recommendation: The Organized Neighbors of Edgewood (ONE) voted to support the land use amendment at its June meeting. NPU-O will vote on this land use amendment at its June 25th, 2019 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: 19-O-1316 / CDP-19-028 for 630 Echo Street NW
DATE: June 24, 2019

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 **630 Echo Street, N.W.** (the “site”) from the Single Family Residential (SFR) land use designation to the Low-Density Residential (LDR) land use designation. This application is being sought in conjunction with the rezoning of the parcel per Z-19-30 from R-4A (Single Family Residential) to R-5 (Two-Family Residential) to renovate the existing house and to allow continued use as a duplex.

FINDINGS OF FACT:

- **Property location:** The site is located between Echo, Griffin, Fox and Pelham Streets, N.W. It is in Land Lot 112 of the 14th District of Fulton County, Georgia within the English Avenue neighborhood of NPU-L in Council District 3.
- **Property size and physical features:** The Site is 1 parcel (14-0112-00080438) and is approximately 0.13 acres (5,600 sq. ft.). Vehicular access to the property is provided by one curb cut along English Avenue. There are a few trees, shrubs and grasses on the western portion of the site. The topography is relatively level throughout the property.
- **Current/past use of property:** The site is currently a vacant single-family house built in the 1920s.
- **Surrounding zoning/land uses:** Properties immediately adjacent have a variety of land use designations. To the north, the parcel has a Medium-Density Residential land use and RG-3 (Residential General Sector 3) zoning. To the west and south, parcels have a Single Family Residential (SFR) land use with R-4A (Single Family Residential) zoning. To the east, the parcel has a Low-Density Residential land use and with R-4A (Single Family Residential) zoning. To the northeast, the parcel has a Mixed-Use (MU) with I-1 (Light Industrial) zoning.

- **Transportation system:** Echo Street, N.W. is a local road. Nearest arterial roads are 500 feet and they are D. L. Hollowell Parkway, N.W. and Northside Dr, N.W. The site is served by nearby MARTA bus routes #50 and #94. About a mile west of the site along D. L. Hollowell Parkway, N.W., is the Bankhead MARTA train station. A block away, the Atlanta BeltLine and PATH Foundation have purchased the CSX rail line and are currently constructing a connecting trail between the Proctor Creek trailhead near Bankhead MARTA Station and the trail head at Joseph E Boone Boulevard, N.W.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The area surrounding this site is mostly single family, two-family or small, multi-family apartments. A mix of light industrial and institutional uses occupy the industrial land along the CSX rail line which is currently being redeveloped into a BeltLine/PATH connector trail. The proposed land use change is compatible with the surrounding land uses.
- **Effect on adjacent property and character of neighborhood:** Renovating the existing structure into a two-family residential unit maintains the existing housing stock and the neighborhood character and provides diverse housing units and aids in stabilizing the area.
- **Suitability of proposed land use:** The proposed Low-Density Residential (LDR) land use designation is suitable for this site since the surrounding area is primarily a mix of single-family, two-family and multi-family residential development.
- **Consistency with City's land use policies:** The CDP Character Area for this location is Traditional Neighborhood Redevelopment. The proposed land use of LDR (and, rezoning to R-5) is consistent with Atlanta's Comprehensive Development Plan and recommended policies for Traditional Neighborhood Redevelopment Character Areas. Traditional Neighborhood Redevelopment land use policies are intended to do the following:
 - 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 of the existing neighborhood character.
 - Maintain, rehabilitate and replace the existing housing stock where appropriate.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The site is within the Westside Tax Allocation District and Westside Promise Zone. In addition to these area-specific local and federal assistance programs, the site is in the English Avenue Community Redevelopment Plan (2006), Westside Land Use Framework (2017), District 3 Westside Revive (2019) planning areas. It is consistent with the Westside Land Use Framework Plan goal to acknowledge, stabilize and strengthen neighborhood assets and the recommendation to implement a mechanism to renovate housing units where needed and appropriate. The house is identified as property with character that needs to be evaluated for restoration (page 65).
- **Consistency with Atlanta City Design:** The proposed land use of Low Density Residential (and, rezoning to R-5) is consistent with the Atlanta City Design recommendations. 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, **630 Echo Street, N.W.** is within a Conservation Area-Urban Neighborhood. Conservation Area-Urban Neighborhoods are described as follows:

“These are small-scale, historic and walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are. They are traditional intown communities...[m]ost have a 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 NPU policies:** The following NPU L’s policies support the land use amendment to Low-Density Residential (LDR):
 - Preserve and maintain the Traditional Neighborhood Development areas of NPU-L.
 - Decrease foreclosed, stressed, vacant, and boarded homes.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM SINGLE FAMILY RESIDENTIAL (SFR) TO LOW-DENSITY RESIDENTIAL (LDR) LAND USE DESIGNATION.

