



Department of
CITY PLANNING

ANDRE DICKENS
MAYOR

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

JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Jason Winston, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: **24-O-1066/CDP-23-0026 for 500 Park Drive NE (portion), 530 Worcester Avenue NE, 501 Amsterdam Avenue NE, 538 Orme Circle NE (portion)**
DATE: June 5, 2024

PROPOSAL:

An ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **500 Park Drive NE (portion) and 530 Worcester Avenue NE** from the Transportation Communications and Utilities (TCU) land use designation, and **501 Amsterdam Avenue NE** from the Mixed Use High Density (MU-HD), Low Density Commercial (LDC), Open Space (OS) and Medium Density Residential (MDR) land use designations, and **538 Orme Circle NE (rear)** from the Single Family Residential (SFR) land use designation to the Mixed Use Medium Density (MU-MD) land use designation. This land use amendment will facilitate the rezoning of the parcel per Z-23-063 from C-1/BL (Community Business District/BeltLine Overlay) and R-4/BL (Single Family Residential/BeltLine Overlay) to PD-MU/BL (Planned Development Mixed Use/BeltLine Overlay) zoning district to allow for the construction of a mixed use development consisting of 840 multifamily units, 240,000 square feet of nonresidential.

FINDINGS OF FACT:

- **Property location:** The subject property is located at the western terminus of Amsterdam Avenue (500 Amsterdam Avenue) and is bound by the Atlanta BeltLine and Piedmont Park to the west and Evelyn Street to the north. The property is in Land Lots 54 and 55 of the 17th District of Fulton County, Georgia in the Morningside/Lenox Park, and Virginia Highland neighborhoods of NPU F, in Council District 6.
- **Property size and physical features:** The subject property is approximately 10.91 acres (475,239.6 square feet) of area. It is currently developed as the Amsterdam Walk shopping center. Vehicular access is provided via Amsterdam Avenue. There is an increase in topography along the east and south of the proposed site, as well as a significant incline to the west along the Atlanta BeltLine. The subject property is planted with some trees, but mainly consists of retail/former warehouse buildings and surface parking lots.

- **Current/past use of property:** The property is currently developed as a retail and entertainment complex known as Amsterdam Walk. The structures previously served as warehousing for multiple tenants. Staff is unaware of any previous uses on the site.
- **Surrounding zoning/land uses:** The subject properties are surrounded by several future land use designations and uses including Single Family Residential (SFR), Low Density Commercial (LDR), Open Space (OS), and Transportation/Communications/ Utilities (TCU). The parcels to the south are designated as Single Family Residential (SFR) and zoned R-4/BL (Single Family Residential/BeltLine Overlay) and are developed with single family residential uses. To the east, the adjoining Highland Park residential development is designated as Low Density Commercial (LDC) future land use and zoned C-1/BL (Community Business District/BeltLine Overlay). The property to the north of the proposed site is designated as Open Space (OS), zoned R-4/BL (Single Family Residential/ BeltLine Overlay) and is currently developed to serve as access and facilities to Piedmont Park. The parcel to the west has an Open Space land use designation, zoned R-4/BL (Single Family Residential/ BeltLine Overlay) and is currently developed with Piedmont Park.
- **Transportation system:** Amsterdam Avenue is classified as a local street by the City of Atlanta Department of Transportation. Nearby Monroe Drive is classified as a collector street. Sidewalks extend from Monroe Drive to the existing development along Amsterdam Avenue. West of the site, the Atlanta BeltLine provides pedestrian and cyclist connectivity to the subject property as well as plans for future light rail transit. MARTA provides bus service along Monroe Drive via bus route #809 with connection to the King-Memorial and Lindbergh Transit stations.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed land use amendment does not encroach upon or conflict with the surrounding predominant Single Family Residential (SFR) land uses of Lenox/Morningside and Virginia Highland Neighborhoods. The proposed amendment is complementary to the land uses located to the west: Open Space (OS) in Piedmont Park and Transportation/Communications/Utilities along the Atlanta BeltLine. The proposed Mixed Use Medium-Density (MU-MD) land use designation adjacent to the Atlanta BeltLine and Piedmont Park will allow for greater housing choice than currently exists in the area, greater density in proximity to future transit, and additional pedestrian and greenspace access for the existing neighborhood as well.
- **Effect on adjacent property and character of neighborhood:** The proposed Mixed Use Medium-Density (MU-MD) land use designation will provide multiple benefits to the surrounding neighborhood. The proposed land use in this location will advance the redevelopment of the existing strip retail and provide an opportunity for “live-work” development with minimal impact to the surrounding single family neighborhood. The proposed amendment will also facilitate improved pedestrian access to the Atlanta BeltLine/greenspace for existing and future residents. It is consistent with the CDP Policy: CW 10 “Provide diverse and more affordable housing choices that are accessible by all people”.

