



Department of  
**CITY PLANNING**

ANDRE DICKENS  
MAYOR

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JAHNEE R. PRINCE, AICP  
COMMISSIONER

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

## MEMORANDUM

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee

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

**SUBJECT:** **23-O-1249/ CDP-23-005 for 1508 Hardee Street NE, 1512 Hardee Street NE, 1516 Hardee Street NE, 1522 Hardee Street NE and 1526 Hardee Street NE**

**DATE:** June 7, 2023

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### PROPOSAL:

An ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **1508 Hardee Street NE, 1512 Hardee Street NE, 1516 Hardee Street NE, 1522 Hardee Street NE and 1526 Hardee Street NE** from the Low Density Residential 0-8 units per acre (LDR 0-8 u/a) 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 parcels per Z-23-04 from R-5 (Two Family Residential) to MR-3 (Multifamily Residential) for the construction of 37 townhomes.

### FINDINGS OF FACT:

- **Property location:** The subject property fronts on the north side of Hardee Street NE and on the west side of Wesley Avenue. NE. The property is in Land Lot 210, 15<sup>th</sup> District, DeKalb County, Georgia within the Edgewood neighborhood of NPU-O and in Council District 5.
- **Property size and physical features:** The subject property is approximately 1.29 acres. The topography of the subject site increases from south to north. Trees are planted along the parcel boundaries while the center of the parcel is planted with grass.
- **Current/past use of property:** Property located at 1526 Hardee Street is developed with a place of worship dating to 1958. 1508 Hardee Street is developed with a single family house and 1512 Hardee Street was previously developed with a single family house. The other parcels are undeveloped. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** The parcels to the north, west and east have a Low Density Residential 0-8 Units per acre (LDR 0-8 u/a) land use designation and have a Two Family Residential (R-5) zoning. The parcels are developed with single and two family homes. The Atlanta Police Edgewood Zone 6 facility is located at the corner of Mayson Avenue and Hardee Street. One of the parcels to the south has a Community Facilities land use designation and has an R-4A (Single Family

Residential) zoning. The parcel is developed with the former Sammye E. Coan Middle School building owned by the Atlanta Public Schools. Other parcels to the south have a Single Family Residential land use and R-4A (Single Family Residential) zoning. These parcels are developed with the Wylde Center Edgewood Community Learning Garden. Further to the north, west and east, several parcels have a Medium Density Land Use and have Multifamily Residential zoning (MR-3, RG-3 and MR-MU) and are developed with multifamily residential uses.

- **Transportation system:** Hardee Street and Wesley Avenue NE are classified as local streets. Sidewalks are present on both sides of Wesley Avenue NE and along portions of Hardee Street NE. MARTA services the immediate area via bus route #24 along Whiteford Avenue and Hosea Williams Drive which connects to the Edgewood/Candler Park Transit Station, located 0.5 miles to the north.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Medium Density Residential land use designation is compatible with the numerous parcels fronting Hardee Street as well as north and south of the subject site that have a Medium Density Residential land use and zoning and are developed with townhomes and multifamily residential structures.
- **Effect on adjacent property and character of neighborhood:** The proposed Medium Density Residential land use designation will have a beneficial effect on the character of the neighborhood. It is consistent with the goal of the Edgewood Redevelopment Plan to *“Improve empty neighborhood lots by promoting sensibly-scaled infill residential development”* and with the CDP policy TNR 4 to *Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated.*
- **Suitability of proposed land use:** The proposed Medium Density land use designation is suitable for the proposed site. Several parcels nearby have a Medium Density land use designation, have multifamily zoning, and are developed with townhomes and multifamily dwellings. The proposed development will add to the variety of housing types in the neighborhood.
- **Consistency with City’s land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Traditional Neighborhood Redevelopment. The proposed Medium Density Residential land use designation is consistent with the CDP land use policies to:
  - TNR 1 Preserve the walkable scale and residential character of the neighborhoods.
  - TNR 4 Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated.
  - CW 10 Provide diverse and more affordable housing choices that are accessible by all people.
  - CW 12 Encourage a variety of housing types, including “missing middle” housing, that are compatible with nearby buildings.
- **Consistency with Adopted Small Area and Neighborhood Plans:** These parcels are included in the Edgewood Redevelopment Plan. The plan was *“the result of extensive public involvement within the community and is a blueprint for future urban design, open space, connectivity, land use and zoning initiatives within the community”*. At the time, *“due to overall poor housing conditions, a lack of street connectivity, a large number of vacant lots and a need to lure additional private investment into*

*the community, the Edgewood neighborhood qualified as a Redevelopment Plan Area per the Redevelopment Powers Law (O.C.C.G.A 36-44)”*

The Plan’s vision statements provide a guiding set of principles for the community and study while the goals were established to achieve the vision statements and the plan’s recommendations. One of the goals is to *“Improve empty neighborhood lots by promoting sensibly-scaled infill residential development”*.

In the neighborhood core, the plan recommends *“maintaining the detached single-family nature of the community and balancing this with additional small-scale multi-family redevelopment opportunities in locations where multifamily currently exists. The plan further states that: It is vital that the predominant use of the neighborhood remains detached single-family and it is of equal importance for the remaining multifamily uses to blend into the fabric of the community as much as possible.”*

One of the Plan’s Land Use & Zoning Policy recommendations is to encourage the rezoning to Quality of Life zoning districts where feasible and one of its Housing Policies is to encourage the development of vacant residential lots. At the time of the development of the plan, about 80 vacant lots north of Hardee Street were proposed to be developed with townhomes.

**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, these parcel on **Hardee Street NE** are located within a 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.”

**NPU Policies:** None are applicable.

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

**NPU RECOMMENDATION:** NPU-O voted to Deny this land use amendment to its May 23, 2023, meeting.

cc: Jessica Lavandier, Assistant Director



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OFFICE OF ZONING & DEVELOPMENT

## MEMORANDUM

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** 23-O-1250/ CDP-23-006 for 324 Paines Avenue NW  
**DATE:** June 7, 2023

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### PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **324 Paines Avenue NW** from the Single Family Residential (SFR) 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 parcel per Z-23-06 from SPI-3 SA1 (English Avenue Special Public Interest District Subarea 1) to SPI-3 SA5 (English Avenue Special Public Interest District Subarea 5) for the development of the parcel as a surface parking lot for a mixed use development with 33 affordable housing units and 1,200 sq. ft. of commercial development fronting Joseph E. Boone Boulevard NW by the Westside Future Fund.

### FINDINGS OF FACT:

- **Property location:** The subject property fronts on the west side of Paines Avenue NW and just north of Joseph E. Boone Boulevard. The property is in Land Lot 111 in the 14<sup>th</sup> District, Fulton County, Georgia within the English Avenue neighborhood of NPU-L and in Council District 3.
- **Property size and physical features:** The rectangular shaped parcel is approximately 0.097 acres (4,214 square) feet) and it is undeveloped. The topography of the subject site increases from west to east. Trees are planted along the parcel boundaries while the center of the parcel is planted with grass. According to the survey, storm and sanitary sewer lines traverse the parcel and therefore limit the ability to develop in the buildable area of the lot.
- **Current/past use of property:** The parcel was previously developed with a single family house. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** The parcels to the north and east have a Single Family Land Use designation and are zoned SPI-3 SA1 (English Avenue Special Public Interest District Subarea 1). These parcels are developed with single family homes. The parcel to the west has a Low Density Residential (LDR) land use designation and it is zoned SPI-3 SA2 (English Avenue Special Public Interest District Subarea 2). This parcel is developed with a single-family home. The parcels to the

south and fronting Joseph E. Boone Boulevard have a Mixed Use land use designation and are zoned SPI-3 SA 5 (English Avenue Special Public Interest District Subarea 5). They are currently undeveloped.

- **Transportation system:** Paines Avenue NW is classified as a local street. Sidewalks are present on both sides of the street. MARTA services the immediate area via bus route #51 along Joseph E. Boone Boulevard which connects to the North Avenue and the Hamilton E. Holmes Transit Stations. The nearest MARTA transit station is the Ashby Transit Station which is approximately 0.7 miles away from the subject property.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The low density, pedestrian and neighborhood scale of the proposed multifamily building makes it compatible with the surrounding residential uses. The proposed Mixed Use land use will provide a transition between the Mixed Use Land uses to the south and the Single Family, Low and Medium Density residential land uses to the north.
- **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. It will allow for the construction of small scale affordable multifamily development with neighborhood scaled retail. It is consistent with the English Avenue Neighborhood objectives to expand housing choice and to develop new housing with a mix of building typologies as well as providing small neighborhood scaled retail uses.
- **Suitability of proposed land use:** The proposed Mixed Use land use designation is suitable for the proposed site. The parcels to the south and fronting on Joseph E. Boone Boulevard have a Mixed Use Land use designation. The proposed residential and commercial development will be on these parcels while the limited parking that will be provided will be located on Paines Avenue. This will provide a buffer and transition to the single family land uses to the north and the more intense uses fronting on Joseph E. Boone Boulevard.
- **Consistency with City's land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Traditional Neighborhood Redevelopment. The proposed Mixed Use land use is consistent with the CDP land use policies to:
  - TNR 1 Preserve the walkable scale and residential character of the neighborhoods.
  - TNR 4 Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated.
  - CW 10 Provide diverse and more affordable housing choices that are accessible by all people.
  - CW 12 Encourage a variety of housing types, including “missing middle” housing, that are compatible with nearby buildings.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The English Neighborhood is included in the Westside Land Use Framework Plan. The vision for the English Avenue 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 the English Avenue Neighborhood.*”

Goal 1 of the plan is to Acknowledge, Stabilize and Strengthen Neighborhood Assets and Objective 1.2. Objective: Expand housing choice to improve affordability, attract a mix of resident income levels and reduce displacement. This could be achieved by *Developing new housing with a mix of building typologies, including rental apartments, condominiums, town houses and single family homes. Structure the housing inventory to meet household composition and incomes.*

Goal 2: of the plan is to Reinforce Unique Neighborhood Identity and 2.4. Objective is to Require compatibly scaled and detailed infill housing to maintain the residential scale and architectural character of the English Avenue neighborhood. The plan recommends regulating buildings to permit housing development that includes the predominant typologies found in the existing neighborhood, in support of neighborhood character, such as single family homes, town houses and mixed-use apartments.

- **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, this parcel on **Paines Avenue** is located within a 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.”

**NPU Policies:** The proposed Mixed Use land use designation is compatible with NPU L policies to:

- L-1 Encourage development and planning consistent with and in support of the specific guidelines established by the Westside Land Use Framework (dated November 30, 2017, adopted December 4, 2017 by Atlanta City Council as ordinance 17-O-1722).

**STAFF RECOMMENDATION: APPROVAL OF THE AMENDMENT FROM THE SINGLE FAMILY RESIDENTIAL LAND USE DESIGNATION TO THE MIXED USE (MU) LAND USE DESIGNATION.**

**NPU RECOMMENDATION: NPU-L voted to Approve this land use amendment to its March 14, 2023, meeting.**

cc: Jessica Lavandier, Assistant Director



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## MEMORANDUM

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** 23-O-1251/ CDP-23-007 for 1121 Tucker Avenue SW  
**DATE:** June 7, 2023

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### PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **1121 Tucker Avenue SW** from the Low Density Residential 0-8 units per acre (LDR 0-8 u/a) land use designation to the Low Density Commercial (LDC) land use designation. This land use amendment will facilitate the rezoning of the parcel per Z-23-09 from the R-4A/HC20M/BL (Single Family Residential/Oakland City Historic District/BeltLine Overlay) zoning district to the C-1/HC20M/BL (Community Business District/Oakland City Historic District/BeltLine Overlay) zoning district to allow for commercial use in a building previously occupied by a place of worship.

### FINDINGS OF FACT:

- **Property location:** The subject property fronts on the northwest side of Tucker Avenue SW and it is southeast of the intersection of Tucker Avenue and Peoples Street. The property is in Land Lot 119 of the 14<sup>th</sup> District of Fulton County, Georgia in the Oakland City Neighborhood of NPU S, and in Council District 4.
- **Property size and physical features:** The property is approximately 0.792 acres (34,494 square feet) of area. It is currently developed with a 3,870 square foot one story non-residential brick building dating to the 1920s. Vehicular access is provided via a curb cut on Tucker Avenue. A concrete pad is located adjacent to Tucker Avenue that could have been used as a driveway and surface parking. The terrain of the property decreases gradually from the front to the rear of the parcel and then decreases sharply at the rear of the parcel. The lot is heavily planted with trees and is overgrown.
- **Current/past use of property:** The subject property is currently developed with a one-story non-residential building. The building is currently vacant and boarded up but was previously occupied by a place of worship. Staff is unaware of any previous uses on the site.
- **Surrounding zoning/land uses:** The parcels to the north, south, and west have a Low Density Residential 0-8 units per acre (LDR 0-8 u/a) land use designation and are zoned R-

4A/HC20M/BeltLine (Single Family Residential/Oakland City Historic District/BeltLine Overlay). The parcels are developed with one and two family houses. The parcel to the east has a Medium Density Residential (MDR) land use designation and is zoned RG-3-C/HC20M/BeltLine (Residential General Sector 3 Conditional/Oakland City Historic District/BeltLine Overlay). The parcel is currently undeveloped.

- **Transportation system:** Tucker Avenue SW is classified as a local street. There are no sidewalks present on Tucker Ave. Bus service is provided nearby via bus #81. The Oakland City Transit Station is located 0.6 miles from the subject property.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The low density, pedestrian and neighborhood scale of the current non-residential building makes it compatible with the surrounding residential uses. Small neighborhood commercial uses in neighborhoods are common throughout Atlanta neighborhoods, including Oakland City. Preserving and rehabilitating the existing building is consistent with the CDP Policy to: HA 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.
- **Effect on adjacent property and character of neighborhood:** The proposed Low Density Commercial land use designation will have a beneficial effect on the character of the neighborhood. It will allow for the renovation of a deteriorating and vacant building as a small scale grocery store. It is consistent with the CDP Policy to CW 18 Encourage more neighborhood serving retail such as grocery stores, pharmacies, and childcare that meet the daily needs of residents. Small neighborhood commercial developments in neighborhoods developed before WWII were common throughout Atlanta. Having neighborhood scaled retail in an area that lacks retail, grocery stores and fresh food options will be beneficial to the Oakland City neighborhood.
- **Suitability of proposed land use:** The proposed Low Density Commercial land use designation is suitable for the proposed site. The Low Density Commercial land use is consistent with the non-residential use of the parcel. The Low Density Commercial land use is consistent with the CDP Policy to “*ensure small-scale commercial uses are compatible with the existing residential character and serve neighborhood residents*”.
- **Consistency with City’s land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Traditional Neighborhood Redevelopment.- Historic The proposed Low Density Commercial land use is consistent with the CDP land use policies to:
  - HA 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 4 Stabilize and improve property values of such buildings, sites, and districts.
  - CW 3 Promote a balance of uses, particularly between jobs and housing, and between retail and housing.
  - CW 18 Encourage more neighborhood serving retail such as grocery stores, pharmacies, and childcare that meet the daily needs of residents.
  - 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.



- **Consistency with Adopted Small Area and Neighborhood Plans:** The Oakland City Neighborhood is included in the Neighborhood Planning Unit S (NPU S) 15 year Comprehensive Plan. The plan identified “*opportunities for .... community sponsored improvements to neighborhood commercial services*”. 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. In addition, the consensus sentiment expressed by NPU-S residents is to conserve existing structures through rehabilitation incentives, code enforcement and design criteria. The parcel is in the “Eastern Oakland City Project Area” an area identified with numerous vacant lots where infill should be supported.
- **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, this parcel on **Tucker Avenue** is located within a 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.”

**NPU Policies:** The proposed Mixed Use land use designation is compatible with NPU S policies to:

- S-2 Preserve the historic integrity of the Oakland City neighborhood.
- S-6 Encourage the rezoning of properties within the NPU that are currently incompatible with residential uses to a more compatible zoning district.
- S-8 Encourage development that promotes economic development and job growth in order to attract more commerce into NPU S.

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

**NPU RECOMMENDATION: NPU-S voted to Approve this land use amendment at its April 20, 2023, meeting.**

cc: Jessica Lavandier, Assistant Director



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ANDRE DICKENS  
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## MEMORANDUM

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** 23-O-1252/ CDP-23-007 for 1692 Springer Street NW and 0 DeFoor Avenue NW rear  
**DATE:** June 7, 2023

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### PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate properties located at **1692 Springer Street NW and 0 DeFoor Avenue NW rear (parcel ID 17 01870003107)** from the Single Family Residential (SFR) and Industrial (I) land use designations to the Low Density Commercial (LDC) land use designation. This land use amendment will facilitate the rezoning of the parcel per Z-23-17 from the R-4 (Single Family Residential) zoning district to the C-1 (Community Business District) zoning district to allow for commercial use in an existing building.

### FINDINGS OF FACT:

- **Property location:** The subject property fronts on the west side of Springer Street NW and it is to the north of DeFoor Avenue NW. The property is in Land Lot 187 of the 17<sup>th</sup> District of Fulton County, Georgia in the Underwood Hills Neighborhood of NPU D and in Council District 9.
- **Property size and physical features:** The property is approximately 0.49 acres of area. It is currently developed with a 4,582 square foot one story building dating to the 1930s. It appears that the building was originally built as a residential building and later converted to office use. Vehicular access is provided via a curb cut on Springer Street. The rear of the site is paved and used for parking. Trees are planted along the property lines. The terrain of the property decreases gradually from the front to the rear or east to west.
- **Current/past use of property:** The subject property is currently developed with a one-story building used as an office. The Fulton County Tax records indicates that the parcels have been used for non-residential purposes for at least 20 years. Staff is unaware of any previous uses on the site.
- **Surrounding zoning/land uses:** The parcels to the north, east and west have a Single Family Residential (SFR) land use designation and are zoned R-4 (Single Family Residential). The parcels are developed with single family houses. The parcels to the south have an Industrial land use designation

and are zoned I-1 (Industrial) and C-1 (Community Business). One of the parcels is developed with an office building, another is a residential building that has an office use, and the other parcel is vacant.

- **Transportation system:** Springer Street NW is classified as a local street. DeFoor Avenue to the south is classified as a collector street. There are no sidewalks present on Springer Street NW. Bus service is provided also on DeFoor Avenue via bus #37 and provides connection to the Arts Center Transit Station.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The low density, pedestrian, and neighborhood scale of the building on the subject site makes it compatible with the adjacent residential uses. The proposed Low Density Commercial land use and rezoning will result in making this non-conforming office use a conforming one. Small neighborhood commercial uses in neighborhoods are common throughout Atlanta neighborhoods. The proposed Low Density Commercial land use will provide a transition between the Industrial land use to the south and the Single Family Residential land uses to the north.
- **Effect on adjacent property and character of neighborhood:** The proposed Low Density Commercial land use designation will not have an adverse effect on the character of the neighborhood. The structure on the site appears to have been built as a single family home and was converted and used for office use many years ago. Having neighborhood scaled non-residential uses is common in many City of Atlanta neighborhoods.
- **Suitability of proposed land use:** The proposed Low Density Commercial land use designation is suitable for the proposed site. The block of Springer Street between DeFoor Avenue and White Avenue has several nonresidential uses as well as nonresidential and industrial land use designation and zoning. The Low Density Commercial land use designation is consistent with the current non-residential use of the parcel.
- **Consistency with City's land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Traditional Neighborhood Existing. The proposed Low Density Commercial land use is consistent with the CDP land use policies to:
  - CW 12 Encourage a variety of housing types, including “missing middle” housing, that are compatible with nearby buildings.
  - TNE 1 Preserve the walkable scale and residential character of the neighborhoods.
  - TNE 2 Prioritize maintaining and rehabilitating existing housing.
- **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, one of the parcels on **Springer Street NW** is located within a 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.”

Another of the parcels on **Springer Street NW and 0 DeFoor Avenue NW rear (parcel ID 17 01870003107)** is located within a Corridor of a Growth Area. Corridors are described as follows:

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

**NPU Policies** :NPU D policy that applies to this land use amendment is:

D-1 Core Residential areas: Protect the single-family and low-density residential areas in NPU-D, including the following neighborhoods: Underwood Hills, Bolton, Riverside, Whittier Mill Village, Hills Park, and Berkeley Park from commercial intrusion and rooming-house uses. Preserve all existing R-4 and R-4A zoned property and all R-4 and R-4A zoning strictures. Encourage enforcement of those strictures. Encourage appropriate transitional uses along the boundaries of single-family and low-density residential areas including medium density residential development and small-scale community-oriented commercial development.

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

**NPU RECOMMENDATION: NPU-D voted to Deny this land use amendment to its April 23, 2023, meeting.**

cc: Jessica Lavandier, Assistant Director



Department of  
**CITY PLANNING**

ANDRE DICKENS  
MAYOR

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JAHNEE R. PRINCE, AICP  
COMMISSIONER

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

## MEMORANDUM

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** 23-O-1253/ CDP-23-010 for 1855 DeLowe Drive SW  
**DATE:** June 7, 2023

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### PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **1855 DeLowe Drive SW** from the Single Family Residential (SFR) land use designation to the Low Density Residential (LDR) land use designation. This land use amendment will facilitate the rezoning of the parcel per Z-23-18 from the R-3 (Single Family Residential) zoning district to the R-5 (Two Family Residential) zoning district to allow for construction of a duplex.

### FINDINGS OF FACT:

- **Property location:** The subject property fronts on the west side of DeLowe Drive SW and it is north of DeLowe Place SW. The property is in Land Lot 186 of the 14<sup>th</sup> District of Fulton County, Georgia in the Campbellton Neighborhood of NPU R and in Council District 11.
- **Property size and physical features:** The property is approximately 0.33 acres of area, and it is currently undeveloped. The parcel is heavily planted with trees. The terrain of the property decreases from the rear to the front of the parcel or west to east, with a steep drop at the front of the property line. The parcel does not have vehicular access.
- **Current/past use of property:** The subject property is undeveloped. Staff is unaware of any previous uses on the site.
- **Surrounding zoning/land uses:** The parcels to the north and east have a Mixed Use (MU) Land Use and have Mixed Residential Commercial (MRC-2 and 3) zoning. The parcels are developed with retail/commercial uses. The parcels to the south and west have a Single Family Residential (SFR) land use designation and have Single Family Residential (R-3) zoning. The parcels are developed with single family residential uses. Further south and to the east, the parcels have a High Density Residential land use and have Multifamily Residential (MR-4A) zoning. The parcels are developed with a multifamily senior housing development.

- **Transportation system:** DeLowe Drive SW is classified as a local street. Sidewalks are present on the east side of DeLowe Drive. Bus service is provided on DeLowe Drive via bus routes #81 and #162 and provide connection to the East Point, West End and Oakland City Transit Stations.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Low Density Residential land use is compatible with the surrounding Mixed Use and High Density Residential uses and will provide a transition to the Single Family Residential land uses to the south. The proposed development will front on DeLowe Drive and will be opposite from a nonresidential use.
- **Effect on adjacent property and character of neighborhood:** The proposed Low Density Residential land use designation will have a beneficial effect on the character of the neighborhood. It will allow for the construction of a duplex, a housing type that is not as common as the surrounding single family and multifamily residential. The adjacent Single Family Residential uses to the south front on a residential street and will not be impacted by the proposed Low Density Residential land use designation fronting on DeLowe Drive.
- **Suitability of proposed land use:** The proposed Low Density Residential land use designation is suitable for this site since it will provide a transition from the denser Mixed Use land use to the north and east and the High Density Residential to the south and east to the Single Family Residential to the south. Low Density Residential land use is suitable in the Traditional Neighborhood Existing Redevelopment Character Area.
- **Consistency with City’s land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Traditional Neighborhood Existing Redevelopment. The proposed Low Density Residential land use is consistent with the CDP land use policies to:
  - CW 12 Encourage a variety of housing types, including “missing middle” housing, that are compatible with nearby buildings.
  - TNR 4 Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated.
- **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, one of the parcels on **1855 DeLowe Drive SW** is located within a 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.”

**NPU Policies** :NPU R policy that applies to this land use amendment is:

R-2 Construct residential and commercial infill development that is compatible with adjacent development.

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

**NPU RECOMMENDATION: NPU-R voted to Defer this land use amendment to its May 3, 2023, meeting.**

cc: Jessica Lavandier, Assistant Director



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JAHNEE R. PRINCE, AICP  
COMMISSIONER

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

## MEMORANDUM

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** 23-O-1125/ CDP-23-011 for 2018 Flat Shoals Road SE  
**DATE:** June 7, 2023

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### PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **2018 Flat Shoals Road SE** to the Single Family Residential land use designation as a result of the petition to annex the parcel into the corporate limits of the City of Atlanta and to facilitate its zoning to Single Family Residential (R-4) zoning district per Z-23-26.

### FINDINGS OF FACT:

- **Property location:** The property being annexed is south of the City of Atlanta corporate limits and fronts on the north side of Flat Shoals Road SE. The northern half of the parcel is in the City of Atlanta. The property is in Land Lot 147 of the 15<sup>th</sup> District of DeKalb County, Georgia. It is adjacent to the City of Atlanta's East Atlanta neighborhood in Neighborhood Planning Unit (NPU) W, and in City Council District 5.
- **Property size and physical features:** The subject parcel is approximately 0.34 acres (15,000 sq ft), and it is developed with a single family house. The topography of the subject site increases from south to north. The rear yard is planted with trees.
- **Current/past use of property:** The parcel is currently developed with a single family house. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have a Suburban Character Area. The parcels to the rear and further south have a Residential Medium Lot (R-75) zoning and are developed with single family houses. The parcel to the south has a RSM (Residential Small Lot Mix) zoning and is developed with townhomes. The parcel across Flat Shoals Road has a Commercial (C-1) zoning and is developed with a nonresidential use. The parcel is adjacent to the City of Atlanta boundaries to the north. The surrounding parcels within the City of Atlanta along Flat Shoals Road and Fayetteville Road have a Low Density Commercial land use designation and have Commercial (C-1) zoning. The parcels are developed with nonresidential/retail uses.



- **Transportation system:** Flat Shoals Road SE is classified as a collector street. Sidewalks are present on both sides of the street. MARTA provides service along Flat Shoals Road SE via bus route #74 with connection to the Inman Park/Reynoldstown MARTA Transit Station.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Single Family Residential land use designation is compatible with surrounding land uses in Atlanta and the Suburban Character area designation in DeKalb County.
- **Effect on adjacent property and character of neighborhood:** The proposed land use designation of Single Family Residential will not have an adverse effect on the character of adjacent properties or the surrounding residential neighborhood, as the proposed land use designation is substantially comparable to the subject property's current land use designation in DeKalb County.
- **Suitability of proposed land use:** The Single Family Residential land use designation reflects the site's existing use and is suitable for the parcel.
- **Consistency with City's land use policies:** The proposed Single Family Residential land use designation is compatible with the 2021 *Comprehensive Development Plan* general character area policy and the Traditional Neighborhood Existing Character Area policy to:
  - CW 3 Promote a balance of uses, particularly between jobs and housing, and between retail and housing.
  - CW 4 Encourage mixed use along corridors and centers and provide height and density transitions to adjacent residential areas.
  - TNE 1 Preserve the walkable scale and residential character of the neighborhoods.
- **Consistency with Atlanta City Design:** The *Atlanta City Design* articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

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

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

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

W-1 Preserve the single-family and low-density character of the Ormewood Park, East Atlanta, Woodland Hills, Custer Avenue, McDonough, Guice, Benteen, Boulevard Heights, and Grant Park neighborhoods.

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

**NPU RECOMMENDATION:** NPU-W voted to Defer this land use amendment at its May, 24 2023, meeting.

cc: Jessica Lavandier, Assistant Director