NPU Recommendation: NPU-L voted to support this land use amendment at its June 11, 2019 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 *Kn*
SUBJECT: 19-O-1317 / CDP-19-029- 1181-1991 METROPOLITAN PARKWAY SW AND 651-717 UNIVERSITY AVENUE SW
DATE: June 24, 2019

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 **1181-1991 Metropolitan Parkway SW and 651-717 University Avenue SW** from the Mixed Use Low Density (MU-LD) land use designation to Medium Density Residential (MDR) land use designation and for other purposes. This application is being sought in conjunction with the rezoning of 717 University Drive from 4A/BL (Single Family Residential/BeltLine Overlay) and RG-3/BL (Residential General Sector 3/BeltLine Overlay) to RG-3/BL (Residential General Sector 3/BeltLine Overlay) per Z-19-29. The remaining parcels included in this land use amendment are proposed to be changed from Mixed Use Low Density to Medium Density Residential to bring land use designation into compatibility with the existing RG-3 zoning and to implement recommendations of the Council District 12 Neighborhood Blueprint Plan For Adair Park, Capitol View, Capitol View Manor, and Sylvan Hills; the BeltLine Master Plan Subarea 2: Heritage Communities of South Atlanta; and The Atlanta City Design.

FINDINGS OF FACT:

- **Property location:** The parcels are located along the north side of University Drive from the BeltLine to Metropolitan Parkway. They are in Land Lot 106 of the 14th District of Fulton County, Georgia within the Adair Park neighborhood of NPU-V in Council District 12.
- **Property size and physical features:** The parcels total approximately 7.5 acres (326,700 sq. ft.). Property located at 717 University Avenue, S.W. currently contains three, two-story multi-family buildings. The lot topography is relatively level throughout the site. Broken asphalt pavement and vegetation can be found on most of the property. The rest of the subject parcels contain two-story multi-family buildings on a relatively level site.
- **Current/past use of property:** The site is occupied by a multi-family apartment development, Capitol View Apartments. Staff is unaware of prior uses of the property.

- **Surrounding zoning/land uses:** The surrounding parcels have a variety of land use designations and zoning. The parcels to the north have Single Family Residential land use with R-4A (Single Family Residential) zoning. Those to the south, the parcels have an Industrial land use with I-1 (Light Industrial) zoning. To the immediate west is the Atlanta Beltline Westside Trail, which has Transportation Communications Utilities (TCU) land use designation and with Residential zoning (R-4 and RG-3). The parcels to the east have Mixed Use Low Density land use with Commercial (C-1) zoning. Nearby along Metropolitan Avenue, parcels have a Mixed Use Medium Density Land use and Low Density Commercial land use with Commercial (C-1) zoning
- **Transportation system:** Metropolitan Parkway is an arterial and University Drive is a collector street. Both have sidewalks, and MARTA bus route #95 runs along Metropolitan Parkway with a stop located at the corner of University Avenue, S.W. and Metropolitan Parkway, S.W. The nearest MARTA rail stations are the Oakland City station, located about a mile to the west. The Atlanta BeltLine Westside Trail is located just west of the site.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The area surrounding this site has a mix of Mixed Use Low Density, Low Density Commercial, Industrial, and Single Family Residential with more intense uses along the Metropolitan Parkway corridor, surrounded by Single Family Residential further from the corridor. The proposed Medium Density Residential land use designation is compatible with the surrounding land uses and development pattern of the area and would bring the land use designation into compatibility with the existing RG-3 zoning.
- **Effect on adjacent property and character of neighborhood:** The proposed rezoning and land use designation of Medium Density Residential will allow for multi-family development of the same scale as the multi-family development that already exists on the site. The effect on the neighborhood and adjacent properties is anticipated to be positive, as the RG-3 zoning and Medium Density Residential land use will allow for continuation of multi-family residential use as recommended by the Council District 12 Neighborhood Blueprint Plan and the Atlanta BeltLine Subarea 2 Master Plan.
- **Suitability of proposed land use:** The proposed Medium Density Residential land use designation is suitable for this site since the surrounding area already contains a mix of land use designations of similar intensity and since the change is supported by adopted plans for the area.
- **Consistency with City's land use policies:** The proposed Medium Density Residential land use designation is compatible with the City of Atlanta's 2016 CDP policies for the Redevelopment Corridor Character Area, which include:
 - Encourage revitalization and redevelopment of Redevelopment Corridors that improves the sense of place and community, creates a well functioning corridor that facilitates traffic flow, provides transportation options, and supports a variety of land uses.
 - Promote and encourage the redevelopment of vacant, underutilized and auto-oriented development along Redevelopment Corridors.
 - Promote and encourage mixed-use (residential, retail and office uses) and development with a pedestrian-oriented urban form.

CD 12 Neighborhood Blueprint Plan: This site is located within the planning study area of the 2018 CD 12 Neighborhood Blueprint Plan for Adair Park, Capitol View, Capitol View Manor, and Sylvan Hills. The plan focused on five potential redevelopment nodes, including a node at the intersection of University Drive and Metropolitan Parkway. Recommended for this node included preserving the existing affordable multi-family housing along the north side of University Drive, west of Metropolitan Parkway. For these parcels, the plan recommended Medium Density Residential land use (pages 135 & 141).

BeltLine Subarea 2 Master Plan: The 2009 BeltLine Subarea 2 Master Plan recommended 1-4 story Mixed Use at this location (page 5).

- **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 subject parcels are in 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.”

- **Consistency with NPU policies**: The following NPU V policy supports the land use amendment to Medium Density Residential:
 - V-4: Promote mixed-use (commercial, residential, and office) development patterns that are compatible with the surrounding residential areas and are located along major transportation routes.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM MIXED USE LOW DENSITY (MU-LD) TO MEDIUM DENSITY RESIDENTIAL (MDR) LAND USE DESIGNATION

NPU Recommendation: NPU-V voted to support this land use amendment at its June 10th, 2019 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING


KEISHA LANCE BOTTOMS
MAYOR

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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: 19-O-1318 / CDP-19-030 for 2184 and 2194 Marietta Boulevard, NW and 1703 Chattahoochee Avenue
DATE: June 24, 2019

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 **2184 and 2194 Marietta Boulevard NW and 1703 Chattahoochee Avenue NW** (the “site”) from the Light Industrial (I) land use designation to Mixed-Use Medium-Density (MU-MD) land use designation. This application is being sought in conjunction with the rezoning of the parcels per Z-19-32 from I-1 (Light Industrial) to MRC-2 (Mixed Residential Commercial) to allow for the construction of 350 residential rental apartments along with 299,292 square feet of office, retail, hotel and restaurant uses along with a parking garage

FINDINGS OF FACT:

- **Property location:** The site is south of Marietta Boulevard, N.W. and north of Chattahoochee Avenue, N.W. just east of the Agape Youth and Family Center. It is in Land Lot 221 of the 17th District of Fulton County, Georgia within the Bolton neighborhood of NPU-D in Council District 9.
- **Property size and physical features:** The site consists of 4 parcels (17-0221-0001003, -0001023, -0001024 and -0001026) and is approximately 4.6 acres (174,000 sq. ft.). The site is relatively flat, but the topography follows the grade of Marietta Boulevard, N.W. and Chattahoochee Ave, N.W. The City of Atlanta owned property improved with a water tower is adjacent to the site and there are significant elevation differences between the two properties.
- **Current/past use of property:** The site is currently developed as light industrial and warehousing. Past industrial users at the site include Buckhead Beef Company.
- **Surrounding zoning/land uses:** To the west, the parcel has a Business Park land use with O-I (Office Institutional) zoning. To the south, the parcels have an Industrial land use and I-1 (Light Industrial) zoning and Open Space land use and I-1 (Light Industrial) zoning. To the west, the parcels have Industrial land use and I-1 (Light Industrial) zoning. To the north and across Marietta Boulevard, the parcel has a High-Density Residential land use with RG-3 (Residential General Sector 3). Adjacent uses

are the Agape Youth and Family Center and City-owned water tower and private light industrial users. Across Chattahoochee Avenue, N.W. are I-1 (Light Industrial) users, including Vagabond Vintage Furnishings and Scofflaw Brewery on MacArthur Boulevard, N.W. Crest Lawn Memorial Park is also across Chattahoochee Ave, N.W. Across Marietta Boulevard, N.W. is the Pulte Homes “Altus at the Quarter” housing development zoned RG-3 (Residential General Sector 3) and with a High-Density Residential (0-16 units/acre) land use designation

- **Transportation system:** Marietta Boulevard, N.W. is a 4-lane, arterial street and truck route and Chattahoochee Ave NW is a collector street also with significant truck traffic. The site is served by MARTA bus routes #1 and #14 along Marietta Boulevard, N.W. About a half-mile west of the site along Marietta Boulevard, N.W. is the Bolton/Moores Mill MARTA bus layover.

CONCLUSIONS:

Compatibility with surrounding land uses: The Medium Density Mixed Use land use is not compatible with the surrounding industrial land uses. The new use will result in instability of the surrounding industrial uses, will fragment the industrial park centered on MacArthur Boulevard and Chattahoochee Avenue and will isolate the industrial uses along MacArthur Blvd. The Industrial sector is an important part of Atlanta’s economy and needs to be encouraged to continue. Many of the businesses that provide goods and services that the City’s residents and businesses rely on and need on a day to day basis require industrial land use and zoning. There is a need to have a range of industries and firms to create a variety of opportunities for employment requiring different skill levels. In order to foster a diverse employment base, there needs to be a supply of job-producing land on which economic opportunities can be made available to both current and future residents as well as businesses. To protect and strengthen the industrial sector, it is critical to maintain an inventory of land where industrial businesses can locate.