- **Suitability of proposed land use:** The proposed Mixed Use Medium-Density (MU-MD) land use designation is suitable for the proposed site adjacent to the Atlanta BeltLine. The proposed land use is also compatible with the *Atlanta Comprehensive Development Plan* (CDP) Character Area of Intown Corridor due to its location on the Atlanta BeltLine. In addition, the Mixed Use Medium-Density (MU-MD) land use is consistent with recommendations included in the Morningside Lenox Park Master Plan, Virginia Highland Master Plan Update, and the BeltLine Subarea 6 Master Plan. The BeltLine Subarea 6 Master Plan calls for “pocket development” at Amsterdam Avenue and recommends increased density in the area to support a future transit station.
- **Consistency with City’s land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Intown Corridor, which identifies Mixed Use Medium-Density (MU-MD) as a preferred future land use. A large portion of the site is currently designated as Mixed Use High-Density. The proposed decrease in density to Mixed Use Medium-Density is more in keeping with policies to limit impact on surrounding single family residential development. The proposed Mixed Use Medium Density land use is consistent with the CDP land use policies 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.
 - CW 10 Provide diverse and more affordable housing choices that are accessible by all people.
 - CW 16 Provide for recreation, retreat, and health, in dense areas by encouraging permanent and temporary outdoor parks, plazas, courtyards, and other private and public open spaces that are safe, well-designed, environmentally sensitive, and activated.
 - OS 1 Provide opportunities and greater access to active and passive recreation.
 - IC/RC 1 Elevate the distinct character of each Corridor while encouraging density, growth, revitalization, and vibrancy.
 - IC/RC 4 Manage the levels of densities along the Corridors so the densest development happens near major intersections, centers, or transit stations.
 - IC/RC 13 Support public transit and alternative transportation options.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The subject properties are abutting two neighborhoods: Morningside Lenox Park and Virginia Highlands. Both neighborhood plans prioritize the preservation of existing single-family housing while promoting new residential and commercial development, along the Atlanta BeltLine. The 2018 Morningside Lenox Park Master Plan envisions “The emergence of a broader offering of housing options in and around the neighborhood will strengthen the social connection to the neighborhood by ensuring that various stages of life will be able to find a home in the community”. The Morningside Lenox Park Master Plan also specifically recommends Mixed Residential Commercial for this site with specific requirements including a “Transition height and density so that it is lower where adjacent to single-family residences and higher along the Piedmont Park edges of the properties”.

The 2019 Virginia Highland Master Plan Update references the area’s historic precedent of denser, smaller, and more affordable housing. The plan states that the neighborhood “supports the adoption of the Inclusionary Zoning Ordinance by the City of Atlanta which will ensure a minimum level of new affordable housing inventory as part of future multifamily residential developed along the BeltLine”. This plan also supports development along the BeltLine that is transit and trails oriented and matches the context of the neighborhood/area. The Virginia Highland Master Plan Update also identifies the

portion of the BeltLine south of Amsterdam Avenue as particularly sensitive to development due to the abutting rear yards of the historic single-family neighborhood.

The subject properties are included in the BeltLine Subarea 6 Master Plan which calls for “pocket development” at Amsterdam Avenue and recommends increased density in the area to support a future transit station. The plan describes the vision for the Amsterdam Walk site as follows:

“Amsterdam Walk, like Ansley Mall, remains a successful retail and entertainment development. However, in the long term, it provides an excellent opportunity to capitalize on its adjacency to the BeltLine. The future land use plan for this area is 1-4 story mixed use buildings along the southern and western edge, 5-9 story buildings at the interior of the development and lower density residential buildings along the northern and eastern edges as it transitions back into the existing neighborhood”.

- **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 parcels on **500 Park Drive NE (portion), 530 Worcester Avenue NE, 501 Amsterdam Avenue NE, and 538 Orme Circle NE (portion)** are located within a Growth Area: Corridors. Corridors are described as follows:

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

NPU Policies: The proposed Mixed Use Medium-Density (MU-MD) land use designation is compatible with NPU F policies to:

- F-2 Discourage further strip development. Encourage consolidation and redevelopment of existing strip retail centers to be compatible with adjacent neighborhoods using neighborhood commercial zoning principles.
- F-4 Promote individual mobility and provide improved and safer conditions and facilities for pedestrians and cyclists.

STAFF RECOMMENDATION: APPROVAL OF THE AMENDMENT FROM THE TRANSPORTATION COMMUNICATION AND UTILITIES, MEDIUM DENSITY RESIDENTIAL, MIXED USE HIGH-DENSITY, LOW DENSITY COMMERCIAL, OPEN SPACE, AND SINGLE FAMILY RESIDENTIAL TO THE MEDIUM-DENSITY MIXED USE (HDR) LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU-F voted to deny this land use amendment at its May 15, 2024, meeting.

cc: Jessica Lavandier, Assistant Director



Department of
CITY PLANNING

JAHNEE R. PRINCE, AICP
COMMISSIONER

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

ANDRE DICKENS
MAYOR

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

MEMORANDUM

TO: Jason Winston, Chair, Community Development/Human Services Committee

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

SUBJECT: **24-O-1071/ CDP-24-001 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: June 5, 2024

PROPOSAL:

An Ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property 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** from the Medium Density Residential (MDR) 0-16 units per acre (0-16 u/a) land use designation to the Private Open Space (POS) land use designation. This land use amendment is being done in conjunction with a rezoning to R-4 (Single Family Residential) and a special use permit for an Urban Garden to allow the expansion of the Atlanta Botanical Garden per Z-23-090.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the southeast side of Piedmont Avenue NE, on the north side of Westminster Drive and the west side of the Atlanta BeltLine. The parcel is in Land Lot 55, 17th District, Fulton County, Georgia within the Midtown neighborhood of NPU-E in Council District 6.
- **Property size and physical features:** The property is 4.13 acre triangular shaped area situated at the intersection of Piedmont Avenue, Westminster Drive and the Atlanta BeltLine. Numerous buildings are located on the site including several one and two story retail buildings fronting on Piedmont Avenue and a brick storage building along Westminster Drive. Surface parking lots and drives serve the existing buildings. There are curb cuts along both frontages. The rest of the site is heavily planted with trees. The topography of the property slopes downward from the west to the east with an approximately 50-foot grade change. There is a minor topographical increase from the middle of the lot to the south property line abutting Westminster Drive.

- **Current/past use of property:** The property was formerly a multiuse plaza with retail, dining, laundry, personal service, and other retail establishments and a public storage facility. Staff is not aware of any previous use of the site.
- **Surrounding zoning/land uses:** The current land use of the subject property is Medium Density Residential (MDR 0-16 units per acre). The zoning designation is RG-3/BL (Residential General Sector 3/BeltLine Overlay), C-1/BL (Community Business District/BeltLine Overlay), and I-1 (Light Industrial/BeltLine Overlay). The property located to east of the site has a land use of Transportation/Communications/Utilities (TCU) with C-1/BL (Community Business District/BeltLine Overlay) and R-4/BL (Single Family Residential/BeltLine Overlay) zoning and it is developed with the BeltLine trail. To the south, the property has an Open Space Land use designation with R-4/BL (Single Family Residential/BeltLine Overlay) zoning and is developed with the Atlanta Botanical Garden and Piedmont Park. To the west, the properties have a Medium Density Residential land use designation and a zoning of RG-3/BL (Residential Sector 3 /BeltLine Overlay), Single Family Residential land use designation with R-4/BL (Single Family Residential/BeltLine Overlay) zoning. The parcels are developed with single and multi-family uses.
- **Transportation:** The property is located between two roads – Piedmont Avenue NE to the west and Westminster Drive NE to the south. Piedmont Avenue NE is an arterial street, and Westminster Drive NE is a local road. MARTA bus route #27 operates near the property, running along Piedmont Avenue NE and Avery Drive NE, and connects to the MARTA Lenox Station. The MARTA Arts Center Station is approximately 1.1 miles away and the MARTA Midtown Station is approximately 1.5 miles away. Sidewalks are present along both sides of Piedmont Avenue and partial sidewalks are present on one side of Westminster Drive NE.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed amendment to change the land use from Medium Density Residential to Private Open Space is compatible with the surrounding land uses. The property is across the street from the existing Atlanta Botanical Gardens and in an Intown Corridor Character area. The proposed amendment aligns with the surrounding land uses of the existing Atlanta Botanical Garden and Piedmont Park, which already have an Open Space land use designation and Single Family Residential zoning. Staff believes this land use amendment complements the existing Atlanta Botanical Gardens and adjacent Piedmont Park land use and zoning.
- **Effect on adjacent property and character of neighborhood:** The proposed land use amendment will have a positive impact on the neighborhood's character by expanding the existing Atlanta Botanical Garden. The expansion will include the demolition of existing buildings, construction of a visitor's center and greenhouse, and the construction of a fire access route, that will extend into the Piedmont Park by building a new bridge and access road across Clear Creek . The expansion area will add 4 acres to the Atlanta Botanical Gardens that will be developed with horticulture and water features. Additionally, the entrance by the Visitor's Center will provide connectivity for walkers and bikers along the Atlanta BeltLine.
- **Suitability of proposed land use:** The proposed Private Open Space land use designation is suitable. Staff believes that the amendment to the land use will have a positive impact on the

neighborhood and the Piedmont Avenue corridor. The parcel to the south has an Open Space designation and is developed with the Atlanta Botanical Garden and Piedmont Park. The development serves as an extension of the adjacent use and will not adversely impact other properties in the area. The proposed land use amendment will allow for development that will increase the city of Atlanta's tourism, economy, as well as greenspace/parkland.

- **Consistency with City's land use policies:** Atlanta's 2021 Comprehensive Development Plan (CDP) Character Area for this location is the Intown Corridor Area. Some of the relevant 2021 CDP. Character Area policies are listed below.

The proposed land use amendment promotes the following Citywide (CW) land use policies:

- CW 3 Promote a balance of uses, particularly between jobs and housing, and between retail and housing
- CW 6 Increase sidewalk, bicycle, trail, and transit connectivity and safety, especially to nearby residential neighborhoods, commercial districts, parks, schools, and other community facilities.
- CW 14 Preserve and enhance natural features, particularly trees and streams.
- CW 15 Ensure lots have adequate open space and permeable surfaces to manage stormwater
- CW 16 Provide for recreation, retreat, and health, in dense areas by encouraging permanent and temporary outdoor parks, plazas, courtyards, and other private and public open spaces that are safe, well-designed, environmentally sensitive, and activated.

Additionally, the proposed land use amendment promotes the following Open Space, parks, and conservation areas policies (OS) land use Policies:

- OS 1 Provide opportunities and greater access to active and passive recreation.
- OS 2 Prioritize restoring, preserving, and acquiring Open Spaces, Parks, Conservation Areas with high biodiversity and habitat potential.
- OS 5 Increase tree canopy and vegetation in the public realm.
- OS 7 Integrate green stormwater infrastructure along trails, within parks, and in the public realm throughout the city.
- OS 8 Highlight the significance of connecting trails, parks, and natural areas through increased wayfinding and education along their routes.

- **Consistency with Atlanta City Design:** 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, **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** are located within a Growth Area Corridor. Growth Area Corridors are described as follows:

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

- **Consistency with NPU policies:** The proposed land use designation for Private Open Space is in line with NPU-E policies and is considered compatible. The following NPU E’s policies are relevant to this land use amendment:
 - E-4 Support the enforcement of lot coverage limits and other appropriate measures, such as protecting and increasing the tree canopy, to limit stormwater runoff.
 - E-10 Support the continued development of the Atlanta Beltline Eastside Trail including improvements to the intersection located at 10th Street NE and Monroe Drive NE as part of the RENEW / TSPLOST Monroe corridor road improvement project. Support the prioritization of pedestrian and bicycle safety in the intersection design to include the consideration of: • an all-way pedestrian scramble crossing; • pedestrian / LIT elevated bridge; • acquisition of additional land at the SE corner of Beltline entrance to expand ped/bike refuge and enhance pedestrian movement; and • collaboration with private property owners to improve the design of NW parking lot entrance to improve ingress/egress efficiency and dangerous traffic congestion at the intersection.
 - E-15 Protect existing parks, public open space, and public greenspace in NPU-E from encroachment, sale or redevelopment. Encourage opportunities to increase greenspace.
 - E-26 Promote activated street-level engagement to maximize pedestrian movement through the Midtown Neighborhood, enhance public safety, and offer a wide variety of retail and personal services in addition to dining within the community. Discourage the outsized use of street-level square footage for entry lobbies and building-specific amenity spaces.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM THE MEDIUM DENSITY RESIDENTIAL (MDR) 0-16 UNITS PER ARCE (0-16 U/A) LAND USE DESIGNATION TO THE PRIVATE OPEN SPACE (POS) LAND USE DESIGNATION.

NPU Recommendation: NPU-E voted to approve this land use amendment at its May 7, 2024 meeting.

cc: Jessica Lavandier, Assistant Director, Office of Zoning and Development



Department of
CITY PLANNING

ANDRE DICKENS
MAYOR

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

JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Jason Winston, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 24-O-1073/CDP-24-003 for 885 North Eugenia Place NW
DATE: June 5, 2024

PROPOSAL:

An ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **885 North Eugenia Place NW** from the Low Density Residential (LDR) land use designation to the Medium Density Residential (MDR) land use designation. This land use amendment will facilitate the rezoning of the parcel per Z-24-003 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 townhomes, with 10 of the townhomes sold at 80% of the area median income via the Atlanta Land Trust.

FINDINGS OF FACT:

- **Property Location:** The property fronts on the east side of North Eugenia Place NW and is located north of Hollywood Road NW. 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 southwest to northeast. Trees and vegetation are planted in the rear property and three mature trees are located near the property frontage.
- **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:** To the north and west adjoining the subject parcel, properties have a Low Density Residential future land use designation and are zoned R-4A/WPIZ (Single Family Residential/Westside Park Affordable Workforce Housing Inclusionary Zoning Overlay). Many of the parcels are developed with residential uses. The adjacent parcel to the south of the site is currently under development and has a Low Density Commercial land use designation and is zoned MRC-1/

WPIZ (Mixed Residential Commercial/Westside Park Affordable Workforce Housing Inclusionary Zoning Overlay). The parcel to the east of the subject property has a Single Family Residential future land use designation and is zoned R-4A/ WPIZ (Single Family Residential/ Westside Park Affordable Workforce Housing Inclusionary Zoning Overlay). It is unimproved.

- **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 #58 operates south of the site along Hollywood Road NW with connecting service to the West-End and West Lake Transit stations.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The Medium Density Residential land use designation is compatible with the adjacent Low Density Commercial, Low Density Residential, and Single Family Residential designations in the area. It will serve as a transition between the commercial properties located on Hollywood Road and the Single Family Residential uses to the north and maintain the residential character of North Eugenia Street.
- **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 by facilitating the development/redevelopment of an underutilized parcel for multifamily housing. The development of multifamily housing will also help support nearby commercial and retail at the intersection of Hollywood Road and Donald L. Holloway Parkway.
- **Suitability of proposed land use:** The proposed Medium Density Residential land use designation is suitable for the proposed site and is consistent with the residential use of the surrounding parcels. This is consistent with the CDP Policy for Traditional Neighborhood Redevelopment #4 to “Encourage compatible infill development on vacant lots” and CDP Policy: CW 10 to “Provide diverse and more affordable housing choices that are accessible by all people”. The proposed land use is one of two redevelopment sites under review for North Eugenia Place. Property located at 960 North Eugenia Place is in the process of rezoning from R-4A (Single Family Residential) to PD-H (Planned Development Housing) for the development of two duplexes.
- **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 is consistent with the CDP land use policies to:
 - 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.
 - TNR 4 Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated.

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

Two older plans reference the subject property and surrounding area: The Northwest Atlanta Framework Plan (2000) and the Donald L. Holloway Parkway Redevelopment Plan (2004). The Northwest Atlanta Framework Plan recommends multifamily residential development along nearby Hollywood Road. The plan recommends a mixture of housing density and income along this corridor. The 2004 Donald L. Holloway Parkway Redevelopment Plan outlines a proposal for “Hollywood Village,” a commercial node at the intersection of Hollywood Road and Donald L. Holloway Parkway. The development of additional housing, particularly multifamily, in the neighborhood makes the integration of retail and commercial more feasible. This plan recommends that medium and high density residential uses be reserved for the Donald L. Holloway Parkway Corridor, and the interior neighborhoods be reserved for single family and low density residential uses.

- **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 parcel located at **885 North Eugenia Place 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.”

NPU Policies: The proposed Medium Density Residential land use designation is compatible with NPU J policy to:

J-2: Support medium-to-high density in residential areas with an emphasis on mixed incomes, except where otherwise indicated in adopted neighborhood-specific plans.

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

NPU RECOMMENDATION: NPU-J voted to approve this land use amendment at its March 26, 2024 meeting.

cc: Jessica Lavandier, Assistant Director



Department of
CITY PLANNING

ANDRE DICKENS
MAYOR

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

JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Jason Winston, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: **24-O-24-1254/CDP-24-006 for 934 and 972 Avon Avenue SW and 1244 Higgins Street SW**
DATE: June 5, 2024

PROPOSAL:

An ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **934 Avon Avenue SW and 972 Avon Avenue SW and 1244 Higgins Street SW** from the Industrial (I) land use designation to the Mixed Use High Density (MUHD) land use designation. This land use amendment will facilitate the rezoning of the parcel per Z-24-09 from I-1-C/BL (Light Commercial Conditional/BeltLine Overlay) to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) for the development of a mixed-use development consisting of multifamily housing, single family housing, and neighborhood scale commercial uses.

FINDINGS OF FACT:

- **Property Location:** The property fronts on the south side of Avon Avenue SW and on the east side of Higgins Street SW, which has not been built. It is also north of Dill Avenue SW. The proposed site is bound by an Atlanta BeltLine spur to the east. The property is in Land Lot 120 of the 14th District, Fulton County, Georgia in the Capitol View Neighborhood of NPU-X, Council District 12.
- **Property Size and Physical Features:** The subject property is approximately 8.44 acres (36,7646.4 square feet) of lot area. The parcel is currently occupied by a vacant metal industrial structure and concrete paving and the foundations of former industrial buildings. The topography of the site is relatively flat with an overall grade change of about 10 feet over the entirety of the site. Some trees, vegetation and brush are present throughout the site.
- **Current/Past Use of Property:** The parcel appears to have been previously used for industrial purposes. Staff is unaware of any other previous uses of the property.
- **Surrounding Zoning/Land Uses:** Adjoining properties have an Industrial (I) future land use designation and are zoned I-1-C/BL (Light Industrial Conditional/BeltLine Overlay). Parcels are developed with current or former industrial uses. The parcel to the south has C-1-C/BL (Community Business District Conditional/BeltLine Overlay) and MRC-3/BL (Mixed Residential Commercial

Conditional/BeltLine Overlay) district zoning. The southernmost parcel adjoining the 1244 Higgins Street property has a future land use designation of Mixed Use (MU).

- **Transportation System:** Nearby US-29/Lee Street SW is classified as an arterial street. All other streets in the immediate vicinity are classified as local streets. Sidewalks are present along portions of Avon Avenue, although they are deteriorated in some places. There are no sidewalks present along Higgins Street. The proposed site is located about a ½ mile from the Oakland City MARTA Station. MARTA bus route #79 operates north of the site along Avon Avenue with connecting service to the Oakland City and East Point Transit stations.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Mixed Use High Density (MUHD) future land use designation is incompatible with the adjacent Industrial (I), designation in the area. A small portion of one of the subject parcels abuts an area designated as Mixed Use (MU) to the south, however, the surrounding land use is predominantly Industrial (I). The Industrial future land use supports uses such as warehousing, distribution, transportation, manufacturing, refining, production, construction, truck and rail terminals, industrial parks, and related support services. The proposed land use amendment incorporates no industrial uses, while encroaching into the central portion of a large industrial hub off Murphy Avenue.
- **Effect on adjacent property and character of neighborhood:** The proposed Mixed Use High Density (MUHD) land use designation will have a negative effect on the character of the neighborhood by eroding the existing stock of industrially designated property in the area, which is already significantly limited. Although the proposed mixed-use development would indeed provide housing and commercial uses to the area, as suggested by small area plans, industrial uses provide significant employment and revenue to the community and as such are a priority to conserve.
- **Suitability of proposed land use:** The proposed Mixed Use High Density (MU) land use designation is not suitable for the proposed site and is inconsistent with the industrial use and character of the surrounding parcels. However, the 2021 Atlanta Comprehensive Development Plan (CDP) does classify the subject property as an Industrial Live Work Character Area, which does permit mixed use future land use designations which are compatible with the industrial heritage of the area. Staff is of the opinion that the Industrial Mixed Use (I-MIX) future land use designation may better preserve the industrial use and character of the site.
- **Consistency with City's land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Industrial Live Work. The proposed Mixed Use (MU) land use is not consistent with the CDP land use policies to:
 - **CW 3** Promote a balance of uses, particularly between jobs and housing, and between retail and housing.
 - **ILW 4** Preserve active industrial uses, as appropriate, to support logistics, warehousing, and industrial businesses and jobs in Atlanta.
 - **ILW 8** Promote compact pedestrian-oriented urban design with smaller blocks and connected streets when redeveloping large industrial lots.

However, the proposed land use amendment is consistent with the CDP's Citywide Land Use policy CW 10 to "Provide diverse and more affordable housing choices that are accessible by all people."

- **Consistency with Adopted Small Area and Neighborhood Plans:** The Oakland City/Fort McPherson Livable Centers initiative (LCI) Study identifies the subject property within an area for potential redevelopment between two key development nodes, the BeltLine Node and Oakland City Village Node. The Study recommends a Mixed Use Industrial land use for the subject parcels and nearby Murphy Avenue corridor to allow some mixed use, but to encourage industrial retention in the area. The I-MIX zoning district and compatible I-MIX land use designation were adopted by Atlanta City Council in January 2019 because of the recommendations of the Oakland City/Fort McPherson Livable Centers initiative (LCI) Study. The District 12 Neighborhood Blueprint Plan references the BeltLine Spur Trail adjacent to the subject property and recommends efforts to develop it into a multi-use trail connecting the Westside Trail to the Oakland City MARTA Station, but didn't make a recommendation to change the Industrial land use designation of the parcels. The Atlanta Beltline Subarea 2 Master Plan land use recommendations suggest mixed use (5-9 stories) for the subject property. The BeltLine subarea 2 Master Plan also includes a concept for the possible long-term redevelopment of this area which includes rehabilitated historic structures, greenspace, housing, mixed use structures, and opportunities for light industrial infill.
- **Consistency with Atlanta City Design:** The *Atlanta City Design* articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, the parcels located at **934 Avon Avenue SW and 972 Avon Avenue SW and 1244 Higgins Street SW** are located within a Growth Area: Corridor. Corridors are described as follows:

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

NPU Policies: The proposed Mixed Use High Density land use designation is not compatible with NPU X policy to:

X-5 Maintain the boundaries of industrial uses on Murphy Avenue and prevent industrial encroachment into adjacent single-family residential areas.

X-8 Encourage and promote low density commercial and neighborhood commercial land uses at the following intersections: Avon at Murphy, Dill Avenue at Murphy, Deckner at Murphy, Birch at Deckner, Lakewood at Murphy and Metropolitan Parkway west side immediately north of Casplan, across from the Atlanta Metropolitan College.

STAFF RECOMMENDATION: DENIAL OF THE AMENDMENT FROM THE INDUSTRIAL (I) TO THE MIXED USE (MU) LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU-X voted to approve this land use amendment at its April 8, 2024, meeting.

cc: Jessica Lavandier, Assistant Director



Department of
CITY PLANNING

JAHNEE R. PRINCE, AICP
COMMISSIONER

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

ANDRE DICKENS
MAYOR

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

MEMORANDUM

TO: Jason Winston, Chair, Community Development/Human Services Committee

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

SUBJECT: **24-O-1255/CDP-24-007 for 1568 Evans Drive SW, 1572 Evans Drive SW, 1574 Evans Drive SW and 1594 Evans Drive SW, 1616 Evans Drive SW and 1620 Evans Drive SW, 1130 Hood Drive SW, 1594 Hood Drive SW, and 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**

DATE: June 5, 2024

PROPOSAL:

An ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1568, 1572, 1574 and 1594 Evans Drive SW and 1130, 1594 Hood Drive SW** from the Industrial (I) land use designation, **1616 and 1620 Evans Drive SW** from the Low Density Commercial (LDC) land use designation and **1559, 1569, 1573, 1575, 1579, 1585, 1589, 1595, 1599, 1603, 1609, 1615, 1619 and 1623 Langston Avenue SW and 1594 Evans 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 parcels per Z-24-13 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 the development of a residential development consisting of ten detached single family homes, fourteen duplex units, and forty attached townhomes, totaling 64 new affordable dwelling units.

FINDINGS OF FACT:

- **Property Location:** The property fronts on the west side of Langston Avenue, on the south side of Hood Drive, and 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 of former industrial buildings, asphalt drives, fencing, and debris likely from illegal dumping. 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.

- **Current/Past Use of Property:** The parcel appears to have been previously used for industrial uses on the northwest portion of the site, 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 to the west and overlaps with a large neighboring residential area to the east. The parcels to the north fronting Hood Drive SW have a Low Density Residential (LDR) land use and are zoned R-5 (Two Family Residential). The parcels are developed with residential uses. The parcels to the east along Langston Avenue SW have a Single Family Residential land use and R-4 (Single Family Residential) zoning, These parcels are developed with residential uses. The adjacent parcels to the west of the site along Evans Drive SW are industrial in character and have an Industrial land use designation. 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 by the City of Atlanta Transportation Planning Division. 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 most of the Evans Drive and Langston Avenue frontages. The subject parcels are located within proximity to the Oakland City MARTA Transit Station. MARTA bus #172 operates east of the site along Langston Avenue SW with connecting service to the College Park and Oakland City Transit Stations.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Low Density Residential (LDR) land use designation is compatible with the adjacent Low Density Residential (LDR), and Single Family Residential (SDR) designations in the area and will help maintain the residential character of the existing Sylvan Hills Neighborhood.
- **Effect on adjacent property and character of 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 near industrial development as well as transit.
- **Suitability of proposed land use:** The proposed Low Density Residential land use designation is suitable for the proposed site and is consistent with the residential use of the surrounding parcels. The proposed R-4B (Single family 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.

- **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 Residential land use is consistent with the CDP land use policies to:
 - 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.

The proposed land use amendment would decrease the existing supply of industrially zoned property in the area, which is discouraged by the 2021 Comprehensive Development Plan. However, the subject parcels are less-ideally suited for industrial use as it is nearly surrounded by an existing residential neighborhood. Further, the Oakland City/Fort McPherson LCI Study also specifically lists the applicant in their recommendations for Sylvan Hills “Work with non-profit housing developers, such as Habitat for Humanity, to create and maintain affordable housing in the neighborhoods”. In addition, other developments in the area along nearby Murphy Avenue preserve existing industrial land for industrial purposes. Staff is of the opinion that although this encroachment is discouraged by the 2021 Comprehensive Development Plan, the proposed land use amendment would not have an adverse effect on the environment or create an imbalance of land uses.

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

The 2018 Council District 12 Neighborhood Blueprint Plan and 2016 Oakland City/Fort McPherson Livable Cities Initiative (LCI) Plan reference the subject property and surrounding area. Both plans identify affordable housing and preservation of residential character as community goals. The Council District 12 Neighborhood Blueprint Plan also identifies the subject property as an opportunity for recreation and greenspace, which are prominently featured in the proposed site plan as an amenity for both the residents of the new development as well as the existing neighborhood. The Oakland City/Fort McPherson LCI Study also specifically lists the applicant in their recommendations for Sylvan Hills “Work with non-profit housing developers, such as Habitat for Humanity, to create and maintain affordable housing in the neighborhoods”.

The 2005 NPU X Comprehensive Plan identifies single family housing conservation and development as the neighborhood’s primary goal. This plan also encourages the redevelopment of abandoned and underutilized commercial/industrial sites in ways that are compatible with the surrounding single family residential character and as means to reduce blight and illegal dumping sites. The proposed land use amendment supports both neighborhood goals.

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, 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 (currently zoned R-4) 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.”

NPU Policies: The proposed Low Density Residential land use designation is compatible with NPU X policy to:

X-1 Preserve the single-family character of the Capitol View, Capitol Manor, Sylvan Hills, Perkerson and Hammond Park neighborhoods.

STAFF RECOMMENDATION: APPROVAL OF THE AMENDMENT FROM THE INDUSTRIAL (I) TO THE LOW DENSITY RESIDENTIAL (LDR) RESIDENTIAL LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU-X voted to approve this land use amendment at its April 8, 2024, meeting.

cc: Jessica Lavandier, Assistant Director



Department of
CITY PLANNING

ANDRE DICKENS
MAYOR

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

JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Jason Winston, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: **24-O-1027/CDP-24-011 for 0 North Street NW and 2140 Alvin Drive NW and 0 Johnson Road NW**
DATE: June 5, 2024

PROPOSAL:

An ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) to redesignate property located at 0 North Street NW and 2140 Alvin Drive NW from the Open Space (OS) land use designation to Mixed Use Medium Density (MUMD) land use designation, 0 Johnson Road NW from the Medium Density Residential (MDR) land use designation to the Mixed Use High Density (MUHD) land use designation (Z-24-017).

The applicant has requested a deferral of the land use amendment and the companion zoning application. Staff recommends that the land use amendment be deferred.

STAFF RECOMMENDATION: DEFERRAL OF LAND USE AMENDMENT

NPU Recommendation: NPU-G has voted to defer this land use amendment at its May 16, 2024 meeting.



Department of
CITY PLANNING

ANDRE DICKENS
MAYOR

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

JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Jason Winston, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: **24-O-1259/CDP-24-013 for 666 Smith Street SW**
DATE: June 5, 2024

PROPOSAL:

An ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) to redesignate property located at **666 Smith Street SW** from the Single Family Residential (SFR) land use designation to the Mixed-Use Low Density (MU-LD) land use designation. This land use amendment will facilitate the rezoning of the parcel per Z-24-24 from SPI-18 SA5 (Mechanicsville Neighborhood Special Public Interest District Subarea 5) to SPI-18 SA10 (Mechanicsville Neighborhood Special Public Interest District Subarea 10) for the development of two single family homes.

FINDINGS OF FACT:

- **Property Location:** The property fronts on the east side of Smith Street SW and on the south side of Ralph David Abernathy Boulevard SW. The property is in Land Lot 86 of the 14th District, Fulton County, Georgia in the Mechanicsville Neighborhood of NPU-V, Council District 4.
- **Property Size and Physical Features:** The subject property is approximately 0.079 acres (3,441.24 square feet) of lot area. The parcel is currently undeveloped. Vehicular access is not provided. The topography increases slightly (approximately 5 feet) from northwest to southeast on the parcel. Mature trees and vegetation are planted on the property.
- **Current/Past Use of Property:** Staff is unaware of any previous uses of the property.
- **Surrounding Zoning/Land Uses:** Neighboring properties to the south and west have a Single Family Residential future land use designation and are zoned SPI-18 SA5 (Mechanicsville Neighborhood Special Public Interest District Subarea 5). They are developed with institutional and single family residential uses. The adjacent parcel to the east has a Low Density Commercial (LDC) land use designation and is zoned SPI-18 SA3 (Mechanicsville Neighborhood Special Public Interest District Subarea 3). The parcel is undeveloped. To the north across Ralph David Abernathy Boulevard, the parcels have a Medium Density Residential (MDR) future land use designation and zoned SPI-18 SA6 (Mechanicsville Neighborhood Special Public Interest District Subarea 6). The parcels have residential and institutional uses.

- **Transportation System:** Smith Street SW is designated as a local street and features sidewalks along either side. Ralph David Abernathy Boulevard is classified as an arterial street. Nearby McDaniel Street is classified as a collector street. MARTA operates multiple bus routes north of the site along Ralph David Abernathy Boulevard with connecting service to the West End, Five Points, Garnett, Peachtree Center, and Arts Center transit stations.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Mixed-Use Low Density (MU-LD) land use designation is not compatible with the adjacent land use designations nor the established character of the surrounding parcels.
- **Effect on adjacent property and character of neighborhood:** The proposed Mixed-Use Low Density (MU-LD) land use designation is not anticipated to have a positive effect on the character of the neighborhood. The applicant's proposed use of the property is not a mixed-use development, the proposed two single family home site plan is inconsistent with the existing development pattern of the neighborhood in its size and orientation facing Ralph David Abernathy Boulevard.
- **Suitability of proposed land use:** The proposed Mixed-Use Low Density (MU-LD) land use designation is not suitable for the proposed site and is inconsistent with the development pattern of the surrounding parcels. The size and location of the site limits development potential typically seen in mixed-use districts. The site is more appropriate for single family residential development consistent with the existing future land use designation.
- **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 Low Density land use is inconsistent 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.
 - CW 1 Consider future land use and zoning changes impact on Character Areas, including impacts that may spillover in adjacent areas.
 - CW 2 Protect existing single-family, low-density, and medium-density residential from incompatible higher densities and non-residential uses.

The proposed land use amendment and accompanying rezoning does support the City's policy CW 10 "Provide diverse and more affordable housing choices that are accessible by all people". However, staff is not of the opinion that the creation of two "tiny home" style affordable units does not offset the incompatibility of the proposed amendment.

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

The 2004 update to the 1995 Mechanicsville Redevelopment Plan identifies the subject parcel as single-family infill. Proposed infill projects within the plan are described as follows:

“To reinforce the conservation of Mechanicsville's historic single-family character, additional single-family homes will be constructed on available infill lots throughout the neighborhood. New construction will be closely coordinated with surrounding housing rehabilitation, small scale street and environmental improvements, and re-subdivision of property to create appropriately sized lots with off street parking.”

The subject parcel is also included within the study area of the Turner Field Stadium Neighborhoods 2016 Liveable Centers initiative (LCI) Study, however, no recommendations are made for the specific area.

- **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 parcel located at **666 Smith Street 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: The proposed Mixed-use Low Density (MU-LD) land use designation is incompatible with NPU V policy to:

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

STAFF RECOMMENDATION: DENIAL OF THE AMENDMENT FROM THE SINGLE FAMILY RESIDENTIAL (SFR) TO THE MIXED-USE LOW DENSITY (MU-LD) LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU-V voted to approve this land use amendment at its May 13, 2024, meeting.

cc: Jessica Lavandier, Assistant Director