



CITY OF ATLANTA

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MAYOR

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TIM KEANE
COMMISSIONER
KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator *KMH*

SUBJECT: **Z-21-74 for Housing Diversity**

DATE: November 4, 2021

An Ordinance by Councilmember Amir R. Farokhi to amend the Zoning Ordinance of the City Of Atlanta (Part 16), by amending various provisions of the text of the Zoning Ordinance, including individual zoning district regulations, with regard to the subject areas and provisions that follow: MR-MU (Multifamily Residential Multiunit) zoning district and regulations; minimum parking requirements; accessory dwellings; to promote a diversity of housing options and increase housing affordability; and for other purposes.

FINDINGS OF FACT:

Atlanta City Design provides a framework for subordinate plans and policies to be based upon the unique physical attributes of Atlanta and should accentuate these qualities for a growing city. It tells the story of how the last hundred years of housing policy resulted in a low density and an inequitable city. The City's Consolidated Plan requires the city to review its zoning ordinances for prospective barriers to affordable housing development and make amendments as needed. The One Atlanta Housing Affordability Action Plan (HAAP) calls for changing zoning ordinances to promote missing middle housing, accessory dwelling units, affordable housing near transit, and reduce parking minimums.

Limiting housing options through restrictive zoning prevents property owners and the community from adapting to changing housing demands. More zoning restrictions and rules and restrictions on land-use are associated with higher home prices. Atlanta is missing its middle housing densities where in 2019, there were about 110,000 structures that had one unit, about 76,000 structures that had over 50 units, but only about 15,000 structures with between 2-4 units. About 11,500 new units would be created if

15% of current single-family zoned properties added an accessory unit, creating much needed housing in the City. Zoning reforms to increase accessory dwelling unit (ADU) production, along with financial incentives and education/outreach programs, lead to increases in ADUs which can mean more affordable housing options in the City. In hot housing markets, the majority of ADUs are used for permanent housing (and not as tourist rentals), and nearly 60% of ADUs were rented below the market rate, suggesting that ADUs provide affordable options for some residents. Under current zoning, owners of single-family lots in Atlanta in R-4, R-4A, and R-5 can only develop ADUs in limited ways. Many Atlanta neighborhoods boast examples of vernacular architecture containing two family dwellings such as duplexes, basement apartments, granny flats, tree houses, front rooms over garages, backyard cottages, tiny homes, modular container homes, and other types of dwelling units and small apartment buildings play a crucial role in creating affordable housing options while gently increasing density. Allowing for multiple structures in MR-MU will promote a greater variety of affordable housing options through cottage court-style developments and zoning reforms that allow for a variety of housing types along with density bonuses increase the supply of affordable and transit accessible homes.

Minimum parking requirements in the zoning code add to the cost of housing production and reinforce patterns of car-dependency. A review of research on parking minimums and development patterns in other cities suggests that regulation (i.e., parking minimums) drives the supply of parking rather than market demand. As the city grows, it is critical that the zoning code is amended to address the changing needs of the city and promote a variety of housing options across price points

PROPOSAL:

Amend the following **Section 1. MR-MU (Multifamily Multiunit) Affordable Housing Density Bonus: Section 1.** Section 16-35.003(9), **Section 1A.** Section 16-35.007(2), **Section 1B.** 16-35.007 governing special permits, **Section 1C.** Section 16-35.010(1), **Section 1D.** Section 16-35.010 Development Controls Table A, **Section 1E.** Section 16-35.010(1) Development Controls, **Section 1F.** 16-35.010(4-7) Development Controls, **Section 1G.** 16-35.011 Site Limitations, **Section 1H.** 16-35.014 (11) Relationship of Building to the Street, **Section 2. Parking Requirements: Section 2A.** Parking minimums in R-4 (Single Family Residential) 16.06.10, **Section 2B.** 16.06A.10 R-4A (Single Family Residential), **Section 2C.** 16-06B.010 R-4B (Single Family Residential), **Section 2D.** Section 16-07.010 R-5 (Two Family Residential), **Section 2E.** 16-08-010 Table I Land Use Intensity RG (Residential General Sector), **Section 2F.** 16-35.021 Off-street parking MR (Multifamily Residential), **Section 2G.** 16-36.020(1)(a) Off-street parking and loading requirements of BeltLine Overlay, **Section 3. Accessory Dwelling Units: Section 3A.** Section 16-29.001(12)(a)(7), **Section 3B.** Section 16-28.004 governing accessory uses and structures is hereby amended to amend the height requirement and the total floor area calculation for accessory dwelling units, **Section 3C.** Section 16-28.011(6) governing zero lot line subdivisions, **Section 3D.** Section 16-06.004 (12) governing accessory uses rear and side yard setback requirements, **Section 3E.** Section 16-06.005 (2) governing permitted accessory uses and structures, **Section 3F.** Section 16-06.007 governing minimum lot requirements, **Section 3G.** 16-06.008 governing minimum yard requirements for accessory dwelling units side and rear yard setbacks, **Section 3H.** Section 16-06A.004 (11) governing accessory uses rear and side yard setbacks for accessory dwelling units, **Section 3I.** Section 16-06A.005 (2) governing zero lot line subdivisions for permitted accessory uses and structures, **Section 3J.** 16-06A.007 governing minimum lot

requirements, **Section 3K.** Section 16-06A.008 governing side yard and rear yard setbacks for accessory dwelling units, **3L. Section** 16-06B.004 governing permitted accessory uses and structures to allow accessory dwelling units, **Section 3M.** Section 16-06B.005(2) governing zero lot line subdivisions for permitted accessory uses and structures, **Section 3N.** 16-06B.007 governing minimum lot requirements, **Section 3O.** 16-06B.008 governing rear and side yard setbacks for accessory dwelling units, **Section 3P.** Section 16-06B.010 governing minimum parking requirements, **Section 3Q.** Section 16-07.004 (12) governing accessory uses, **Section 3R.** 16-07.005 (2) governing special permits, **Section 3S.** Section 16-07.007 governing minimum lot requirements

CONCLUSIONS:

- 1) **Compatibility with Comprehensive Development Plan (CDP); timing of development** The proposed legislation would not require a land use amendment to the Comprehensive Development Plan.
- 2) **Availability of and effect on public facilities and services; referrals to other agencies:** Since no development projects are being proposed as part of the rezoning, these considerations are not applicable, however, public facilities and services appear to exist to support future development according to the proposed conditions of zoning.
- 3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** This legislation will have a citywide impact. Staff believes that the proposed text amendment will be appropriate and compatible with the existing land to support the community.
- 4) **Effect on character of the neighborhood:** The proposed text amendment should not have any adverse impact on the character of the effected neighborhoods. In fact, the proposed amendments should foster a decrease in car dependency, multifamily residential development, and accessory dwelling unit projects and create an opportunity to implement urban design standards that support the growth of sustainable neighborhoods.
- 5) **Suitability of proposed land use:** The proposed recommendations were made through community engagement and public involvement that supports the goals of the neighborhoods. Staff believes that the proposed text amendments would be suitable for the communities.
- 6) **Effect on adjacent property:** Since no development projects are being proposed as part of this text amendment, these considerations are not applicable. However, any use that may cause a potential detriment to the neighborhood will be subjected to the review and approval.
- 7) **Economic use of current zoning:** Since no development project is being proposed, this consideration is not applicable
- 8) **Compatibility with policies related to tree preservation:** Any tree loss that occurs because of any proposed amendment will have to comply with the City of Atlanta's tree preservation policies.

- 9) **Other Considerations:** 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.

STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE

Z-21-74 Housing Diversity

	NPU						Comments
		Approved	Approval Conditional	Denied	Abstained	No Vote Taken	
Z-21-74	A			1			
	B			1			
	C			1			
	D			1			
	E			1			
	F			1			
	G			1			
	H			1			
	I			1			
	J	1					
	K	1					
	L			1			
	M	1					
	N			1			
	O	1					
	P	1					
	Q			1			
	R	1					
	S			1			
	T					1	Deferred: Aware that hearing is before next NPU meeting
	V			1			
	W			1			
	X	1					
	Y			1			
	Z			1			
	UDC						
Total:		7		17		1	



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Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator *KMH*

SUBJECT: **Z-21-85 for Short Term Rental**

DATE: November 4, 2021

An Ordinance by Zoning Committee to amend the 1982 Atlanta Zoning Ordinance, as amended, by creating a definition of a “Short-Term Rental” and to allow a short-term rental as a use in certain zoning districts; and for other purposes

Staff has requested a deferral.

STAFF RECOMMENDATION: NEXT AVAILABLE AGENDA – NOVEMBER 18, 2021



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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator *KMH*

SUBJECT: Z-21-91 for 480 17th Street NW

DATE: November 4, 2021

An Ordinance by Zoning Committee to rezone from MRC-3-C (Mixed Residential Commercial Conditional) to MRC-3-C (Mixed Residential Commercial Conditional) for a major site plan amendment for property located at **480 17th Street NW**

FINDINGS OF FACT:

- **Property Location:** The subject property fronts 312 feet on the east side of Northside Drive NW commencing at a 5/8-inch rebar found at the intersection of the easterly right of way line of Northside Drive and southerly right of way line of 17th Street. The property is in Land Lot 148 of the 17th District in Fulton County, Georgia within the Loring Heights neighborhood of NPU-E, Council District 8.
- **Property size and physical features:** The subject property is approximately 6.158 (268,230 sq. ft.) acres and is currently undeveloped and vacant. Lot topography varies across the property.
- **CDP land use map designation:** The current land use designation is Mixed Use (MU) in the 2016 Comprehensive Development Plan.
- **Current/past use of property:** The site was previously used for industrial, office-institutional, and commercial purposes. Staff is not aware of any other prior uses of the site.
- **Surrounding zoning/land uses:** To the north, east, and west the parcels are zoned I-2 (Heavy Industrial) with an Industrial (I) land use designation. To the south, parcels are zoned C-4-C (Central Area Commercial Residential District Conditional) with a Mixed Use (MU) land use designation.

- **Transportation system:** The subject property is located along 17th Street which is classified as an arterial street. MARTA bus routes services the immediate area along 17th Street and Northside Drive.

PROPOSAL: The applicant requests to rezone from MRC-3-C (Mixed Residential Commercial Conditional) to MRC-3-C (Mixed Residential Commercial Conditional) for a major site plan amendment. The previous zoning application, Z-18-14 was approved with conditions via legislation 18-O-1193. The current application seeks to substitute the site plan that was a condition of the approval.

Development Specifications:

Residential: 390,077 sf
Residential FAR: 1.45

Non-Residential: 23,628 sf
Non-Residential FAR: 0.09

CONCLUSIONS:

(1) Compatibility with comprehensive development plan (CDP); timing of development:

The existing City of Atlanta Comprehensive Development Plan designates the property as Mixed Use (MU). The proposed development would not require a land use amendment to the Comprehensive Development Plan.

(2) Availability of and effect of public facilities and services; referral to other agencies:

There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services at the subject location. As there are active commercial and industrial uses in the immediate vicinity, public facilities and services are presumed available. When the proposed development plans are submitted to other agencies for permit review, compliance with all applicable City codes will be required.

(3) Availability of other land suitable for proposed use; environmental effect on balance of land uses:

The zoning regulation indicates that this consideration is optional. The applicant has not presented any evidence that they own other land in the area that is suitable for this development. The proposed major site plan amendment would not have an adverse effect on the environment or create an imbalance of land uses. It increases the residential floor area, but it is still significantly less than what is allowed under the current MRC-3 (Mixed Residential Commercial – Sector 3) zoning classification.

(4) Effect on character of the neighborhood: Staff finds that the proposed amendment will not have a negative effect on the character of the neighborhood. Overall, the site plan remains consistent with the intent of the MRC-3 zoning district.

(5) Suitability of proposed land use: Staff finds the proposed land use is still suitable for the development.

- (6) **Effect on adjacent property:** Staff is of the opinion that the proposed amendment would have no negative impact on adjacent properties.
- (7) **Economic use of current zoning:** Staff finds that the current zoning has reasonable economic use and the economic use will remain the same if the major site plan amendment is approved.
- (8) **Compatibility with policies related to tree preservation:** The proposed development will need to comply with the requirements of the City of Atlanta’s Tree Ordinance.
- (9) **Other Considerations:**

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 Atlanta City Design, **480 17th Street NW** is located within a Core Growth Area. Cores are described as follows:

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

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. The site shall be developed in accordance with the site plan entitled “Northside & 17th Street Apartments & Retail” by Haines Gipson & Associates dated September 2, 2021, and stamped received by the Office of Zoning and Development on October 28, 2021. Minor changes to the approved site plan may be authorized by the Director, of the Office of Zoning and Development in accordance with Section 16-02.003(7).
2. The following uses shall be prohibited:
 - a. Adult Business (as defined in Section 16-29.001(3))
 - b. Eating and drinking establishments that receive an alcohol license as a nightclub establishment, provided, however that this prohibition does not apply to any alcohol permits on premises or off premises consumption by a retail grocery operator.
 - c. Welding shops
 - d. Self-storage facilities (indoor and outdoor)
 - e. Utility company storage facilities

- f. Cemetery/mausoleum
- g. Sanitary land fills
- h. Truck stops or trucking facilities
- i. Bingo Parlors, or gambling parlors
- j. Municipal or private solid waste facilities
- k. Broadcasting towers, line-of-sight relay devices for telephonic, radio, or television communications when located 200 feet or more from any off-site residential districts or residential use not located within an industrial district, and when such towers or devices are greater than 200 feet in height, when located a distance which is greater than or equal to the height of the tower or device from a residential district or residential use which is not in an industrial district.
- l. Junkyards, automobile salvage yards, or scrap metal processors where such activity is wholly enclosed within a building.
- m. Yards for storage of contractor's equipment; sand and gravel; lumber and similar operations.



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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator *KMH*

SUBJECT: **Z-21-92 for 681 Whitehall Street SW**

DATE: November 4, 2021

An Ordinance by Zoning Committee to rezone from I-2 (Heavy Industrial) to MRC-3 (Mixed Residential Commercial) for property located at **681 Whitehall Street SW**

The applicant has requested a deferral for more time to work with the NPU. Staff is supportive of the request.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – DECEMBER 2021



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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator *KMH*

SUBJECT: Z-21-93 for 1411 South Gordon Street SW

DATE: November 4, 2021

An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/BeltLine Overlay) to NC-15/BL (Westview Neighborhood Commercial District/BeltLine Overlay) for property located at **1411 South Gordon Street SW**

FINDINGS OF FACT:

Property location: The subject property fronts 87.13 feet on the west side of South Gordon Street SW. The property is in Land Lot 140, 14th District, Fulton County, Georgia in the Westview neighborhood of NPU-T in Council District 4.

Property size and physical features: The subject property is located on the west side of South Gordon Street with approximately .23 acres (10,018.8 sq. ft.) in lot area and a frontage of 87.13 feet. The property currently has one existing single family residential structure constructed in 1920. The topography of the site is relatively level. Vehicular access to the property is provided via a curb cut on Ralph David Abernathy Boulevard.

CDP land use map designation: The subject property has a future land use designation of Single Family Residential (SFR) within the 2016 Comprehensive Development Plan (CDP).

Current/past use of property: The property is developed with a single family residential structure constructed in 1920. Staff is unaware of any other previous uses on the site.

Surrounding zoning/land uses: Surrounding properties to the north and east are zoned R-4/BL (Single Family Residential/BeltLine Overlay) and NC-15/BL (Westview Neighborhood Commercial District/BeltLine Overlay) with a Single Family Residential (SFR) land use designation. Properties located to the south and west are R-4/BL (Single Family Residential/BeltLine Overlay) with a single family residential land use designation, NC-15/BL

(Westview Neighborhood Commercial District/BeltLine Overlay) and MRC-1-C/BL (Mixed Residential Commercial Conditional/BeltLine Overlay) with a Low Density Commercial land use designation.

Transportation: Ralph David Abernathy Boulevard is classified as an arterial street and South Gordon is classified as a local street. Currently, MARTA serves the area via bus route #71 along Cascade Avenue/Ralph David Abernathy Boulevard. The closest MARTA station is the West End Transit Station which is 2.5 miles from the subject property.

PROPOSAL:

The applicant proposes to rezone from R-4/BL (Single Family Residential/BeltLine Overlay) to NC-15/BL (Westview Neighborhood Commercial District/BeltLine Overlay) to operate a professional office.

CONCLUSIONS:

- 1) **Compatibility with comprehensive development plan (CDP):** The proposed zoning is not compatible with the Single Family Residential (SFR) land use designation. Therefore, a land use amendment will be required to accommodate the proposed development.
- 2) **Availability of and effect on public facilities and services; referrals to other agencies:** The location of the site and current use of surrounding properties indicates there are public facilities and services available to the subject property. There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services at the subject location. At the time of permitting, the development plans will be submitted to other agencies for permit review for compliance with applicable City codes.
- 3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The zoning regulation indicates that this consideration is optional. The applicant has not presented any evidence that they own other land in the area that is suitable for this development. Staff is of the opinion however that to allow the rezoning of this property to a non-residential use will be inconsistent with the NPU-T policy in the 2016 Comprehensive Development Plan to, *“prevent the intrusion of non-residential uses in established residential areas and enforce code regulations,”* or to *“preserve the single-family and low density character of the AUC residential portions, Beecher-Donnelly, Westview, Just Us, Ashview Heights and West End neighborhoods,”* and *“promote the residential quality of neighborhoods and foster and assist citizens with home ownership acquisition, rehabilitation/renovation, and sales of real property.”* Further, the balance of land uses may be impaired if a non-residential use is permitted on a street where residential dwellings have been the primary use since 1920.
- 4) **Effect on character of the neighborhood:** Staff is of the opinion that the proposed rezoning would have a negative impact on the neighborhood’s character. The intent of the Westview Neighborhood Commercial District is to protect existing neighborhood-oriented commercial areas from uses and building forms which are incompatible with the scale, character and needs of the adjacent neighborhoods. To rezone the site to Neighborhood Commercial would be inconsistent with the stated intent of the Neighborhood Commercial District as South Gordon

Street has never permitted non-residential uses and the rezoning would allow the encroachment of a non-residential use in a location that has been residential for over 100 years having a negative effect on the character of the neighborhood.

- 5) **Suitability of proposed land use:** Staff is of the opinion that the proposal is not suitable in view of the use and development of adjacent and nearby property. Existing single family dwellings fronting South Gordon built between 1920 and 1925 have consistently been zoned single family and have a single family land use designation and used as single family dwellings. The site is in the Traditional Neighborhood Redevelopment Character Area which proposes, *“preserving and rehabilitating the original housing stock while rebuilding on vacant lots following the principles of traditional neighborhood development.”* Structures fronting South Gordon have residents that utilize the neighborhood commercial found on Ralph David Abernathy and Cascade/Ralph David Abernathy artery and should be protected from encroachment by non-residential uses and incompatibly scaled residential development.
- 6) **Effect on adjacent property:** The property is immediately adjacent to other single family residential properties fronting South Gordon Street. Rezoning the site to NC-15 will have a negative effect on adjacent properties and would allow a use that is more appropriate on an arterial or a collector street. Structures fronting South Gordon Street are and have been residential in use for over 100 years. Staff is of the opinion to allow a non-residential use even at the intersection of an artery and a local street that was never designed for non-residential uses will have a detrimental effect on all other residential structures along South Gordon Street.
- 7) **Economic use of current zoning:** Staff finds that the current zoning has a reasonable economic use. As a single family dwelling the site has reasonable economic use and its continued use as a residential dwelling will protect the economic use of all other dwellings fronting South Gordon.
- 8) **Compatibility with policies related to tree preservation:** Redevelopment of the property must comply with the City of Atlanta Tree Ordinance at time of permitting.
- 9) **Other Considerations:** 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 Atlanta City Design **1411 South Gordon Street SW** is located within Urban Neighborhood within a Growth Area. Urban Neighborhoods are described as follows:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are. 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.”

STAFF RECOMMENDATION: DENIAL



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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator *KMH*

SUBJECT: Z-21-95 for 2229 Bicknell Street SW

DATE: November 4, 2021

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **2229 Bicknell Street SW**

FINDINGS OF FACT:

- **Property location.** The subject property fronts 145 feet on the south side of Bicknell Street SW beginning at the northeast intersection of Bicknell Street or Drive with Bagwell Drive (formerly South Pryor Road). The parcel is in Land Lot 70, 14th District, Fulton County, Georgia within the Polar Rock neighborhood of NPU-Z in Council District 12.
- **Property size and physical features.** The site is a lot 0.43 acres (18,730.8 sq. ft.) in lot area. The subject property is undeveloped. There are several mature trees on the property. The topography is relatively level.
- **CDP land use map designation:** The parcel is currently zoned R-4 (Single Family Residential). The land use designation is Single Family Residential in the 2016 Comprehensive Development Plan (CDP).
- **Current/past use of property:** The property is currently undeveloped. Staff is not aware of any previous uses of the property.
- **Surrounding zoning/land use:** The surrounding parcels to the north, east, south, and west are zoned R-4 (Single Family Residential) with a Single Family Residential (SFR) land use designation.

- **Transportation system:** Pryor Road is classified as a local street. MARTA provides service via bus route #155 along Polar Rock Road. The nearest MARTA Transit Station is Lakewood-Fort McPherson Transit Station which is 3 miles from the subject property. Sidewalks are not present on Bicknell Road.

PROPOSAL:

The applicant seeks a rezoning from R-4 (Single Family Residential) to R-4A (Single Family Residential) to subdivide the subject property into two lots.

CONCLUSIONS:

- (1) **Compatibility with comprehensive development plan (CDP); timing of development:** The proposed zoning is consistent with the existing Single Family Residential (SFR) land use designation. Therefore, a Comprehensive Development Plan (CDP) amendment is not required.
- (2) **Availability of and effect of public facilities and services; referral to other agencies:** The location of the site and current use of surrounding properties indicates there are public facilities and services available to the subject property. There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services at the subject location. When the proposed development plans are submitted to other agencies for permit review, compliance with all applicable City and County codes will be required.
- (3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** Staff is of the opinion that the land use and the request to rezone the subject parcel from the R-4 (Single Family Residential) to R-4A (Single Family Residential) zoning classification is not consistent with the existing development pattern of the area. The existing lot frontages on the block face range from 31.5 feet wide to 245.5 feet wide and immediately across Bicknell lot frontages range from 109 feet to 88.3 with one lot width of 79 feet which is more consistent with R-4, R-3, or R-3A development standards. The lot pattern is inconsistent with all lots, exceeding a lot width of 50 feet except one. Staff believes that allowing a rezoning to subdivide the subject property creating lot sizes and frontages that are inconsistent with most lot sizes and frontages in the immediate area may have a negative impact on the balance of land uses regarding public need.
- (4) **Effect on character of the neighborhood:** Staff finds the proposed rezoning to be incompatible with the character of the surrounding neighborhood. Lots surrounding the subject property are larger than the R-4A development standard. Therefore, Staff is of the opinion that allowing the R-4A zoning district in an established neighborhood of R-4 lots is not compatible with the existing lot subdivision pattern or character of the neighborhood where lot sizes exceed the current zoning.
- (5) **Suitability of proposed land use:** A change in land use is not necessary as the proposed use is compatible with the Single Family Residential land use designation. However, Staff is of the opinion that the proposed request to rezone the property to the R-4A (Single Family Residential) zoning district is not suitable given the current subdivision pattern of the subject street, block face and R-4 lots in the surrounding area.

- (6) **Effect on adjacent property:** The development of R-4A (Single Family Residential) in an area platted for R-4 (Single Family Residential) development does not comply with the vision of the Comprehensive Development Plan. The CDP characterizes the subject property area as a Traditional Neighborhood Redevelopment character area. The CDP policy is to: “preserve the residential, single family, low density character of all NPU Z communities currently bearing this character designation and *“support the development of compatible infill housing that is consistent with the lot coverage, floor-to-area ratio, building height, and wall/fence height of nearby homes in NPU Z communities.”* Staff finds that allowing the R-4A zoning district on the subject property would be incompatible in scale and character with the existing neighborhood, the existing platting pattern of the neighborhood, subject streets, and subject block faces.
- (7) **Economic use of current zoning:** The economic use of the subject property could be increased by the proposed rezoning however it may have a detrimental effect on adjacent properties and the neighborhood.
- (8) **Compatibility with policies related to tree preservation:** The proposed development will need to comply with the requirements of the City of Atlanta’s Tree Ordinance.
- (9) **Other Considerations:** 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 Atlanta City Design **2229 Bicknell Street SW** is located within a Conservation Suburban Neighborhood. Conservation area is the more natural part of the city that we want to protect from radical change. These are composed mostly of single-family homes. Suburban Neighborhoods are described as follows:

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

STAFF RECOMMENDATION: DENIAL



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

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TIM KEANE
COMMISSIONER
KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator *KMH*

SUBJECT: **Z-21-97 for Boulevard Heights Neighborhood Rezoning**

DATE: November 4, 2021

An Ordinance by Councilmember Carla Smith to rezone certain properties in the **Boulevard Heights Neighborhood** from R-4 (Single Family Residential) to R-4B-C (Single Family Residential Conditional) to encourage compatibility of new construction with existing residential properties; and for other purposes.

FINDINGS OF FACT:

Boulevard Heights is an urban neighborhood located south of United Avenue, east of Boulevard, north of Entrenchment Creek and west of the State of Georgia complex. The area is currently undergoing redevelopment to add single family homes and light commercial uses. The neighborhood's policies include preserving the character and form of the neighborhood, focusing higher densities along corridors and nodes, encouraging the development of vacant residential lots, providing housing opportunities for seniors, advocating for the repair and maintenance of single-family structures, and encouraging affordable housing opportunities.

Boulevard Heights is within the Traditional Neighborhood Existing Character Area within the 2016 Atlanta Comprehensive Development Plan. Traditional Neighborhood Existing Character Areas are residential areas primarily developed before the 1960's and 1970's. To many, these neighborhoods are the jewel and one of the character-defining features of the City of Atlanta. They generally have sidewalks, tree lined streets, on-street parking, small neighborhood parks, an interconnecting street network, regular lots with well-maintained housing and a distinct identity through architectural style and diversity, lot, and street design. Although predominantly single-family, duplex, triplex and small scaled multi-family housing is also found in existing traditional neighborhoods, providing diverse housing options. In general, they have high rates of home ownership and high occupancy rates. Over

the past decade, with a limited supply of vacant lots and increased interest in living in Traditional Neighborhoods, numerous homes have been torn down and replaced with homes that are incompatible with the character of the neighborhood in terms of scale, height and design and subdivision layout.

PROPOSAL:

The proposal is to rezone certain properties in the Boulevard Heights Neighborhood from R-4 (Single Family Residential) to R-4B-C (Single Family Residential Conditional) to allow infill development that is compatible and complementary with existing structures.

Zoning conditions proposed are the following:

Lot Coverage: Maximum lot coverage shall not exceed 65%, when the lot has an area equal to or less than 7,500 square feet. If the lot area is more than 7,500 square feet, the lot coverage shall not exceed 50%.

Floor Area: For a lot which meets the minimum lot area required herein, the maximum floor area ratio shall not exceed 0.65 of the net lot area. For lots which have an area of 7,500 square feet or more, the maximum floor area shall not exceed the lesser of either (a) 3,750 square feet of floor area; or (b) a maximum floor area ratio of 0.50 of the net lot area.

CONCLUSIONS:

- 1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The proposed zoning of R-4B-C (Single Family Residential Conditional) is compatible with the current land use designation of SFR (Single Family Residential). Therefore, a land use amendment will not be required.
- 2) **Availability of and effect on public facilities and services; referrals to other agencies:** Since no development projects are being proposed as part of the rezoning, these considerations are not applicable, however, public facilities and services appear to exist to support future development according to the proposed conditions of zoning.
- 3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The proposed rezoning is specifically targeted to encourage compatibility of new construction with existing residential properties. The zoning conditions proposed are intended to reduce the bulk and scale of new construction but will not change the land uses of the subject properties. Therefore, Staff is of the opinion that the effect on the balance of land uses with regard to the public need will not have a negative impact.
- 4) **Effect on character of the neighborhood:** The proposed zoning conditions were developed to protect the existing character of the neighborhood in response to the Boulevard Heights neighborhood's desire to have infill development that is compatible and complementary with existing structures. The 2016 Atlanta Comprehensive Development articulates a vision for the neighborhood core as, "*preserving the character and form of the neighborhood.*" The City of Atlanta Comprehensive Development Plan (CDP) identifies the Character Area of the subject

properties as Traditional Neighborhood Existing. The CDP notes that in these areas “*the proliferation of McMansions led to the adoption of the infill ordinance and incompatible infill housing is out of character with its surrounding neighborhood is still a concern.*” CDP policies that support the proposed zoning conditions include: “*Protect single family detached residential neighborhoods from encroachment by non-residential uses and incompatibly scaled residential development*” and “*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.*” The proposed zoning conditions have the potential to protect and enhance the character of the Boulevard Heights neighborhood as recommended in the CDP.

- 5) **Suitability of proposed land use:** The allowable and permitted land uses for the proposed R-4B-C zoning within the Boulevard Heights neighborhood will not change from SFR (Single Family Residential). The proposal introduces zoning conditions that incrementally reduce the scale of new development while permitting the existing densities. Therefore, Staff believes that the proposed rezoning conditions which allow the current land uses would be suitable for the community.
- 6) **Effect on adjacent property:** The intent of the proposed zoning conditions is to protect the existing neighborhood from building forms that are incompatible with the scale and character of adjacent properties. For single-family structures that meet the minimum lot area of 7500 sq. ft., the maximum floor area ratio shall not exceed 0.65 of the net lot area. For lots which have an area of 7,500 square feet or more, the maximum floor area shall not exceed the lesser of either (a) 3,750 square feet of floor area; or (b) a maximum floor area ratio of 0.50 of the net lot area. Therefore, Staff believes that the rezoning will have a positive effect on adjacent property as it is intended to be consistent with the existing development pattern in the area.
- 7) **Economic use of current zoning:** The current economic use of properties in the Boulevard Heights Neighborhood is reasonable. However, these conditions may increase the economic use of properties and support development that is existing in the neighborhood protecting the neighborhood from speculative inconsistent uses and structures.
- 8) **Compatibility with policies related to tree preservation:** Since no development projects are being proposed as part of the zoning conditions, these considerations are not applicable, however, any tree loss that occurs because of any proposed development must comply with the City of Atlanta Tree Ordinance at the time of permitting.
- 9) **Other Considerations:** 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, properties proposed for **Boulevard Heights R-4B-C Rezoning** are located within an Urban Neighborhood within a Conservation Area. Urban Neighborhoods are described as follows:

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

STAFF RECOMMENDATION: APPROVAL



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TIM KEANE
COMMISSIONER

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator *KMH*

SUBJECT: **Z-21-110 for Summerhill Neighborhood**

DATE: November 4, 2021

An Ordinance by Councilmember Carla Smith to rezone certain properties within the **Summerhill Neighborhood** from the R-4B-C (Single-Family Residential Conditional) to the R-4B-C (Single-Family Residential Conditional) for a change in conditions; and for other purposes

FINDINGS OF FACT:

The Summerhill neighborhood was rezoned pursuant to Ordinance 06-O-0567, adopted by Atlanta City Council on May 1, 2006, and approved by the Mayor on May 08, 2006. The residential component of the Summerhill Neighborhood is currently zoned R-4B-C. The conditions of zoning requires that lots that are zoned R-4B-C require a minimum width of 20 feet. However, given the width of existing lots in the Summerhill Neighborhood applicants are often required to apply for a variance to reduce the side yard setbacks to comply with the house width condition. The desire of the Summerhill neighborhood is to modify the rezoning conditions to reduce the number of variances required.

PROPOSAL:

The proposal is to change the condition for the minimum lot width of homes zoned R-4B-C in the Summerhill Neighborhood from 20 feet to 15 feet. All other conditions of zoning adopted via 06-O-0567 will remain in effect.

CONCLUSIONS:

(1) Compatibility with comprehensive development plan (CDP); timing of development:
Staff finds that there are no known public projects or programs with which the timing of this text amendment would conflict. The current land use designations, medium density residential, low density commercial, high density commercial, and mixed use are consistent

with the commercial zoning districts that are a part of this request, and no land use amendment is required.

- (2) **Availability of and effect of public facilities and services; referral to other agencies:** The proposal is changing the conditions of 06-O-0567 by decreasing the minimum width for properties zoned R-4B-C from 20 feet to 15 feet. No review agency has indicated that the change of conditions will have a negative effect on public facilities. At the time of permitting for any development all review agencies will review development plans for compliance with all ordinances and for regulatory compliance.
- (3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The proposal is to change the conditions of 06-O-0567 by decreasing the minimum width for properties zoned R-4B-C from 20 feet to 15 feet to minimize the number of variance applications submitted. This proposed change will not have a negative effect on the balance of land uses as the land use will remain unchanged.
- (4) **Effect on character of the neighborhood:** Staff is of the opinion that the change of conditions will have a positive effect on the neighborhood. Single family residential, and the associated zoning districts: promote and encourage the redevelopment of vacant, and underutilized lots and allows for infill development that is consistent with the scale of nearby and adjacent properties.
- (5) **Suitability of proposed land use:** Land uses in the Summerhill Neighborhood will be unchanged. The current land uses seek to allow single family housing types and uses, while simultaneously discouraging development that is out of scale with existing development.
- (6) **Effect on adjacent property:** Staff believes the proposed legislation will not have an adverse effect on adjacent properties. Any adverse effects perceived or realized will be managed by Zoning Enforcement and Code Enforcement.
- (7) **Economic use of current zoning:** Staff is of the opinion that the economic use of the current zoning will not be negatively affected and may increase as more homes are developed in the neighborhood.
- (8) **Compatibility with policies related to tree preservation:** Any development will need to comply with the requirements of the City of Atlanta's Tree Ordinance.

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. Condition 6(a) of 06-O-0657 shall hereby read: The minimum width of a house shall be 15 feet as measured from the exterior of the side walls. The side walls shall be the walls that are perpendicular to and attached to the wall in which the primary entrance is located.
2. All other conditions of zoning approved via 06-O-0657 shall remain in effect.



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TIM KEANE
Commissioner

KEYETTA M. HOLMES, AICP
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Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator *KMH*

SUBJECT: U-21-21 for 1055 (aka 1041) Howell Mill Road NW

DATE: November 4, 2021

An Ordinance by Zoning Committee for a special use permit for non-residential uses or establishments exceeding 7,500 square feet pursuant to 16-40.003(4)(A) for property located at **1055 (aka 1041) Howell Mill Road NW**

FINDINGS OF FACT:

- **Property Location:** The subject property fronts 242 feet on the east side of Howell Mill Road beginning at a ½” iron pin and plastic cap placed at the intersection of the easterly right-of-way line of Howell Mill Road with the north right-of-way line of Eleventh Street. The property is located within Land Lots 150 and 56 of the 17th District, Fulton County, Georgia in the Marietta Street Artery Neighborhood of NPU-E in Council District 3.
- **Property size and physical features:** The subject property is 1.740 (76,180 square feet) acres. There are several non-residential uses onsite along Marietta Street. The topography declines from Eleventh Street to the rear of the property. Vehicular access is provided via two curb cuts on Marietta and one on Eleventh Street.
- **CDP land use map designation:** The current land use designation is Mixed Use (MU) within the 2016 Comprehensive Development Plan (CDP).
- **Current/past use of property:** The subject property is currently developed with several non-residential uses located in a mixed used development known as Star Metals. Staff is unaware any other previous uses on the site.

- **Surrounding zoning/land uses:** Properties to the north, east, south and west are zoned MRC-2-C and MRC-3-C (Mixed Residential Commercial Conditional) with a Mixed-Use land use designation.
- **Transportation:** Marietta is classified as an arterial. MARTA provides service via bus route #12 with a stop located near 11th Street. Sidewalks are present along both sides of Marietta and 11th Street.

PROPOSAL: The applicant is proposing to develop restaurant space in the existing Star Metals Office building located at 1055 (aka 1041) Howell Mill Road. The restaurant space will exceed 7,500 square feet and is proposed for an alcohol license. Pursuant to this application the applicant requests a special use permit in accordance with Section 16-40.003(4)(a) to allow a non-residential use greater than 7,500 square feet with an alcohol license on the property. Parking will be accommodated via the parking garage below the building.

- **Ingress and egress:** Parking for retail is in the parking deck below the building and is accessed from a private road with a curb cut on 11th Street. The building has full EMS access on Howell Mill Road, 11th Street, and the private drive fronting the east façade of the building.
- **Off-Street parking and loading:** There is a 120-space parking deck for clients below the building. Clients will access the premises via internal stairs or elevators that go to all parking and building levels. Personnel can park either in the private parking decks, at the loading dock, or along the private road. Emergency and service personnel vehicles will access the property from existing curb cuts on 11th Street and utilize a parking space available below ground. Deliveries to the facility will be via the internal loading dock accessed from 11th Street.
- **Refuse and services areas:** The facility has internal access to the buildings loading dock where both a wet and dry compactor and grease waste storage are located. The waste services will be contracted through private companies.
- **Buffering and screening:** Landscaping is provided on street level. The parking deck is located below ground and there are walking paths with signage to access the building.
- **Hours and manner of operation:** Star Metals will be adding a two level, approximately 40,000 square foot dining deck overlooking Marietta Street. The site will have food, beverages and games open to the public. The hours will be Monday-Friday 12pm-12am and Friday-Saturday 12:00pm- 1:00am. The restaurant will have 80 employees with two shifts (day and evening). The site serves 500 patrons or less daily.
- **Duration:** The applicant requests an indefinite duration.
- **Required yards and open space:** No required yards or space.

- **Tree Preservation and Replacement:** Should there be redevelopment of the property that affects tree coverage it must comply with the City of Atlanta Tree Ordinance at time of permitting.

CONCLUSIONS:

- **Ingress and egress:** Parking for retail is in the parking deck below the building accessed from a private road with a curb cut on 11th Street. The building has full EMS access on Howell Mill Road, 11th Street, and the private drive fronting the east façade of the building. Vehicular access will not cause traffic congestion. Vehicles have direct access to Howell Mill, 14th Street, Northside Drive, and 11th Street from a system of interconnecting private roads. Staff believes the ingress and egress are sufficient for the proposed use.
- **Off-street parking and loading:** Emergency and service personnel vehicles will access the property from existing curb cuts on Marietta and 11th Street and utilize a parking space available in the garage. The Star Metals development provides 120 off-street parking spaces. The site has total of 770 spaces via a shared parking agreement with Start Metal Residences located on Howell Mill Road.
- **Refuse and services areas:** The applicant has established private refuse and garbage service.
- **Buffering and screening:** Staff finds that no buffering or screening other than what is provided for the existing development is necessary.
- **Hours and manner of operation:** Star Metals will be adding a two level, approximately 40,000 square foot restaurant space overlooking Marietta Street. The site will have food, beverages and games open to the public. The hours will be Monday-Friday 12pm-12am and Friday-Saturday 12:00pm- 1:00am. The restaurant will have 80 employees working two shifts. The site will serve an estimated 500 patrons daily. Staff find the hours manner of operation to be sufficient for the proposed use.
- **Duration:** The applicant requests an indefinite duration. Staff is supportive of the request.
- **Compatibility with policies related to Tree Preservation and Replacement:** The applicant has proposed no tree removal. Should tree removal be necessary preservation and replacement shall be in accordance with the Atlanta Tree Preservation Ordinance.
- **Required yards and open space:** No required yards and open space.

STAFF RECOMMENDATION: APPROVAL



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TIM KEANE
Commissioner

KEYETTA M. HOLMES, AICP
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Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator *KMH*

SUBJECT: U-21-23 for 1088 Bouldercrest Drive SE

DATE: November 4, 2021

An Ordinance by Zoning Committee for a special use permit for a preschool pursuant to 16-06.005(1)(B) for property located at **1088 Bouldercrest Drive SE**

FINDINGS OF FACT:

- **Property location:** The subject property fronts 220 feet on the east side of Bouldercrest Drive. The property is located within Land Lot 146 of the 15th District of DeKalb County, Georgia in the East Atlanta neighborhood of NPU-W in Council District 5.
- **Property size and physical features:** The site is approximately 5.57 acres (242,659 square feet) in lot area. The property has two one-story buildings connected by a courtyard. Vehicular access to the property is provided by two existing curb cuts on Bouldercrest Drive with a driveway connected to an existing parking lot. The site has three cultivated fields and accessory structures. There are large, mature trees located throughout the property. The rear of the lot includes a recreational area with fencing. The topography varies throughout the property.
- **CDP Land Use and designation:** The subject property is zoned R-4 (Single Family Residential). The land use designation is Single Family Residential in the 2016 Comprehensive Development Plan.
- **Current/past use of property:** The past and current use of the property is a place of worship. Staff is not aware of any other previous uses of the site.

- **Surrounding zoning/land uses:** The parcels to the north are zoned R-4/BL (Single Family Residential/BeltLine Overlay). The parcels to the east and south are zoned R-4 (Single Family Residential). The parcels to the west are zoned R-4 (Single Family Residential). All surrounding areas have a Single Family Residential land use designation.
- **Transportation Systems:** Bouldercrest Drive is classified as an arterial street. MARTA routes #32, #9, and #74 service the area with the closest bus stop located approximately 500 feet from the subject site. MARTA Inman Park/Reynoldstown Transit Station is 5 miles north of the site. Sidewalks are not present on Bouldercrest Drive.

PROPOSAL: The applicant seeks a special use permit for a pre-school.

- **Ingress and egress:** Employee and client vehicles will enter the property from Bouldercrest Drive at the south gate and exit the property at the north gate. The traffic flows down the drives and through the parking area one-way only. The 250' length of driveway between Bouldercrest Drive and the designated drop-off point for children is ample for car queueing without having cars waiting to turn in from Bouldercrest. Emergency vehicles can enter via the south gate and proceed to the parking area for access to the school areas.
- **Off-Street parking and loading:** Employees will park their vehicles in the parking area. Products and supplies are infrequently delivered to the school. When required, delivery vans will arrive at the parking area and packages will be walked through the main entrance, to the front door of the education building, where the school office and supply room are located. Service personnel will park in the parking area, with access to the buildings and the site through the main entrance.
- **Refuse and services areas:** The site will utilize a 2-yard covered dumpster, located in a screened fence just to the south of the parking area. It will be maintained by a commercial vendor and emptied weekly, on Tuesdays.
- **Buffering and screening:** The site, over 5 acres, provides ample distance and natural screening between school activities and neighbors. Adjoining properties to the north and south of the site are screened by existing fencing, plantings, and trees. A heavily wooded area screens the back half of the site. Most of the school activities are in the middle of the site, inside or screened by the education and sanctuary buildings.
- **Hours and manner of operation:** The proposed use of the site under this application is for a Preschool. The school will occupy 4 main areas: the education building, including 3 classrooms, accessory activity areas, 2 bathrooms, a storage room, and use of a shared kitchen; the playground, enclosed by a fence, including shaded areas, sandbox, play structures, and natural building materials; the garden, enclosed by a fence, including maintained garden areas for native plants, fruits, and vegetables cultivated by the children; and wooded paths, allowing walks, discovery trails, and nature-based instructional areas. The pre-school will operate Monday through Friday, 9am to 1pm, with additional miscellaneous times for teacher meetings, prep, and clean-up. The school year runs from mid-August until the end of May, with typical seasonal and federal holidays. There is no functional overlap with the place of worship

activities on the site, typically Sunday mornings. There will be 1 administrator and 6 teachers, during the regular days and hours. The school will provide services for approximately 30 families during a typical school year, some with multiple children in attendance, and many children for limited days during the week. The typical population of children on a given day is 24. The school has a capacity, with 3 classrooms and teacher staffing ratios, to serve up to 36 students at a time. No meals are offered. Students will bring their own snack.

- **Duration**: The applicant requests a permanent duration.
- **Required yards and open space**: There are no proposed changes to the site, primary buildings, or accessory structures as part of this application.
- **Tree Preservation and Replacement**: The applicant has indicated they will contact of the City of Atlanta Arborist office for matters related to tree protection and tree removal.

CONCLUSIONS:

- **Ingress and egress**: Employee and client vehicles will enter the property from Bouldercrest Drive at the south gate and exit the property at the north gate. The traffic flows down the drives and through the parking area one-way only. The 250' length of driveway between Bouldercrest Drive and the designated drop-off point for children is ample for car queueing without having cars waiting to turn in from Bouldercrest. Emergency vehicles can enter via the south gate and proceed to the parking area for access to the school areas. Staff finds the ingress and egress sufficient.
- **Off-Street parking and loading**: There are 44 off-street parking spaces provided including 4 handicap parking spaces. Employees, parents, service, and EMS personnel will park in the designated parking lot and enter through the designated entry point daily. Therefore, Staff is of the opinion that the off-street parking and loading are sufficient to support the proposed use. When required, delivery vans will arrive at the parking area and packages will be walked through the main entrance, to the front door of the education building, where the school office and supply room are located. Staff finds off-street parking and loading sufficient for the proposed use.
- **Refuse and services areas**: The site will utilize a 2-yard covered dumpster, located in a screened fence just to the south of the parking area. It will be maintained by a commercial vendor and emptied weekly, on Tuesdays.
- **Buffering and screening**: There are existing buffers in place, primarily in the form of greenspace which will not be disturbed or altered. Outdoor recreation activities will occur in an already approved area located in the rear of the property. Additionally, the adjacent development has created a buffer between the place of worship constructing a wood fence around the front of the site. Therefore, Staff is of the opinion that required buffering and screening measures have been met.

- **Hours and manner of operation:** The proposed use of the site under this application is for a Preschool. The school will occupy 4 main areas: the education building, including 3 classrooms, accessory activity areas, 2 bathrooms, a storage room, and use of a shared kitchen; the playground, enclosed by a fence, including shaded areas, sandbox, play structures, and natural building materials; the garden, enclosed by a fence, including maintained garden areas for native plants, fruits, and vegetables cultivated by the children; and wooded paths, allowing walks, discovery trails, and nature-based instructional areas. The pre-school will operate Monday through Friday, 9am to 1pm, with additional miscellaneous times for teacher meetings, prep, and clean-up. The school year runs from mid-August until the end of May, with typical seasonal and federal holidays. There is no functional overlap with the place of worship activities on the site, typically Sunday mornings. There will be 1 administrator and 6 teachers, during the regular days and hours. The school will provide services for approximately 30 families during a typical school year, some with multiple children in attendance, and many children for limited days during the week. The typical population of children on a given day is 24. The school has a capacity, with 3 classrooms and teacher staffing ratios, to serve up to 36 students at a time. No meals are offered. Students will bring their own snack.
- **Duration:** The applicant requests an indefinite duration request. Staff is supportive of a three year duration.
- **Compatibility with policies related to Tree Preservation and Replacement:** The applicant indicates that they will coordinate with the City of Atlanta Arborist Division for the removal of any trees.
- **Required yards and open space:** Staff finds no need for additional buffering or screening measures beyond what is already provided on site.

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. The special use permit shall be valid for 3 years from the date of approval by City Council.
2. The special use permit is not transferrable.
3. The maximum enrollment shall be 36 students.



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KEYETTA M. HOLMES, AICP
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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator *KMH*

SUBJECT: **Z-20-19 for 99 University Avenue SW**

DATE: November 4, 2021

An Ordinance by Zoning Committee to rezone from I-2-C/BL (Heavy Industrial Conditional/BeltLine Overlay) to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **99 University Avenue SW**

FINDINGS OF FACT:

- **Property location:** The subject property fronts 525 feet on the north side of University Avenue SW commencing at the intersection of the northerly right-of-way line of University Avenue (aka Georgia State Route 54 and Georgia State Route 42) and the easterly right-of-way line of Pryor Road SW; thence leaving the said point of commencement and running with the aforesaid northerly right-of-way line of University Avenue southeast; thence southeast 217.14 feet; thence southeast 56.58 feet; thence southeast 199.18 feet to a point of beginning. The property is in Land Lot 73 and 74, 14th District, Fulton County, Georgia in the Peoplestown neighborhood of NPU V, Council District 12.
- **Property size and physical features:** The property consists of approximately 11.81 acres (514,443.6 square feet) of net lot area. The site is currently developed with industrial buildings and has varying topography. Currently vehicular access is provided via a curb cut on University Avenue. There is a chain-link fence running along the property boundary on all sides. There are also several mature trees located throughout the property.
- **CDP land use map designation:** The land use designation for this property is Mixed Use (MU) within the 2016 Comprehensive Development Plan.
- **Current/past use of property:** The property is currently developed with an industrial use. Staff is not aware of any other prior uses of the site.

- **Surrounding zoning/land uses:** To the north, south and west of the site, parcels are zoned I-1/BL (Light Industrial/BeltLine Overlay) with an Industrial (I) land use designation. To the east the parcels are zoned I-1-C/BL (Light Industrial Conditional/BeltLine Overlay) with a Mixed-Use land use designation.
- **Transportation:** University Avenue is classified as a collector street. Currently, MARTA serves the area via bus route #55 on University Avenue. The nearest transit station is the West End Transit Station which is 2.3 miles from the subject property.

PROPOSAL:

The applicant seeks to rezone from I-2-C/BL (Heavy Industrial Conditional/BeltLine Overlay) to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) for the development of a 400-unit multifamily development.

CONCLUSIONS:

- 1) **Compatibility with comprehensive development plan (CDP); timing of development:** The Comprehensive Development Plan (CDP) designates this property as Mixed Use (MU). The proposed rezoning to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) District is consistent with the existing land use.
- 2) **Availability of and effect on public facilities and services; referrals to other agencies:** The location of the site and current use of surrounding properties indicates there are public facilities and services available to the subject property. There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services at the subject location regarding water supply and sewage disposal. When the proposed development plans are submitted to other agencies for permit review, compliance with all applicable City codes will be required.
- 3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The zoning regulation indicates that this consideration is optional. The applicant has not indicated that they own other land in the area that would be suitable for the proposed development. The proposed rezoning would allow for a redevelopment opportunity that is more active and vibrant along the BeltLine corridor. Other land uses in the area include The New Schools at Carver located across University Avenue; commercial uses along University Avenue, including several fast food restaurant establishments; and other commercial uses near the intersection of University Avenue and Pryor Road. Staff is of the opinion that the proposed rezoning would not have an adverse effect on the environment or create an imbalance of land uses or to the health of humans or the environment by allowing the rezoning.
- 4) **Effect on character of the neighborhood:** The proposal to rezone to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) would have a positive effect on the surrounding neighborhood by allowing the use of an underutilized lot for a multi-unit residential development. Higher density developments support walkable neighborhoods and will provide enough residents to support amenities such as local-serving businesses and transit. The proposed sidewalk connection from the property and the streetscape encourages pedestrian mobility.

However, the placement of parking spaces and driveways inside such developments can also significantly impact the visual aesthetic of the building façade and streetscape design. Therefore, a continuous network of street trees within the development that creates an overhead canopy, and a walkable environment inside the development is also highly encouraged. Also, configuration of the parking layout should enable pedestrians to safely navigate the site. Therefore, staff believes the proposal would have a positive effect on the character of the neighborhood.

- 5) **Suitability of proposed land use:** The proposed development of multifamily housing to the proximity of several commercial and institutional uses is suitable. The proposed residential use could complement the surrounding uses such as The New Schools at Carver by increasing enrollment and support several other commercial uses including Pittsburgh Yards currently under development. Therefore, Staff is of the opinion that the request to rezone the property for the purpose of constructing the multi-family development would be suitable.
- 6) **Effect on adjacent property:** The proposal would have a positive effect on the surrounding neighborhood by converting an underutilized lot into a multi-family development. Currently, the subject property is located within 2.3 miles of high capacity transit and the proposed BRT (Bus Rapid Transit) Line along Hank Aaron Drive. Developing the subject parcel into a multi-family development will provide density to support urban amenities such as transit, businesses and educational institutions and thus increase the quality of life for immediate and nearby residents. Therefore, Staff believes that the proposal would have a positive effect on adjacent property.
- 7) **Economic use of current zoning:** While the current zoning allows for some economic use of the property, a change to the MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) zoning district would allow a more effective economic use of the subject property. The proposed development will allow for density to support transit in the urban core. Increasing density provides an economic boost to the community and helps pay for infrastructure and public services by attracting businesses and people that will strengthen the community's economic stability. Therefore, the proposed zoning will provide increased economic use of the property.
- 8) **Compatibility with policies related to tree preservation:** Redevelopment of the property must comply with the City of Atlanta Tree Ordinance at time of permitting.
- 9) **Other Considerations:**
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, **99 University Avenue SW** is in a Corridor Area. Corridors are described as follows:

“These are 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.”

STAFF RECOMMENDATION: APPROVAL



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

DEPARTMENT OF CITY PLANNING
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TIM KEANE
COMMISSIONER

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator *KMH*

SUBJECT: **Z-21-47 for 1818 Lakewood Avenue SW**

DATE: November 4, 2021

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to RG-2 (Residential General Sector 2) for property located at **1818 Lakewood Avenue SE**

The applicant has requested to withdraw the application. Staff is supportive of the request.

STAFF RECOMMENDATION: FILE



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

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TIM KEANE
Commissioner
KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator *KMH*

SUBJECT: **Z-21-68 for 539 Pryor Street SW, 545 Pryor Street SW and 549 Pryor Street SW**

DATE: November 4, 2021

An Ordinance by Zoning Committee to rezone from SPI-18 SA 4 (Mechanicsville Neighborhood Special Public Interest District Subarea 4) and SPI-18 SA 6 (Mechanicsville Neighborhood Special Public Interest District Subarea 4) to SPI-18 SA 3 (Mechanicsville Neighborhood Special Public Interest District Subarea 1) for property located at **539 Pryor Street SW, 545 Pryor Street SW and 549 Pryor Street SW**

FINDINGS OF FACT:

- **Property Location:** The subject properties front 60.23 feet on the west side of Pryor Street beginning at a point on the west side of Pryor Street 135.7 feet from the northwest corner of South Pryor and Crumley Street. The properties are located within Land Lot 76 of the 14th District, Fulton County, Georgia in the Mechanicsville Neighborhood of NPU-V in Council District 4.
- **Property size and physical features:** The subject properties are approximately 0.49 acres (21,445 square feet). Two of the parcels are undeveloped and one is developed with a two-story residential structure. There are a few mature trees located on the site. Vehicular access is provided via curb cuts along Pryor Street. The topography declines from north to south across the parcels.
- **CDP land use map designation:** The properties have a future land use designation of Medium Density Residential (MDR) within the 2016 Comprehensive Development Plan (CDP).
- **Current/past use of property:** The properties appear to have been historically used for single family residential purposes. Staff is unaware of any other previous uses on the site.

- **Surrounding zoning/land uses:** To the north, properties are zoned SPI-18 SA 4 (Mechanicsville Neighborhood Special Public Interest District Subarea 4). To the east, south, and west properties are zoned SPI-18 SA 6 (Mechanicsville Neighborhood Special Public Interest District Subarea 6). All parcels have a Medium Density Residential (MDR) land use.
- **Transportation:** Pryor Street is classified as an arterial street. Sidewalks can be found along all frontages on both sides of Pryor Street. MARTA bus stops can be found along this portion of Pryor Street and Crumley Street.

PROPOSAL:

The applicant proposes to rezone the properties from SPI-18 SA 4 (Mechanicsville Neighborhood Special Public Interest District Subarea 4) and SPI-18 SA 6 (Mechanicsville Neighborhood Special Public Interest District Subarea 4) to SPI-18 SA 3 (Mechanicsville Neighborhood Special Public Interest District Subarea 1) for a mixed use development.

Project Specifications:

Gross lot area: 0.57 acres (24,701 sf)

Non-Residential FAR: 0.051

Residential FAR 1.49

CONCLUSIONS:

- 1) **Compatibility with comprehensive development plan (CDP):** The properties have a future land use designation of Medium Density Residential within the 2016 Comprehensive Development Plan (CDP). Thus, a land use amendment to High Density Commercial (HDC) is needed to facilitate the rezoning.
- 2) **Availability of and effect on public facilities and services; referrals to other agencies:** There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services at the subject location. As there are active residential uses in the immediate vicinity, public facilities and services are presumed available. When the proposed development plans are submitted to other agencies for permit review, compliance with all applicable City codes will be required.
- 3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The zoning regulation indicates that this consideration is optional. The applicant has not presented any evidence that they own other land in the area that is suitable for this development. The proposed rezoning would not have an adverse effect on the environment or create an imbalance of land uses. Although some commercial space is being proposed, the residential floor area ratio (FAR) far exceeds what is being proposed for the non-residential area. Thus, the area will maintain its residential character while introducing a small amount commercial square footage.

- 4) **Effect on character of the neighborhood:** Staff believes the proposed rezoning is compatible with the character of the neighborhood. The proposed zoning district should have a positive effect on the character of the neighborhood, while introducing a very conservative amount of non-residential square footage. Additionally, similar multi-story residential buildings can be found in the immediate vicinity.
- 5) **Suitability of proposed land use:** The proposed land use is suitable and is consistent with the multifamily residential development pattern in the area. It supports the following recommendations from the Mechanicsville Community Redevelopment Plan Update that states, *“this mixed-use development pattern with medium density residential is appropriate along major thoroughfares and thus is also proposed for two additional blocks in the neighborhood - one between Fulton, Richardson, Pryor and Formwalt Streets, and the other south of Ralph David Abernathy Boulevard along Pryor Street.* Additionally, it supports the following NPU-V policy to, *“encourage mixed-use and neighborhood commercial development activities in the Georgia Avenue, Ralph David Abernathy Boulevard, Atlanta Avenue, and McDaniel Street, Pulliam Street, Central Avenue and Pryor Street. (As were proposed in the respective neighborhood redevelopment plans) areas to establish the historical small-town ambiance of these areas.”*
- 6) **Effect on adjacent property:** Staff is of the opinion that the proposed request should not have a negative effect on adjacent properties. The proposed mixed-use development will complement the surrounding residential land uses, as well as provide an opportunity for some neighborhood-scale non-residential uses.
- 7) **Economic use of current zoning:** The current zoning allows for some economic use; however, the proposed rezoning would provide some commercial opportunities in the area. This portion of Pryor Street has very few commercial structures that provide non-residential uses to nearby residents. Providing some small scale non-residential uses may increase the economic opportunity for these lots and nearby and adjacent properties.
- 8) **Compatibility with policies related to tree preservation:** Redevelopment of the property must comply with the City of Atlanta Tree Ordinance at time of permitting.
- 9) **Other Considerations:** 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 Atlanta City Design, **539 Pryor Street SW, 545 Pryor Street SW and 549 Pryor Street SW** are located within a Core Growth Area. Cores are described as follows:

“This is the center of Old Atlanta. It includes the city’s densest, most traditional, adaptable, and walkable districts. It has an easy capacity for growth, the best transit network and many of the top historic, cultural, and academic assets in the region. It covers Downtown, Midtown, and a larger surrounding territory made primarily of commercial and industrial

property. It also includes emerging districts like West Midtown, South Downtown, West End and Castleberry, where better design can solve shortcoming that today limit the capacity for growth.”

STAFF RECOMMENDATION: APPROVAL



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

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TIM KEANE
Commissioner
KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator *KMH*

SUBJECT: **Z-21-69 for 509 Pryor Street SW**

DATE: November 4, 2021

An Ordinance by Zoning Committee to rezone from SPI-18 SA 4 (Mechanicsville Neighborhood Special Public Interest District Subarea 4) to SPI-18 SA 1 (Mechanicsville Neighborhood Special Public Interest District Subarea 1) for property located at **509 Pryor Street SW**

FINDINGS OF FACT:

- **Property Location:** The subject property fronts 51.89 feet on the west side of Pryor Street beginning at a pk nail at the intersection of Pryor Street and Richardson Street. The property is located within Land Lot 76 of the 14th District, Fulton County, Georgia in the Mechanicsville Neighborhood of NPU-V in Council District 4.
- **Property size and physical features:** The subject property is approximately 0.16 acres (7,004 square feet). The property is currently undeveloped. There are a few mature trees located around the property. An unimproved alley abuts the rear property line. No vehicular access is provided to the property. The topography inclines from east to west across the parcels.
- **CDP land use map designation:** The property has a future land use designation of Medium Density Residential (MDR) within the 2016 Comprehensive Development Plan (CDP).
- **Current/past use of property:** The property appears to have been historically used for single family residential purposes. Staff is unaware of any other previous uses on the site.
- **Surrounding zoning/land uses:** To the north, east, south, and west properties are zoned SPI-18 SA 4 (Mechanicsville Neighborhood Special Public Interest District Subarea 4) with Medium Density Residential (MDR) land uses.

- **Transportation:** Pryor Street is classified as an arterial street. Sidewalks can be found along all frontages on both sides of Pryor Street. MARTA bus stops can be found along this portion of Pryor Street and Richardson Street.

PROPOSAL:

The applicant proposes to rezone from SPI-18 SA 4 (Mechanicsville Neighborhood Special Public Interest District Subarea 4) to SPI-18 SA 1 (Mechanicsville Neighborhood Special Public Interest District Subarea 1) for a mixed-use development.

Project Specifications:

Gross lot area:	0.46 acres (20,025 sf)
Non-Residential FAR:	0.342
Residential FAR	0.696

CONCLUSIONS:

- 1) **Compatibility with comprehensive development plan (CDP):** The property has a future land use designation of Medium Density Residential within the 2016 Comprehensive Development Plan (CDP). Thus, a land use amendment to Low Density Commercial (LDC) is needed to facilitate the rezoning.
- 2) **Availability of and effect on public facilities and services; referrals to other agencies:** There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services at the subject location. As there are active residential and commercial uses in the immediate vicinity, public facilities and services are presumed available. When the proposed development plans are submitted to other agencies for permit review, compliance with all applicable City codes will be required.
- 3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The zoning regulation indicates that this consideration is optional. The applicant has not presented any evidence that they own other land in the area that is suitable for this development. The proposed rezoning would not have an adverse effect on the environment or create an imbalance of land uses. Although some commercial space is being proposed, the residential floor area ratio (FAR) far exceeds what is being proposed for the non-residential area. Thus, the area will maintain its residential character while introducing a small amount commercial square footage.
- 4) **Effect on character of the neighborhood:** Staff believes the proposed rezoning is compatible with the character of the neighborhood. The proposed zoning district should have a positive effect on the character of the neighborhood, while introducing a very conservative amount of non-residential square footage. Additionally, similar multi-story residential buildings can be found in the immediate vicinity.

- 5) **Suitability of proposed land use:** The proposed land use is suitable and is consistent with the multifamily residential development pattern in the area. It supports the following recommendations from the Mechanicsville Community Redevelopment Plan Update that state, *“this mixed-use development pattern with medium density residential is appropriate along major thoroughfares and thus is also proposed for two additional blocks in the neighborhood - one between Fulton, Richardson, Pryor and Formwalt Streets, and the other south of Ralph David Abernathy Boulevard along Pryor Street.* Additionally, it supports the following NPU-V policy to, *“encourage mixed-use and Neighborhood commercial Development activities in the Georgia Avenue, Ralph David Abernathy Boulevard, Atlanta Avenue, and McDaniel Street, Pulliam Street, Central Avenue and Pryor Street (As were proposed in the respective neighborhood redevelopment plans) areas in order to establish the historical small-town ambiance of these areas.*
- 6) **Effect on adjacent property:** The proposed request should not have a negative effect on adjacent properties. It should complement the surrounding residential land uses, as well as provide an opportunity for some neighborhood-scale non-residential uses.
- 7) **Economic use of current zoning:** The current zoning allows for some economic use; however, the proposed rezoning would provide some commercial opportunities in the area. This portion of Pryor Street has no retail or commercial uses providing goods and services to the surrounding neighborhood.
- 8) **Compatibility with policies related to tree preservation:** Redevelopment of the property must comply with the City of Atlanta Tree Ordinance at time of permitting.
- 9) **Other Considerations:** 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 Atlanta City Design, **509 Pryor Street SW** are located within a Core Growth Area. Cores are described as follows:

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STAFF RECOMMENDATION: APPROVAL