- **Effect on adjacent property and character of neighborhood:** A healthy mix of industrial and non-residential users is needed in this area in order for it to stay a viable and competitive as an industrial and employment district. The redevelopment of industrially zoned land to non-industrial uses will create instability in industrial land uses and increase pressure to redevelop industrially used and zoned land to non-industrial uses. Due to concerns with the continued loss of industrial uses throughout the City of Atlanta, the Industrial Mixed Use land use and zoning districts were created to allow non-industrial uses- including residential while maintaining industrial uses.

The site is north of the Chattahoochee Industrial District, one of the principal industrial areas in the City and south of the Bolton- Moores Mill area which is experiencing significant redevelopment. An I-MIX land use (and zoning) change may help reduce the vulnerability of the area’s surrounding industrial land and will provide a transition between the surrounding industrial land uses and the commercial and high density residential uses. To include industrial in the proposed development will also maintain a continuous corridor of industrial land which will attract and retain businesses as well as well-paying blue-collar jobs in the fast-changing area.

Therefore, Staff is of the opinion that the Medium Density Mixed Use land use request would have an adverse effect on the character of the neighborhood and recommends Industrial Mixed Use land use.

- **Suitability of proposed land use:** Due to the proximity to other viable industrial uses, the Medium Density Mixed Use land use designation is not suitable for this area. In addition, with current industrial/commercial businesses that are still located in the area, changing the land use of this parcel is not recommended. Allowing a Medium Density Mixed Use development would continue to erode the Industrial base of the City of Atlanta. To retain Industrial uses and to have compatible land use Industrial Mixed-Use (I-MIX) land use designation is recommended.

Consistency with City’s land use policies: Atlanta’s Comprehensive Development Plan (CDP) Character Area for this location is Industrial. The City of Atlanta has many important industrial areas that should be protected from incompatible land uses, particularly residential uses, in order to be able to continue operations and have the ability to expand. These policies are intended to retain and promote industrial land uses and industrial businesses. The 2016 CDP policies that do not support this land use change are listed below.

- Protect and strengthen the industrial sector by maintaining an inventory of land where industrial and manufacturing businesses can locate;
- Preserve and protect industrial land uses to retain industrial based jobs;
- Industrial land uses support not only customary industrial activities but also a range of users that require industrially zoned land to conduct business;
- Industrial uses should not encroach into non-industrial areas—particularly, residential areas; and,
- The appearance of many industrial districts could be improved to have more cohesive character—landscape buffers and screening should be used around industrial uses to minimize their adverse effects on adjacent properties.

- **Consistency with Adopted Small Area and Neighborhood Plans:** The site is within the 2002 Livable Centers Initiative (LCI) Bolton/Moores Mill study area. For the site, the LCI planning report recommends Low-Density Commercial land use along Marietta Boulevard, N.W. and Industrial land use designation along Chattahoochee Ave NW (see pages 59-61). The proposed land use designations in the LCI study support recommendations for re-zoning the site to allow mixed residential commercial and live-work, light industrial. The proposed land use of I-MIX is consistent with the 2002 LCI recommendations.
- **Consistency with Atlanta City Design:** The proposed land use of I-MIX (and, rezoning to I-MIX) is consistent with the Atlanta City Design recommendations. 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, 2184 and 2194 Marietta Boulevard, NW and 1703 Chattahoochee Avenue NW are within a Conservation-Production Area. Conservation-Production Areas are described as follows:

“[A]reas that the City has an interest in protecting from change. Primarily, they consist of strategic industrial land and railyards where intermodal transfer facilities, warehousing and key production facilities are needed close to the city center...and should not be included in the growth area.”

- **Consistency with NPU policies:** The following NPU D's policies support the land use amendment to Industrial Mixed-Use (I-MIX):
 - Review the industrially classified properties to determine the potential for vacant and underutilized to be reclassified to residential.
 - Where industrial uses are to remain, provide landscaped or architectural buffers to minimize their impacts on residential areas.

STAFF RECOMMENDATION: DENIAL OF LAND USE AMENDMENT FROM THE INDUSTRIAL LAND USE DESIGNATION TO THE MEDIUM DENSITY MIXED USE LAND USE DESIGNATION. STAFF RECOMENDS APPROVAL OF THE LAND USE AMENDMENT FROM INDUSTRIAL (I) TO INDUSTRIAL MIXED-USE (I-MIX) LAND USE DESIGNATION.

NPU Recommendation: NPU-D voted to support the Mixed-Use Medium-Density (MU-MD) land use designation at its May 28th, 2019 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 *KMH*
SUBJECT: 19-O-1319 / CDP-19-031- 1449, 1453 AND 1457 MACKLONE STREET, N.E
DATE: June 24, 2019

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 **1449, 1453 and 1457 Macklone Street, N.E.** from the Low Density Residential 0-8 Units per Acre (LDR 0-8) land use designation to Medium Density Residential (MDR) land use designation. This application is being sought in conjunction with the rezoning of the parcels per Z-19-39 from R-5 (Two Family Residential) to MR-MU (Multi-Family Residential – Multi-Unit) to allow for the construction of three apartment buildings with a total of 12 units.

FINDINGS OF FACT:

- **Property location:** The site fronts on the south side of Macklone Street, east of Hutchinson Street between Watson Street to the north and Foote Street to the south. It is in Land Lot 209 of the 15th District of DeKalb County, Georgia within the Edgewood neighborhood of NPU-O in Council District 5.
- **Property size and physical features:** The site is approximately 0.21 acres (9,147 sq. ft.) and is currently vacant. The site is relatively flat with trees and other vegetation.
- **Current/past use of property:** The site is currently vacant. Staff is unaware of any prior uses of the property.
- **Surrounding zoning/land uses:** The surrounding properties have Low Density Residential 0-8 Units per Acre future land use designation with R-5 (Two-Family Residential) zoning. There are several nearby areas of Medium Density Residential (MDR) land use, including areas to the east on Mayson Avenue near Chipley Street, N.E. and Watson Street, N.E., which have MR-3-C (Multi-Family Residential Sector 3 Conditional) zoning. Additionally, there is a large area of MDR land use with RG-3-C (Residential General Sector 3 Conditional) zoning on the west side of Hutchinson Street.

- **Transportation system:** Macklone Street is an approximately 300-foot long cul-de-sac off of Hutchinson Street. It is a local road with sidewalks. Hutchinson Street is also a two-lane local road with sidewalks MARTA bus route #24 runs along Mayson Avenue, which is the street parallel to Hutchinson Street to the east. The nearest MARTA rail station is the Edgewood Candler Park station, located about 0.4 miles to the north.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The area surrounding this site is a mix of Low Density Residential 0-8 Units per Acre future land use with some Medium Density Residential, including the multi-family development on Hutchinson Street and the areas on Mayson Avenue to the east near Chipley Street, N.E. and Watson Street, N.E. The proposed Medium Density Residential land use designation could be compatible with the surrounding land uses and development pattern of the area.
- **Effect on adjacent property and character of neighborhood:** The proposed multifamily buildings will be higher density than the immediately adjacent homes on Macklone Street but in line with the scale of recent development nearby, such as the multi-family development on Hutchinson Street. Additionally, the proposed development meets the intent of the new MR-MU zoning district, which is intended for two to three story multi-unit buildings of up to 12 units targeting “Missing Middle” housing needs (per 18-O-1581). Since this development meets the criteria for Missing Middle housing, it is anticipated to complement the character of the existing neighborhood. The proposed development will increase the diversity of housing options and the total number of available units in the area.
- **Suitability of proposed land use:** The proposed Medium Density Residential land use designation is suitable for this site since the surrounding area already contains a mix of Low Density Residential and Medium Density Residential future land use designations and since the increased density is supported by the intent of the MR-MU Missing Middle zoning district.
- **Consistency with City’s land use policies:** The CDP Character Area for this location is Traditional Neighborhood Redevelopment. The proposed Medium Density Residential land use designation is compatible with the City of Atlanta’s Traditional Neighborhood Redevelopment Character Area policies to:
 - Preserve the residential character of Traditional Neighborhood Redevelopment.
 - Protect single-family detached residential development from encroachment by non-residential uses and incompatibly scaled residential development.
 - Promote diversity of housing types.
 - Promote “Missing Middle” housing types that are compatible in size and scale with the character of the neighborhoods transition between single family uses and more intense uses.
 - 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.

Edgewood Redevelopment Plan: This site is located within the planning study area of the 2009 Edgewood Redevelopment Plan. The plan indicates that the Edgewood Housing Area roughly bordered by Hosea Williams Drive, Hutchinson Street, LaFrance Street, and Wesley Avenue, should be redeveloped as residential to include a diversity of housing types and a variety of price points.

However, the plan further states that “Single-family homes and townhomes should develop here; while condos and apartments are better suited at other locations in the Study Area” (pages 50-51). Later, the Land Use and Zoning section of the plan recommends for the Neighborhood Core area: “Redevelop the lots known as the Edgewood Housing area as multi-family townhomes, and where appropriate, single-family detached uses. Proposed Land Use: Medium Density Residential. Proposed Zoning: MR2 or MR3” (page 61).

- **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, **1449, 1453 and 1457 Macklone Street, N.E.** are 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.”

- **Consistency with NPU policies:** The following NPU O’s policies support the land use amendment to Medium Density Residential:
 - Edgewood land use and planning policies will be based on the 2011 Joint NPU-O Land Use Policies and the Edgewood Community Master Plan (2009).

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

NPU Recommendation: The Edgewood Neighborhood voted to support this application at its June 2019 meeting. NPU-O will vote on this land use amendment at its June 25th, 2019 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 *Ken*
SUBJECT: 19-O-1320 / CDP-19-032 for 1456 MACKLONE STREET, N.E.
DATE: June 24, 2019

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 **1456 Macklone Street, N.E.** from the Low Density Residential 0-8 Units per Acre (LDR 0-8) land use designation to Medium Density Residential (MDR) land use designation and for other purposes. This application is being sought in conjunction with the rezoning of the parcels per Z-19-40 from R-5 (Two Family Residential) to MR-MU (Multi-Family Residential – Multi-Unit) to allow for the construction of one building with six housing units.

FINDINGS OF FACT:

- **Property location:** The site fronts on the north side of Macklone Street, east of Hutchinson Street between Watson Street to the north and Foote Street to the south. It is in Land Lot 209 of the 15th District of DeKalb County, within the Edgewood neighborhood of NPU-O in Council District 5.
- **Property size and physical features:** The site is approximately 0.07 acres (3,049 sq. ft.) and is currently vacant. The site is relatively flat with trees and other vegetation.
- **Current/past use of property:** The site is currently vacant. Staff is unaware of any prior uses of the property.
- **Surrounding zoning/land uses:** The surrounding properties have Low Density Residential 0-8 Units per Acre future land use designation with R-5 (Two-Family Residential) zoning. There are several nearby areas of Medium Density Residential land use, including areas to the east on Mayson Avenue near Chipley Street, N.E. and Watson Street, N.E., which have MR-3-C (Multi-Family Residential – Sector 3 Conditional) zoning. Additionally, there is a large area of MDR land use with RG-3-C (Residential General Sector 3 Conditional) zoning on the west side of Hutchinson Street.

- **Transportation system:** Macklone Street is an approximately 300-foot long cul-de-sac off Hutchinson Street. It is a local road with sidewalks. Hutchinson Street is also a two-lane local road with sidewalks. MARTA bus route #24 runs along Mayson Avenue, which is the street parallel to Hutchinson Street to the east. The nearest MARTA rail station is the Edgewood Candler Park station, located about 0.4 miles to the north.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The area surrounding this site is a mix of Low Density Residential 0-8 Units per Acre future land use with some Medium Density Residential, including the multi-family development on Hutchinson Street and the areas on Mayson Avenue to the east near Chipley Street, N.E. and Watson Street, N.E. The proposed Medium Density Residential land use designation is compatible with the surrounding land uses and development pattern of the area.
- **Effect on adjacent property and character of neighborhood:** The proposed multifamily building will be higher density than the immediately adjacent homes on Macklone Street but in line with the scale of recent development nearby, such as the multi-family development on Hutchinson Street. Additionally, the proposed development meets the intent of the new MR-MU zoning district, which is intended for two to three story multi-unit buildings of up to 12 units targeting “Missing Middle” housing needs (per 18-O-1581). Since this development meets the criteria for Missing Middle housing, it is anticipated to complement the character of the existing neighborhood. The proposed development will increase the diversity of housing options and the total number of available units in the area.
- **Suitability of proposed land use:** The proposed Medium Density Residential land use designation is suitable for this site since the surrounding area already contains a mix of Low Density Residential and Medium Density Residential future land use designations and since the increased density is supported by the intent of the MR-MU Missing Middle zoning district.
- **Consistency with City’s land use policies:** The CDP Character Area for this location is Traditional Neighborhood Redevelopment. The proposed Medium Density Residential land use designation is compatible with the City of Atlanta’s Traditional Neighborhood Redevelopment Character Area policies to:
 - Preserve the residential character of Traditional Neighborhood Redevelopment.
 - Protect single-family detached residential development from encroachment by non-residential uses and incompatibly scaled residential development.
 - Promote diversity of housing types.
 - Promote “Missing Middle” housing types that are compatible in size and scale with the character of the neighborhoods transition between single family uses and more intense uses.
 - 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.

Edgewood Redevelopment Plan: This site is located within the planning study area of the 2009 Edgewood Redevelopment Plan. The plan indicates that the Edgewood Housing Area roughly bordered by Hosea Williams Drive, Hutchinson Street, LaFrance Street, and Wesley Avenue, should be redeveloped as residential to include a diversity of housing types and a variety of price points. However, the plan further states that “Single-family homes and townhomes should develop here;

while condos and apartments are better suited at other locations in the Study Area” (pages 50-51). Later, the Land Use and Zoning section of the plan recommends for the Neighborhood Core area: “Redevelop the lots known as the Edgewood Housing area as multi-family townhomes, and where appropriate, single-family detached uses. Proposed Land Use: Medium Density Residential. Proposed Zoning: MR2 or MR3” (page 61).

- **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, **1456 Macklone Street, N.E.** 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.”

- **Consistency with NPU policies:** The following NPU O’s policies support the land use amendment to Medium Density Residential:
 - Edgewood land use and planning policies will be based on the 2011 Joint NPU-O Land Use Policies and the Edgewood Community Master Plan (2009).

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

NPU Recommendation: The Edgewood Neighborhood voted to support this application at its June 2019 meeting. NPU-O will vote on this land use amendment at its June 25th, 2019 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING


KEISHA LANCE BOTTOMS
MAYOR

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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: 19-O-1321 / CDP-19-033 for 114 WESLEY AVENUE, N.E.
DATE: June 24, 2019

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 **114 Wesley Avenue, N.E.** from the Low Density Residential 0-8 Units Per Acre (LDR 0-8) land use designation to Medium Density Residential (MDR) land use designation. This application is being sought in conjunction with the rezoning of the parcel per Z-19-041 from R-5 (Two Family Residential) to MR-MU (Multi-Family Residential – Multi-Unit) to allow for the construction of two multifamily buildings with 12 units in each one.

FINDINGS OF FACT:

- **Property location:** The site fronts on the west side of Wesley Avenue, between Hardee Street and Foote Street. It is in Land Lot 210 of the 15th District of DeKalb County, within the Edgewood neighborhood of NPU-O in Council District 5.
- **Property size and physical features:** The site is approximately 0.506 acres (22,041 sq. ft.) and is currently vacant. The site is relatively flat with grass and some trees along the perimeter.
- **Current/past use of property:** The site is currently vacant. Staff is unaware of any prior uses of the property.
- **Surrounding zoning/land uses:** The surrounding properties have Low Density Residential 0-8 Units per Acre future land use designation with R-5 (Two-Family Residential) zoning. There are several nearby areas of Medium Density Residential land use, including the areas across Mayson Avenue to the west near Chipley Street NE and Watson Street NE, which have MR-3-C (Multi-Family Residential – Sector 3 – Conditional) zoning. Additionally, there is a large area of MDR land use with RG-3 (Multi-Family Residential General) zoning east of Marona Street to the east.
- **Transportation system:** Wesley Avenue is a two-lane local street with sidewalks along both sides. MARTA bus route 24 runs along Mayson Avenue, which is the street parallel to Wesley to the west.

The nearest MARTA rail station is the Edgewood Candler Park station, located about 0.4 miles to the north.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The area surrounding this site is a mix of Low Density Residential 0-8 Units per Acre future land use with some Medium Density Residential, including the areas across Mayson Avenue to the west near Chipley Street NE and Watson Street NE. The proposed Medium Density Residential land use designation is compatible with the surrounding land uses and development pattern of the area.
- **Effect on adjacent property and character of neighborhood:** The proposed two, 12-unit multifamily buildings will be higher density than the surrounding homes on Wesley Avenue but in line with the scale of recent development nearby, such as the multi-family development on Mayson Avenue near Chipley Street. Additionally, the proposed development meets the intent of the new MR-MU zoning district, which is intended for two to three story multi-unit buildings of up to 12 units targeting “Missing Middle” housing needs (per 18-O-1581). Since this development meets the criteria for Missing Middle housing, it is anticipated to complement the character of the existing neighborhood. The proposed development will increase the diversity of housing options and the total number of available units in the area. This parcel is at the boundary between the Edgewood Housing Area Redevelopment and the Neighborhood Core. The proposed development should blend into the fabric of the community and particularly the adjacent single and two family houses in terms as height, scale, massing, setbacks particularly with single and two family residential uses across the street and on either side.

Suitability of proposed land use: The proposed Medium Density Residential land use designation is suitable for this site since the surrounding area already contains a mix of Low Density Residential and Medium Density Residential future land use designations and since the increased density is supported by the intent of the MR-MU Missing Middle zoning district.

- **Consistency with City’s land use policies:** The CDP Character Area for this location is Traditional Neighborhood Redevelopment. The proposed Medium Density Residential land use designation is compatible with the City of Atlanta’s Traditional Neighborhood Redevelopment Character Area policies to:
 - Preserve the residential character of Traditional Neighborhood Redevelopment.
 - Protect single-family detached residential development from encroachment by non-residential uses and incompatibly scaled residential development.
 - Promote diversity of housing types.
 - Promote “Missing Middle” housing types that are compatible in size and scale with the character of the neighborhoods transition between single family uses and more intense uses.
 - 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.

Edgewood Redevelopment Plan: This site is located within the planning study area of the 2009 Edgewood Redevelopment Plan. The plan indicates that the Edgewood Housing Area roughly bordered by Hosea Williams Drive, Hutchinson Street, LaFrance Street, and Wesley Avenue, should be redeveloped as residential to include a diversity of housing types and a variety of price points. However, the plan further states that “Single-family homes and townhomes should develop here;

while condos and apartments are better suited at other locations in the Study Area” (pages 50-51). Later, the Land Use and Zoning section of the plan recommends for the Neighborhood Core area: “Redevelop the lots known as the Edgewood Housing area as multi-family townhomes, and where appropriate, single-family detached uses. Proposed Land Use: Medium Density Residential. Proposed Zoning: MR2 or MR3” (page 61). The plan calls for small pocket parks to be incorporated into multifamily developments.

- **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, **114 Wesley Avenue, NE** is 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 NPU policies:** The following NPU O’s policies support the land use amendment to Medium Density Residential:
 - Edgewood land use and planning policies will be based on the 2011 Joint NPU-O Land Use Policies and the Edgewood Community Master Plan (2009).

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

NPU Recommendation: The Edgewood Neighborhood voted to defer this application at its June 2019 meeting. After the neighborhood vote, this application will be on the NPU O agenda for a vote.

cc: Jessica Lavandier, Assistant Director, Strategic Planning

KEISHA LANCE BOTTOMS
MAYOR



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TIM KEANE
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MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, Interim Director, Office of Zoning and Development *KMH*
SUBJECT: 19-O-1322 / CDP-19-034 for 551 LINDSAY STREET, N.W.
DATE: June 24, 2019

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 **551 Lindsay Street, N.W.** from the Low Density Residential (LDR) land use designation to Medium Density Residential (MDR) land use designation. This application is being sought in conjunction with the rezoning of the parcel per Z-19-47 from R4-A/BeltLine (Single-Family Residential/BeltLine Overlay) to RG-3 (Residential General - Sector 3/BeltLine Overlay) to allow for the renovation of an existing six-unit apartment building.

FINDINGS OF FACT:

- **Property location:** The site fronts on the east side of Lindsay Street, south of North Avenue. It is in Land Lot 111 of the 14th District of Fulton County, Georgia within the English Avenue neighborhood of NPU-L in Council District 3.
- **Property size and physical features:** The site is approximately 0.207 acres (9,035 sq. ft.) and is currently developed with a vacant, six-unit apartment building. The site is relatively flat with grass and some trees along the perimeter.
- **Current/past use of property:** The site contains a six-unit apartment building that has been vacant for over a year and has, therefore, lost its legally non-conforming status. Staff is unaware of any prior uses of the property.
- **Surrounding zoning/land uses:** The surrounding properties to the north, east, and west, have Low Density Residential future land use designation with R-4A (Single Family Residential) zoning. To the south is Single Family Residential future land use designation with R-4A zoning. To the north of North Avenue, the parcels have a High Density Residential land use with Residential zoning (R-4A and RG-3)

- **Transportation system:** Lindsay Street is a two-lane local street with sidewalks along the west side. MARTA bus route #1 runs along Joseph E. Lowry Boulevard, which is the street parallel to the west of Lindsay Street. The nearest MARTA rail station is the Bankhead station, located about a mile to the west.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The area surrounding this site is a mix of Single Family Residential and Low Density Residential future land use with some High Density Residential on the north side of North Avenue. Across Lindsay Street to the west is Lindsay Street Baptist Church. To the south is a vacant lot. To the north, across North Avenue is an apartment building and Peace Preparatory Academy. To the east is Lindsay Street Park. The proposed Medium Density Residential land use designation is compatible with the surrounding land uses and development pattern of the area.
- **Effect on adjacent property and character of neighborhood:** The proposed renovation of the six-unit apartment building will allow for re-use of a vacant, dilapidated existing structure. The density of the apartment building is similar to other apartment buildings nearby on North Avenue. Since the renovation will improve the condition of an existing structure and provide affordable housing, it is anticipated to have a positive effect on the neighborhood. The proposed development will increase the diversity of housing options and the total number of units in the area.
- **Suitability of proposed land use:** The proposed Medium Density Residential land use designation is suitable for this site since the surrounding area already contains a mix of Low Density Residential and High Density Residential future land use designations and since the area contains similarly scaled development and uses.
- **Consistency with City's land use policies:** The CDP Character Area for this location is Traditional Neighborhood Redevelopment. The proposed Medium Density Residential land use designation is compatible with the City of Atlanta's Traditional Neighborhood Redevelopment Character Area policies to:
 - Preserve the residential character of Traditional Neighborhood Redevelopment.
 - Protect single-family detached residential development from encroachment by non-residential uses and incompatibly scaled residential development.
 - Promote diversity of housing types.
 - Promote "Missing Middle" housing types that are compatible in size and scale with the character of the neighborhoods transition between single family uses and more intense uses.
 - 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.

English Avenue Community Redevelopment Plan Update: The 2006 English Avenue Redevelopment Plan Update recommended Low Density Residential for this parcel. It also included recommendations to: encourage a scale of new development that is compatible with the existing neighborhood, and to encourage a mixed-income community to allow for a diversity of ages and incomes (pp. 46-47).

Westside Land Use Framework Plan: The 2017 Westside Land Use Framework Plan has the objective to expand housing choice to improve affordability, attract a mix of resident income levels and reduce displacement. For this parcel, the English Avenue Building Inventory map recommends renovation of the structure on this parcel (p. 65).

BeltLine Subarea 10 Master Plan: Although the site is located within the study area boundary for the 2010 Atlanta BeltLine Subarea 10 Master Plan, the plan did not include any recommendations for this parcel.

- **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, **551 Lindsay Street, N.W** is 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 NPU policies**: The following NPU L’s policies support the land use amendment to Medium Density Residential:
 - Preserve and maintain the Traditional Neighborhood Development areas of NPU-L.
 - Decrease foreclosed, stressed, vacant, and boarded homes.

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

NPU Recommendation: NPU-L voted to support this land use amendment at its June 11, 2019 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning