



CITY OF ATLANTA

ANDRE DICKENS
MAYOR

DEPARTMENT OF CITY PLANNING
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JAHNEE R. PRINCE, AICP
Commissioner
KEYETTA M. HOLMES, AICP
Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-23-18 for 1855 Delowe Drive SW**

DATE: May 2, 2024

An Ordinance by Zoning Committee to rezone from R-3 (Single Family Residential) to R-5 (Two Family Residential) for property located at **1855 Delowe Drive SW**.

The applicant has requested a deferral. Staff is supportive of the request.

STAFF RECOMMENDATION: 60 DAY DEFERRAL – JULY 2024



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Director
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MEMORANDUM *amended*

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: Z-24-07 for 285 Burbank Drive NW

DATE: May 2, 2024

An Ordinance by Zoning Committee to rezone from R-4/BL/WPAWHO (Single Family Residential/BeltLine Overlay/Westside Park Affordable Workforce Housing Overlay) to PDH/BL/WPAWHO (Planned Development Housing/BeltLine Overlay/Westside Park Affordable Workforce Housing Overlay) for property located at **285 Burbank Drive NW**.

FINDINGS OF FACT:

- **Property location:** The subject property fronts 100 feet on the east side of Burbank Drive NW commencing at a point where the eastern right of way line of Burbank Drive NW intersects with the southern right of way line of Joseph E. Boone Boulevard NW. The property is in Land Lot 142 of the 14th District, Fulton County, Georgia within the Hunter Hills Neighborhood of NPU J, Council District 9.
- **Property size and physical features:** The property is a regular shaped lot with a frontage of 100 feet on the east side of Burbank Drive. It spans approximately 0.638 acres (27,791 sq. ft.). The site has state waters along the rear property line with a 25-foot state and 50-foot city stream buffer and 75-foot impervious setback running parallel to the rear property line, rendering the eastern portion of the lot undevelopable. The site is currently vacant, with mature trees located in the rear. The site slopes down approximately 12 feet from the rear to the front. There is no curb cut or driveway located for access to the property.
- **CDP land use map designation:** The subject property has a Single-Family Residential future land use designation within the 2021 Comprehensive Development Plan (CDP).
- **Current/past use of property:** The property is currently undeveloped. Staff is not aware of any previous activities or other prior uses of the site.

- **Surrounding zoning/land uses:** The property is currently undeveloped but permits by right single-family residential uses under the existing R-4 (Single Family Residential) zoning district. The properties to the south and west are zoned R-4 (Single-Family Residential) District. The properties to the north and east are zoned RG-2 (Residential General Sector 2). The properties to the south and west have a Single-Family Residential land use designation. The property to the north has a Low-Density Residential land use designation, and the property to the west has a Public Open Space land use designation.
- **Transportation system:** The subject property has frontage on Burbank Drive NW, which is classified as a local road. The subject property is served by MARTA via bus route #51 along Joseph E. Boone Boulevard NW located 450 feet away from the subject property. There are no sidewalks on Burbank Drive NW.

PROPOSAL: The applicant requests to rezone from R-4/BL/WPIZ (Single Family Residential/BeltLine Overlay/Westside Park Affordable Workforce Housing Overlay) to PD-H/BL/WPIZ (Planned Development Housing/BeltLine Overlay/Westside Park Affordable Workforce Housing Overlay) to construct 11 townhome units.

Current Zoning:	R-4
Proposed Zoning:	PD-H
Net Lot Area:	27,808 sq. ft.
Gross Floor Area:	30,286 sq. ft.
Proposed Building Setbacks	
Front:	5 ft
Side:	5 ft
Rear:	5 ft
Proposed Height:	27 feet (2 stories)
Parking Minimum (1.1 per dwelling unit)	12 parking spaces provided
Proposed FAR:	0.058
Allowed FAR:	0.50
Proposed Open Space:	19,200 sq. ft. (69%)
Proposed Usable Open Space:	13,367 sq. ft. (44%)
Proposed total units:	11 units
Proposed Unit Size:	1,748 sq. ft. (per unit)

CONCLUSIONS:

- (1) **Compatibility with comprehensive development plan (CDP); timing of development:** The Comprehensive Development Plan (CDP) has designated the subject parcel as Single-Family Residential. Rezoning the subject site to PD-H/BL/WPIZ (Planned Development Housing/BeltLine Overlay/Westside Park Affordable Workforce Housing Overlay) is compatible with the land use designation therefore an amendment to the Comprehensive Development Plan (CDP) is not required.
- (2) **Availability of and effect of public facilities and services; referral to other agencies:** The location of the subject property and the current use of the surrounding properties indicate that there are public facilities and services available to the subject property. Upon review by relevant agencies and departments, there has been no indications that the subject location lacks sufficient public facilities and services. When the proposed development plans are submitted for permit review, they must comply with all applicable City codes.
- (3) **Availability of other land suitable for proposed use; environmental effect on balance of land uses:** The applicant has not provided any proof that they own any other land that would be suitable for this development. The subject property abuts R-4 (Single Family Residential) to the south and west, and RG-2 (Residential General Sector 2) to the north and east. Although the predominant use on this block is single-family, there is an existing multifamily development located on the parcel north of the subject property, facing Joseph E. Boone Boulevard NW. Staff is of the opinion that the proposed development is suitable as it is consistent with the R-4 development controls found in the neighborhood.
- (4) **Effect on character of the neighborhood:** The subject property is in the Traditional Neighborhood Redevelopment Character Area in the 2021 Comprehensive Plan, which supports the following policy: *“Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated.”* The site plan shows development controls that are consistent with the surrounding R-4 in terms of scale, setbacks, parking, open space, floor area ratio, making the proposed use and density more compatible with the single-family nature of the block. The site plan proposed will meet NPU-K’s Policy to *“preserve the single-family and low-density residential character of the Hunter Hills neighborhood”*, and the 2019 District 3 Westside Revive Master Plan to *“redevelop vacant and underutilized lots for housing and add missing middle housing in existing neighborhoods”*. The proposed development is owned by the non-profit City of Refuge, which is located 0.2 miles from the subject property, and will be townhomes for rent and is priced at 80% AMI, with the intention to be marketed towards individuals and families that use the non-profit’s services and resources. The development will add affordable housing stock and increase the quality of life and community stability in the Hunter Hills neighborhood.

- (5) **Suitability of proposed land use:** The subject property is an underutilized lot as it is currently undeveloped. The intent of the PD zoning designation is “*to create new planned development districts for specialized purposes where tracts are suitable in location, area, and character for development on a unified basis. This suitability shall be determined primarily by reference to the comprehensive development plan, with due consideration given to the existing and prospective character of surrounding development*”. The future land use designation for this property is single-family residential, which is compatible with districts R-1 through R-5 and the respective permitted principal uses. The proposed layout is consistent with the low-density scale development and character of the neighborhood, as proposed buildings are “detached, smaller, and lower scale with setbacks farther from the street.”
- (6) **Effect on adjacent property:** The adjacent property to the north and west are zoned RG-2, which allows single-family detached, two-family dwellings and multifamily dwellings. The adjacent property to the south and west are zoned R-4, which allows single-family detached structures. Staff is of the opinion that although, the primary use on the block is single-family detached structures, rezoning to PD-H based on the proposed site plan will have no negative effects on adjacent property as the proposed scale and design is compatible with the existing scale and uses on the block and the proposed density is capped at .50 like properties zoned R-4.
- (7) **Economic use of current zoning:** The property is vacant and undeveloped, and new development on the property will increase the economic value of the lot.
- (8) **Compatibility with policies related to tree preservation:** At the time of permitting the development must comply with the City of Atlanta’s Tree Ordinance.
- (9) **Other considerations:**

The following findings are in accordance with Section 16-19.005 (5) of the Zoning Ordinance of the City of Atlanta for Planned Development Districts:

- a. **The suitability of the tract for the general type of PD zoning proposed.** This application is a rezoning request to construct 11 townhome units, both attached and detached, on an undeveloped lot. The predominate character of the street is single family residential. However, there is property zoned RG-2 (Residential General Sector 2) located north and west of the proposed development as well as in overall proximity to the site. The site plan helps achieve the preservation of the single-family neighborhood in terms of scale, density, height, parking, and setbacks.
- b. **The relationship to major roads and mass transit facilities, utilities and other facilities and services.** Burbank Drive NW is classified as a local street and there are no sidewalks along portions of both sides of the street. MARTA provides bus service to the immediate area along Joseph E. Boone Boulevard NW located 450 feet away from the subject property.
- c. **The evidence of unified control.** The applicant will have to demonstrate unified control at the time of permitting.

d. The suitability of proposed plans. The proposed plans entitled “City of Refuge – 285 Burbank Drive” prepared by b+c Studio dated April 25, 2024, and stamped received by the Office of Zoning and Development on April 25, 2024, appear complete for rezoning purposes, if the rezoning were to be approved.

e. Specific modifications. Detailed site plans have been submitted with the application.

f. The suitability of a maintenance program. The applicant has provided no information related to a maintenance program for any possible common areas. Staff will require that the development is governed by private covenants to provide for ownership/maintenance of future common areas.

(10) 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, **285 Burbank Drive NW** is located within an Urban Neighborhood. Urban Neighborhoods are described as follows:

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

STAFF RECOMMENDATION: APPROVAL conditional based upon the following:

1. The site shall be developed in accordance with the site plan entitled “City of Refuge – 285 Burbank Drive” prepared by b+c Studio dated April 25, 2024, and stamped by the Office of Zoning and Development on April 25, 2024. Minor changes to the approved site plan may be authorized by the Director of the Office of Zoning and Development in accordance with Section 16-02.003(7).
2. Development must be governed by private covenants to provide ownership and maintenance of all future common areas.
3. The front, side, and rear yard setback shall be 5 feet.
4. The building façade for Unit 1, 2, and 3 shall be oriented such that entrance doors, windows, front porches, and steps, or stoops face Burbank Drive NW.
5. The FAR shall not exceed 0.50 of net lot area.



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Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: Z-24-13 for 1590 Evans Drive SW

DATE: May 2, 2024

An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial), C-1 (Community Business District) and R-4 (Single Family Residential) to MR-2 (Multifamily Residential) and R-4B (Single Family Residential) for property located at **1566 Evans Drive SW, 1570 Evans Drive SW, 1574 Evans Drive SW, 1586 Evans Drive SW, 1594 Evans Drive SW, 1616 Evans Drive SW, 1620 Evans Drive SW, and 1626 Evans Drive SW, 1096 Hood Drive SW, 1116 Hood Drive SW, 1120 Hood Drive SW, and 1130 Hood Drive SW, 1132 Hood Drive SW, 1559 Langston Avenue SW, 1569 Langston Avenue SW, 1573 Langston Avenue SW, 1575 Langston Avenue SW, 1579 Langston Avenue SW, 1585 Langston Avenue SW, 1589 Langston Avenue SW, 1595 Langston Avenue SW, 1599 Langston Avenue SW, 1603 Langston Avenue SW, 1609 Langston Avenue SW, 1615 Langston Avenue SW, 1619 Langston Avenue SW, and 1623 Langston Avenue SW.**

FINDINGS OF FACT:

- **Property Location:** The property fronts approximately 716.44 feet on the west side of Langston Avenue, and fronts approximately 708.36 feet on the south side of Hood Drive, and fronts approximately 944.27 feet on the east side of Evans Drive SW. The property is in Land Lot 121 of the 14th District, Fulton County, Georgia in the Sylvan Hills Neighborhood of NPU-X, Council District 12.
- **Property Size and Physical Features:** The subject property is approximately 8.213 acres (357,758.28 square feet) of area. The parcel is currently vacant and includes a concrete foundation, asphalt drives, fencing, and debris. Vehicular access is provided via several curb cuts along each of the frontages. The topography of the site is relatively flat. A variety of trees and vegetation cover the greater part of the site.
- **CDP Land Use Map Designation:** The current land use categories for the site are Industrial (I), Low Density Commercial (LDC), and Low Density Residential (LDR) within the 2021

Comprehensive Development Plan (CDP). A land use amendment is required for the target zoning designations, and a request to amend the future land use designation to Low Density Residential (LDR) has been submitted concurrently with this application.

- **Current/Past Use of Property:** The parcel appears to have been previously used for industrial uses on the northwest portion of the parcel, and single family residential housing along the Langston Avenue SW frontage. Staff is unaware of any other previous uses of the property.
- **Surrounding Zoning/Land Uses:** The proposed site is located at the periphery of an industrial/commercial corridor and overlaps with a large neighboring residential area, which is primarily zoned R-4 (Single Family Residential). The subject parcels are adjoining R-4 (Single Family Residential) properties with a Low Density Residential (LDR) future land use designation to the east, along Langston Avenue SW. North of the site, the land uses appear to be single family residential, with several vacant parcels near the intersection with Murphy Avenue. These parcels fronting Hood Drive SW are zoned R-5 (Two Family Residential) with Low Density Residential (LDR) and Low Density Commercial (LDC) future land use designations. The adjacent parcels to the west of the site along Evans Drive SW are industrial in character. These neighboring parcels are currently zoned I-2 (Heavy Industrial), I-1-C (Light Industrial Conditional), R-5 (Two Family Residential), and I-2-C (Heavy Industrial Conditional). Directly south of the site, there is a pocket of commercial structures zoned C-1 (Community Business District) along both sides of Katherwood Drive SW.
- **Transportation System:** Langston Avenue SW is designated as a collector street. All other streets fronting the site are classified as local streets. Nearby US-29/Lee Street SW is classified as an arterial street. Sidewalks are present on the majority of the Evans Drive and Langston Avenue frontages. The subject parcels are located within proximity to the Oakland City MARTA Transit Station. MARTA bus service operates east of the site along Langston Avenue SW with connecting service to the MARTA College Park and Oakland City Transit Stations.

PROPOSAL: The applicant seeks to rezone from I-1 (Light Industrial), C-1 (Community Business District) and R-4 (Single Family Residential) to MR-2 (Multifamily Residential) and R-4B (Single Family Residential) for property located at **1566 Evans Drive SW, 1570 Evans Drive SW, 1574 Evans Drive SW, 1586 Evans Drive SW, 1594 Evans Drive SW, 1616 Evans Drive SW, 1620 Evans Drive SW, and 1626 Evans Drive SW, 1096 Hood Drive SW, 1116 Hood Drive SW, 1120 Hood Drive SW, and 1130 Hood Drive SW, 1132 Hood Drive SW, 1559 Langston Avenue SW, 1569 Langston Avenue SW, 1573 Langston Avenue SW, 1575 Langston Avenue SW, 1579 Langston Avenue SW, 1585 Langston Avenue SW, 1589 Langston Avenue SW, 1595 Langston Avenue SW, 1599 Langston Avenue SW, 1603 Langston Avenue SW, 1609 Langston Avenue SW, 1615 Langston Avenue SW, 1619 Langston Avenue SW, and 1623 Langston Avenue SW** for the purpose of developing a new residential development consisting of ten detached single family homes, fourteen duplex units, and forty attached townhomes, totaling 64 new affordable dwelling units.

**Project Specifications:
Subject Property (1590 Evans Drive SW)**

Lot Area (total):	8.213 acres (357,758.28 square feet)
Proposed Residential FAR (NET):	.32
Maximum Residential FAR (MR-2):	.348
Proposed Residential FAR (MR-2):	.326
Maximum Residential FAR (R-4B):	.75
Proposed Residential FAR (R-4B):	.266
Current Zoning:	I-1 (Light Industrial), C-1 (Community Business District) and R-4 (Single Family Residential)
Proposed Zoning:	MR-2 (Multifamily Residential) and R-4B (Single Family Residential)
Current Future Land Use:	Industrial (I), Low Density Commercial (LDC), and Low Density Residential (LDR)
Proposed Future Land Use:	Low Density Residential (LDR)
Proposed total units:	64 units
Townhomes (40 units) MR-2:	
Parking Proposed:	120 (3 per unit)
Maximum Proposed Floor Area:	1,800 S.F.
Maximum Building Height:	35 feet
Duplexes (14 units) MR-2:	
Parking Proposed:	28 (2 per unit)
Maximum Proposed Floor Area:	1,800 S.F.
Maximum Building Height:	35 feet
Detached Single Family (10 units) R-4B:	
Parking Proposed:	20 (2 per unit)
Maximum Proposed Floor Area:	TBD
Maximum Building Height:	35 feet

CONCLUSIONS

1) Compatibility with Comprehensive Development Plan (CDP); timing of development:

The 2021 Comprehensive Development Plan designates the subject property as Industrial (I), Low Density Commercial (LDC), and Low Density Residential (LDR) land uses; therefore, the proposed zoning district is not compatible. A request to amend the future land use designation of the site has been submitted concurrently with this application.

- 2) **Availability of and effect on public facilities and services; referrals to other agencies:** There has been no indication from review agencies or departments that there would not be adequate public facilities and services at the subject location. At the time of permitting, the development plans will be submitted to other agencies for permit review for compliance with applicable City codes.
- 3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The applicant has not presented any evidence that they own other land in the area that is suitable for this development. The proposed rezoning would slightly decrease the existing supply of industrially zoned property in the area, which is discouraged by the 2021 Comprehensive Development Plan as well as the 2016 Oakland City/Fort McPherson Livable Cities Initiative (LCI) Plan. However, the subject parcel is less-ideally suited for industrial use as it is nearly surrounded by an existing residential neighborhood. Staff is of the opinion that although the proposed rezoning is an encroachment of residential zoning into an existing industrially zoned area, the proposed rezoning would not have an adverse effect on the environment or create an inappropriate imbalance of land uses with regard to the public need as the development will provide 64 affordable dwellings.
- 4) **Effect on character of the neighborhood:** The proposed rezoning will have a beneficial effect on the character of the neighborhood by facilitating the redevelopment of blighted and underutilized parcels for single-family and multifamily affordable housing that is compatible with the existing residential area. The development of additional single family and “missing middle” housing will maintain the residential character of the Sylvan Hills neighborhood, help support nearby community businesses, and provide workforce housing in close proximity to industrial development as well as transit.
- 5) **Suitability of proposed land use:** Although the proposed zoning designations of MR-2 (Multifamily Residential) and R-4B (Single Family Residential) do not comply with the existing future land use designations a request to amend the future land use designation to LDR (Low Density Residential) has been submitted. The proposed R-4B residential development along the Langston Avenue frontage of the property will follow a similar development pattern as the homes that once existed on those subject parcels as well as the existing single family homes across the street. On the site’s north frontage, the proposed duplex units mirror the existing R-5 (Two-Family Residential) zoning along Hood Drive. The area of most intense use on the site will be located nearest the boundary with the adjacent industrial zoning districts, creating a “step-down” in intensity of uses between the industrial corridor and existing single family neighborhood. The proposed rezoning to MR-2 and R-4B is consistent with the following CDP land use policies and NPU X policy: 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; TNE 1 Preserve the walkable scale and residential character of the neighborhoods; TNE 3 Ensure lots have adequate open space and permeable surfaces to manage stormwater; X-1 Preserve the single-family character of the Capitol View, Capitol Manor, Sylvan Hills, Perkerson and Hammond Park neighborhoods; and the 2018 Council District 12 Neighborhood Blueprint Plan also identifies affordable housing and preservation of residential character as community goals.

- 6) **Effect on adjacent property:** Based on the stated goals of the relevant small area plans and underutilization of the subject property, Staff is of the opinion that the proposed development will have a positive impact on the adjacent properties and help maintain the character of the surrounding neighborhood, designated as TNE (Traditional Neighborhood Existing) in the 2021 Comprehensive Development Plan Character Area Map.
- 7) **Economic use of current zoning:** The property appears to have been vacant/underutilized for an extended period indicating that the existing economic use of the current zoning is limited. The proposed rezoning would significantly increase the economic use of the site.
- 8) **Compatibility with policies related to tree preservation:** Development of the property must comply with the City of Atlanta Tree Ordinance at the time of permitting.
- 9) **Other Considerations:** The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, most of the proposed site is located within a Growth Area: Corridor. Corridor areas are described as follows:

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

The subject parcels fronting **Langston Avenue SW** are located within a Conservation Area: Urban Neighborhood. Urban Neighborhood 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. They are traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today's market pressures, and therefore, threatened by even denser development.”

STAFF RECOMMENDATION: APPROVAL



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Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: Z-23-14 for 1179 Church Street NW

DATE: May 2, 2024

An Ordinance by Zoning Committee to rezone from R- 4A (Single Family Residential) to R-4B (Single Family Residential) for the property located at **1179 Church Street NW**.

FINDINGS AND FACTS:

- **Property Location:** The property fronts 85 feet on the south side of Donald Lee Hollowell Parkway NW commencing at a mag nail set at the intersection of the southerly right of way of Donald Lee Hollowell Parkway and the westerly right of way of Elmwood Road NW. The property is in Land Lot 189 of the 17th District, Fulton County, Georgia in the Knight Park/Howell Station neighborhood of NPU K, Council District 3.
- **Property Size and Physical Features:** The subject property is a regular shaped .42 acres (18,295 square feet) parcel bounded by Church Street NW and Carr Street NW. The site is developed with a single-story residential building. The topography ranges throughout the lot with a maximum difference of 13 feet. There are mature trees on site.
- **CDP Land Use Map Designation:** The current land use category for the site is Single Family Residential within the 2021 Comprehensive Development Plan (CDP).
- **Current/Past Use of Property:** The property is currently developed with a single-family residence. Staff is unaware of any other previous uses of the property.
- **Surrounding Zoning/Land Uses:** The parcels to the north, south, and east are also zoned R-4A (Single Family Residential) with Single Family Residential (SFR) land use designation. To the west, the parcels are zoned MRC-2-C (Mixed Residential Commercial Conditional) with Mixed Use-Medium Density (MU-MD) land use designation.

- **Transportation System:** Church Street is a local street that feeds into West Marietta Street an arterial street. There are no sidewalks on Church Street or West Marietta Street, but the Atlanta BeltLine is located east of the site 1.9 miles away from MARTA Bankhead Transit Station. MARTA bus routes service the nearby area along West Marietta Street to the north as well as Marietta Boulevard NW to the east.

PROPOSAL:

The proposal is to rezone R-4A to R-4B to allow the subdivision of the lot into 3 lots for the construction of two single-family dwellings on Church Street.

CONCLUSIONS:

- 1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The proposed rezoning would not require a land use amendment to the 2021 Comprehensive Development Plan.
- 2) **Availability of and effect of public facilities and services; referral to other agencies:** This is an established neighborhood and there is currently an existing structure on the subject property, therefore it is presumed that the site has access to the necessary facilities and services. There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services at the subject location.
- 3) **Availability of other land suitable for proposed use; effect on balance of land uses with regard to the public need:** Staff believes that rezoning will not have a negative impact on the balance of land uses. It would allow for additional housing options and align with the lot's designated future land use of Single Family Residential (SFR) as identified in the 2021 Comprehensive Development Plan.
- 4) **Effect on character of the neighborhood:** There is currently a city park to the south of the lot across Church Street. There is a place of worship west of the lot across from Carr Street. The Single-Family Residential land use designation will remain and be consistent with the surrounding lots. Additionally, the rezoning aligns with the Development Policies found in the 2021 CDP for (Traditional Neighborhood Existing (TNE), *TNE 1: Preserve the walkable scale and residential character of the neighborhoods*). Rezoning should not have any adverse impact on the character of the neighborhood. The surrounding lots have varying from 24.20 feet to 93.3 feet fronting Church Street NW, 30-foot front yard setbacks, and a maximum .65 floor area ratio. The proposed newly created lots will be consistent with the above development controls by having a 30-foot front yard setback, a .65 maximum floor area ratio, and attempting to match the lot widths with a proposed 48.55 feet width.
- 5) **Suitability of proposed land use:** The current Single Family Residential (SFR) land use designation is consistent with the use that will be allowed by the rezoning. The property is located at the corner of two local streets in a Traditional Neighborhood Existing (TNE) Character Area. Further, the proposed zoning category is consistent with the land use designation of the block and neighborhood.

- 6) **Effect on adjacent property:** Staff is of the opinion that rezoning 1179 Church Street NW should not have a negative effect on adjacent properties. The rezoning will allow for more home ownership in the area and provide more residents with access to a park and the Atlanta BeltLine. There are three lots with the same zoning classification R-4B-C (Single Family Residential Conditional) in this neighborhood one being on the same street.
- 7) **Economic use of current zoning:** There is economic use under the current zoning district. The proposed rezoning would add two additional residential lots, thus increasing the economic use of the subject property.
- 8) **Compatibility with policies related to tree preservation:** There is one tree identified on the survey to be removed. Any tree loss that occurs because of any proposed rezoning will have to comply with the City of Atlanta's tree preservation policies. There is one tree identified on the survey to be removed.
- 9) **Other Considerations:** The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to Atlanta City Design **1179 Church Street NW** is located within Conservation Area: Urban. Urban areas are described as follows:

Urban Areas are areas comprised of traditional, 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 in-town 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. While there is still room for limited infill, these areas may begin to focus more on redevelopment over the next 30 years. Preservation of existing single-family neighborhoods is important, and, wholesale change will most likely not occur in the single-family areas that make up a majority of this character area. However, infill and redevelopment should occur in areas of retail/commercial concentrations, especially commercial corridors. Within this area, infrastructure is built out with limited ability to expand, which may constrain the amount of additional growth that is possible.

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. An easement agreement providing the western lot access via the planned driveway intersecting the eastern is required prior to the issuance of a building permit.
2. There shall be a front yard having a depth of not less than 30 feet.
3. There shall be a rear yard of not less than 15 feet.
4. The maximum floor area ratio shall not exceed 0.65 of the net lot area.
5. Maximum lot coverage shall not exceed 55 percent of the net lot area.
6. Any trees planted shall be a minimum of a 3" caliper and of a species that is subject to the approval of the Arborist Division.
7. No more than 10% of the building façade abutting the public right-of-way shall be stucco; provided, however, such limitation shall not include wall and ceiling returns on recessed balconies and returns.



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JAHNEE R. PRINCE, AICP
Commissioner
KEYETTA M. HOLMES, AICP
Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-24-15 for 1101 Moreland Drive SE and 1721 Woodland Avenue SW**

DATE: May 2, 2024

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MR-2 (Multifamily Residential) for property located at **1101 Moreland Drive SE** and **1721 Woodland Avenue SE**.

The applicant has requested a deferral. Staff is supportive of the request.

RECOMMENDATION: 30 DAY DEFERRAL – JUNE 2024



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Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-24-16 for 2194 Martin Luther King Jr. SW**

DATE: May 2, 2024

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to RG-3 (Residential General Sector 3) for the property located at **2194 Martin Luther King Jr. SW**.

The applicant has requested a deferral. Staff is supportive of a request.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – JUNE 2024



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Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-23-27 for 780 Cleveland Avenue SW**

DATE: May 2, 2024

An Ordinance Antonio Lewis, Michael Julian Bond, Matt Westmoreland, Keisha Sean Waites to rezone from O-I (Office Institutional) District to C-1 (Community Business) District for property located at **780 Cleveland Avenue SW**.

FINDINGS OF FACT:

- **Property location.** The subject property fronts approximately 170.62 feet on the south side of Cleveland Avenue SW at a 5/8-inch rebar found at the north end of a mitered right-of-way intersection of the easterly right-of-way of Cleveland Avenue. The property is in Land Lot 100 of the 14th District of Fulton County, Georgia within the Hammond Park neighborhood of NPU-X in Council District 12.
- **Property size and physical features.** The site is an irregular shaped lot with approximately 1.260 acres (54,885.6 square feet) in area. The subject property is currently undeveloped with frontage on Cleveland Avenue SW and access from a private drive. Interparcel access is permitted via an access agreement and is shared with 786 Cleveland Avenue SW where a public storage business currently operates. The topography of the lot is relatively level and there are a number of large trees outlining the parcel.
- **CDP land use map designation:** The parcel is currently zoned O-I (Office Institutional). The land use designation is Office Institutional within the 2021 Comprehensive Development Plan (CDP) and is consistent with the proposed C-1 (Community Business District) zoning category.
- **Current/past use of property:** The subject property is currently undeveloped. The property was previously the parking area for the Fulton County Schools administrative offices. Staff is not aware of any previous uses of the site.

- **Surrounding zoning/land use:** Parcels located to the north are zoned C-1 (Community Business) with an LDC (Low Density Commercial) land use designation. Properties located east of the site are zoned O-I (Office Institutional) and C-1 (Community Business) with a O-I (Office Institutional) land use designation. Property west and south of the subject site is zoned O-I (Office Institutional) with an O-I (Office Institutional) land use designation.
- **Transportation system:** Cleveland Avenue SW is classified as an arterial. MARTA bus route #78 runs along Cleveland Avenue SW and connects to the East Point Transit Station. The closest bus stop is immediately accessible from the subject property. Sidewalks are present along both sides of Cleveland Avenue.

PROPOSAL:

The property will be rezoned from O-I (Office Institutional) to C-1 (Community Business District). No development has been proposed, however, the district is created to permit medium-intensity retail and service activities.

CONCLUSIONS:

- (1) **Compatibility with comprehensive development plan (CDP); timing of development:** The proposed zoning is consistent with the existing Office Institutional land use designation, therefore, a Comprehensive Development Plan (CDP) amendment is not required.
- (2) **Availability of and effect of public facilities and services; referral to other agencies:** The location of the site and current use of surrounding properties indicates there are public facilities and services available to the subject property. There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services at the subject location. When the proposed development plans are submitted to other agencies for permit review, compliance with all applicable City codes will be required.
- (3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The zoning regulations indicate that this consideration is optimal. This proposal is to allow development of nonresidential uses on the lot that are consistent with the intent the of the C-1 district. The request is supportive of the 2021 CDP NPU-X policies to “*Support unified development in the Cleveland Avenue/I-75 and the Lakewood Freeway/I-75/85/Langford Parkway Interchange areas, with emphasis on concentrated mixed-use development*”.
- (4) **Effect on character of the neighborhood:** Staff believes the proposed rezoning has the potential to add value to the character of the neighborhood. Since no development proposal is pending it is anticipated that any construction that occurs will be consistent with the desires and goals of the Hammond Park neighborhood and NPU X as states in the 2021 Comprehensive Development Plan.
- (5) **Suitability of proposed land use:** A change in land use is not necessary as the proposed use is allowed in the Office Institutional land use designation. Staff is of the opinion that the proposed request to rezone the property to the C-1 (Commercial Business) zoning district is suitable given the current nature of the surrounding area.

- (6) **Effect on adjacent property:** Staff believes the proposed rezoning has the potential to add value to the character of the neighborhood. Furthermore, the development will provide an appropriately scaled nodal commercial development and improve the aesthetics of the built environment.
- (7) **Economic use of current zoning:** The proposed zoning district provides an opportunity to increase the economic value of a site by allowing a commercial use.
- (8) **Compatibility with policies related to tree preservation:** The proposed development will need to comply with the requirements of the City of Atlanta's Tree Ordinance.
- (9) **Other Considerations:** The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map **780 Cleveland Avenue SW** is located within a Conservation type area: Suburban. Suburban Neighborhoods are described as follows:

“These are the peaceful post-war subdivisions designed by the speed and easy distance of automobiles. Many, like Adamsville, Brandon and Perkerson, lack sidewalks, are not as well connected as older neighborhoods, and are often distant from retail and employment areas. Their more generous yards and intervening floodplains, however, provide 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”.

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

Notwithstanding the permitted principal uses found in Section 16-11.003 the following uses shall be prohibited:

1. Automobile body shops.
2. Automobile sales.
3. Business or commercial schools.
4. Churches, synagogues, temples, mosques, and other religious worship facilities.
5. Clubs and lodges.
6. Commercial greenhouses.
7. Commercial recreation establishments, including bowling alleys, theaters, convention halls, places of assembly, and similar uses, with primary activities conducted within fully enclosed buildings. Pool halls, billiard parlors, amusement arcades and game rooms are allowed only by special use permits.
8. Institutions of higher learning, including colleges and universities.
9. Multifamily dwellings, two-family dwellings, and single-family dwellings.
10. Service stations, battery exchange stations and car washes.

11. Small discount variety stores.
12. Supportive housing.
13. Vault-storage facility not exceeding 7,500 square feet of floor area and having all pickup and delivery of items by passenger automobile or van.



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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-23-68 for 2715 Fairburn Road SW**

DATE: May 2, 2024

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to PD-H (Planned Development – Housing District Regulations) for the property located at **2715 Fairburn Road SW**.

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

STAFF RECOMMENDATION: FILE



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Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-23-72 for 533 Griffin Street NW**

DATE: May 2, 2024

An Ordinance by Zoning Committee to rezone from SPI-3 SA1/WIZ (English Avenue Special Public Interest District Subarea 1/Westside Affordable Workforce Housing Overlay District) to SPI-3 SA4/WIZ (English Avenue Special Public Interest District Subarea 4/Westside Affordable Workforce Housing Overlay District) for property located at **533 Griffin Street NW**.

The applicant has requested a deferral. Staff is supportive of the request.

STAFF RECOMMENDATION: 60 DAY DEFERRAL – JULY 2024



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COMMISSIONER

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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-23-83 Text Amendment to SPI-16 Midtown Special Public Interest District (SPI) Regulations**

DATE: May 2, 2024

An Ordinance by Zoning Committee to amend **Chapter 18P (SPI 16 Midtown Special Public Interest District)** of the Atlanta Zoning Ordinance; and for other purposes.

FINDINGS OF FACT

- **Property location:** Midtown Special Public Interest District (SPI-16) will remain as it currently exists. The land falls entirely within the Midtown neighborhood. The area is in Land Lots 49 and 80 of the 14th District, and Land Lots 104, 105, 106, 107, and 108 of the 17th District, within NPU E Council Districts 2 and 6.
- **Property size and physical features:** The area currently zoned SPI-16 is not proposed to change. Currently, the area is developed with a mix of uses including high and medium density residential uses and high and mixed use non-residential uses. Topography is varied. Sidewalks are consistently provided throughout the district while vegetation is limited other than street trees.
- **CDP land use map designation:** The Comprehensive Development Plan would remain as (HDC) High Density Commercial within the 2021 Comprehensive Development Plan.
- **Current/past use of property:** The current land uses are widely varied; but most notably include office, residential, institutional, places of worship, retail, restaurants, and personal services; among others.

- **Surrounding zoning/land uses:** SPI-16 is bounded on the east by the established neighborhoods and open space including Ansley Park and Sherwood Forest and City of Atlanta Piedmont Park, and the northern boundary of SPI-16 is I-85. To the west SPI-16 is bordered by the Home Park neighborhood, Atlantic Station, and the Georgia Tech campus. South of SPI-16 is SPI-1 (Downtown Special Public Interest District).
- **Transportation system:** The SPI-16 District is served by the MARTA Midtown Transit Station and the Arts Center Station. There are multiple bus routes operating on Peachtree Street, West Peachtree Street, and other local streets in the district.

PROPOSAL: This text amendment amends the use table for SPI-16 and permits as a principal use veterinary. Further, the text regulating amplified music is amended to allow live entertainment, childcare centers are permitted throughout the district, right-of-way dining is permitted via issuance of a permit from Atlanta Department of Transportation.

CONCLUSIONS:

- 1) **Compatibility with comprehensive development plan (CDP); timing of development:**
There is no rezoning proposed with this text amendment. Therefore, a Comprehensive Development Plan (CDP) amendment is not required.
- 2) **Availability of and effect of public facilities and services; referral to other agencies:** Current uses of surrounding properties in SPI-16 indicate there are public facilities and services are available. There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services in the area. When proposed development plans are submitted to other agencies for permit review, compliance with all applicable City codes will be required.
- 3) **Availability of other land suitable for proposed use; environmental effect on balance of land uses:** Since no development project is being proposed, these considerations are not applicable. The proposed text amendment would not change zoning, allowed density or balance of uses of the district. In fact, the zoning text is part of a long running effort of the area to refine the balance of uses in a well-designed, hospitable, and aesthetically pleasing manner. Therefore, staff believes that this amendment could only improve the balance of land uses in the area.
- 4) **Effect on character of the neighborhood:** Since no development project is being proposed, these considerations are not applicable. However, this text amendment is expected to improve the character of the district and surrounding neighborhood. The reasons for this include allowing for a use that is permitted in other zoning districts with similar density, and land uses.
- 5) **Suitability of proposed land use:** Since no development project is being proposed, this consideration is not applicable. The proposed text amendment would not change land use designation either existing or proposed in the district. The high density commercial land use designation includes commercial development in Atlanta's centers and corridors with uses from large retail stores to high-rise offices, generally at a higher intensity and height. The proposed use and the amended text is supportive of the existing land use.

- 6) **Effect on adjacent property:** Since no development is proposed, this consideration is not applicable. Yet, Staff does not anticipate any negative effects to adjacent properties from the proposed text amendment. The boundaries of the district would not change nor would the protection afforded, to immediately adjacent neighborhoods.
- 7) **Economic use of current zoning:** Since no development project is being proposed, this consideration is not applicable.
- 8) **Compatibility with policies related to tree preservation:** Since no development project is being proposed, this consideration is not applicable. However, upon application of a building permit, the requirements of the City of Atlanta's Tree Ordinance must be met.

STAFF RECOMMENDATION: APPROVAL



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JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-23-90 for 1425 Piedmont Avenue NE, 1433 Piedmont Avenue NE, 1439 Piedmont Avenue NE, 1447 Piedmont Avenue NE, 1451 Piedmont Avenue NE, 1461 Piedmont Avenue NE, and 1475 Piedmont Avenue NE and 240 Westminster Drive NE, 244 Westminster Drive NE, 250 Westminster Drive NE, and 268 Westminster Drive NE.**

DATE: May 2, 2024

An Ordinance by Zoning Committee to rezone from RG-3/BL (Residential General Sector 3/BeltLine Overlay), C-1/BL (Community Business District/BeltLine Overlay), C-2/BL (Commercial Service District/BeltLine Overlay) and I-1 (Light Industrial/BeltLine Overlay) to R-4 (Single Family Residential/BeltLine Overlay) for properties located at **1425 Piedmont Avenue NE, 1433 Piedmont Avenue NE, 1439 Piedmont Avenue NE, 1447 Piedmont Avenue NE, 1451 Piedmont Avenue NE, 1461 Piedmont Avenue NE, and 1475 Piedmont Avenue NE and 240 Westminster Drive NE, 244 Westminster Drive NE, 250 Westminster Drive NE, and 268 Westminster Drive NE.**

The applicant has requested a deferral. Staff is supportive of the request.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – JUNE 2024



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KEYETTA M. HOLMES, AICP
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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: U-23-41 for 1425 Piedmont Avenue NE, 1433 Piedmont Avenue NE, 1439 Piedmont Avenue NE, 1447 Piedmont Avenue NE, 1451 Piedmont Avenue NE, 1461 Piedmont Avenue NE, and 1475 Piedmont Avenue NE and 240 Westminster Drive NE, 244 Westminster Drive NE, 250 Westminster Drive NE, and 268 Westminster Drive NE.

DATE: May 2, 2024

An Ordinance by Zoning Committee for a special use permit for a garden pursuant to 16-06.005(1)(d) for 1425 Piedmont Avenue NE, 1433 Piedmont Avenue NE, 1439 Piedmont Avenue NE, 1447 Piedmont Avenue NE, 1451 Piedmont Avenue NE, 1461 Piedmont Avenue NE, and 1475 Piedmont Avenue NE and 240 Westminster Drive NE, 244 Westminster Drive NE, 250 Westminster Drive NE, and 268 Westminster Drive NE.

The applicant has requested a deferral. Staff is supportive of the request.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – JUNE 2024



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Jahnee R. Prince, AICP
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KEYETTA M. HOLMES, AICP
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Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: Z-24-03 for 885 North Eugenia Place NW

DATE: May 2, 2024

An Ordinance by Zoning Committee to rezone from R-4A/WPIZ (Single Family Residential/Westside Park Affordable Workforce Housing Inclusionary Zoning Overlay) to MR-3/WPIZ (Multifamily Residential/ Westside Affordable Workforce Housing Inclusionary Zoning Overlay) for property located at **885 North Eugenia Place NW**.

FINDINGS OF FACT:

- **Property Location:** The property fronts approximately 115 feet on the east side of North Eugenia Place NW beginning at a point on the east side of North Eugenia Place 277.3 feet north of the northeast corner of North Eugenia Place and Hollywood Road. The property is in Land Lot 176 of the 14th District, Fulton County, Georgia in the Grove Park Neighborhood of NPU-J, Council District 9.
- **Property Size and Physical Features:** The subject property is approximately 0.5 acres (21,850 square feet) of lot area. The parcel is currently developed with a wood frame single family home and brick accessory building. Vehicular access is not provided. Topography increases slightly (approximately 7 feet) from the southwest to northeast. Trees and vegetation are planted in the rear property and three mature trees are located near the property frontage.
- **CDP Land Use Map Designation:** The current land use category for the site is Low Density Residential (LDR) within the 2021 Comprehensive Development Plan (CDP). A land use amendment is required for the target zoning designation, and a request has been submitted concurrently with this application.
- **Current/Past Use of Property:** The parcel appears to have been previously used for single family housing. Staff is unaware of any other previous uses of the property.

- **Surrounding Zoning/Land Uses:** The subject parcel adjoins property zoned R-4A/WPIZ (Single Family Residential/Westside Park Affordable Workforce Housing Inclusionary Zoning Overlay) with Low Density Residential future land use designation to the north and west. The adjacent parcel to the south of the site is currently under development and is designated as Low Density Commercial and zoned MRC-1/WPIZ (Mixed Residential Commercial/Westside Park Affordable Workforce Housing Inclusionary Zoning Overlay). The parcel to the east of the subject property appears to be undeveloped land and is zoned R-4A/WPIZ (Single Family Residential/Westside Park Affordable Workforce Housing Inclusionary Zoning Overlay) with a Single Family Residential future land use designation.
- **Transportation System:** North Eugenia Place NW is designated as a local street and does not have sidewalks along either side. Nearby Hollywood Road NW is classified as an arterial street. MARTA bus service operates south of the site along Hollywood Road NW with connecting service to the MARTA West End and West Lake Transit Stations.

PROPOSAL:

The applicant seeks to rezone from R-4A/WPIZ (Single Family Residential/Westside Park Affordable Workforce Housing Inclusionary Zoning Overlay) to MR-3/WPIZ (Multifamily Residential/Westside Park Affordable Workforce Housing Inclusionary Zoning Overlay) for the development of 14 new, permanently affordable townhomes to be sold at 80% of the area median income via the Atlanta Land Trust.

Project Specifications:

Subject Property (885 North Eugenia Place NW)

Lot Area (total):	0.5 acres (21,850 square feet)
Maximum Residential FAR:	.696
Proposed Residential FAR:	.696
Current Zoning:	R-4A/WPIZ
Proposed Zoning:	MR-3/WPIZ
Current Future Land Use:	Low Density Residential (LDR)
Proposed Future Land Use:	Medium Density Residential (MDR)
Number of Units Proposed:	14 units
Parking Required (Minimum):	14
Parking Proposed:	20
Bicycle Parking Required:	1
Bicycle Parking Provided:	TBD
Maximum Building Height:	80 feet
Proposed Building Height:	32 feet

CONCLUSIONS

- 1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The 2021 Comprehensive Development Plan designates the subject property as Low Density Residential (LDR); therefore, the proposed zoning district is not compatible. A request to amend the future land use designation of the site to medium density residential has been submitted concurrently with this application.
- 2) **Availability of and effect on public facilities and services; referrals to other agencies:** There has been no indication from review agencies or departments that there would not be adequate public facilities and services at the subject location. At the time of permitting, the development plans will be submitted to other agencies for permit review for compliance with applicable City codes.
- 3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The applicant has not presented any evidence that they own other land in the area that is suitable for this development. Staff is of the opinion that the proposed rezoning would not have an adverse effect on the environment or create an imbalance of land uses. The site's CDP Character Area designation is "Traditional Neighborhood – Redevelopment", which includes the requested Medium Density Residential (MDR) future land use designation as a "*preferred future land use*". CDP Policy TNR-4 "*Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated*" would also be supported by this rezoning request, as this parcel is vacant and has been for an extended period.
- 4) **Effect on character of the neighborhood:** The proposed rezoning will have a beneficial effect on the character of the neighborhood by facilitating the development/redevelopment of an underutilized parcel for medium-density multifamily housing. The development of "missing middle" housing will maintain the residential character of the street and help support nearby commercial and retail at the intersection of Hollywood Road and Donald L. Holloway Parkway.
- 5) **Suitability of proposed land use:** Although the proposed zoning designation MR-3 (Multifamily Residential) does not comply with the existing future land use designation of Low Density Residential (LDR) a request to amend the future land use designation to Medium Density Residential (MDR) been submitted. The proposed multifamily development will be an increase in density relative to what has existed previously, but still complementary to the existing neighborhood. The proposed Medium Density Residential land use designation and rezoning to MR-3 is consistent with the following CDP land use policies: 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; TNR 1 Preserve the walkable scale and residential character of the neighborhoods; and TNR 4 Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated.

- **Effect on adjacent property:** Based on the stated goals of the relevant small area plans and underutilization of the subject property, Staff is of the opinion that the proposed development would have a positive impact on adjacent properties. The proposed multifamily development will also provide a residential buffer between the low-density single family residential area of North Eugenia Place and the adjoining MRC (Mixed Residential Commercial) development to the south at the intersection with Hollywood Road.
- 6) **Economic use of current zoning:** The property appears to have been vacant and underutilized for an extended period indicating that the existing economic use of the current zoning is limited. The proposed rezoning would significantly increase the economic use of the site.
- 7) **Compatibility with policies related to tree preservation:** Development of the property must comply with the City of Atlanta Tree Ordinance at the time of permitting.
- 8) **Other Considerations:**
The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **885 North Eugenia Place NW** is located within a Conservation Area: Urban Neighborhood. Urban Neighborhood 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. They are traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today's market pressures, and therefore, threatened by even denser development.”

STAFF RECOMMENDATION: APPROVAL