



Department of
CITY PLANNING

TIM KEANE
COMMISSIONER

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

KEISHA LANCE BOTTOMS
MAYOR

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: **21-O-0907/CDP-21-037 for 525 Langhorn Street SW**
DATE: November 29, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **525 Langhorn Street SW** from the Low Density Residential (LDR) Land Use Designation to the High Density Residential (HDR) Land Use Designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-21-061 from Two Family Residential (R-5) to Multi-Family Residential (MR-4A) to build a mixed use development with 280 housing units and 26,980 square feet office/retail uses.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the west side of Langhorn Street SW and the north side Oak Street SW and south of Lucille Avenue SW. The property is in Land Lot 140 of the 14th District Fulton County, Georgia in the Westview neighborhood of NPU-T and in Council District 4.
- **Property size and physical features:** The subject property has an area of approximately 1.16 acres (50,529 sq. ft.). The site the location of the former Cornerstone Baptist Church. It is developed with one building which is currently vacant and a surface parking lot. Vehicular access to the site is provided by a curb cut on Langhorn Street. The topography inclines toward the southeast corner of the property in the direction of the intersection of Oak Street and Langhorn Street with an elevation difference of approximately 16 feet.
- **Current/past use of property:** The subject property is the site of the former Cornerstone Baptist Church. A 1949 aerial map, shows the site developed with single family homes. Staff is not aware of any other previous uses of the site.
- **Surrounding zoning/land uses:** The parcels to the north and west have a Low Density Residential land use designation and are zoned Two Family Residential (R-5) and are developed with one and two family residential uses. The parcels to the east have a Low Density Residential land use designation and are zoned Single Family Residential (R-4A) and are developed with

single family uses. The parcel to the south has Low Density Residential land use designation and is zoned Residential General Sector 3 (RG-3).

- **Transportation system:** The subject property is located at the intersection of Oak Street and Langhorn Street. Langhorn Street is classified as a collector street and Oak Street is a local street. MARTA provides bus service along Ralph David Abernathy Boulevard to the south of the site, via bus route #58 with connections to West End MARTA Transit Station which is 1.4 miles from the subject property. The closest bus stop is located 500 feet from the subject property at the intersection of Langhorn Street and Ralph David Abernathy Boulevard. There are sidewalks along Langhorn Street and Oak Street.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The applicant proposes a CDP amendment to the High-Density Residential land use designation. The subject property is surrounded by Low Density Residential land uses. The proposed land use amendment would encourage high-density residential in the neighborhood's low density residential core. Staff believes that the proposed high-density land use is not compatible with the predominantly existing Low Density Residential land use. The High Density Residential Land use is not consistent with the Westview Master Plan recommendation to rezone the parcels fronting on Langhorn from Two Family Residential (R-5) to Single Family Residential (R-4).
- **Effect on adjacent property and character of neighborhood:** The proposed High Density Residential (HDR) Land Use Designation land use will have a detrimental effect on the character of the neighborhood. The Westview Master Plan recommendation for the residential areas is to "*Preserve and restore single-family use*". In addition, the 2021 Atlanta Comprehensive Development Plan policy for Traditional Neighborhood is to "*Encourage compatible infill development on vacant lots*" and to "*Protect existing single-family, low-density, and medium-density residential from incompatible higher densities*". The development pattern should be supported by infill housing construction that is compatible with the existing scale and character of the neighborhood. The size and scale of the proposed development is not commensurate with scale of homes in the neighborhood. The applicant is proposing 32 units adjacent to a block, where only 8 lots with single family homes are existing. The proposed development is incompatible in scale and form with the existing detached residential character of the neighborhood core. Additionally, the proposed development is right across the street from the West End Historic District. The block across the street on Langhorn Street also has 8 residential units. The proposed design is not sensitive to and sympathetic toward existing elements of design, proportions, scale, massing, materials, and general character of the contributing buildings in the immediately adjacent block face. Furthermore, the recently adopted West End LCI does not recommend changing the Low Density Residential land use of this property.
- **Suitability of proposed land use:** The proposed High Density Residential (HDR) Land Use Designation is not suitable for this site. High Density land uses are more appropriate along major corridors. The West End LCI directs higher density development along Ralph David Abernathy, and Donnelly Avenue. The proposed High Density Residential land use is not compatible in view of the use and development of adjacent and nearby property. Therefore, staff believes that the proposed land use is not suitable.

- **Consistency with City’s land use policies:** The *2021 Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Traditional Neighborhood Redevelopment (TNR). The proposed High Density Residential (HDR) land use is not consistent with the following Traditional Neighborhood Redevelopment (TNR) CDP policies:
 - Protect existing single-family, low-density, and medium-density residential from incompatible higher densities and non-residential uses.
 - Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated

- **Consistency with Adopted Small Area and Neighborhood Plans:**

This parcel is included in the Westview Master Plan (2011). The Vision of the plan is:

“By leveraging the existing conditions found in the Westview neighborhood, residents can strengthen the overall livability of the community. Existing design elements include multiple neighborhood commercial districts with human scale buildings, various transportation options, historical architecture, a mixed variety of housing options, sidewalks, and a distinct sense of place. All of these elements combined make Westview an ideal example of a livable community.”

Some of the themes of the Plan are: “*Preserve historic and cultural resources and a unique sense of place*” and “*Provide a balanced mix of compatible land uses*”. For the residential areas, the recommendations are to: “*Preserve and restore single-family use*” and “*Reduce the use of single-family homes as multi-family properties.*” The plan’s recommendation for Langhorn Street is to “*Rezone R-5 properties along Langhorn Street, Lucile Avenue, and Muse Street to R-4.*”

The subject site is included in the West End LCI and the Atlanta BeltLine Subarea 1 Master Plan. One of the goals of the West End LCI plan is to “*preserve the character of residential areas and promote a variety of housing options.*” The plan seeks to protect the neighborhood’s unique qualities and vitality and direct growth to appropriate locations. To achieve the vision of the LCI, the plan recommends land use and zoning changes along the study area’s major corridors. No major changes are recommended within the West End’s residential areas. Other land use policies are to “*strive to achieve the land use recommendations of this LCI study.*” One of the land use priorities of the Atlanta BeltLine Subarea 1 Master Plan is to preserve historic residential land uses. Neither plan recommended changing the land designation of this parcel.

- **Consistency with Atlanta City Design:** The proposed land use designation of High Density Residential (HDR) is not consistent with the *Atlanta City Design* recommendations. The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. 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 **525 Langhorn Street SW** is located within Conservation Area: Urban Neighborhoods. 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 includes small apartment buildings, townhouses, or two and three-family homes. Their inherent walkability, historic charm, and proximity to Downtown make them highly desirable under today's market pressures, and therefore, threatened by even denser development.”

- **Consistency with NPU policies:** The following NPU-T policies do not support the land use amendment to High Density Residential:
 - T-1 a. The character of each of the neighborhoods shall be preserved. Specific objectives are detailed in the sections that follow.
 - T-11 Westview:
 - a. Support the continued adoption of the Westview Master Plan
 - b. Preserve the single-family and low-density character of all streets currently zoned R-4 and R-5
 - T-1: Support the execution of the West End LCI initiative and any proposed amendments as well as future Master Plan
 - T-32: Preserve the single-family and low density residential and commercial integrity of the communities with NPU-T.

STAFF RECOMMENDATION: DENIAL OF THE LAND USE AMENMENT FROM LOW DENSITY RESIDENTIAL (LDR) LAND USE DESIGNATION TO THE HIGH DENSITY RESIDENTIAL (HDR) LAND USE DESIGNATION.

NPU Recommendation: NPU-T voted approve to this land use amendment at its November 10, 2021 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

KEISHA LANCE BOTTOMS
MAYOR

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

TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: **21-O-090/CDP-21-038 for 539 Pryor Street SW, 545 Pryor Street SW and 549 Pryor Street SW**

DATE: November 29, 2021

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **539 Pryor Street SW, 545 Pryor Street SW and 549 Pryor Street SW** from the Medium Density Residential (MDR) Land Use Designation to the High Density Commercial (HDC) Land Use Designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-21-068 from SPI-18 SA 4 and SA 6 to SPI-18 SA 3 to build 10 live-work townhomes with commercial uses along Pryor Street.

FINDINGS OF FACT:

- **Property location:** The subject properties front on the west side of Pryor Street and north of the intersection with Crumley Street SW. The properties are located within Land Lot 76 of the 14th District, Fulton County, Georgia in the Mechanicsville Neighborhood of NPU-V and 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 mature trees located on the site. Vehicular access is provided via curb cuts along Pryor Street. The topography declines from west to east, across the parcels.
- **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:** The parcels to the north have a Medium Density Residential (MDR) land use and are zoned SPI-18 SA 4 (Mechanicsville Neighborhood Special Public Interest District Subarea 4) and are developed with a place of worship. To the east and west properties have a Medium Density Residential (MDR) land use and are zoned SPI-18 SA 6 (Mechanicsville Neighborhood Special Public Interest District Subarea 6) and are developed with single family homes. The parcel to the south has a Medium Density Residential (MDR) land use and it is zoned SPI-18 SA 6 (Mechanicsville Neighborhood Special Public Interest District Subarea 6). It is developed with townhomes. The parcel at the corner of Crumley Street and Pryor Street SW has a Low Density Commercial land use designation and is zoned SPI-18 SA 1 (Mechanicsville

Neighborhood Special Public Interest District Subarea 1) and is developed with a two story commercial building.

- **Transportation system:** Pryor Street is classified as an arterial street. Sidewalks are present on both sides of Pryor Street. MARTA provides bus service along Pryor Street via bus route #42. The Garnett Street MARTA Transit Station is located 0.8 miles to the north.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed High Density Commercial (HDC) land use designation is compatible with surrounding land uses. While the proposed development will primarily be a multifamily residential development street level retail is proposed as a part of the development. The proposed land use is consistent with the Mechanicsville Community Redevelopment Plan recommendation to provide “*a combination of townhomes, duplexes, apartments and neighborhood-oriented retail/services*” along this section of Pryor Street. It is also consistent with the 2021 CDP Traditional Neighborhood Redevelopment policy of ensuring “*small-scale commercial uses are compatible with the existing residential character and serve neighborhood residents.*”
- **Effect on adjacent property and character of neighborhood:** The proposed High Density Commercial (HDC) land use designation will have a beneficial effect on the character of the neighborhood. The proposed land use will further the goals of the Mechanicsville Redevelopment Plan (2004) to “*strengthen and expand the quality of housing and the social/economic diversity of Mechanicsville*” and “*retain and revitalize the existing local-serving commercial/ office establishments; create opportunities for new and diverse business development.*” The proposed land use is consistent with the Mechanicsville Redevelopment Plan (2004) recommendation for this block described as “*a mixed-use development pattern with medium density residential is appropriate along major thoroughfare s and thus is also proposed for two additional blocks in the neighborhood - one between Fulton, Richardson, Pryor and Formwalt Streets.*”
- **Suitability of proposed land use:** The proposed High Density Commercial (HDC) land use designation is suitable for this site. The land use is consistent with the Mechanicsville Community Redevelopment Plan designation for this area as a combination of townhomes, duplexes, apartments, and neighborhood-oriented retail/services are available. The proposed mixed-use development with residential uses and street level retail on Pryor Street is consistent with the description of the High Density Commercial land use category. The proposed land use is also suitable given that Pryor Street is an arterial and the parcels are in the “Core” growth area in the Atlanta City Design.
- **Consistency with City’s land use policies:** The 2021 Atlanta Comprehensive Development Plan (CDP) Character Area for this site is Traditional Neighborhood Redevelopment. The proposed the High Density Commercial (HDC) land use designation is consistent with the following Traditional Neighborhood Redevelopment policies:
 - CW 3 Promote a balance of uses, particularly between jobs and housing, and between retail and housing.
 - TNR 2 Ensure small-scale commercial uses are compatible with the existing residential character and serve neighborhood residents.

- **Consistency with Adopted Small Area and Neighborhood Plans:** These parcels are in the Mechanicsville Community Redevelopment Plan Update study area. The vision of the plan is “*the residents, property owners, and businesses of Mechanicsville envision their community as a physically, socially, and ecologically sound intown community.*” The Mechanicsville is envisioned as a self-sustaining community which provides home ownership for an economically diverse population, neighborhood-based parks, and entrepreneurship opportunities for residents. The neighborhood will have improved and increased housing for a growing population and will provide a wide range of employment, educational, recreational, and economic development opportunities for both current and future residents.

Some of the goals of the plan are Goal 1: Housing: Strengthen and expand the quality of housing and the social/economic diversity of Mechanicsville. Goal 2: Economic Development: Retain and revitalize the existing local-serving commercial/ office establishments; create opportunities for new and diverse business development; and create long term, stable employment possibilities; Goal 7: Land Use and Development Regulations: Develop a sustainable healthy, culturally, pleasing, and environmentally friendly pattern of land uses that would emphasize adjacent compatible land uses, expanded housing and living arrangements, well-placed commercial development, and increased open space and recreational opportunities.

For these parcels, the plan recommends mixed use described as “*a combination of townhomes, duplexes, apartments and neighborhood-oriented retail/services are proposed for three large blocks. This mixed-use development pattern with medium density residential is appropriate along major thoroughfares.*”

- **Consistency with Atlanta City Design:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas, are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to Atlanta City Design, **539 Pryor Street SW, 545 Pryor Street SW and 549 Pryor Street SW** are located within a Core Growth Area. Core Areas 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.”

- **Consistency with NPU policies:** The following NPU-V policies support the land use amendment to High Density Commercial Use:

V-24 Mechanicsville has a large concentration of lower-income housing. Need to create a balance with market-rate housing. Build more market-rate housing in Mechanicsville community when appropriate to prevent saturation of non-market-rate housing.

V-41 Many areas of NPU-V still have large vacant lots which don't contribute to a successful neighborhood. With respect to density: NPU-V should support SMART growth and density. Condos and apartments along with smart transit solutions are good for both commercial corridors and residential (when planned). Promote mixed-use (commercial, residential, and office) development patterns that are compatible with the surrounding residential areas and are located along major transportation routes.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM MEDIUM DENSITY RESIDENTIAL (MDR) LAND USE DESIGNATION TO THE HIGH DENSITY COMMERCIAL (HDC) LAND USE DESIGNATION.

NPU Recommendation: NPU-V voted approve to this land use amendment at its October 10, 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

KEISHA LANCE BOTTOMS
MAYOR

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

TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0909/CDP-21-039 for 509 Pryor Street SW
DATE: November 29, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **509 Pryor Street SW** from the Medium Density Residential (MDR) land use designation to the Low Density Commercial (LDC) land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-21-069 from SPI-18 SA 4 to SPI-18 SA 1 to build 5 townhomes and a stand-alone retail building. This parcel will be combined with 505 Pryor Street which already has a Low Density Commercial land use designation and is zoned SPI-18 SA 1.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the west side of Pryor Street SW and the north side of Richardson Street SW. The property is located within Land Lot 76 of the 14th District, Fulton County, Georgia in the Mechanicsville Neighborhood of NPU-V and in Council District 4.
- **Property size and physical features:** The subject property is approximately 0.16 acres (7,004 square feet) and it is currently undeveloped. There are a few mature trees and retaining walls located around the property. An unimproved alley abuts the rear property line. No vehicular access is provided to the property. The topography increases from east to west across the parcel.
- **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:** The parcels to the east, south, and west have a Medium Density Residential land use designation and are zoned SPI-18 SA 4 (Mechanicsville Neighborhood Special Public Interest District Subarea 4). The parcel to the east is developed with multi-family housing. The rest of the parcels are undeveloped. The parcel to the north has a Low Density Commercial land use designation and it is zoned SPI-18 SA 1 (Mechanicsville Neighborhood Special Public Interest District Subarea 1). It is developed with a single family home.

- **Transportation system:** Pryor Street is classified as an arterial street. Sidewalks are present on both sides of Pryor Street. MARTA provides bus service along Pryor Street via bus route #42. The Garnett Street MARTA Transit Station is located 0.8 miles to the north.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Low Density Commercial (LDC) land use designation is compatible with these surrounding land uses. The blocks to the north have a Low Density Commercial land use designation and are developed with institutional uses - the Fulton County Juvenile Court and Medical Examiner's office. The proposed is also compatible with the multifamily residential across the street. The proposed development with multifamily residential housing and corner retail is consistent with the 2021 CDP policy: TNR 2 Ensure small-scale commercial uses are compatible with the existing residential character and serve neighborhood residents.
- **Effect on adjacent property and character of neighborhood:** The proposed Low Density Commercial (LDC) land use designation will have a beneficial effect on the character of the neighborhood. The Mechanicsville Redevelopment Plan (2004) recommendation for this block is a mixed-use development pattern along a major thoroughfare. The proposed land use and redevelopment of the parcel also addresses the needs of the Mechanicsville neighborhood as stated in their policy: V-41 Many areas of NPU-V still have large vacant lots which don't contribute to a successful neighborhood. With respect to density: NPU-V should support SMART growth and density. Condos and apartments along with smart transit solutions are good for both commercial corridors and residential (when planned). Promote mixed-use (commercial, residential, and office) development patterns that are compatible with the surrounding residential areas and are located along major transportation routes.
- **Suitability of proposed land use:** The proposed Low Density Commercial (LDC) land use designation is suitable for this site. The land use is consistent with the Mechanicsville Community Redevelopment Plan designation for this area as – "*a combination of townhomes, duplexes, apartments and neighborhood-oriented retail/services*". The proposed mixed-use development with residential uses and street level retail on Pryor is consistent with the description of the Low Density Commercial land use category. The proposed land use is also suitable given the classification of Pryor Street as an arterial and with the parcel being in the "Core" growth area in the Atlanta City Design.
- **Consistency with City's land use policies:** The *2021 Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Traditional Neighborhood Redevelopment. The proposed the Low Density Commercial (LDC) land use land use is consistent with the following Town Center Character Area CDP policies:
 - CW 3 Promote a balance of uses, particularly between jobs and housing, and between retail and housing.
 - TNR 2 Ensure small-scale commercial uses are compatible with the existing residential character and serve neighborhood residents.
- **Consistency with Adopted Small Area and Neighborhood Plans:** This parcel is in the Mechanicsville Community Redevelopment Plan Update study area. The vision of the plan is "*the residents, property owners, and businesses of Mechanicsville envision their community as a physically, socially, and ecologically sound intown community.*" The Mechanicsville of the 21st

century is envisioned as a self-sustaining community which provides home ownership for an economically diverse population, neighborhood based parks and entrepreneurship opportunities for residents. It will have improved and increased housing for a growing population and will provide a wide range of employment, educational, recreational, and economic development opportunities for both current and future residents. To achieve this vision the residents, along with business and civic organizations, must collectively, cooperatively and actively pursue the programs and activities that make this vision a reality:

Some of the goals of the plan are Goal 1: Housing: Strengthen and expand the quality of housing and the social/economic diversity of Mechanicsville. Goal 2: Economic Development: Retain and revitalize the existing local-serving commercial/ office establishments; create opportunities for new and diverse business development; and create long term, stable employment possibilities; Goal 7: Land Use and Development Regulations: Develop a sustainable healthy, culturally, pleasing, and environmentally friendly pattern of land uses that would emphasize adjacent compatible land uses, expanded housing and living arrangements, well-placed commercial development, and increased open space and recreational opportunities.

For these parcels, the plan recommends mixed use described as “*a combination of townhomes, duplexes, apartments and neighborhood-oriented retail/services are proposed for three large blocks north of Fulton Street, between Whitehall Terrace and Formwalt Street.*” This area will benefit from its adjacency to the proposed new school/park/community center to the south and enjoys dramatic views of downtown to the north. 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.

- **Consistency with Atlanta City Design:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas, are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to Atlanta City Design, **509 Pryor Street SW** is located within a Core Growth Area. Core Areas 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.”

- **Consistency with NPU policies:** The following NPU-V policies support the land use amendment to Low Density Commercial:

V-24 Mechanicsville has a large concentration of lower-income housing. Need to create a balance with market-rate housing. Build more market-rate housing in Mechanicsville community when appropriate to prevent saturation of non-market-rate housing.

V-41 Many areas of NPU-V still have large vacant lots which don't contribute to a successful neighborhood. With respect to density: NPU-V should support SMART growth and density. Condos and apartments along with smart transit solutions are good for both commercial corridors and residential (when planned). Promote mixed-use (commercial, residential, and office) development patterns that are compatible with the surrounding residential areas and are located along major transportation routes.

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

NPU Recommendation: NPU-V voted approve to this land use amendment at its October 10, 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

KEISHA LANCE BOTTOMS
MAYOR

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

TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee

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

SUBJECT: **21-O-0910/ CDP-21-045 for 1056 Murphy Avenue SW, 1066 Murphy Avenue SW, 1100 Murphy Avenue SW and 1088 Murphy Avenue SW and 1127 Sylvan Road SW and 1135 Sylvan Road SW**

DATE: November 29, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1056 Murphy Avenue SW, 1066 Murphy Avenue SW, 1100 Murphy Avenue SW and 1088 Murphy Avenue SW and 1127 Sylvan Road SW and 1135 Sylvan Road SW** from the Industrial (I) land use designation to the Mixed Use Medium Density (MUMD) land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-21-058 from Industrial (I) to Mixed Residential Commercial (MRC-2) to build 280 housing units and 26,960 square feet of office/retail space.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the east side of Murphy Avenue and the west side of Sylvan Road in Land Lot 119 of the 14th District, Fulton County, Georgia in the Oakland City neighborhood of NPU S in Council District 12.
- **Property size and physical features:** The subject property consists of 6 parcels totaling approximately 6.035 acres (262,889 square feet). The site is currently developed with a three and a four story industrial/commercial building. Other parcels are developed with a concrete pad from former industrial buildings. A rail corridor crosses the site from east to west. The topography is relatively flat. Vehicular access to the property is provided by a curb cut on Murphy Avenue.
- **Current/past use of property:** The property is currently developed with a three and four story industrial/commercial building. According to a 1949 aerial map, the parcels were developed with industrial uses.
- **Surrounding zoning/land uses:** Parcels to the north, east and south have an Industrial land use designation and are zoned Light Industrial/BeltLine Overlay (I-1/BL). The parcel to the south is developed with an industrial building housing the Lifecycle Building. A parcel to the east has a Mixed Use Low Density land use designation and is zoned Mixed Residential Commercial (MRC-1). It was recently rezoned for a restaurant. The parcels to the west and across the rail line have a

Low Density Commercial land use designation and are zoned Mixed Residential Commercial (MRC-2).

- **Transportation system:** Sylvan Road is classified as collector street and Murphy Avenue is classified as a local street. Currently, MARTA serves the area via bus route #79. The Oakland City MARTA Transit Station is 0.7 miles to the south. Sylvan Road has sidewalks on both sides.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** These parcels are in a Live Work Character Area. According to the 2021 CDP, *“these areas are experiencing investment and are transitioning away from industrial uses to non-industrial uses. Old industrial buildings are being renovated and converted to loft apartments, offices, and stores. New construction should be compatible with the industrial heritage of the area in terms of design and density. It should also have a compact pedestrian oriented urban form.”* The character area also states that Mixed Use Medium Density is a compatible land use. The proposed development will convert two historic industrial buildings to office and retail space which is consistent with the description of the Live Work Character area.
- **Effect on adjacent property and character of neighborhood:** The existing industrial buildings contribute to the industrial character of the neighborhood. The adaptive reuse of these buildings is recommended in the BeltLine Subarea 2 Masterplan and in the Live Work policies. A 1949 aerial photograph shows industrial uses on these sites. These former industrial sites are potential brownfields. The remediation of brownfields and the redevelopment of these vacant sites will have a beneficial effect on adjacent properties and the character of the neighborhood.
- **Suitability of proposed land use:** The Mixed Use Medium Density land use is a suitable land use in the Live Work Character Area. In addition, this area is designated as a Corridor Growth Area in Atlanta City Design. Mixed Use land uses are suitable in Corridor Growth Areas. Atlanta City Design states that, *“with better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.”*
- **Consistency with City’s land use policies:** The 2021 *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Industrial Live Work. The proposed land use of Mixed Density Mixed Use is consistent with the CDP land use policies to:
 - ILW 1 Preserve the live-work character of the neighborhoods.
 - ILW 2 Promote the preservation and rehabilitation of historic and potentially historic buildings, particularly industrial buildings 50 years or older.
 - ILW 3 Encourage remediating brownfields (i.e., known or suspected environmentally contaminated properties).
- **Consistency with Adopted Small Area and Neighborhood Plans:** These parcels are included in the Atlanta BeltLine Subarea 2 Masterplan. Some of the relevant goals of the plan are: Encourage the economic development of the Subarea; Identify and preserve historic resources and the local sense of place; Utilize redevelopment to mend the urban fabric; Provide a balanced mix of compatible land uses; and Expand housing options and affordable housing choices. These parcels are in the Murphy Triangle Node. The plan recommends Mixed Use Industrial on the future land use map and Industrial Mixed Use (I-MIX) zoning. The plan states that this area is intended to primarily focus on job production, especially jobs accessible to existing residents based on their

educational attainment. In addition, the plan states that “*the few remaining industrial buildings, like many areas along the BeltLine, are an important aspect of history. While they may not all be feasible for adaptive reuse, preservation should be considered, and architectural elements could be incorporated into new developments.*”

- **Consistency with Atlanta City Design:** The proposed land use of Mixed Density Mixed Use is consistent with the *Atlanta City Design* recommendations. The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. 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, **1056 Murphy Avenue SW, 1066 Murphy Avenue SW, 1100 Murphy Avenue SW and 1088 Murphy Avenue SW and 1127 Sylvan Road SW and 1135 Sylvan Road SW**, is located within a Corridor Growth Area. Corridors are described as follows:

“These are the connecting tissues of the city; the major streets that flow out of the core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree and Jonesboro wind along the contours of the city while streets like Metropolitan, Memorial and Northside slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings and anchor institutions along the way. With better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.”

- **Consistency with NPU policies:** None are applicable.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM INDUSTRIAL TO MIXED USE MIXED DENSITY LAND USE DESIGNATION.

NPU Recommendation: NPU-S voted to approve this land use amendment at its August 19, 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

KEISHA LANCE BOTTOMS
MAYOR

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

TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matthew Westmorland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: **21-O-0689 /CDP-21-046 for 559 10th Street NW, 565 10th Street NW and 569 10th Street NW and 997 Curran Street NW**
DATE: November 29, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **559 10th Street NW, 565 10th Street NW and 569 10th Street NW and 997 Curran Street NW** from the Low Density Residential 0-8 units per acre (LDR 0-8) land use designation to the Mixed Use Medium Density (MUMD) land use designation; and for other purposes. (Z-21-080).

The applicant has requested a deferral until the next quarter CD/HS public hearing in March 2022. Staff is supportive of the request.

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

NPU Recommendation: NPU-E voted to defer the land use amendment at its November 2, 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

TIM KEANE
COMMISSIONER

KEISHA LANCE BOTTOMS
MAYOR

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

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee

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

SUBJECT: **21-O-0911/CDP-21-052 for 1785 Haygood Drive, 1791 Haygood Drive, 1795 Haygood Drive, 1799 Haygood Drive, 1803 Haygood Drive, 1809 Haygood Drive, 1815 Haygood Drive, 1821 Haygood Drive, 1825 Haygood Drive, 1831 Haygood Drive, 1837 Haygood Drive, 1845 Haygood Drive, 1854 North Decatur Road, 1848 North Decatur Road, 1931 North Decatur Road, 1945 Ridgewood Drive, 1949 Ridgewood Drive, 1955 Ridgewood Drive, 1959 Ridgewood Drive, 1965 Ridgewood Drive, 1971 Ridgewood Drive, 1977 Ridgewood Drive, 1981 Ridgewood Drive, 1987 Ridgewood Drive, 2001 Ridgewood Drive, and 2005 Ridgewood Drive**

DATE: November 29, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1785 Haygood Drive, 1791 Haygood Drive, 1795 Haygood Drive, 1799 Haygood Drive, 1803 Haygood Drive, 1809 Haygood Drive, 1815 Haygood Drive, 1821 Haygood Drive, 1825 Haygood Drive, 1831 Haygood Drive, 1837 Haygood Drive, 1845 Haygood Drive, 1854 North Decatur Road, 1848 North Decatur Road, 1931 North Decatur Road, 1945 Ridgewood Drive, 1949 Ridgewood Drive, 1955 Ridgewood Drive, 1959 Ridgewood Drive, 1965 Ridgewood Drive, 1971 Ridgewood Drive, 1977 Ridgewood Drive, 1981 Ridgewood Drive, 1987 Ridgewood Drive, 2001 Ridgewood Drive, and 2005 Ridgewood Drive** from the Single Family Residential (SFR) land use designation to the Office Institutional (O-I) land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-21-84 from Single Family Residential (R-4A) to Office Institution (O-I) to build three graduate student housing buildings with a mix of micro-studio, studio, one-bedroom and two-bedroom units by Emory University.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the northside of North Decatur Road, the east and south side of Ridgewood Drive, and the westside of Haygood Drive. The property is located within Land Lot 52 of the 18th District, DeKalb County, Georgia in the Emory University Campus neighborhood of NPU-F and in Council District 6.
- **Property size and physical features:** The parcels fronting on Ridgewood Drive are developed with single family homes dating to the 1940s. The parcels fronting on Haygood are undeveloped

and planted with vegetation. A path traverses the properties. Other parcels are undeveloped and planted with trees. The 26 parcels total area is approximately 6.4 acres. The elevation decreases from east to west.

- **Current/past use of property:** Some of the parcels are currently developed with single family homes dating to the 1940s. Staff is unaware of any other previous uses on the site.
- **Surrounding zoning/land uses:** In the City of Atlanta, the parcels to the west and north have an Office Institutional land use and Office Institutional zoning. The parcels are developed with Emory University buildings. In DeKalb County, the parcels to the east and south have a Traditional Neighborhood land use. The parcels to the south have R-60 zoning and are developed with single family homes. The parcels to the east have R-75 zoning and are developed with the Druid Hills High School.
- **Transportation system:** North Decatur Road is classified as an arterial street and Haygood and Ridgewood Drives are classified as local streets. MARTA provides bus service along North Decatur Road via bus routes #6 and #36. The Clifton Corridor shuttle also provides service to the area. The East Lake MARTA Transit Station is located 2.4 miles to the south of the site. Sidewalks are present along North Decatur Road and on portions Ridgewood Drive.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The surrounding land uses on the Emory University Campus are Office Institutional. The proposed development will integrate these parcels into the Emory Campus.
- **Effect on adjacent property and character of neighborhood:** The construction of graduate student housing will have a beneficial effect on the character of the neighborhood. It will keep Emory University buildings on the northside of North Decatur Road, minimizing the impact of the development on surrounding neighborhoods. The proposed graduate student housing will be developed in a similar pattern as nearby multifamily residential housing developments.
- **Suitability of proposed land use:** The proposed Office Institution category is a suitable land use for on campus graduate student housing.
- **Consistency with City's land use policies:** The *2021 Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Other. The proposed land use of Office Institutional (O-I) is consistent with the CDP land use policies to:
 - OTHER 1 Minimize impact and expansion in surrounding neighborhoods.
 - OTHER 2 The highest densities should be at the center or along major roads and highways and transition to lower densities at the edges.
 - OTHER 3 Protect and screen surrounding neighborhoods from noise, lights, and other nuisances.
- **Consistency with Adopted Small Area and Neighborhood Plans:** None apply

- **Consistency with Atlanta City Design:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, the parcels on **North Decatur, Ridgewood, Haygood** are located within a Suburban Neighborhood within a Conservation Area. 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 a well connected as older neighborhoods, and are often distant from retail and employment areas. Their more generous yards and intervening floodplains, however, provide far less runoff, more habitat and host huge swaths of Atlanta’s tree canopy. In this way, in addition to offering homes for families who prefer less-urban lifestyles, these neighborhoods provide enormous benefits to the city at large.”

- **Consistency with NPU policies:** The following NPU F policies support the land use amendment to Office Institution (O-I):
 - F-7 Minimize impact of facilities and expansion in surrounding neighborhoods.
 - F-8 The highest densities should be at the center or along major roads and highways and transition to lower densities at the edges to protect and buffer surrounding neighborhoods. Surrounding neighborhoods should be buffered from noise and lights.
 - F-11 Encourage Emory’s development of the Haygood Drive/Ridgewood Drive corridor and the Gatewood Road/Luckie Lane corridor on its campus consistent with policies F-7 through F-10.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM SINGLE FAMILY RESIDENTIAL LAND USE DESIGNATION TO THE OFFICE INSTITUTION (O-I) LAND USE DESIGNATION.

NPU Recommendation: NPU-F voted approve to this land use amendment at its meeting on September 20, 2021.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

KEISHA LANCE BOTTOMS
MAYOR

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

TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: **21-O-0912/ CDP-21-053 for 570 Flat Shoals Avenue SE**
DATE: November 29, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **570 Flat Shoals Avenue SE** from the Single Family Residential (SFR) land use designation to the Low Density Commercial (LDC) land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-21-077 from Single Family Residential (R-4) to Neighborhood Commercial (NC-2) for non-residential use of the existing structure.

Staff is requesting a deferral to the next quarter CD/HS public hearing in March 2022.

NPU Recommendation: NPU-W voted to DENY this land use amendment at its October 27, 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

KEISHA LANCE BOTTOMS
MAYOR

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

TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee

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

SUBJECT: **21-O-0707/CDP-21-054 for 1258 Donald L. Hollowell Parkway NW, 1262 Donald L. Hollowell Parkway NW, 1264 Donald L. Hollowell Parkway NW and 1287 Donald L. Hollowell Parkway NW and 593 Anthony Street NW and 605 Anthony Street NW**

DATE: November 29, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1258 Donald L. Hollowell Parkway NW, 1262 Donald L. Hollowell Parkway NW, 1264 Donald L. Hollowell Parkway NW and 1287 Donald L. Hollowell Parkway NW and 593 Anthony Street NW and 605 Anthony Street NW** from the Open Space (OS) land use designation to the Mixed Use (MU) land use designation. This land use amendment is being done in conjunction with the rezoning of the parcels per Z-21-096 to Mixed Residential Commercial (MRC-3) for future mixed use redevelopment as part of the MARTA Transit Oriented Development program.

FINDINGS OF FACT:

- **Property location:** The subject parcels front on the north and south side of Donald L. Hollowell Parkway NW and the west side of Anthony Street NW. They are located within Land Lot 143 and 144 of the 14th District, Fulton County, Georgia in the Grove Park neighborhood of NPU-J and the Historic Westin Heights neighborhood of NPU K in Council District 9.
- **Property size and physical features:** The six parcels total approximately 1.49 acres. One parcel is undeveloped, and Proctor Creek runs along the west side of the parcel. The parcels on the south side of Donald L. Hollowell Parkway NW are partially developed with MARTA rail while the remaining portions of the parcels are undeveloped and planted with grass and trees.
- **Current/past use of property:** The parcels on the south side of Donald L. Hollowell Parkway NW are developed with MARTA rail that leads to the Bankhead MARTA Transit Station. The parcels were previously developed with single family residential uses. Staff is unaware of any other previous uses on the site.

- **Surrounding zoning/land uses:** The parcels on the north side of Donald L. Hollowell Parkway NW have a Mixed Use Land use and have Mixed Residential Commercial zoning (MRC-1 and MRC-3). The parcels are developed with the Bankhead MARTA Transit Station and Fulton County offices. Microsoft recently announced the building of its campus on land to the west of the Bankhead MARTA Transit Station. The parcels on the south side of Donald L. Hollowell Parkway NW have an Open Space land use. The parcel to the east is Maddox Park while the parcels to the west have Mixed Residential Commercial (MRC-1) zoning and are currently undeveloped.
- **Transportation system:** Donald L. Hollowell Parkway NW US78/SR278 is classified as an arterial street and Anthony Street NW is a local street. The Bankhead MARTA Transit Station is located across the street on the north side of Donald L. Hollowell Parkway. Sidewalks are present along both sides of Donald L. Hollowell Parkway

CONCLUSIONS:

- **Compatibility with surrounding land uses:** These parcels are in proximity to the Bankhead MARTA Transit Station. The proposed Mixed Use land use designation is compatible with the Mixed Use land uses around the Bankhead MARTA Transit Station and fronting on Donald L. Hollowell Parkway. The proposed land use is consistent with the recommendations of the BeltLine Subarea 9 Masterplan which recommends Mixed Use 10+stories adjacent to the Bankhead MARTA Transit Station.
- **Effect on adjacent property and character of neighborhood:** The proposed Mixed Use land use designation will have a beneficial effect on the character of the neighborhood by facilitating Transit Oriented Development in proximity of a MARTA transit station. The Bankhead MARTA Station Concept Plan illustrates a mixed-use, transit-oriented development located around the existing Bankhead MARTA Transit Station. The plan recommends development of active, transit-supportive land uses, including housing, retail, other non-residential services, and offices.
- **Suitability of proposed land use:** The Mixed Use land use designation is suitable for this location along a corridor experiencing redevelopment to higher densities and adjacent to a public transit station. The Mixed Use land use designation is consistent with the TOD policies to encourage dense development near transit stations consistent with guidance of city plans and MARTA's TOD program and to encourage a mix of uses, housing types, and housing affordability near transit stations. The proposed Mixed Use land use category Atlanta BeltLine Subarea 10 Masterplan goals to, "*promote compact transit-oriented mixed-use development, strengthen employment and commercial centers, and improve neighborhood and community retail service.*"
- **Consistency with City's land use policies:** Parcels along Donald L. Hollowell Parkway NW are in the Redevelopment Corridor and Transit Oriented Development Character Areas. According to the 2021 CDP, "*all these corridors can become main streets for many neighborhoods accommodating a reasonable amount of growth that will spur economic and community revitalization and spread a vibrant public life to all corners of Atlanta.*" This land use amendment is consistent with the Redevelopment Corridor policies to:
 - CW 4 Encourage mixed use along corridors and centers and provide height and density transitions to adjacent residential areas.
 - CW 5 Facilitate transit-oriented development (TOD) to better align density with public transit.

- IC/RC 1 Elevate the distinct character of each Corridor while encouraging density, growth, revitalization, and vibrancy.
- IC/RC 2 Support the redevelopment of vacant and underutilized land and buildings.
- IC/RC 4 Manage the levels of densities along the Corridors so the densest development happens near major intersections, centers, or transit stations

These parcels are also within Transit Oriented Development (TOD) Character Area. The proposed Mixed Use land use is consistent with the TOD policies listed below.

- TOD 1 Encourage dense development near transit stations consistent with guidance of city plans and MARTA’s TOD program
 - TOD 3 Encourage a mix of uses, housing types, and housing affordability near transit stations
- **Consistency with Adopted Small Area and Neighborhood Plans:** These parcels are included in the Atlanta BeltLine Subarea 9 and 10 Masterplans and the Bankhead MARTA Station Transit Area LCI. The relevant vision, policies and recommendations are included below.

Atlanta BeltLine Subarea 9 & 10 Masterplan: The Subarea 9 and 10 Masterplan Update provides a vision for future improvements to the subarea over time. It seeks to guide sustainable growth while protecting area resources. The Subarea 9 and 10 Masterplans three themes are:

1. Connectivity: Mobility;
2. Placemaking: Land Use; and
3. Community: Open Space.

The Atlanta BeltLine SA 9 land use goals are to: promote transit-oriented mixed-use development, create livable activity centers, preserve, and strengthen neighborhoods, promote affordable housing strategies, and preserve historic, natural, and cultural resources.

The Framework Plan highlights the key land uses, mobility, and open space recommendations of the Masterplan. The land use recommendations for the parcel north of Donald L. Hollowell are part of the Bankhead MARTA Transit Station area. The plan recommends mixed use 10+ stories and multifamily 5-9 stories at the Bankhead MARTA Transit Station. The highest density proposed in the Subarea is located adjacent to the Bankhead MARTA Transit Station, since density is often used to maximize public investment in transit. Medium density multifamily is proposed directly to the west. For this specific parcel, the recommended land use is Open Space since it is adjacent to Proctor Creek.

Atlanta BeltLine Subarea 10 Masterplan: The parcels to the south of Donald L. Hollowell are in Subarea 10. Some of the Subarea 10 land use goals are to, “*promote compact transit-oriented mixed-use development, strengthen employment and commercial centers, and improve neighborhood and community retail service.*” The Subarea 10 Masterplan states that there is a strong desire within the subarea community to preserve the history and culture of the area while incorporating a mix of land uses that support job creation, neighborhood retail services and affordable, mixed housing opportunities. In addition, balancing public art and greenspace with development can result in a well-defined sense of place. The parcels that are part of this land use amendment are in the Maddox Park area. The plan recommends increasing park space west of Maddox Park to be consistent with the Proctor Creek Greenway. The plan states that the vacant

parcels to the immediate west of Maddox Park will be redeveloped as greenspace with the expansion of the Proctor Creek Greenway.

Bankhead MARTA Station Transit Area LCI: The purpose of this plan was to develop a long-term vision for promoting growth around the Bankhead MARTA Transit Station and in adjacent neighborhoods by promoting visual appeal, establishing a compatible mix of land uses, preserving local identity, ensuring multiple transportation options, improving public safety, and supporting economic development. One of the land use goals is to “*provide a balanced and compatible mix of land uses*” and one of the objectives is to “*encourage transit-supportive land-use densities around the Bankhead MARTA station.*” One of the land use policies is to: utilize land served by rail transit for higher density, mixed-use development.

Bankhead MARTA Station Concept Plan illustrates a mixed-use, transit-oriented development located around the existing Bankhead MARTA Transit Station. As one of MARTA’s least-used stations, the plan recommends development of active, transit-supportive land uses, including housing, retail, services, and offices.

- **Consistency with Atlanta City Design:** The *Atlanta City Design* articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the *Atlanta City Design* map, **1258 Donald L. Hollowell Parkway NW, 1262 Donald L. Hollowell Parkway NW, 1264 Donald L. Hollowell Parkway NW and 1287 Donald L. Hollowell Parkway NW and 593 Anthony Street NW and 605 Anthony Street NW** is in a Corridor Area Growth Area and is consistent with this description:

“These are the connecting tissues of the city: the major streets that flow out of the core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree and Jonesboro wind along the contours of the city while streets like Metropolitan and Northside slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings and anchor institutions along the way. With better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.”

- **Consistency with NPU policies:** The following NPU J and K policies support the land use amendment to Mixed Use (MU):

J-4 Support the implementation of researched based plans that are consistent with the growth and priorities of the NPU-J neighborhoods, including D3 - Westside Revive Plan (2019), Donald L. Hollowell Parkway Redevelopment Plan (2004), Bankhead MARTA Station LCI Study (2006), and Simpson Road Corridor Redevelopment Plan Update (2006).

J-5 Encourage transit-oriented development for medium-density commercial and residential uses in proximity to the Bankhead and West Lake MARTA Stations.

K-14 Transform corridors from barriers to linkages through infrastructure investments; and prepare existing neighborhood infrastructure for 21st century modes of transportation.

K-16 Promote employment centers with Live/Work options that are consistent with the Character and Vision of Redevelopment Corridors Character Areas.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM THE OPEN SPACE (OS) LAND USE DESIGNATION TO THE MIXED USE (MU) LAND USE LAND USE DESIGNATION.

NPU Recommendation: NPU-K voted to support this land use amendment at its November 10, 2021, meeting. NPU-J will vote on this land use amendment at its December 2021 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

KEISHA LANCE BOTTOMS
MAYOR

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

TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0913/CDP-21-055 for 257 Oakcliff Road NW
DATE: November 29, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **257 Oakcliff Road NW** from the Single Family Residential (SFR) land use designation to the Low Density Residential (LDR) land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-21-082 from Single Family Residential (R-4) to Multifamily Residential (MR-2) to allow the construction of 217 housing units consisting of 132 multifamily units and 85 townhomes and one retail building.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the north side of Oakcliff Road NW and it is located west of Harwell Road SW. The property is located within Land Lot 243 of the 14th District, Fulton County, Georgia in the Oakcliff neighborhood of NPU-H in Council District 10.
- **Property size and physical features:** The subject property is on the north side of Oakcliff Road NW. The parcel has approximately 19.4 acres in lot area. The property is undeveloped and densely planted with trees. The elevation of the site decreases from the parcel lines to the south and west to the north and east.
- **Current/past use of property:** The subject property is undeveloped and densely planted with trees. Staff is unaware of any other previous uses on the site.
- **Surrounding zoning/land uses:** The parcels to the north, south, east and west have a Single Family Residential land use designation and are zoned Single Family Residential (R-4). Most of the parcels are developed with single-family homes, while others are vacant.
- **Transportation system:** Oakcliff Road is classified as a local street. Martin Luther King Jr. Drive to the south is an arterial street. Sidewalks are not present on Oakcliff Road. MARTA services the area via bus route #73 and #165 along Martin Luther King Jr. Drive and bus route #865 along Delmar Lane. The closest MARTA transit station, the Hamilton E. Holmes MARTA Transit Station, is 1.8 miles east of the subject property.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** Surrounding parcels to the north, south and east and west have a Single Family Residential land use designation. The proposed Low Density Residential land use is not compatible in the center of a Single Family Residential neighborhood. It is not consistent with the NPU H Principle to: Preserve the character of the single-family areas
- **Effect on adjacent property and character of neighborhood:** The proposed Low Density Residential land use designation will have an adverse effect on the character of the neighborhood and on adjacent properties. All of the parcels in the Oakcliff neighborhood have a Single Family land use and zoning. The proposed development is not consistent with the development pattern of the Oakcliff neighborhood. The proposed Low Density Residential land use is not consistent with the Traditional Neighborhood Character Area policy of protecting single family land uses from incompatible higher densities.
- **Suitability of proposed land use:** The proposed Low Density Residential land use designation is not suitable for this site. Low Density Residential land uses provide a transition between more intense uses and Single Family Residential uses. In this instance, the Low Density Residential land use wouldn't provide a transition since Single Family Residential uses surround the site. The NPU H Master Plan focuses redevelopment on priority vacant properties and abandoned structures as well as the redevelopment of key commercial nodes and aging apartment complexes as priority redevelopment areas along Fairburn Road, Bolton Road, and Martin Luther King Jr, Drive.
- **Consistency with City's land use policies:** The *2021 Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Traditional Neighborhood Existing. Some of the Traditional Neighborhood Existing policies that support retaining the Single Family land use of this parcel are:
 - CW 2 Protect existing single-family, low-density, and medium-density residential from incompatible higher densities and non-residential uses.
 - CW 8 Integrate new development (or new residential development) with surrounding residential fabric by connecting to the street network and the creation of block sizes that are compatible with adjacent/existing neighborhood character
- **Consistency with Adopted Small Area and Neighborhood Plans:**

The parcel is included in the NPU H Master Plan- A vision for Adamsville. The NPU-H Vision is to, “*create a vibrant and safe community for the NPU-H neighborhoods by offering diverse housing options, thriving businesses, accessible transportation, connections to nature, and a high quality of life for all*”. One of the goals of the plan is to, “*promote inclusiveness for all people,*” and one of the principles is to, “*preserve the character of the single-family areas*”. The plan seeks to focus redevelopment on priority vacant properties and abandoned structures. The plan also promotes redevelopment of key commercial nodes and aging apartment complexes. The plan doesn't make recommendations for changing the land use and zoning of this parcel.
- **Consistency with Atlanta City Design:** The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. 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 **257 Oakcliff Road NW** is located within a Suburban Area within a Conservation Area. Suburban Areas are described as follows:

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

- **Consistency with NPU policies:** The following NPU H policies do not support the land use amendment to Low Density Residential (LDR):
 - H-1 Preserve the single-family residential character of NPU-H in all neighborhoods especially the Carroll Heights, Fairburn Heights, Adamsville, Boulder Park, Baker Hills, and Collier Heights Neighborhoods.
 - H-2 Encourage new, infill development that is appropriately scaled and compatible with surrounding uses.
 - H-8 Encourage new housing developments that are compatible with the character of existing neighborhoods, in design and value.

STAFF RECOMMENDATION: DENIAL OF THE LAND USE AMENDMENT FROM SINGLE FAMILY RESIDENTIAL TO THE LOW DENSITY RESIDENTIAL LAND USE DESIGNATION.

NPU Recommendation: NPU-H voted to Approve this land use amendment at its November 4, 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

KEISHA LANCE BOTTOMS
MAYOR

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

TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: **21-O-0914/ CDP-21-056 for 534 Springside Drive SE**
DATE: November 29, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **534 Springside Drive SE** from the Single Family Residential (SFR) land use designation to the Low Density Residential (LDR) land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-21-089 from Single Family Residential (R-4) to Residential General Sector 2 (RG-2) to allow the installation of three story multifamily building with 12 pre-fabricated residential units and retain the single family house on the parcel.

The applicant has requested this application be deferred to the next quarter CD/HS public hearing in March 2022.

STAFF RECOMMENDATION: STAFF RECOMMENDATION: DEFERRAL of the application to the March 2022 Public Hearing.

NPU Recommendation: NPU-Z voted to defer this land use amendment at its October 25, 2021 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

KEISHA LANCE BOTTOMS
MAYOR

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

TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0915/ CDP-21-057 for 1411 South Gordon Street SW
DATE: November 29, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1411 South Gordon Street SW** from the Single Family Residential (SFR) land use designation to the Low Density Commercial (LDC) land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-21-093 from Single Family Residential (R-4) to Westview Neighborhood Commercial District (NC-15) to allow for a professional office to be in an existing single family house.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the north side of South Gordon Street NW and the west side of Ralph David Abernathy Boulevard SW (SR 139). The property is located within Land Lot 140 of the 14th District, Fulton County, Georgia in the Westview neighborhood of NPU-T and in Council District 10.
- **Property size and physical features:** The subject property is a corner lot at the intersection of South Gordon Street SW and Ralph David Abernathy Boulevard SW. The parcel is approximately 0.23 acres in lot area. The property is developed with a single family home dating to the 1920s. The front and rear yard are level and planted with grass.
- **Current/past use of property:** The subject property is developed with a single-family home dating to the 1920s. Staff is unaware of any other previous uses on the site.
- **Surrounding zoning/land uses:** The parcels to the north and south have a Single Family Residential land use designation and are zoned Single Family Residential (R-4). The parcels are developed with single-family homes. The parcels to the south and to the east have a Low Density Commercial land use designation and are zoned NC-15 (Westview Neighborhood Commercial District). The parcels are developed with commercial uses. A parcel to the south has an Open Space land use designation and is developed with the South Gordon Triangle.
- **Transportation system:** South Gordon Street SW is classified as a local street and Ralph David Abernathy Boulevard SW (SR 139) is classified as a collector street. Sidewalks are located along

both streets. MARTA services the area via bus route #58 along Ralph David Abernathy Boulevard SW (SR 139). There are several bus stops near the subject property. The closest MARTA transit station, the West End MARTA Transit Station located 1.9 miles east of the subject property.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The parcels to the north and south have a Single Family Residential land use and are zoned Single Family Residential (R-4). This is the first house on South Gordon Street, and it is essential to maintain the Single Family land use designation and prevent encroachment from non-residential land uses on South Gordon Street and other residential areas in the Westview Neighborhood. The Westview Plan identifies commercial areas nearby where commercial and office uses are appropriate and are allowed per the current zoning and land use of the parcels.
- **Effect on adjacent property and character of neighborhood:** The proposed Low Density Commercial land use designation will have an adverse effect on the character of the neighborhood. The parcels fronting on South Gordon Street have a Single Family Residential land use and are zoned Single Family Residential (R-4) and have been used as single family since the 1920's. Commercial uses should remain on parcels fronting Ralph David Abernathy and not encroach into residentially zoned streets. This is the first house on South Gordon Street and to maintain stable residential uses, non-residential uses should not encroach into the street. The Low Density Commercial land use designation is not consistent with the NPU T policies to “*support the continued adoption of the Westview Master Plan*” and to “*preserve the single-family and low-density character of all streets currently zoned R-4 and R-5*”.
- **Suitability of proposed land use:** The proposed Low Density Commercial category is not suitable for this site. This land use is not consistent with the recommendations from the Westview Master Plan goals for residential areas which are to, “*preserve and restore single-family use*” and “*reduce the use of single-family homes as multi-family properties.*” Furthermore, to implement its recommendation, the plan recommends retaining the R-4 zoning for these parcels and Single Family land use for houses built as single-family homes
- **Consistency with City’s land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Traditional Neighborhood Redevelopment. Some of the Traditional Neighborhood Redevelopment policies that support retaining the Single Family land use of this parcel are:
 - CW 2 Protect existing single-family, low-density, and medium-density residential from incompatible higher densities and non-residential uses
 - TNR 1 Preserve the walkable scale and residential character of the neighborhoods.
 - TNR 3 Prioritize maintaining and rehabilitating existing housing and commercial buildings.
- **Consistency with Adopted Small Area and Neighborhood Plans:**

This parcel is included in the Westview Master Plan (2011). The Vision of the plan is:
“By leveraging the existing conditions found in the Westview neighborhood, residents can strengthen the overall livability of the community. Existing design elements include multiple neighborhood commercial districts with human scale buildings, various transportation options,

historical architecture, a mixed variety of housing options, sidewalks, and a distinct sense of place. All of these elements combined make Westview an ideal example of a livable community.”

Some of the themes of the Plan are: “*preserve historic and cultural resources and a unique sense of place*” and “*provide a balanced mix of compatible land uses.*” For the residential areas, the plan recommendations are to: “*preserve and restore single-family use*” and “*Reduce the use of single-family homes as multi-family properties.*” To implement the recommendation, the plan recommends retaining the R-4 zoning for these parcels and Single Family land use designation for houses built as single-family homes.

The plan has recommendations for the RDA/Cascade Avenue Commercial Corridor and the RDA/Lucille Commercial corridor, but it doesn’t include 1411 South Gordon Street SW.

In addition, this parcel is included in the Atlanta BeltLine Subarea 1 Masterplan. The land use and zoning themes are to prevent, preserve, promote and produce. One of the land use recommendations is, “*preserve historic residential land uses. Prevent encroachment by limiting new buildings across the street from single family houses to three stories tall.*” No land use and zoning recommendations were outlined for residential neighborhoods.

- **Consistency with Atlanta City Design:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to Atlanta City Design, **1411 South Gordon Street SW** is 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.”

- **Consistency with NPU policies:** The following NPU T policies do not support the land use amendment to Low Density Commercial (LDC):
 - Support the continued adoption of the Westview Master Plan
 - Preserve the single-family and low-density character of all streets currently zoned R-4 and R-5

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

NPU Recommendation: NPU-T voted to approve this land use amendment at its October 13, 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

KEISHA LANCE BOTTOMS
MAYOR

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

TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee

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

SUBJECT: **21-O-0916/CDP-21-58 for 495 North Avenue NE and 0 North Avenue NE (Parcel ID 14 004700031381)**

DATE: November 29, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **495 North Avenue NE and 0 North Avenue NE** (Parcel ID 14 004700031381) from the Mixed Use Medium Density (MUMD) Land Use Designation to the Mixed Use High Density (MUHD) Land Use. This land use amendment is being done in conjunction with the rezoning of the parcels per Z-21-102 from Two Family Residential (R-5) to Mixed Residential Commercial (MRC-3) to construct a building with 44 housing units.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the south side of North Avenue NE, and to the west of Boulevard NE. The property is located within Land Lot 47 of the 14th District, Fulton County, Georgia in the Old Fourth Ward neighborhood of NPU-M in Council District 2.
- **Property size and physical features:** The site is developed with a single family home. The parcel to the rear is undeveloped. The front yard is planted with grass and shrubs. Parking is located to the rear of the house. The back yard is planted with trees. The two parcels total area is approximately 0.44 acres. A driveway from North Avenue provides access to the parcel.
- **Current/past use of property:** One of the parcels is currently developed with single family dating to the 1920s. Staff is unaware of any other previous uses on the site.
- **Surrounding zoning/land uses:** The parcels to the north and south have a Low Density Residential land use designation and have Two Family Residential zoning (R-5) and are developed with single and two family homes. The parcels to the east and west have a Mixed Use Medium Density Land Use designation. The parcels to the west have Community Business (C-1) zoning and they are developed with commercial businesses. The parcel to the east has a Planned Development Housing (PD-H) zoning and is developed with a mixed use building- Novel O4W apartments. Diagonally across the street to the NW, the parcels have a Mixed Use Medium

Density land use designation and Community Business (C-1) zoning and will be redeveloped with a Starbucks. The parcels to the northeast have a Mixed Use High Density land use designation and Mixed Residential Commercial (MRC-3) zoning.

- **Transportation system:** North Avenue is classified as an arterial street; Boulevard is classified as a collector Street. MARTA provides bus service along North Avenue via bus #102. The North Avenue MARTA Transit Station is located 1 mile west of the site. Sidewalks are present along both sides of North Avenue.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Mixed Use-High Density land use designation is compatible with the Mixed Use Medium Density to the east and west and the Mixed Use High Density across the street on North Avenue. The proposed land use is consistent with the Old Fourth Ward Redevelopment Plan recommendation of Mixed Use 5-9 stories for these parcels.
- **Effect on adjacent property and character of neighborhood:** The proposed land use designation of Mixed Use High Density will have a positive effect on the character of adjacent properties fronting on North Avenue. The proposed development is like the multi-story residential development east and west of the subject site. For several years, the parcels fronting on North Avenue have been redeveloping from low density residential uses and low density commercial uses with one story commercial uses to higher density multi-story mixed use developments. The proposed development is like these recent redevelopments. The proposed development is required to provide transitional heights to the south where the parcels fronting on Boulevard Place NE have a Low Density Residential land use. The transitional height plane requirement will mitigate any possible adverse impacts.
- **Suitability of proposed land use:** The Mixed Use High Density land use designation is suitable for this location along an arterial street experiencing redevelopment to higher densities.
- **Consistency with City's land use policies:** Parcels along North Avenue are in the Intown Corridor Character Area. According to the 2021 CDP, *"all these corridors can become main streets for many neighborhoods accommodating a reasonable amount of growth that will spur economic and community revitalization and spread a vibrant public life to all corners of Atlanta."* This land use amendment is consistent with the Intown Corridor policies to:
 - IC/RC 1 Elevate the distinct character of each Corridor while encouraging density, growth, revitalization, and vibrancy.
 - IC/RC 2 Support the redevelopment of vacant and underutilized land and buildings.
 - IC/RC 3 Encourage pedestrian-oriented development on the blocks around the many well-travelled intersections along the Corridors.
 - IC/RC 4 Manage the levels of densities along the Corridors so the densest development happens near major intersections, centers, or transit stations
- **Consistency with Adopted Small Area and Neighborhood Plans:** This site is in the Old Fourth Ward Master Plan study area. The plan desires *people of all incomes and ages will be able to live, work, and play in the neighborhood, with all the necessary supporting services such as schools, parks, and places of worship, within a short walk.* To achieve the goal, the plan recommends a

mix of land use uses. The plan encourages higher density development to promote walking, biking, and transit use. It focuses growth along corridors and near existing and future transit. Specifically for these parcels, the plan recommends Mixed Use 5-9 stories along North Avenue. The plan states that MRC-3 is an appropriate zoning for the residential 5 to 9 stories land use. The plan recommendations are consistent with the proposed development of the site.

- **Consistency with Atlanta City Design:** The *Atlanta City Design* articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. 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, **495 North Avenue NE and 0 North Avenue NE** is in a Corridor Area and is consistent with this description:

“These are the connecting tissues of the city: the major streets that flow out of the core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree and Jonesboro wind along the contours of the city while streets like Metropolitan and Northside slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings, and anchor institutions along the way. With better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.”

NPU Policies: None of the NPU M policies apply to this land use amendment.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM MIXED USE MEDIUM DENSITY (MUMD) LAND USE DESIGNATION TO THE MIXED USE HIGH DENSITY (MUHD) LAND USE LAND USE DESIGNATION.

NPU Recommendation: NPU-M voted approve to this land use amendment at its November 22, 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

KEISHA LANCE BOTTOMS
MAYOR

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

TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee

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

SUBJECT: 21-O-0917/ CDP-21-059 for SPI 4 Land Use Amendments

DATE: November 29, 2021

PROPOSAL:

An ordinance to amend the Land Use Element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate certain properties within the Ashview Heights, Just Us, West End, and the Atlanta University Center Neighborhoods from various land use designations to various land use designations to implement certain recommendations of the Westside Land Use Framework Plan, and the Special Public Interest 4 Zoning District (Ashview Heights and Atlanta University Center Special Public Interest District) Z-21-075.

FINDINGS OF FACT:

- **Property location:** This land use amendment includes the Just Us, Ashview Heights, Atlanta University Center neighborhoods and a portion of the West End Neighborhood. The land use amendments are in Land Lots 84, 85, 108, 109, 116, 117, 140 and 141 of the 14th District of Fulton County, Georgia. The area of the land use amendments is bound by Martin Luther King Jr. Drive to the north, the Atlanta BeltLine rail corridor to the west, Interstate-20 to the south and Northside Drive to the east. It is in NPU T and in Council Districts 3 and 4.
- **Property size and physical features:** This land use amendment includes 334 parcels (listed in Appendix B and in maps in Appendix A of the legislation). The neighborhoods are relatively flat. Many of the residential lots have mature trees.
- **Current/past use of property:** The majority of the parcels in the Just Us, Ashview Heights and West End neighborhood have residential uses (single family, duplex, and small-scale multifamily buildings). The Atlanta University Center is developed with Spelman, Morehouse, Morehouse School of Medicine, Clark Atlanta University, Interdenominational Theological Center, and their facilities. Atlanta Housing Authority owns several large multifamily buildings including Collegetown, The Villages at Castleberry Hills and Scholars Landing. Institutional uses such, as Booker T. Washington High School, Mary Agnes Jones Elementary School, Dean Rusk YMCA and numerous churches are located throughout the neighborhoods.

Parks and open space include Cleopas Johnson Park and Dean Rusk Park. Truly Living Well operates an urban farm. Commercial uses are located along Martin Luther King Jr. Drive and Northside Drive, small neighborhood commercial uses are located on Westview Drive and Fair Street. A commercial bakery is located on Northside Drive.

- **Surrounding zoning/land uses:** To the north of Martin Luther King Jr. Drive, parcels have a Mixed Use land use designation. To the east along Northside Drive, parcels also have a Mixed Use land use designation. South of I-20, parcels have a Low Density Commercial land use east of Peoples Street SW and Low Density Residential west of Peoples Street SW. The Atlanta BeltLine rail corridor to the west has a Transportation, Communications and Utilities Land Use and further west, the neighborhoods have Single Family residential land use.
- **Transportation system:** Martin Luther King Jr. Drive and Northside Drive, a state road, are classified as arterial streets. Westview Drive, Mitchell Street, Joseph E. Lowery Boulevard, Atlanta Student Movement Boulevard and Lawton Street are classified as a collector streets. All other streets are local streets. The neighborhood is served by MARTA bus routes #1, #3, #58, #68, #94 and #813.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed land use amendment will have a minimal effect on surrounding land uses since they are separated by a rail corridor, interstate, and arterial streets. Many of the proposed land uses reflect the existing use of the parcel while others are consistent with the recommendations of the Westside Land Use Framework Plan policies and the proposed Special Public Interest 4 zoning district (Ashview Heights and Atlanta University Center Special Public Interest District)
- **Effect on adjacent property and character of neighborhood:** The land use amendments will have a beneficial effect on the character of the neighborhood by bringing predictability and stability to the use of the parcels and by being consistent with the actual use of many of the parcels. The land use and zoning changes reflect community consensus after extensive engagement and outreach during the development of the plan and the SPI-4 zoning standards.
- **Suitability of proposed land use:** The proposed land use amendments are suitable and are consistent with the land use guidelines as stated in the Westside Land use Framework Plan to:
 - Continue the historic pattern of predominantly single-family and two land use within the interior blocks of the neighborhood and reinforce the traditional neighborhood development pattern;
 - Strengthen neighborhood commercial corridors with Mixed Use High and Medium Density land use along peripheral neighborhood corridors such as Martin Luther King Jr. Drive and Joseph E. Lowery Boulevard;
 - Strengthen neighborhood commercial with the introduction of Low Density Mixed Use land use, and
 - Focus Mixed-Use High-Density land use along the Northside Drive corridor.
- **Consistency with City's land use policies:** The 2021 *Atlanta Comprehensive Development Plan* (CDP) Character Area for the residential area of the Ashview Heights/Just Us and a portion of West End neighborhoods are Traditional Neighborhood Redevelopment (TNR). The parcels along Northside Drive have an Intown Corridor (IC) character area while those in the Atlanta University Center is Other. The proposed land use amendments are consistent with these character areas

The Traditional Neighborhood Redevelopment land use policies are:

- TNR 1 Preserve the walkable scale and residential character of the neighborhoods.
- TNR 2 Ensure small-scale commercial uses are compatible with the existing residential character and serve neighborhood residents.
- TNR 3 Prioritize maintaining and rehabilitating existing housing and commercial buildings.
- TNR 4 Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated.

The proposed land use amendment also promotes the following Intown Corridor and land use policies:

- IC/RC 3 Encourage pedestrian-oriented development on the blocks around the many well-travelled intersections along the Corridors.
 - IC/RC 4 Manage the levels of densities along the Corridors so the densest development happens near major intersections, centers, or transit stations.
 - IC/RC 5 Prioritize maintaining and rehabilitating existing housing and commercial buildings. IC/RC 6 Encourage compatible infill development on vacant lots or deteriorated buildings
- The proposed land use amendment also promotes the following Other land use policies:
 - Minimize impact and expansion in surrounding neighborhoods.
 - The highest densities should be at the center or along major roads and highways and transition to lower densities at the edges.
 - Protect and screen surrounding neighborhoods from noise, lights, and other nuisances.
 - **Consistency with Adopted Small Area and Neighborhood Plans:**

The Westside Land Use Action Plan, adopted in 2017 per 17-O-1722 and developed with extensive input from neighborhood stakeholders incorporated Vision, Goals, Objectives, Land use recommendations and implementation strategies for the Ashview Heights and the Atlanta University Center neighborhoods. Specifically, the vision of the Atlanta University Center neighborhood is to:

“Our vision is to have residents and stakeholders create a thriving historic university district, oriented towards affordable homeownership and quality mixed-income housing; that includes and engages existing and future residents, AUC students and employees, and visitors; and where diverse groups can interact in a safe, walkable, healthy environment with plentiful options for local retail, recreation, entertainment, education, economic opportunity, greenspace, healthcare, and transit.”

The vision of the Ashview Heights neighborhood is:

“To create a diverse and sustainable, multi-generational community with high quality mixed-income housing, locally owned retail, and walkable greenspace; in a safe, healthy, and civic environment that promotes family, education, and home ownership; and encourages traditionally designed, primarily single-family development and rehabilitation which reflects and preserves the history and culture of Ashview Heights, Just Us, and Booker T. Washington.”²

Applicable goals and objectives for both areas are to:

Goal 1: Acknowledge and Strengthen Neighborhood Assets and Goal 2: Reinforce Unique Neighborhood Identity.

To close the gap between existing conditions and the community vision, the amendments to the Atlanta University Center Land Use Map follow the strategies listed below:

- Most of the existing land use within the neighborhood is occupied by institutions of higher education, and these uses will not change in the foreseeable future. However, complementary land uses to the institutions are proposed.
- Retain the historic pattern of single-family residential land uses within the two interior areas of the neighborhood. These remaining residential parcels should be modified to Low Density Residential land use, to permit accessory dwellings.
- Strengthen neighborhood commercial corridors with Medium Density Mixed Use land use along peripheral neighborhood corridors. These include Joseph E. Lowery Boulevard, the Vine City MARTA Transit Station node, Martin Luther King Jr. Drive, and at the juncture of Atlanta Student Movement Boulevard and Roach Street. This will support the market need for community based services and businesses, and additional housing units.
- Focus High Density Mixed-Use land uses along Northside Drive. Northside Drive is a busy access point to downtown Atlanta, sports venues, and convention halls. It is also a major connector to points north and south of the city. The higher intensity uses along this corridor will function as a strong neighborhood boundary.

The proposed land use amendments in Just Us, Ashview Heights and West End follow the strategies listed below.

- Continue the historic pattern of predominantly single-family land use within the interior blocks of this well-established neighborhood. This will build upon the established street, block and parcel pattern to preserve and reinforce the traditional neighborhood development pattern and support the market forecast for additional housing units. Keep the land use designation as Low Density Residential, to allow for accessory dwelling units.
- Strengthen neighborhood commercial corridors with Mixed-Use Medium Density land use along peripheral neighborhood corridors. These include Joseph E. Lowery Boulevard and a portion of Martin Luther King Jr. Drive.
- Strengthen neighborhood commercial with the introduction of Low Density Mixed Use at the intersection of Westview Drive and Lawton Street, and at the intersection of Westview Drive and the BeltLine.
- Designate additional parcels as Open Space land use to increase residents' access to parks and recreation.
- Add Medium Density Residential land use to the southern interior blocks, some of which are controlled by the Atlanta Housing Authority.

In addition, to implement the land use and zoning recommendations, SPI-4 (Ashview Heights and Atlanta University Center Special Public Interest District) was drafted per Z-21-075. The SPI-4 creates subareas each with development standards. The compatible land use for each subarea is listed in the table below. The proposed land use amendment for each parcel is consistent with the SPI-4 Subarea zoning for each parcel.

Land Use and Zoning Compatibility Table	
SPI-4 AUC and Ashview Heights Subareas	Land Use
1 – Ashview Heights/Just Us	Single Family and Low Density Residential
2 – Sells	Medium Density Residential

3 – Westview Drive	Mixed Use Low Density
4 – Ashby	Mixed Use Medium Density
5 – Lucille/Parsons	High Density and Very High Density Residential
6 – BeltLine Napoleon	Low Density Residential
7 – Lowery	Mixed Use Low Density
8 – Stonewall I-Mix	Industrial
9 – AUC Village	Low Density Residential
10 – Downtown West	Mixed Use High Density
11 – Walnut	Medium Density Residential
12 – AUC Central	Office Institutional
13 – Friendship Village	Mixed Use High Density

Consistency with Atlanta City Design: The proposed land use amendments are consistent with the *Atlanta City Design* recommendations. The *Atlanta City Design* articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Everything outside the Growth Areas, is the Conservation Area, which is made up of Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas.

According to the *Atlanta City Design*, most of the areas west of **Joseph E. Lowery Boulevard** is within an Urban Neighborhood while the areas east of **Joseph E. Lowery Boulevard** are in the Core. These areas are described as follows:

Urban Neighborhoods:

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

Core:

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

- **Consistency with NPU T policies:** The following NPU T’s policies support the land use amendments:

T-5 Ashview Heights:

- Fully implement the Westside Land Use Framework Plan.
- Preserve the single-family and low-density character of residential streets.

T-6 Atlanta University Center:

- Fully implement the Westside Land Use Framework Plan

b. Preserve the single-family and low-density character of residential street

T-9: Just Us:

a. Preserve the single-family and low-density character of this uniquely planned community.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM VARIOUS LAND USE DESIGNATIONS TO VARIOUS LAND USE DESIGNATIONS

NPU Recommendation: NPU-T voted to SUPPORT this land use amendment at its November 10, 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

KEISHA LANCE BOTTOMS
MAYOR

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

TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: **21-O-0918/ CDP-21-060 2387 Summit Avenue NW and 1107 First Street NW**
DATE: November 29, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **2387 Summit Avenue NW and 1107 First Street NW** from the Single Family Residential (SFR) land use designation to the Medium Density Residential (MDR) land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-21-104 from Single Family Residential (R-4) to Multifamily Residential (MR-3) to allow the construction of 22 townhomes.

The applicant has requested deferral to the next CD/HS public hearing in March 2022. Staff is supportive of the request.

NPU Recommendation: NPU-G voted to Defer this land use amendment at its November 18, 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

KEISHA LANCE BOTTOMS
MAYOR

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

TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0919/ CDP-21-061 for 2590 Watkins Street NW
DATE: November 29, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **2590 Watkins Street NW** from the Single Family Residential (SFR) Land Use Designation to the Low Density Residential (LDR) Land Use Designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-21-105 from Single Family Residential (R-4) to Two Family Residential (R-5) to allow for continued use of a duplex housing that has lost its non-conforming status.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the south side Watkins Street NW and it is east of Hightower Road. The property is located within Land Lot 249 of the 17th District, Fulton County, Georgia in the Carey Park neighborhood of NPU-G and in Council District 9.
- **Property size and physical features:** The subject property is on the south side of Watkins Street NW and has approximately 0.22 acres in lot area. The front and side yards are planted with grass and large trees located in the rear yard. The elevation of the site decreases from south to north.
- **Current/past use of property:** The parcel is developed with a two-family home dating to 2003. According to the applicant, the duplex lost its non-conforming status in 2019. Staff is unaware of previous uses on the site.
- **Surrounding zoning/land uses:** The parcels to the north, south, east and west have a Single Family Residential land use and are zoned Single Family Residential (R-4A). Most of the parcels are developed with single-family homes, while other parcels are undeveloped. The parcel to the south is built with a place of worship.
- **Transportation system:** Watkins Street NW is classified as a local street. Sidewalks are not present on the street. MARTA services the area via bus route #60 along Hightower Road. The closest MARTA transit station, the Hamilton E. Holmes MARTA Transit Station located 2.7 miles east of the subject property.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** Surrounding parcels to the north, south and east and west have a Single Family Residential land use. The proposed Low Density Residential Land Use is not compatible with the neighborhood development pattern and surrounding land uses. It is not consistent with the NPU G Community Master Plan recommendation to “*Preserve existing character of neighborhood when planning for growth.*”
- **Effect on adjacent property and character of neighborhood:** In 2003, the Carey and Almond Park neighborhoods were rezoned per Z-03-13/ 03-O-0317 from Two Family Residential (R-5) to Single Family Residential (R-4A) to prevent the construction of two family homes. The proposed Low Density Residential land use will have a detrimental effect on the character of the neighborhood. The parcels are located in the center of the Carey Park neighborhood in an area where all of the parcels have a Single Family Residential land use and zoning. The proposed Low Density Residential category would allow for the use of the parcel as a duplex which conflicts with the purpose of rezoning these parcels to Single Family Residential (R-4A) and furthermore is not consistent with the recommendations of the NPU G Community Master Plan and the NPU G policies.
- **Suitability of proposed land use:** The proposed Low Density Residential category is not suitable for this site. Low Density Residential land use and compatible zoning are suitable west of Hightower Road. The proposed Low Density Residential land use is not consistent with the NPU G Community Master Plan adopted in 2021. The plan states that “*NPU-G residents are proud of the visual character of the area’s many single-family neighborhoods. Keeping the integrity of these neighborhoods is paramount.*”
- **Consistency with City’s land use policies:** The 2021 *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Traditional Neighborhood Redevelopment. The proposed Medium Density Residential land use is not consistent with the policy to:
 - TNR 4 Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated
- **Consistency with Adopted Small Area and Neighborhood Plans:**

This parcel is included in the NPU G Community Master Plan Update (2021). The NPU-G community envisions a future in which NPU-G represents the “*melting pot of Atlanta.*” It is both the real Atlanta, embodied by legacy residents, historical resources, and environmental stewardship, and the new Atlanta, embodied by new and diverse residents, reinvigorated commercial spaces, and accessible amenities. It strives to be the most diverse community in Atlanta, offering opportunities for a wide mix of uses, incomes, housing stock, and residents, while providing high quality of life for everyone.

The NPU G Community priorities are increased connectivity, redevelopment of abandoned and underutilized sites and enhancing and protecting the environment and natural resources.

One of the recommendations under redevelopment is to “*preserve existing character of neighborhood when planning for growth.*” The plan states that “*NPU-G residents are proud of the visual character of the area’s many single-family neighborhoods. Keeping the integrity of these neighborhoods is paramount. New developments, then, must support this existing character while*

finding innovative ways to increase density and encourage vital retail and jobs.” Furthermore, the plan recommends the following implementation recommendations:

- Review and petition to amend zoning codes so they allow small-scale infill projects, including carriage houses and subdivision of single-family units.
- Push for large developments to integrate into the built environment by blending visually into surrounding neighborhoods and adding connections to those neighborhoods, so residents can enjoy community amenities these developments provide.

- **Consistency with Atlanta City Design:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to Atlanta City Design, **2590 Watkins Street NW** is located within an Urban Area within a Conservation Area. Urban Areas are described as follows:

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

- **Consistency with NPU policies:** The following NPU G policies do not support the land use amendment to Low Density Residential (LDR):
 - G-1 Support and promote the NPU-G Community Master Plan Update 2020.
 - G-2 Preserve and protect the existing single-family and low-density residential character of NPU-G, including the following neighborhoods: Almond Park, Bolton Hills, Brookview Heights, Carey Park, Carver Hills, English Park, Lincoln Heights, Monroe Heights and Scotts Crossing
 - G-8 Discourage infill development that is not compatible with the existing character of the neighborhood

STAFF RECOMMENDATION: DENIAL OF THE LAND USE AMENDMENT FROM SINGLE FAMILY RESIDENTIAL TO THE LOW DENSITY RESIDENTIAL LAND USE DESIGNATION.

NPU Recommendation: NPU-G voted to approve this land use amendment at its November 18, 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

KEISHA LANCE BOTTOMS
MAYOR

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

TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee

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

SUBJECT: **21-O-0689/CDP-21-063 for 1010 Donnelly Avenue SW, 1016 Donnelly Avenue SW, 1024 Donnelly Avenue SW and 0 Donnelly Avenue SW rear (Parcel Id 14 011900020643) and 960 Lawton Street SW**

DATE: November 29, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1010 Donnelly Avenue SW, 1016 Donnelly Avenue SW, 1024 Donnelly Avenue SW and 0 Donnelly Avenue SW rear (Parcel Id 14 011900020643) and 960 Lawton Street SW** from the Low Density Residential 0-8 units per acre (LDR 0-8) land use designation to the Low Density Residential (LDR) land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-21-107 from Single Family Residential (R-4A) to Multifamily Residential (MR-2) to build 42 housing units with a mix of single family, townhomes, duplex and quadruplex units.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the westside of Donnelly Avenue SW, the northside of Peeples Street SW and the eastside of Lawton Street SW. The property is located within Land Lot 119 of the 14th District, Fulton County, Georgia in the Oakland City neighborhood of NPU-S and in Council District 4.
- **Property size and physical features:** The site is developed with a single family home. The parcels at the corner of Donnelly Avenue and Peeples Street were recently cleared and graded. The other parcels are undeveloped and planted with trees. The five parcels total area is approximately 3.5 acres. The elevation decreases from the corner of Donnelly Avenue and Peeples Street west to Lawton Street. An easement traverses the site from Donnelly Avenue to Lawton Street. A stream crosses the parcels from Peeples Street to Lawton Street.
- **Current/past use of property:** One of the parcels is developed with a single family home dating to the 1920s the other parcels are undeveloped. Staff is unaware of any other previous uses on the site.

- **Surrounding zoning/land uses:** The parcels to the east, south and west have a Low Density Residential 0-8 units per acre land use designation and have Single Family zoning (R-4A) and are developed with single and two family homes. The parcels to the north have Industrial and Low Density Residential land use designation and have Light Industrial zoning (I-1). They are developed with industrial warehouses.
- **Transportation system:** Donnelly Avenue is classified as a collector street and Peeples and Lawton Streets are classified as local streets. MARTA provides bus service along Donnelly Avenue via bus #68. The West End MARTA Transit Station is located 1 mile to the north of the site. Sidewalks are present along Donnelly Avenue but not on Peeples Street or Lawton Street

CONCLUSIONS:

- **Compatibility with surrounding land uses:** Surrounding land uses are primarily Low Density Residential. Although the surrounding land uses have a limitation of 0-8 units per acre, the proposed Low Density Residential designation without a units per acre limit is compatible with the neighborhood development pattern and surrounding land uses. The proposed Low Density Residential land use is compatible with the Historic Area Character policy to “*promote attention to sound design principles in areas of new development and redevelopment.*”
- **Effect on adjacent property and character of neighborhood:** The construction of single family, townhomes, duplex and quadruplex small scaled multiunit residential building units will have a beneficial effect on the character of the neighborhood by providing a mix of housing types at affordable prices. The proposed Low Density Land Use is compatible with the NPU-S Comprehensive Plan recommendation that development of vacant lots “*can be addressed through appropriate incentives and subsidies that can support new development and create cost effective development.*”
- **Suitability of proposed land use:** The proposed Low Density Residential land use designation is suitable and is consistent with the surrounding Low Density Residential 0-8 units per acre land uses. The development of the parcels is challenged by the topography, a stream buffer and easements. The use and scale of the proposed development is compatible with surrounding residential land uses.
- **Consistency with City’s land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Historic Area. The proposed land use of Low Density Residential (LDR) is consistent with the CDP land use policies to:
 - HA 1 Identify, protect, enhance, perpetuate and use buildings, sites, and districts of special character or of a special historic or aesthetic interest or value.
 - HAP 2 Protect, enhance, and perpetuate such buildings, sites, and districts which represent or reflect special elements of the city’s cultural, social, economic, and architectural history.
 - HA 9 Promote attention to sound design principles in areas of new development and redevelopment.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The subject site is included in the Neighborhood Planning Unit S 2005-2020 15-year Comprehensive Plan. As the plan states

“The NPU-S Land Use Plan supports new community sponsored initiatives that address comprehensive approaches to housing conservation and development, transportation, and neighborhood commercial development. The consensus sentiment expressed by NPU-S residents is to conserve existing structures through rehabilitation incentives, code enforcement and design criteria.”

The plan establishes a framework for addressing vacant lots. The plan acknowledges that vacant lots are detrimental to the growth and conservation of existing land uses in NPU S. The plan states that *“residents of NPU-S are resolved to continued rigorous enforcement of code standards and the promotion of incentives that can accelerate development (of vacant lots) and high levels of maintenance.”* The plan states that development of vacant lots *“can be addressed through appropriate incentives and subsidies that can support new development and create cost effective development.”*

- **Consistency with Atlanta City Design:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **1010 Donnelly Avenue SW, 1016 Donnelly Avenue SW, 1024 Donnelly Avenue SW and 0 Donnelly Avenue SW rear (Parcel Id 14 011900020643) and 960 Lawton Street SW** 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.”

- **Consistency with NPU policies:** The following NPU S policies support the land use amendment to Low Density Residential (LDR):
 - S-1 Preserve the single-family and low-density residential character in the community centers of the Venetian Hills and Oakland City neighborhoods.
 - S-2 Preserve the historic integrity of the Oakland City neighborhood.
 - S-15 Promote the development of housing at different price points, including affordable (50%-80% AMI) and workforce housing, within NPU-S.

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

NPU Recommendation: NPU-S voted approve to this land use amendment at its November 18, 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning