



Department of  
**CITY PLANNING**


TIM KEANE  
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MAYOR

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

**MEMORANDUM**

**TO:** Natalyn Archibong, Chair, Community Development/Human Resources Committee  
**FROM:** Keyetta M. Holmes, Interim Director, Office of Zoning and Development   
**SUBJECT:** 19-O-1607/CDP-19-059 412 Morgan Place SE Annexation  
**DATE:** November 25, 2019

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**PROPOSAL:**

An Ordinance by Councilmember Natalyn Archibong to amend the Land Use element of the 2016 Atlanta *Comprehensive Development Plan* (CDP) so as to designate property (the “site”) at **412 Morgan Place SE** (Parcel Number 15-182-02-186) to the Single-Family Residential (SFR) land use designation as a result of the petition to annex the parcel into Atlanta and to facilitate its zoning to Single Family Residential (R-4) (Z-19-106) and for other purposes.

**FINDINGS OF FACT:**

- **Property location:** The site is east of Atlanta city limits fronting Morgan Place. The front portion of the site is in the City of Atlanta and in the East Lake Neighborhood which is located within NPU-O and City Council District 5. The site is in Land Lot 182 of the 15<sup>th</sup> District of DeKalb County.
- **Property size and physical features:** The site is approximately 0.1 acres (4,356 sq. ft.) and is developed with a single-family residential structure. The topography of the site is relatively level with many mature trees located in the rear of the property.
- **Current/past use of property:** The site is currently developed with a single-family residential structure and has a Suburban Character Area land use designation and Residential Medium Lot (R-75) zoning in DeKalb County. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have Suburban Character Area land use designation and residential zoning R-75 (Residential Medium Lot) District. The site is at the eastern boundary of the City of Atlanta. The front half of the site is already in the City and the rear portion of the site lays just east of the city boundary. The surrounding parcels within the City of Atlanta have a future land use designation of Single Family Residential and are zoned R-4 (Single Family Residential) District.
- **Transportation system:** Morgan Place is a two-lane “Local Street” without sidewalks. The site is within a tenth of a mile to MARTA bus route #15 at Candler Road and Salmon Avenue SE.

**CONCLUSIONS:**

- **Compatibility with surrounding land uses:** The proposed Single Family Residential land use designation is compatible with surrounding land uses in Atlanta and current land uses in DeKalb County, which is Suburban.
- **Effect on adjacent property and character of neighborhood:** The proposed land use designation of Single Family Residential will not have an adverse effect on the character of adjacent properties or the surrounding residential neighborhood, as the proposed land use designation is substantially comparable to the subject property’s current land use designation in DeKalb County.
- **Suitability of proposed land use:** The Single Family Residential land use designation reflects the parcel’s existing use and is suitable for the site. In addition, it is the same land use designation as the front of the parcel.
- **Consistency with City’s land use policies:** Surrounding properties in Atlanta have a Traditional Neighborhood Existing Character Area. The proposed Single Family Residential land use designation is compatible with Atlanta’s *Comprehensive Development Plan* Traditional Neighborhood Existing Character Area policy to:
  - Preserve the residential character of Traditional Neighborhoods.
- **Consistency with Adopted Small Area and Neighborhood Plans:** No plans are relevant.
- **Consistency with Atlanta City Design:** The *Atlanta City Design* articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural area of the city and are less suited for growth.

According to the *Atlanta City Design* map, the site is adjacent to a Conservation Area/Urban Neighborhood and is consistent with this description:

“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.... Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

**NPU Policies:** The proposed SFR 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 will vote approve this land use amendment at its November 26, 2019 meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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

**MEMORANDUM**

**TO:** Natalyn Archibong, Chair, Community Development/Human Resources Committee  
**FROM:** Keyetta M. Holmes, Interim Director, Office of Zoning and Development   
**SUBJECT:** 19-O-1612/CDP-19-058 1104 Rosedale Road NE Annexation of  
**DATE:** November 25, 2019

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**PROPOSAL:**

An Ordinance by Councilmember Natalyn Archibong to amend the Land Use element of the 2016 Atlanta *Comprehensive Development Plan* (CDP) so as to designate property (the “site”) at **1104 Rosedale Road NE** (Parcel Number 18-001-01-006) to the Single-Family Residential (SFR) land use designation as a result of the petition to annex the parcel into Atlanta and to facilitate its zoning to Single Family Residential (R-4) (Z-19-107) and for other purposes.

**FINDINGS OF FACT:**

- **Property location:** The site is east of Atlanta city limits fronting Rosedale Road NE. The property directly to the south is in Atlanta and in the Virginia-Highland neighborhood within NPU-F and City Council District 6. The site is in Land Lot 1 of the 18<sup>th</sup> District of DeKalb County.
- **Property size and physical features:** The site is approximately 0.3 acres (11,400 sq. ft.) and is developed with a single-family residential structure. The topography of the site is relatively level with many mature trees located in the rear of the property.
- **Current/past use of property:** The site is currently developed with a single-family residential structure and has a Suburban Neighborhood Character Area land use designation and Residential Medium Lot (R-75) zoning in DeKalb County. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have Suburban Character Area land use designation and residential zoning R-75 (Residential Medium Lot) District. The site is at the eastern boundary of the City of Atlanta. The surrounding parcels within the City of Atlanta have a future land use designation of Single Family Residential and are zoned R-4 (Single Family Residential) District.
- **Transportation system:** Rosedale Road NE is a two-lane local street without sidewalks. The site is over 2 miles from the nearest MARTA transit station (Inman Park-Reynoldstown Station). MARTA bus route #6 stops within a half-mile away at Briarcliff Road NE and Stillwood Drive NE.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Single-Family Residential land use designation is compatible with surrounding land uses in Atlanta and current land uses in DeKalb County, which is Suburban.
- **Effect on adjacent property and character of neighborhood:** The proposed land use designation of Single-Family Residential will not have an adverse effect on the character of adjacent properties or the surrounding residential neighborhood, as the proposed land use designation is substantially comparable to the subject property's current land use designation in DeKalb County.
- **Suitability of proposed land use:** The Single-Family Residential land use designation reflects the site's existing use and is suitable for the site. In addition, it is the same land use designation as immediately adjacent parcel, which is in Atlanta.
- **Consistency with City's land use policies:** Surrounding properties in Atlanta have a Traditional Neighborhood Existing Character Area. The proposed Single-Family Residential land use designation is compatible with Atlanta's *Comprehensive Development Plan* Traditional Neighborhood Existing Character Area policy to:
  - Preserve the residential character of Traditional Neighborhoods.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The *Virginia-Highland Neighborhood Master Plan* (2014) and the *Virginia-Highland Neighborhood Master Plan Update* (2019) do not have any specific recommendations for the site. However, the plans prioritize retaining single-family housing throughout the neighborhood through future zoning and land use policies. This request is consistent with the plans.
- **Consistency with Atlanta City Design:** The *Atlanta City Design* articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the *Atlanta City Design* map, the site is adjacent to a Conservation Area/Urban Neighborhood and is consistent with this description:

"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.... Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today's market pressures, and therefore, threatened by even denser development."

**NPU Policies:** The proposed SFR land use designation is compatible with NPU-F policies to:

- F-1, -5 and -6: Preserve the NPU's single family and low-density residential character.

**STAFF RECOMMENDATION: APPROVAL of the SINGLE-FAMILY RESIDENTIAL (SFR) LAND USE DESIGNATION.**

**NPU RECOMMENDATION: NPU-F voted to support this land use amendment at its November 18, 2019 meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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

**MEMORANDUM**

**TO:** Natalyn Archibong, Chair, Community Development/Human Resources Committee  
**FROM:** Keyetta M. Holmes, Interim Director, Office of Zoning and Development   
**SUBJECT:** 19-O-1619/CDP-19-057 Lyndale Drive, Beechview Drive, Stonybrook Drive and Gresham Avenue Annexation  
**DATE:** November 25, 2019

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**PROPOSAL:**

An Ordinance by Councilmember Natalyn Archibong to amend the Land Use element of the 2016 Atlanta *Comprehensive Development Plan* (CDP) so as to designate properties (the “site”) having frontage on **Lyndale Drive, Beechview Drive, Stonybrook Drive and Gresham Avenue** to the Single-Family Residential (SFR) land use designation and for other purposes (Z-19-104). The 20 property addresses are: 1206, 1207, 1210, 1211, 1214, 1215, 1218, 1219, 1222, 1223, 1226, 1227 and 1241 Lyndale Drive, and 1239, 1243, 1247 and 1251 Stonybrook Drive, and 1238 and 1242 Beechview Drive, and 931 Gresham Avenue.

**FINDINGS OF FACT:**

Property owners of the site have petitioned the City of Atlanta for annexation from unincorporated DeKalb County to the corporate limits of the City of Atlanta pursuant to the 60% method of annexation. The properties are surrounded by other similar single-family residential properties in Atlanta and unincorporated DeKalb County.

- **Property location:** The properties to be annexed are east of the City of Atlanta limits fronting Lyndale Drive, Beechview Drive, Stonybrook Drive and Gresham Avenue. The subject property is located east of single-family lots zoned R-4 (Single Family Residential) in the City limits of Atlanta. The property is in close proximity to the East Atlanta neighborhood of the City of Atlanta which is located within NPU-W, Council District 5. The properties are in Land Lot 145 of the 15<sup>th</sup> District of Dekalb County.
- **Property size and physical features:** The annexation is made up of 20 parcels and is approximately 7 acres (307,400 sq. ft.) and are developed with a single-family residential houses. The topography of the site is relatively level with many mature trees located on several of the properties.

- **Current/past use of property:** The properties are currently developed with single-family residential houses and have a Suburban Character Area land use designation and Residential Medium Lot (R-75) zoning in DeKalb County. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have Suburban Character Area land use designation and residential zoning R-75 (Residential Medium Lot) District. The parcels are adjacent to the City of Atlanta boundaries to the west. The surrounding parcels within the City of Atlanta are zoned R-4 (Single Family Residential) District and have a future land use designation of Single Family Residential.
- **Transportation system:** Lyndale, Stoneybrook and Beechview are local streets and intersect Moreland Avenue NE in Atlanta. Moreland Avenue is classified as an Arterial street. The site is within 200 feet of Moreland Avenue. Gresham parallels Moreland and is a local street. Bus #4 provides service along Moreland and stops at Stoneybrook and Beechview intersections. Inman Park-Reynoldstown MARTA transit station is about 2 miles from the site.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Single-Family Residential land use designation is compatible with surrounding land uses in Atlanta and current land uses in DeKalb County, which is Suburban.
- **Effect on adjacent property and character of neighborhood:** The proposed land use designation of Single-Family Residential will not have an adverse effect on the character of adjacent properties or surrounding residential neighborhood, as the proposed land use designation is substantially comparable to the subject property's current land use designations in DeKalb County.
- **Suitability of proposed land use:** The Single-Family Residential land use designation reflects the site's existing use and is suitable for the site. In addition, it is the same land use designation as immediately adjacent parcel, which is in Atlanta
- **Consistency with City's land use policies:** The surrounding areas have a Traditional Neighborhood Existing (TNE) Character Area. The proposed Single Family Residential (SFR) land use designation is compatible with Atlanta's *Comprehensive Development Plan* TNE Character Area policy to:
  - Preserve the residential character of Traditional Neighborhoods.
- **Consistency with Atlanta City Design:** The *Atlanta City Design* articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

The site is adjacent to properties fronting Moreland Avenue SE on the east and according to the *Atlanta City Design* map these properties are in a Growth Area – Corridor. This area is described as follows:

“These are the connecting tissues of the city; the major streets that flow out of the core in every direction....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.”

Properties directly west of Moreland are in Conservation Area—Urban. This area is 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...Most have some form of commercial district within walking distance from homes....Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

- **NPU Policies:** The proposed Single-Family Residential land use designation is compatible with NPU-W policies to:
  - W-1: Preserve the single family and low-density residential character of East Atlanta.

**STAFF RECOMMENDATION: APPROVAL of the SINGLE-FAMILY RESIDENTIAL LAND USE DESIGNATION**

**NPU RECOMMENDATION: NPU-W voted to DEFER the amendment at its October 22, 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 *(KH)*  
**SUBJECT:** 19-O-1503 / CDP-19-043 for 296 Dilbeck Pl NE (aka 0 Dilbeck Pl NE)  
**DATE:** November 25, 2019

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**PROPOSAL:**

An ordinance to amend the Land Use Element of the 2016 *Atlanta Comprehensive Development Plan* (CDP) so as to re-designate property (the “site”) located at **296 Dilbeck Pl NE (aka 0 Dilbeck Pl NE)** from the Single Family Residential (SFR) land use designation to the Medium Density Residential (MDR) land use designation. This application is being sought in conjunction with the rezoning of the site per Z-19-081 from Single Family Residential (R-4) to Multi-Family Residential 3 (MR-3) to allow for the construction of 45 townhomes.

**FINDINGS OF FACT:**

- **Property location:** The site is located at the northern city limits near where Roswell Rd NE crosses Wieuca Rd NE. in the North Buckhead neighborhood. The parcel sits between Meadowbrook Dr NE and Dilbeck Pl NE in Land Lot 95 of the 17<sup>th</sup> District of Fulton County, Georgia. It is in NPU-B and in City Council District 7.
- **Property size and physical features:** The site consists of 1 parcel (17-0065000-7043) and is approximately 1.75 acres (77,000 sq. ft.). The site is relatively flat and entirely paved.
- **Current/past use of property:** The site is currently a parking lot/storage yard for AT&T utility trucks and employee parking with 2 light industrial warehouses/offices.
- **Surrounding zoning/land uses:** Surrounding future land uses on the Roswell Road commercial corridor have a Low Density Commercial (LDC) designation with Community Business District (C-1) zoning. Immediately adjacent commercial uses are a restaurant (Three Dollar Café), package store (All American) and car rental office (Enterprise). Directly to the north are backyards of single family (SFR, R-4) houses fronting Meadowbrook Dr NE. At the southeast corner of the property is a place of worship (Kingdom Hall of Jehovah’s Witnesses) with a future land use designation of Office-Institutional (O-I) and zoned Residential-Limited Commercial (R-LC).
- **Transportation system:** Dilbeck Pl NE is classified as a Local Road and dead ends in front of the subject parcel. Roswell Road (located less than a tenth of a mile) is classified as an Arterial Street and

Wieuca Road (one block south) is a Collector Street. The site is served by MARTA bus route #5 which stops at Roswell Road and Dilbeck Place.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The area surrounding this site is a mix light commercial, single family residential and institutional uses. The parcel is in an area of heavily traffic that has suburban style residential and commercial development. The increase density of townhouse development is a compatible land use given the urbanizing development along Roswell Road and recent land use amendments and rezonings on both sides.
- **Effect on adjacent property and character of neighborhood:** The replacement of a commercial/warehouse building and surface parking lot for telecommunications fleet operations with townhomes will increase the density along Roswell Road. The proposed development is in consistent with recent land use and zoning changes and reflects the diversity and density of existing and anticipated commercial and residential development along Roswell Road.
- **Suitability of proposed land use:** The proposed Medium Density Residential (MDR) land use designation is suitable for this site since the surrounding area is already a mix of land uses and densities and it will have minimal impact on surrounding residential uses since it is a dead-end road. The proposed increase in residential units in the area will help support existing and future commercial development in the area.
- **Consistency with City's land use policies:** *Atlanta Comprehensive Development Plan (CDP)* Character Area for this location is Traditional Neighborhood Existing (TNE), but it is adjacent to the Intown Corridor (IC) that surrounds Roswell Road. The proposed land use of Medium Density Residential (MDR) is consistent with the CDP and recommended policies for TNE. Traditional Neighborhood Existing land use policies are intended to do the following:
  - Preserving the residential character of Traditional Neighborhoods, which generally have high rates of homeownership.
  - Promote diversity of housing types.
  - Encourage new housing development that is compatible with the character of existing neighborhoods, including providing a transition between residential and non-residential uses.The proposed redevelopment also promotes the following Intown Corridor land use policies:
  - Intown Corridor Character Area includes the land on both sides and sometimes the land adjacent to the parcels fronting on a corridor of a street that serves as an arterial or collector. The road generally carries high volume of traffic and served by bus. Redevelopment of these corridors should encourage denser pedestrian-oriented development with a mix of uses, and higher density residential that is compatible with adjacent commercial and single family residential development often found near these corridors while discouraging automobile-oriented development.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The site was not identified directly in the 2015 *North Buckhead Neighborhood Master Plan*, but the site is directly adjacent to the Roswell Road corridor which is recommended to be developed with a greater mix of residential and commercial uses. Further, redevelopment of the existing auto-oriented commercial areas along Roswell Road should take the form of more walkable, compact development patterns that better

serve residents according to the plan. The proposed change in land use and rezoning of the site is consistent with the intent of the *North Buckhead Neighborhood Master Plan*.

- **Consistency with Atlanta City Design:** The proposed land use of MDR 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*, the site is within a Conservation Area – Suburban Neighborhood. This area is described as follows:

“[O]ffering homes for families who prefer less-urban lifestyles, these neighborhoods provide enormous benefits to the city at large.”

The site is directly adjacent to a Growth Area– Corridor. As such, the redevelopment of the site also promotes the following important aspects of a Growth Area – Corridor:

“These are the connecting tissues of the city; the major streets that flow out of the core in every direction. . . .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 the North Buckhead Plan:** The following North Buckhead Plan policies support the land use amendment:
  - Provide a neighborhood that supports diversity,
  - Protect existing single-family areas,
  - Provide appropriate height transitions from new development to single-family areas, and
  - Provide buffers between new development and single-family areas.
  -
- **Consistency with NPU policies:** The following NPU B’s policies support the land use amendment to Medium Density Residential (MDR):
  - Protect the boundaries of single family and low density residential uses in the North Buckhead neighborhood.
  - Contain strip commercial uses along Roswell Road while enabling residential land uses and densities that are compatible with existing neighborhoods along the corridor.

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

**NPU Recommendation: NPU-B voted to SUPPORT this land use amendment at its October 1<sup>st</sup>, 2019 meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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

**MEMORANDUM**

**TO:** Natalyn Archibong, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, Interim Director, Office of Zoning and Development *(Cur)*  
**SUBJECT:** 19-O-1654 / CDP-19-048 for 8 and 16 Clifton Street SE  
**DATE:** November 25, 2019

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**PROPOSAL:**

An ordinance to amend the Land Use Element of the 2016 Atlanta *Comprehensive Development Plan* (CDP) so as to re-designate property (the “site”) located at **8 and 16 Clifton Street SE** from the Single Family Residential (SFR) land use designation to the Medium Density Residential (MDR) land use designation. This application is being sought in conjunction with the rezoning of the site per Z-19-086 from Residential General Sector 2 (RG-2) to Multifamily Residential (MR-3) to add 15 housing units to two existing 4-unit apartment buildings.

**FINDINGS OF FACT:**

- **Property location:** The site is a corner lot at Clifton St SE and Hosea L. Williams Dr NE in Land Lot 207 of the 15<sup>th</sup> District of DeKalb County. It is in the Kirkwood neighborhood of NPU-O and City Council District 5.
- **Property size and physical features:** The site consists of two parcels (15-20701-079 and -098) and is approximately 0.42 acres (18,300 sq. ft.). The site is a relatively large corner lot in an established residential neighborhood fronting on Hosea L. Williams Drive.
- **Current/past use of property:** The building on the site spans both parcels and the applicant discusses the building as two separate 4-unit apartment. From the street it looks like one 8-unit apartment building with each unit having its front door on ground level facing Clifton Street. According to county records, the apartments were built in 1950.
- **Surrounding zoning/land uses:** All of the surrounding parcels have a Single Family Residential Land use. The parcels to the east have multi-family (RG-2) zoning. A church is directly east of the site and adjacent to that is a 12-unit apartment building. The other surrounding parcels have Single Family Residential zoning (R-4A).
- **Transportation system:** Clifton Street is a classified as a local street and Hosea L. Williams Drive is a Collector Street. One block west is Wyman Street and it too is a “Collector Street.” Bus #24 provides

direct service to the site along Hosea L. Williams Drive. The Edgewood/Candler Park MARTA Transit station is located a mile away.

## CONCLUSIONS

- **Compatibility with surrounding land uses:** The area surrounding this site is predominantly developed with single family homes residential with some institutional uses and small scale multi-family residential uses. With the increase number of units, the apartment building will be one of the more-dense residential developments in the area. The proposed density is not compatible with the surrounding land uses.
- **Effect on adjacent property and character of neighborhood:** The increase in the number of units may have an adverse effect on the immediately surrounding neighborhood, particularly when it comes to parking. On-street parking appears to be limited along Clifton Street and Hosea L. Williams Drive.
- **Suitability of proposed land use:** The proposed Medium Density Residential (MDR) land use designation is not suitable for this site. Medium Density Residential is located along Memorial Drive north of Hardee Street and in the center of Kirkwood.
- **Consistency with City's land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Traditional Neighborhood Existing (TNE). The proposed land use of MDR is consistent with the CDP and recommended policies for TNE. Traditional Neighborhood Existing land use policies are intended to do the following:
  - Preserve the residential character of Traditional Neighborhoods by encouraging new housing that is compatible in size and with existing urban fabric;
  - Promote diversity of housing types; and,
  - Promote the maintenance and rehabilitation of existing housing stock.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The site's redevelopment has not been directly identified in any adopted small area or neighborhood plan.
- **Consistency with Atlanta City Design:** The proposed land use of MDR is not 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*, the site is within a Conservation Area – Urban Neighborhood. This area is described as follows:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them in the way they are. They are the traditional intown communities...Most have some form of commercial district within walking distance from homes...Their inherent walkability...make them desirable...and, therefore, threatened by even denser development.” The more general Conservation policy that applies to this land use change states that “Change will still come to these areas but the overarching goal of design in conservation areas is to protect them from overwhelming growth.”

- **Consistency with NPU policies:** These NPU-O policies support the land use amendment to MDR:
  - O-4: Preserve the single family and low density residential character of NPU-O.
  - O-11: Discourage spot zoning.
  - Kirkwood Principles- Preserve the single family and low density residential character of Kirkwood. Prevent encroachment of commercial and other uses into single family and low density residential areas.

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

**NPU Recommendation: NPU-O voted to SUPPORT the land use amendment to MDR at its October 22, 2019 meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of  
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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-1655 / CDP-19-050 2220 CAMPBELLTON RD SW  
**DATE:** November 25, 2019

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**PROPOSAL:**

An ordinance to amend the Land Use Element of the 2016 Atlanta *Comprehensive Development Plan* (CDP) so as to re-designate property (the “site”) located at **2220 Campbellton Road SW** from the Single Family Residential (SFR) land use designation, Mixed Use (MU) land use designation and Low Density Commercial (LDC) 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 site per 19-O-1497/Z-19-092 from Mixed Residential Commercial-Conditional (MRC-2-C) and Single Family Residential (R-3) to MRC-2-C and MRC-2 to accommodate the development of the Andrew Young At-Promise Center, beside the existing Walter and Andrew Young YMCA on Campbellton Road.

**FINDINGS OF FACT:**

- **Property location:** The site is in Land Lot 186 of the 14<sup>th</sup> District of Fulton County. It is in the Campbellton Road neighborhood of NPU-R and City Council District 11.
- **Property size and physical features:** The site is approximately 17.3 acres (753,000 square feet) and consists of one parcel (PPN 14-01860002064). It is developed with a YMCA. The YMCA building, a front and rear parking surface lot, and outdoor play and sports facilities occupy most of the site. The rest of the site has trees.
- **Current/past use of property:** The Walter and Andrew Young YMCA has been at the site for many years. The proposed Atlanta Police Foundation At-Promise Youth and Community Center will be a 15,000 square foot community facility located beside the Walter and Andrew Young YMCA on the site. It will provide specialized services for youth and function as a community gathering place.
- **Surrounding zoning/land uses:** To the west and south, the parcels have a High Density Residential (HDR) land use designation with Multi-family Residential-Conditional (MR-4A-C) zoning. There is also a City-owned parcel with a land use designation of Open Space (OS) to the southwest. To the east, the parcels have Single Family Residential land use with Single Family (R-3) and Planned Development-Housing (PD-H) zoning. To the east and fronting on Campbellton Road, parcels have a Mixed-Use land use and Mixed Residential Commercial (MRC-2-C) zoning. Across the street from Campbellton Road, parcels have a Low Density Commercial and Mixed-Use Land use with and Mixed

Residential Commercial (MRC-2-C) zoning and Open Space land use with Single family Residential (R-3) zoning and developed with City of Atlanta's Alfred "Tip" Holmes Golf Course.

- **Transportation system:** The site fronts Campbellton Road which is designated as an Arterial Street. Bus #83 services the site. The bus route serves Oakland City MARTA Transit station about 2 miles to the north and east.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** A mix of residential, commercial and open space uses surround the site. With the existing YMCA on the site and the mixed of uses nearby, the proposed Mixed Use-Medium Density land use designation is compatible with the surrounding land uses.
- **Effect on adjacent property and character of neighborhood:** The proposed At Promise Center and Mixed Use-Medium Density land use designation will have a positive impact on neighborhood character. The facility will provide a new community gathering space as well as services to the area's young population.
- **Suitability of proposed land use:** The proposed Mixed Use-Medium Density land use designation is suitable for this site and will be compatible with the proposed MRC-2 zoning district for the site.
- **Consistency with City's land use policies:** The 2016 *Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Redevelopment Corridor. The proposed land use of Mixed Use-Medium Density is consistent with the CDP and recommended policies for a Redevelopment Corridor. These land use policies are intended to do the following:
  - Redevelopment Corridors encourages revitalization efforts that improve the sense of place and community.
  - Revitalization strategies in Redevelopment Corridors promote healthy living and walkability.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The site is in the Campbellton Road Tax Allocation District (TAD). The *Campbellton Road Redevelopment Plan* (2006) identifies the site for Institutional purposes with Mixed Use land use designation. Moreover, the TAD has specific goals for improving the lives of nearby residents by establishing neighborhood gathering places and services (p. 5). The proposed land use designation of MU-MD is consistent with the TAD redevelopment plan.

The *Campbellton-Cascade Corridors: Redevelopment Plan Report* (2006) provides similar guidance as the TAD redevelopment plan. The site is to remain Institutional and contribute to the mixed-use land use pattern along Campbellton Road.

- **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*, the site is within a Growth Area – Corridors. This area is described as follows:

“These are the connecting tissues of the city; the major streets that flow out of the core in every direction....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:** These NPU-R policies support the land use amendment to MU-MD:
  - R-7: Develop office and institutional uses along Campbellton Road.

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

**NPU Recommendation: NPU-R voted to SUPPORT this land use amendment at its November 6, 2019 meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of  
**CITY PLANNING**

**KEISHA LANCE BOTTOMS**  
MAYOR

55 Trinity Avenue, S.W. SUITE 1450 – ATLANTA, GEORGIA 30303  
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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-1656 / CDP-19-051 1076 Hardee Street NE  
**DATE:** November 25, 2019

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**PROPOSAL:**

An ordinance to amend the Land Use Element of the 2016 Atlanta *Comprehensive Development Plan* (CDP) so as to re-designate property (the “site”) located at **1076 Hardee Street NE** from the Transportation-Communications-Utilities (TCU) land use designation to the Low Density Residential (LDR) land use designation. This application is being sought in conjunction with the rezoning of the site per Z-19-093 from Residential General Sector 2 (RG-2) to Multifamily Residential-Multiple Unit (MR-MU) to build a 5-unit residential building.

**The applicant has requested that the application be withdrawn.**

**STAFF RECOMMENDATION: WITHDRAWAL OF THE LAND USE AMENDMENT FROM TRANSPORTATION-COMMUNICATIONS-UTILITIES (TCU) LAND USE DESIGNATION TO LOW DENSITY RESIDENTIAL (LDR) LAND USE DESIGNATION.**

**NPU Recommendation: NPU-N voted to defer this land use amendment at its November 21, 2019 meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of  
**CITY PLANNING**


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

**MEMORANDUM**

**TO:** Natalyn Archibong, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, Interim Director, Office of Zoning and Development   
**SUBJECT:** 19-O-1657 / CDP-19-050 for 350 University Avenue  
**DATE:** November 25, 2019

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**PROPOSAL:**

An ordinance to amend the Land Use Element of the 2016 Atlanta *Comprehensive Development Plan* (CDP) so as to re-designate property (the “site”) located at **350 University Avenue** from the Industrial (I) 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 site per Z-19-097 from Light Industrial (I-1) to Industrial Mixed-Use (I-MIX) to pursue mixed-use industrial development to allow the construction of 5 residential units and 61,000 sq. ft. of new and renovated industrial space at the Annie E. Casey Foundation Pittsburgh Yards.

**FINDINGS OF FACT:**

- **Property location:** The site is part of the large 30+ acres Pittsburgh Yards development along University Avenue and the Southside BeltLine Corridor just west of I-75. The site is in Land Lot 88 of the 14<sup>th</sup> District of Fulton County. It is in Pittsburgh neighborhood of NPU-V and City Council District 12.
- **Property size and physical features:** Proposed zoning and land use changes are not for the entire Pittsburgh Yards development but are limited to just two parcels (the eastern part of 14-0088-LL016 and all of 14-0088-LL017). The proposed land use change is for approximately 17 acres (697,000 sq. ft.). The site is mostly vacant, covered with a concrete pad. However, an existing metal-sided, large industrial building will be completely renovated.
- **Current/past use of property:** The site was historically used for many decades as a trucking terminal. In the 1990s, a recycling company was operating at the site. In 2001, UPS purchased the site but never moved forward to operating at the site. In 2006, the charitable arm of UPS, Annie E. Casey Foundation, took ownership of the property and has since led its redevelopment.
- **Surrounding zoning/land uses:** The parcels to the east and west have Industrial land use and zoning (I). To the north, parcels have Mixed Use-Low Density with Commercial zoning (C-1) and Single Family Residential with single family residential zoning (R-4B). To the south, the BeltLine corridor has Transportation Communications and Utility land use and Industrial (I-1) zoning. Several parcels at the

intersection of University Avenue and Metropolitan Parkway, about 1,000 feet to the west of the site, were recently changed to Medium Density Mixed-Use and rezoned to Mixed Residential Commercial (MRC-2).

- **Transportation system:** The site is about 1,000 feet west of the I-75 University Avenue exit. University Avenue is designated as a Collector Street as is McDaniel Street SW, which dead ends into the site at University Avenue. Metropolitan Parkway, 1,000 feet to the west, is an Arterial Street. The site along University Avenue is directly serviced by Buses #81 and #155 from West End MARTA Transit station (located 1.5 miles away).

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed I-MIX land use is compatible with the mix of industrial, residential and commercial development of nearby parcels.
- **Effect on adjacent property and character of neighborhood:** The proposed Industrial Mixed-Use development will have a positive impact on neighborhood character as a vacant, brownfield property will be redeveloped. The site will host new jobs, services, affordable housing and retail.
- **Suitability of proposed land use:** The proposed I-MIX land use designation is suitable for this site and will be compatible with the proposed I-MIX zoning district for the site. The rest of Pittsburgh Yards and the existing industrial uses to the east of the site is zoned Light Industrial (I-1) with Industrial land use designation—the proposed I-MIX land use designation for the site is compatible with the adjacent zoning district and land use designation.
- **Consistency with City’s land use policies:** The 2016 *Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Industrial. University Avenue along the site is also identified as a Redevelopment Corridor. The proposed land use of I-MIX is consistent with the CDP and recommended policies for both Industrial and Redevelopment Corridor Character Areas. These land use policies are intended to do the following:
  - Redevelopment Corridors promote neighborhood revitalization by supporting locally owned businesses, neighborhood-centered retail and multifamily residential development and by limiting adult businesses, gas stations, convenience stores and personal services businesses.
  - Redevelopment Corridors also layer economic development resources, such as Opportunity Zones and Urban Enterprise Zones.
  - Redevelopment Corridors promote redeveloping vacant and underutilized properties to further improve connectivity with adjacent residential areas and improve the sense of place of a community as well as provide transportation options and a mix of land uses.
  - Industrial Character Areas preserve and protect industrial land uses to retain important industrial land dependent jobs.
  - Industrial Character Areas also promote brownfield redevelopment and encourages redevelopment for new jobs, neighborhood amenities and neighborhood connectivity.

The 2011 *Atlanta Comprehensive Development Plan* proposed an Industrial Mixed-Use zoning and land use policy in the Community Agenda (p. 510) and the University Avenue site was a specific industrial property studied to help pilot this policy recommendation.

- **Consistency with Adopted Small Area and Neighborhood Plans:** The site is one of the most significant redevelopment opportunities in this part of Atlanta and along the BeltLine. As such, several small area and neighborhood plans offer recommendations. These include the following:
  - *Preservation of Pittsburgh: Neighborhood Master Plan* (2012 and 2017)
  - *Pittsburgh Community Redevelopment Plan* (2006)
  - *Atlanta BeltLine Master Plan: Subarea 2* (2009)
  - *Atlanta City Council District 12 Neighborhood Blueprint Plan* (2018)

*Preservation of Pittsburgh* and *Pittsburgh Community Redevelopment* plans were the major neighborhood planning efforts in the Pittsburgh neighborhood between 2006 and 2017. The plans identified the site as vacant but with considerable redevelopment potential with the UPS and then the Annie E. Casey Foundation leading redevelopment as property owners. During these planning efforts, recommendations for the site focused on keeping the site relatively large and intact to attract industrial uses and significant local job creation. But, connectivity to the Pittsburgh neighborhood through more and better intersections at the site’s northern property boundary was also a top priority.

*CD 12 Neighborhood Blueprint Plan* in 2017 provides guidance on how the site’s broader redevelopment impacts the Adair Park, Capitol View and Capitol View Manor neighborhoods. University Avenue transportation improvements are needed to improve the connectivity of all surrounding neighborhoods and to the north-south connections of Metropolitan Parkway and the east-west connections along University Avenue.

*Atlanta BeltLine Master Plan: Subarea 2* in 2009 further elevated connectivity recommendations for the site by proposing a series of new streets through the site to connect the BeltLine to University Avenue. The BeltLine plan also recommends mixed-use development between 5-9 stories. The plan’s zoning recommendations for the site is to change the zoning to MRC-2 from I-1 and to re-designate the Industrial land use to a Medium-Density Mixed Use and Office/Institutional land use. However, these recommendations were made before the I-MIX zoning and land use options were made available (as noted in the 2011 CDP). The BeltLine plan’s intent is to keep the site’s redevelopment as a substantial job generator, as evident in the plan’s reference to the various Pittsburgh plans preceding it.

“Of particular note, the southern end of the neighborhood (i.e., blocks facing University Avenue) will be well within walking distance of the Beltline. Most of this area (particularly the south side of University Avenue) was envisioned for significant economic development as part of the plan. As a result of the tireless effort of PCIA (Pittsburgh Community Improvement Association) to move forward with implementation, the Annie E. Casey Foundation has become an integral partner in the Pittsburgh community.” (see page 92)

The BeltLine plan goes on to state:

“A slight discrepancy exists along University Avenue between the BeltLine Redevelopment Plan and the Pittsburgh Community Redevelopment Plan. While both plans call for job-supporting land uses, the Pittsburgh Community Redevelopment Plan is more focused on industrial land uses. The BeltLine Redevelopment Plan vision consists of a blend of park space and new mixed-use developments, generally ranging from four to eight stories.” (see page 96)

Overall, the proposed land use change to I-MIX is consistent with the small area and neighborhood plans adopted over the years.

- **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*, the site is within a Growth Area – Corridor. This area is described as follows:

“These are the connecting tissues of the city; the major streets that flow out of the core in every direction....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:** These NPU-V policies support the land use amendment to I-MIX:
  - V-3: Retain industrial uses that are compatible with their surrounding development patterns.
  - V-4: Promote mixed-use development along major transportation corridors.
  - V-10: Encourage brownfield redevelopment.

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

**NPU Recommendation: NPU-V voted to DEFER this land use amendment at its November 11, 2019 meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of  
**CITY PLANNING**


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

**MEMORANDUM**

**TO:** Natalyn Archibong, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, Interim Director, Office of Zoning and Development   
**SUBJECT:** 19-O-1658 / CDP-19-053 637 Willoughby Way NE  
**DATE:** November 25, 2019

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**PROPOSAL:**

A substitute ordinance to amend the Land Use Element of the 2016 Atlanta *Comprehensive Development Plan* (CDP) so as to re-designate property (the “site”) located **637 Willoughby Way NE** from the Low Density Residential 9 to 16 units per acre (LDR 9-16 units/acre) land use designation to the Low Density Residential 9 to 40 units per acre (LDR 9-40 units/acre) land use designation. This application is being sought in conjunction with the rezoning of the site per Z-19-098 from Single Family Residential (R-4) to Multifamily Residential Multi-Unit (MR-MU) to accommodate the construction of 8 units of new “Missing Middle” housing.

**FINDINGS OF FACT:**

- **Property location:** The site is a corner lot where Willoughby Way NE and Fortune Street NE meet Ralph McGill Boulevard NE in Land Lot 18 of the 14<sup>th</sup> District of Fulton County. It is in Old Fourth Ward neighborhood in the NPU-M and City Council District 2.
- **Property size and physical features:** The site is one parcel (14-00180011001) and is approximately 0.2 acres (8,900 sq. ft.). The site is a relatively large flat lot.
- **Current/past use of property:** A single-family detached house sits on the site. According to tax records the existing house was built in 1945.
- **Surrounding zoning/land uses:** To the south, east and northeast, the parcels have a Low Density Residential 9 to 40 units per acre (LDR 9-40 units/acre) land use designation with single family residential zoning (R-4). To the west and northwest, the parcels have a Mixed Use (MU) land use and multi-family zoning (MR-4A and MR-5A) and mixed residential commercial (MRC-3) zoning.
- **Transportation system:** Willoughby Way NE, Fortune Street NE and Ralph McGill Boulevard NE are classified by the City of Atlanta as local streets. One block west (approximately 350 feet) is Glen Iris Drive NE and it is a collector Street. Bus #816 provides service on Ralph McGill Boulevard NE. The Inman Park-Reynolds Town MARTA Transit station is located a mile away. Freedom Parkway trail is

3 blocks away and the Atlanta BeltLine trail access at the Historic Fourth Ward Skate Park is less than a half-mile away.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The area surrounding this site is residential with a mix of old and new single-family detached houses, new townhomes and new mid-rise apartments. The site, however, is at the boundary of an established area with single-family detached housing and an area with more intense residential and mixed-use development. The construction of an 8-unit, for-rent “Missing Middle” apartment building will function as a transition between the established single-family housing and other uses. The proposed increase to 40 units per acre under the Low Density Residential (LDR 9-40 units/acre) land use designation is compatible with the surrounding land uses.
- **Effect on adjacent property and character of neighborhood:** This portion of the Old Fourth Ward is experiencing significant increase in residential density. The site is at the boundary of new dense, residential development and existing (and, infill redevelopment) single-family detached housing. The construction of the proposed 8-unit “Missing Middle” is not anticipated to have a negative effect on the character of the adjacent single-family housing.
- **Suitability of proposed land use:** The proposed LDR (9-40 units/acre) land use designation is suitable for this site. The proposed development of an 8-unit missing middle residential structure is suitable for the proposed land use at the site. The site is not on City of Atlanta designated Arterial or Collector Street and is more than 300 feet from one that is (Glen Iris Drive). The site is also at the boundary of townhomes and apartments on one side and single-family detached housing on the other side. Eight (8) units of housing is a suitable density for the site.
- **Consistency with City’s land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Traditional Neighborhood Redevelopment (TNR). The proposed 8-unit “Missing Middle” housing development and proposed land use of LDR (9-40 units/acre) is consistent with the CDP and recommended policies for TNR. Traditional Neighborhood Redevelopment land use policies are intended to do the following:
  - Promote “Missing Middle” housing that is in scale with the neighborhood and provides a transition between single family uses and more intense uses;
  - Preserve the residential character of Traditional Neighborhoods by encouraging new housing that is compatible in size and with existing urban fabric; and,
  - Protect single-family detached residential neighborhoods from incompatible-scaled residential development.

With the 2019 “Quick Fixes” to the City’s Zoning Ordinance, the following criteria to justify “Missing Middle” housing is applied in reviewing the LDR (9-40 units/acre) land use change.

- MDR future land use designation is suitable when development proposals are for 9 to 12 units and are within 300 feet of an Arterial or Collector Street.
- LDR future land use designation is suitable when development proposals are for 4 to 8 units and are greater than 300 feet from an Arterial or Collector Street.

The revised proposal is for an 8-unit development. The site is also greater than 300 feet from a City-designated Arterial or Collector Street. Therefore, an LDR land use designation is consistent with the City’s land use policies for “Missing Middle” housing.

- **Consistency with Adopted Small Area and Neighborhood Plans:** The *Old Fourth Ward Master Plan* (2008) recommends keeping the LDR future land use designation for the site. Further, the plan



recommends preserving single-family areas and focus growth on corridors and near transit. It also recommends providing a transition between new and existing residential areas while considering the existing neighborhood character and urban scale. The plan does not make recommendations to change the land use designation of the Low Density Residential and primarily single-family residential areas.

The *Atlanta BeltLine Master Plan: Subarea 5* (2009) also recommends keeping the site low-density residential, which is consistent with the existing LDR and the *Old Fourth Ward Master Plan*.

- **Consistency with Atlanta City Design:** The proposed land use of LDR (9-40 units/acre) 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*, the site is within a Conservation Area – Urban Neighborhood. The site, again, is at the boundary of two different development visions and approaches. On one side of the site, the *Atlanta City Design* directs more Growth in a Corridor but on the other side of the site the plan recommends Conservation over Growth. The site falls within this Conservation Area—Urban Neighborhood area, which the *Atlanta City Design* describes as follows:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them in the way they are. They are the traditional intown communities...Most have some form of commercial district within walking distance from homes...Their inherent walkability...make them desirable...and, therefore, threatened by even denser development.” The more general Conservation policy that applies to this land use change states that “Change will still come to these areas but the overarching goal of design in conservation areas is to protect them from overwhelming growth.”

- **Consistency with NPU policies:** These NPU-M policies that tend to support the land use amendment to LDR (9-40 units):
  - M-7: Promote and expand low- and medium-density residential development with an emphasis on increasing single-family home-ownership.

**STAFF RECOMMENDATION: APPROVAL OF THE SUBSTITUTE ORDINANCE TO AMEND THE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL 9 TO 16 UNITS/ACRE (LDR 9-16 UNITS/ACRE) TO LOW DENSITY RESIDENTIAL 9 TO 40 UNITS/ACRE (LDR 9-40 UNITS/ACRE) LAND USE DESIGNATION.**

**NPU Recommendation: NPU-M voted to NOT SUPPORT the change to a Medium Density Residential (MDR) land use designation at its October 28, 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   
**SUBJECT:** 19-O-1659/ CDP-19-054 for 125 Wesley Avenue  
**DATE:** November 25, 2019

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**PROPOSAL:**

An ordinance to amend the Land Use Element of the 2016 *Atlanta Comprehensive Development Plan* (CDP) so as to re-designate property (the “site”) located at **125 Wesley Avenue** from the Low Density Residential 0 to 8 units/acre (LDR 0-8 units/acre) land use designation to the Medium Density Residential (MDR) land use designation. This application is being sought in conjunction with the rezoning of the site per Z-19-099.

**The applicant has requested a deferral of this application to the First Quarter 2020 public hearing.**

**STAFF RECOMMENDATION: DEFERRAL TO THE FIRST QUARTER 2020 PUBLIC HEARING AGENDA.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of  
**CITY PLANNING**

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

**MEMORANDUM**

**TO:** Natalyn Archibong, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, Interim Director, Office of Zoning and Development *(KMH)*  
**SUBJECT:** 19-O-1660/ CDP-19-055 671 Florence Place NW  
**DATE:** November 25, 2019

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**PROPOSAL:**

An ordinance to amend the Land Use Element of the 2016 Atlanta *Comprehensive Development Plan* (CDP) so as to re-designate property (the “site”) located at **671 Florence Place NW** from the Single Family Residential (SFR) land use designation to the Low Density Commercial (LDC) land use designation. This application is being sought in conjunction with the rezoning of the site per Z-19-100 from Single Family (R-4) to Mixed Residential Commercial (MRC-1) to construct 10 of the 23 parking spots for a new surface parking lot for the adjacent redevelopment of a restaurant at 1651 Donald Lee Hollowell Parkway.

**FINDINGS OF FACT:**

- **Property location:** The site is one parcel (14 01450007012). It is. The site is in Land Lot 145 of the 14<sup>th</sup> District of Fulton County. It is in the Grove Park neighborhood of NPU-J and City Council District 9.
- **Property size and physical features:** The site is 0.13 acres (5,600 sq. ft.). The site’s elevation is slightly lower than street level and the proposed restaurant. An existing alley separates the site from the adjoining property.
- **Current/past use of property:** The site is vacant of any structures but has trees and low-lying vegetation. It appears that the site had a single family house for some time. In 2017, a demolition permit was issued to demolish the house.
- **Surrounding zoning/land uses:** To the north and the east of the site, parcels have Single Family Residential land use with single family zoning (R-4). To the south and west, parcel have Low Density Commercial land use with Community Business (C-1). At the nearby intersection of Florence and Donald Lee Hollowell are vacant commercial lots and existing fast-food restaurants and another convenience store. A vacant small storefront, previously occupied by Bankhead Seafood restaurant, sits on the adjoining property.
- **Transportation system:** Florence Place is classified as a local Street. The site is part of the redevelopment of the corner of Donald Lee Hollowell and West Lake Avenue NW. Donald Lee Hollowell is classified as an Arterial Street and West Lake Avenue NW is classified as a Collector

Street. MARTA bus routes #50 and #58 directly service the site. Bankhead MARTA transit center is less than a mile from the site.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Low Density Commercial land use and redevelopment is compatible with the surrounding land uses. The area already has a mix of retail food establishments. A casual, sit-down restaurant is compatible with the existing nearby retail and residential development. The parking lot and vegetation can provide a buffer and transition to the Single Family Residential uses.
- **Effect on adjacent property and character of neighborhood:** The proposed restaurant and new parking will provide much needed food retail alternatives to the area. A casual, sit-down restaurant will have a positive impact on neighborhood character. Reusing the vacant site will also be a benefit for the neighborhood.
- **Suitability of proposed land use:** The proposed Low Density Commercial future land use designation is suitable for this site given the commercial use across the street and it will be compatible with the proposed MRC-1 zoning district for the site to the south.
- **Consistency with City's land use policies:** The 2016 *Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Traditional Neighborhood Redevelopment (TNR). The adjoining property with the proposed restaurant has a Character Area of Redevelopment Corridor. The proposed land use of LDC is consistent with the CDP and recommended policies for both TNR and Redevelopment Corridor areas. These land use policies are intended to do the following:
  - TNR Character Areas preserve the residential character of traditional neighborhoods along Arterial and Collector streets by limiting commercial development to low density commercial development that is pedestrian oriented and neighborhood serving.
  - Redevelopment Corridor Character Areas promote and encourage redeveloping vacant, underutilized properties for economic development.
  - Redevelopment Corridor Character Areas encourage more diversity in commercial uses, particularly quality, neighborhood-servicing restaurants.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The following adopted small area and neighborhood plans were reviewed to determine consistency with the proposed land use change:
  - *Northwest Atlanta Framework Plan* (2000)
  - *Northwest Atlanta Redevelopment Plan and Perry/Bolton Tax Allocation District* (2002)
  - *Donald L. Hollowell Parkway Redevelopment Plan* (2004)
  - *Bankhead Livable Centers Initiative* (2006)

In 2000, the *Northwest Atlanta Framework Plan* developed a vision to revitalize the Donald Lee Hollowell corridor. As such, the plan's general recommendations include redeveloping vacant commercial properties in commercial nodes along the corridor, improve connectivity between the corridors' commercial nodes and residential neighborhoods, and provide more retail options along the corridor.

The site is within the Perry/Bolton TAD. The 2002 *Redevelopment Plan* for the TAD set out to implement the vision and recommendations from the 2000 *Northwest Atlanta Framework Plan*. Specifically, the TAD provides the stimulus for new retail and businesses in the corridor.

*Donald L. Hollowell Parkway Redevelopment Plan* (2004) identified the intersection of Florence Place, West Lake and Donald L. Hollowell as an activity node for commercial and mixed-use development. The plan led to the rezoning of the parcel adjacent to the site as MRC. The node is identified as Grove Park Commercial Center. The node is identified to support much more retail with an appropriate scale of 1 to 3 story commercial and mixed-use buildings.

*Bankhead MARTA Livable Centers Initiative* (2006) identified the abundance of fast-food restaurants, auto-oriented establishments, vacant and disrepair storefronts in the commercial nodes along the Donald Lee Hollowell corridor. Retail study suggested that the corridor could support more diversity in restaurant and other commercial retail.

Overall, the proposed land use change to Low Density Commercial is consistent with the plans adopted over the years.

- **Consistency with Atlanta City Design:** The proposed land use of Low Density Commercial 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*, the site is within a Growth Area – Urban Area. This area is described as follows:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them in the way they are. They are the traditional intown communities...Most have some form of commercial district within walking distance from homes...Their inherent walkability...make them desirable...and, therefore, threatened by even denser development.” The more general Conservation policy that applies to this land use change states that “Change will still come to these areas but the overarching goal of design in conservation areas is to protect them from overwhelming growth.”

According to the *Atlanta City Design*, the adjoining property with the proposed restaurant building is within a Growth Area – Corridor. This area is described as follows:

“These are the connecting tissues of the city; the major streets that flow out of the core in every direction...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-J policies support the land use amendment to LDC:
  - J-2: Encourage commercial development close to the Bankhead MARTA station.
  - J-6: Prevent further degradation of residential neighborhoods and allow in limited situations conversation of residential properties to support non-residential development.

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

**NPU Recommendation: NPU-J will voted to DEFER this land use amendment at its October 22, 2019 meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of  
**CITY PLANNING**


TIM KEANE  
COMMISSIONER

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

**MEMORANDUM**

**TO:** Natalyn Archibong, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, Interim Director, Office of Zoning and Development   
**SUBJECT:** 19-O-1661 / CDP-19-056 1080 Estes Drive SW  
**DATE:** November 25, 2019

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**PROPOSAL:**

An ordinance to amend the Land Use Element of the 2016 Atlanta *Comprehensive Development Plan* (CDP) so as to re-designate property (the “site”) located at **1080 Estes Drive SW** from the Mixed Use (MU) land use designation to the High Density Residential (HDR) land use designation. This application is being sought in conjunction with the rezoning of the site per Z-19-101 from Residential General (RG-2) to Multi-Family Residential (MR-4A) to construct 60 affordable rental units in a new 72,000 sq. ft. building.

**FINDINGS OF FACT:**

- **Property location:** The site, parcel (14-0122-LL0278), is in Land Lot 122 of the 14<sup>th</sup> District of Fulton County. It is in the Sylvan Hills neighborhood of NPU-X and in City Council District 12.
- **Property size and physical features:** The site is 1.8 acres (78,800 sq. ft.). It is flat. The site has a triangular shape and is wedged between Lakewood Avenue SW and Arthur B. Langford Jr. Parkway.
- **Current/past use of property:** The site does not have any structures but has trees and low-lying vegetation. Since 2010, the site has been in and out of the county’s land bank indicating that the site has been vacant or underutilized for at least a decade.
- **Surrounding zoning/land uses:** To the west, the parcel has a Mixed-Use land use with I-2 zoning. Americold Logistics operates on the site. To the northwest, the parcel has an Industrial land use and zoning (I-1) and a health and rehabilitation facility operates on the site. To the north and east, the parcels have a Low Density Residential (LDR) land use and multi-family residential (RG-2) zoning. There is a small townhouse development across the street. Further northwest, the parcel has a Mixed-Use land use with SPI-2 SA5 zoning developed with a large apartment complex of Columbia at Sylvan Hills.
- **Transportation system:** Lakewood Avenue SW and the nearby Arrow Street and both are designated as local streets. Arthur B. Langford Jr. Parkway (State Route 166) runs along the southern boundary of the site. Sylvan Road SW is less than a ½ mile east of the site and it is designated as a Collector Street. The site is about ¼ of a mile east of the Lakewood and Fort McPherson MARTA transit station. MARTA bus routes #42 and #178 stop near the intersection of Estes Drive SW and Sylvan Road SW.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed High Density Residential land use and redevelopment is compatible with the surrounding land uses. There are already has a mix of supportive land uses, including multifamily residential development, the MARTA station and a private health care facility.
- **Effect on adjacent property and character of neighborhood:** The proposed multifamily residential development will have a positive impact on neighborhood character as a long-time vacant property will be reused into affordable housing within walking distance from the transit station.
- **Suitability of proposed land use:** The proposed High Density Residential future land use designation is suitable for this site and will be compatible with the proposed MR-4A zoning district for the site.
- **Consistency with City's land use policies:** The 2016 *Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Industrial. Across the street is Traditional Neighborhood Existing (TNE). The proposed land use of HDR is consistent with the CDP and recommended policies for both Industrial and Traditional Neighborhood Existing Areas. These land use policies are intended to do the following:
  - Industrial Character Areas also promote brownfield redevelopment and encourages redevelopment for new jobs, neighborhood amenities and neighborhood connectivity—the proposed use will reuse a underutilized and vacant property for affordable housing.
  - TNE Character Areas promote diversity of housing and supports senior and affordable housing at a scale compatible with existing residential development.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The following adopted small area and neighborhood plans were reviewed to determine consistency with the proposed land use change:
  - *Oakland City/Fort McPherson Livable Centers Initiative (LCI) Plan* (2016)
  - *NPU-X Comprehensive Plan* (2005)
  - *Redevelopment Plan for the Campbellton Road TAD* (2006)
  - *Atlanta City Council District 12 Neighborhood Blueprint Plan* (2018)

In the 10-year update of the *Oakland City/Fort McPherson LCI Plan*, completed in 2016, the site was considered part of the Lakewood/Fort McPherson MARTA Transit Oriented Development concepts to continue the area's redevelopment for dense, mixed-income housing.

In 2005, the *NPU-X Comprehensive Plan* proposed similar redevelopment ideas for the area immediately around the site. The plans recommend more dense housing along with a mix of other uses near the MARTA transit station.

The site is within the Campbellton Road TAD. The 2006 *Redevelopment Plan* for the TAD set out a vision to attract growth to the area, preserve and enhance the area's residential character, and stimulate redevelopment in key locations such as around the MARTA station.

*CD 12 Neighborhood Blueprint Plan* in 2018 provides guidance on several neighborhood development initiatives in the Sylvan Hills neighborhood. These include improving sidewalk connectivity to the site and creating a greater sense of place through various placemaking projects



in the area. The plan made similar recommendations as past plans for increasing affordable housing and density around the MARTA station in Sylvan Hills.

Overall, the proposed land use change to High Density Residential is consistent with the adopted plans.

- **Consistency with Atlanta City Design:** The proposed land use of HDR 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*, the site is within a Conservation Area – Urban Neighborhood. This area is described as follows:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them in the way they are. They are the traditional intown communities...Most have some form of commercial district within walking distance from homes...Their inherent walkability...make them desirable...and, therefore, threatened by even denser development.” The more general Conservation policy that applies to this land use change states that “Change will still come to these areas but the overarching goal of design in conservation areas is to protect them from overwhelming growth.”

- **Consistency with NPU policies:** The NPU-X policies indirectly support the land use amendment to HDR by supporting the recommendations in the *NPU-X Comprehensive Plan* and promoting mixed use development around transit.

**STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM MIXED USE (MU) LAND USE DESIGNATION TO HIGH DENSITY RESIDENTIAL (HDR) LAND USE DESIGNATION.**

**NPU Recommendation: NPU-X voted to SUPPORT this land use amendment at its November 18, 2019 meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning