

**KASIM REED
MAYOR**




Department of
CITY PLANNING

55 Trinity Avenue, S.W. SUITE 1450 – ATLANTA, GEORGIA 30303
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**TIM KEANE
COMMISSIONER**

**CHARLETTA WILSON JACKS
DIRECTOR, OFFICE OF
ZONING AND DEVELOPMENT**

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: **17-O-1272/CDP-17-016 Adoption of the Midtown Garden District
Neighborhood Master Plan**
DATE: September 11, 2017

Summary:

The Office of Zoning and Development recommends the Midtown Garden District Neighborhood Master Plan for adoption and incorporation into the 2016 CDP through 17-O-1272. The Plan was created with extensive input from community stakeholders and it provides recommendations for Transportation, Infrastructure Improvements, Urban Design, and the Environment the Midtown neighborhood Garden District.

Findings of Fact:

Plan Purpose: The Midtown Garden District Master Plan was initiated through a joint effort by the Midtown Neighbors Association (MNA) and City of Atlanta Councilmember Kwanza Hall's office. The yearlong planning process occurred throughout 2016 and completed in 2017. It involved neighborhood residents and stakeholders. The Plan's study boundaries are in the Midtown neighborhood and within Council District 2. Study area boundary encompasses 10th Street to the north with a small section going north to 13th street, the Beltline right of way to the east, Ponce De Leon Ave and North Ave to the south, and Juniper Street to the west.

Planning Process: Midtown's development activities increased substantially within the past few years following the recession. As a result, the Midtown neighborhood has seen traffic impacts, increased development pressure and aging infrastructure. The Midtown Garden District Master Plan helps ensure that future neighborhood growth meets the vision of today's neighbors and focuses heavily on building consensus on the future community needs. Development of the plan was led by a Steering Committee composed of city leaders and MNA officers and conducted by the firm Lord Aeck and Sargent. Neighborhood residents came together to

collaborate in three public workshops and eight focus group meetings regarding Development and Preservation, Circulation and Infrastructure, Healthy Living and Safety and Greenspace and participated in a two-month online survey. The Strategic Planning Committee and Planners also held smaller conversations with residents to hear their concerns. City of Atlanta Departments and Agencies, including Atlanta BeltLine Inc., Parks and Recreation, and City Planning reviewed and provided comments on the draft plan. A revised plan incorporating these comments will be submitted to the City of Atlanta for final review prior to the adoption of the plan.

The Midtown Master Plan document is intended to summarize that process and findings in order to guide future decisions on development and investments. It is also intended to be flexible enough to embrace inevitable change in and around the neighborhood, and serve as a standing document which could be expanded and modified in the coming years.

Plan Summary:

Consensus Highlights The development of the Master Plan consisted of ten months of survey input, focus group discussions, public workshop exercises and detailed conversations. The plan lists the following as major consensus highlights:

- Walkability;
- Internal Streets;
- Peripheral Streets;
- On-Street Parking;
- Piedmont Park Festivals;
- Housing Diversity;
- Crime and Lighting;
- Stormwater;
- Historic Preservation; and
- Greenspace.

Guiding Principles Through vigorous consensus building, a series of guiding principles were created to guide in the development of the overall master plan:

- Manage and Calm Traffic;
- Alleviate Stormwater Management Issues;
- Preserve Historic Character;
- Encourage Compatible Mixed-use Development along Peripheral Corridors;
- Promote the Neighborhood's "Garden" Character;
- Enhance and Expand Open Spaces; and

- Improve Operations & Impacts of Piedmont Park Events.

Plan's Projects and Strategies

The plan includes vision, strategies and recommendations for Future Land Use and Zoning, Historic Resources Strategy, Open Space, Transportation and Circulation. The plan also goes into a further detail of neighborhood projects and strategies to address a number of community issues and concerns. They are listed as follows:

- 4.1 Piedmont Avenue Complete Street Improvements;
- 4.2 Monroe Drive Pedestrian Safety Improvements;
- 4.3 Argonne Avenue traffic Calming;
- 4.4 10th Street Pedestrian Crossings;
- 4.5 Neighborhood-wide Sidewalk & Accessibility Upgrades;
- 4.6 Garden District Street Design Guidelines;
- 4.7 Garden District – Beltline Connections;
- 4.8 Stormwater Infrastructure Improvements; and
- 4.9 Greenspace Expansion/

STAFF RECOMMENDATION: APPROVAL of the Midtown Garden Neighborhood Master Plan and adoption into the 2016 Comprehensive Development Plan

NPU E: Voted to Recommend Adoption of the Midtown Garden Neighborhood Master Plan at its September 5, 2017 meeting

cc: Jessica Lavandier, Assistant Director, Strategic Planning

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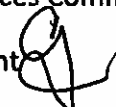
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MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 17-O-1330/CDP-17-17, 549 QUILLIAN AVENUE, 553 QUILLIAN AVENUE, 2234 WINFIELD AVENUE AND 2238 WINFIELD AVENUE, N.E. ANNEXATION
DATE: September 11, 2017

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at 549 Quillian Avenue, 553 Quillian Avenue, 2234 Winfield Avenue and 2238 Winfield Avenue NE to the Single Family Residential land use designation as a result of the petition to annex the parcels into the City of Atlanta and to facilitate zoning of the parcel to the R-4 (Single-Family Residential) zoning category (Z-17-39).

FINDINGS OF FACT:

- **Property location:** The four (4) single family lots are addressed as 549 and 553 Quillian Avenue and 2234 and 2238 Winfield Avenue and are located outside of the city limits within unincorporated DeKalb County. The properties are in close proximity to the East Lake Neighborhood of the City of Atlanta which is located within NPU O, and Council District 5.
- **Property size and physical features:** The subject properties are inclusive of four (4) parcels, all of which are developed with single family residential homes. The topography of the properties is relatively level with a number of mature trees located throughout the lots.
- **Current/past use of property:** The parcels are currently developed with single-family residential structures and that have a Traditional Neighborhood Character Area and Residential Medium Lot (R-75) zoning in DeKalb County. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have Traditional Neighborhood Character Area and residential zoning- R-75. The parcels on Quillian Avenue that are the subject of the amendment are adjacent to the City of Atlanta boundaries to the north, parcels on Winfield Avenue are adjacent to the City of Atlanta boundaries to the east. The surrounding parcels within the City are zoned R-4 (Single Family Residential) and have a land use

designation of Single Family Residential. The subject lots are in close proximity and, south of East Lake Golf Course.

- Transportation system: Quillian Avenue and Winfield Avenue are classified as two-lane Local Roads. Neither road contains sidewalks. MARTA does not service the immediate area but the nearest public transit is bus route #106 along Glenwood Avenue.

CONCLUSIONS:

- Compatibility with surrounding land uses: The proposed Single Family Residential land use designation is compatible with the surrounding land uses and the current land use in DeKalb County, which is Traditional Neighborhood.
- Effect on adjacent property and character of neighborhood: The proposed land use designation of Single Family Residential will not have an adverse effect on the character of the adjacent properties or the surrounding residential neighborhood, as the proposed land use designation is substantially comparable to the subject property's current land use designations in DeKalb County.
- Suitability of proposed land use: The Single Family Residential land use designation reflects the existing use of the parcel and is suitable for the parcel.

Consistency with City's land use policies: The surrounding areas have a Traditional Neighborhood Existing Character Area. The proposed Single Family Residential land use designation is compatible with the Traditional Neighborhood Character Area policy to:

- Preserve the residential character of Traditional Neighborhoods.

NPU O Policies: The proposed Single Family Land use designation is compatible with the NPU-O policies to:

- Preserve the single family and low density residential character NPU-O

STAFF RECOMMENDATION: APPROVAL OF SINGLE FAMILY RESIDENTIAL LAND USE DESIGNATION

NPU-O RECOMMENDATION: NPU-O voted to approve the land use amendment at its July 25, 2017 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning

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CHARLETTA WILSON JACKS
DIRECTOR, OFFICE OF
ZONING AND DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 17-O-1335/CDP-17-018 - 1988, 2010, 2059, 2062, AND 2066 SWAZEY DRIVE
DATE: September 11, 2017

PROPOSAL:

An ordinance by Councilmember Natalyn Archibong to amend the Land Use Element of the 2016 City of Atlanta Comprehensive Development Plan (CDP), so as to designate properties at 1988, 2010, 2059, 2062, and 2066 Swazey Drive to the Single-Family Residential Land Use Designation as a result of the petition to annex the parcels into the City of Atlanta. This land use amendment is being done in conjunction with a proposed annexation per 17-O-1334 and rezoning of parcels per Z-17-40 from R-75 (DeKalb County) to R-4 (City of Atlanta).

FINDINGS OF FACT:

- **Property location:** The parcels are adjacent to the City of Atlanta's limits and within unincorporated DeKalb County. The properties include five lots fronting Swazey Drive in land lot 172 in the 15th District of DeKalb. They are adjacent to the East Lake Neighborhood of NPU O and Council District 5.
- **Property size and physical features:** The proposed annexation includes 5 parcels, which are developed with single-family residential structures. The topography of the properties is relatively level with a number of mature trees located throughout the lots. Each of the developed lots has vehicular access from Swazey Drive with on-site parking.
- **Current/past use of property:** The parcels are currently developed with single-family residential structures. Staff is unaware of any previous uses for the site other than residential.
- **Surrounding zoning/land uses:** In Atlanta, the parcels to the north have a Single-Family Residential land use designation and are zoned R-4 (Single Family Residential). The parcels to the east of Swazey Drive have a Low Density Residential land use designation and are zoned multi-family (Residential General, Sector 1). The parcels to the west have a Neighborhood Center Character Areas and are zoned DeKalb County's C-1 (Local Commercial District). Parcels to the

south of Swazey Drive have a Traditional Neighborhood Character Area and are zoned DeKalb County's Residential Single Family - Medium Lot (R-75).

- Transportation system: Swazey Drive is classified as a local road. There are no sidewalks along frontages on Swazey Drive. MARTA provides bus service via route #107 along Glenwood Avenue.

CONCLUSIONS:

- Compatibility with surrounding land uses: The proposed Single Family Residential land use designation is compatible with the surrounding land uses.
- Effect on adjacent property and character of neighborhood: The proposed land use designation of Single Family Residential will not have an adverse effect on the character of the adjacent properties or the surrounding residential neighborhood.
- Suitability of proposed land use: The subject properties are located directly south of single family lots that are zoned R-4 with a Single Family Residential (SFR) land use designation. The Single Family Residential land use designation is suitable for these parcels.
- Consistency with City's land use policies:
The proposed Single Family Residential land use designation is compatible with the City of Atlanta's Traditional Neighborhood Existing Character Area policies, which include:
 - Preserve the residential character of Traditional Neighborhoods; and
 - Promote a diversity of housing types.

NPU O Policies: Preserve the single family and low density residential character of NPU-O.

STAFF RECOMMENDATION: APPROVAL OF SINGLE FAMILY RESIDENTIAL LAND USE DESIGNATION

NPU-O RECOMMENDATION: NPU-O voted to approve the land use designation at its July 26, 2017 meeting

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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DIRECTOR, OFFICE OF
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MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 17-O-1340 / CDP-17-21, 615 KIMBERLY LANE NE ANNEXATION
DATE: September 11, 2017

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at 615 Kimberly Lane NE to the Low Density Residential Land Use designation as a result of the petition to annex the parcel into the City of Atlanta and to facilitate zoning of the parcel to the R-5 (Two Family Residential) zoning category (Z-17-42).

FINDINGS OF FACT:

- **Property location:** The property is located at 615 Kimberly Lane NE and in District 18, Land Lot 55, of DeKalb County, Georgia. The parcel is adjacent to the Edmund Park Neighborhood of NPU F and Council District 6.
- **Property size and physical features:** The property is located both north and east of the City of Atlanta boundaries. Several mature trees, shrubs, and grasses grow throughout the property. The topography of the lot slopes upward in elevation from west to east across the site.
- **Current/past use of property:** The parcel is currently developed with a multi-family residential structure and has Suburban Character Area and Medium Density Residential zoning (MR-2) in DeKalb County. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** The surrounding parcels have residential Future Land Use designation and zoning. The parcel subject to amendment is adjacent to the City of Atlanta boundaries to the east, west, and south. The surrounding parcels within the City have a Future Land Use designation of Single Family Residential with Single Family Residential (R-4A) zoning. In DeKalb County, the surrounding parcels have a Suburban Character Area and have multi-family zoning of MR-2 and HR-2.

- Transportation system: Kimberly Lane is a two-lane local road with sidewalks on both sides of the street. MARTA does not serve the immediate area, but the nearest public transit is bus route #36 along East Rock Springs Road.

CONCLUSIONS:

- Compatibility with surrounding land uses: The proposed Low Density Residential land use designation is compatible with the surrounding Suburban Character Area in DeKalb County.
- Effect on adjacent property and character of neighborhood: The proposed Future Land Use designation of Low Density Residential will not have an adverse effect on the character of the adjacent properties or the surrounding residential neighborhood, as the proposed land use designation is substantially comparable to the subject property's current land use designations in DeKalb County.
- Suitability of proposed land use: The Low Density Residential land use designation reflects the existing use of the parcel and is suitable for the parcel.
- Consistency with City's land use policies: In the City of Atlanta, the surrounding areas have a Traditional Neighborhood Character Area. The proposed Low Density Residential land use designation is compatible with the Traditional Neighborhood Character Area policies:
 - Preserve the residential character of Traditional Neighborhoods.

NPU F policies: Support Low Density Residential land uses with density of 1-8 units per acre along Ponce de Leon and Briarcliff where it is adjacent to single family residential uses.

STAFF RECOMMENDATION: APPROVAL OF LOW DENSITY RESIDENTIAL LAND USE DESIGNATION

NPU F RECOMMENDATION: NPU F voted to approve the Low Density Residential Land Use designation at its July 17, 2017 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning

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MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 17-O-1341/CDP-17-20, 613 KIMBERLY LANE NE ANNEXATION
DATE: September 11, 2017

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at 613 Kimberly Lane NE to the Low Density Residential Land Use designation as a result of the petition to annex the parcel into the City of Atlanta and to facilitate zoning of the parcel to the R-5 (Two Family Residential) zoning category (Z-17-41).

FINDINGS OF FACT:

- **Property location:** The property is located at 613 Kimberly Lane NE and in District 18, Land Lot 55, of DeKalb County. The parcel is adjacent to the Edmund Park Neighborhood of NPU F and Council District 6.
- **Property size and physical features:** The property is located both north and east of the City of Atlanta boundaries. Several mature trees, shrubs, and grasses grow throughout the property. The topography of the lot slopes upward in elevation from west to east across the site.
- **Current/past use of property:** The parcel is currently developed with a multi-family residential structure and has Suburban Character Area and Medium Density Residential zoning (MR-2) in DeKalb County. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** The surrounding parcels have residential land use designation and zoning. The parcel subject to amendment is adjacent to the City of Atlanta boundaries to the east, west, and south. The surrounding parcels within the City have a land use designation of Single Family Residential and are zoned Single Family Residential (R-4A). In DeKalb County, the surrounding parcels have a Suburban Character Area and have multi-family zoning of MR-2 and HR-2.

- Transportation system: Kimberly Lane is a two-lane local road with sidewalks on both sides of the street. MARTA does not serve the immediate area, but the nearest public transit is bus route #36 along East Rock Springs Road.

CONCLUSIONS:

- Compatibility with surrounding land uses: The proposed Low Density Residential land use designation is compatible with the surrounding land uses and the current Suburban Character Area in DeKalb County.
- Effect on adjacent property and character of neighborhood: The proposed land use designation of Low Density Residential will not have an adverse effect on the character of the adjacent properties or the surrounding residential neighborhood, as the proposed land use designation is substantially comparable to the subject property's current land use designation in DeKalb County.
- Suitability of proposed land use: The Low Density Residential land use designation reflects the existing use of the parcel and is suitable for the parcel.
- Consistency with City's land use policies: The surrounding areas have a Traditional Neighborhood Character Area. The proposed Low Density Residential land use designation is compatible with the Traditional Neighborhood Character Area policies:
 - Preserve the residential character of Traditional Neighborhoods.

NPU F policies: Support Low Density Residential land uses with density of 1-8 units per acre along Ponce de Leon and Briarcliff where it is adjacent to single family residential uses.

STAFF RECOMMENDATION: APPROVAL OF LOW DENSITY RESIDENTIAL LAND USE DESIGNATION

NPU F RECOMMENDATION: NPU F voted to approve the Low Density Residential land use designation at its July 17, 2017 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 17-O-1505 / CDP-17-22 560, 568, AND 576 TRABERT AVE NW
DATE: September 11, 2017

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 560, 568, and 576 Trabert Avenue NW from the Low Density Commercial Land Use designation to the High Density Residential Land Use designation. This land use amendment is being done in conjunction with the rezoning of the parcels from the C-1-C/BL (Community Business-Conditional)/Beltline Overlay zoning district to the MR-4B/BL (Multifamily Residential – Conditional)/Beltline Overlay zoning district (Z-17-28). This would allow for the existing commercially zoned parcels to be redeveloped with a 36-unit, four-story townhome community.

FINDINGS OF FACT:

- Property location: The properties front on the south side of Trabert Avenue NW between Northside Drive NW to the west and Hawthorne Avenue NW to the east. They are located in the Loring Heights neighborhood and in NPU-E and Council District 8 and are within Land Lot 128 of the 17th District of Fulton County.
- Property size and physical features: The three parcels total approximately 1.34 acres and are currently developed with a single-story office structure, an incomplete structure, and a single-family residential structure. The parcels contain numerous mature trees and shrubs. The lot topography varies with multiple grade changes across the site.
- Current/past use of property: The three parcels (560, 568, and 576 Trabert Ave NW) are currently developed with residential and office institutional uses. Staff is unaware of any other previous uses.
- Surrounding zoning/land uses: The land use designation for the surrounding properties is Low Density Commercial with I-1 (Light Industrial) zoning to the west and south, Industrial with I-1 (Light Industrial) zoning to the southeast, Single Family Residential with R-5 (Single-Family Residential) and I-1-C (Light Industrial – Conditional) zoning to the east and northeast, and Open

Space with I-1 (Light Industrial) zoning to the north. In 2014, 560 and 568 Trabert Avenue were amended from the SFR to LDC land use designation (CDP-14-06) and the three lots were rezoned to C-1-C for the development of a mixed-use community comprised of office, studio, residential, and limited retail (Z-14-06). However, this development did not occur, and the structures remain vacant.

Current adjacent uses include commercial and residential uses with recording studios and Atlanta Checker Cab located to the north and west and single-family homes located immediately to the east.

- Transportation system: Trabert Avenue is a two-lane local street with no sidewalks. MARTA bus routes 37 (Defoors Ferry Road/Atlantic Station) and 94 (Northside Dr - Dist at Howell Mill) run along Northside Drive with the nearest stop located at the intersection of Trabert Avenue and Northside Drive. The nearest MARTA rail station is the Arts Center Station, located over a mile southwest of the parcels.

CONCLUSIONS:

- Compatibility with surrounding land uses: The proposed High Density Residential Future land use is compatible with the surrounding Low Density Commercial future land uses to the west and south and would allow for a transition in intensity to the Single-Family Residential to the east. Additionally, there is existing High Density Residential to the north of Deering Road and beyond the Industrial land use to the southeast.
- Effect on adjacent property and character of neighborhood: The proposed land use and zoning changes to higher intensity residential use are consistent with the development of the area to the west along Northside Drive. The property is located between single-family residential immediately to the east and higher-density multifamily and commercial development along Northside Drive to the west.
- Suitability of proposed land use: The High Density Residential land use designation reflects the proposed zoning change and aligns with the CDP character area policies and the recommendations of the Loring Heights Neighborhood Master Plan, which recommends 5-9 story Mixed-Use with 6 stories along Northside Drive, stepping down toward single family houses with a 3-story transition. The Plan recommends changing the land use of 568 and 576 Trabert Avenue from Low Density Commercial to Mixed Use High Density and 560 Trabert Avenue from Single Family Residential to Mixed Use High Density. The density for High Density Residential land use designation is similar to the density for the Mixed Use High Density recommended in the plan (page 87).
- Consistency with City's land use policies: The Character Area for this property is Traditional Neighborhood Existing. Policies that support the land use amendment to higher density use for Traditional Neighborhood Existing are:
 - Preserve the residential character of Traditional Neighborhoods.
 - Promote diversity of housing types.

- Promote Missing Middle housing types that are compatible in size and scale with the character of the neighborhood as transition between single-family uses and more intense uses.

The 2016 CDP Traditional Neighborhood Existing Character Area policies states that “Missing Middle housing that is compatible with the size and scale of the neighborhood can provide a transition at edges and corridors.” The proposed higher density land use and associated residential structures could address a growing demand for “Missing Middle” type housing that is compatible in scale with single-family homes and that can serve as a buffer between single family and higher intensity uses.

The Loring Heights Neighborhood Master Plan Land Use Policies that support this land use amendment include (page 44):

- Encourage a mix of land uses;
- Provide height transitions from new development to residential core areas; and
- Utilize Quality of Life Zoning Districts.

NPU E Policies: None are applicable to this proposed land use amendment.

STAFF RECOMMENDATION: APPROVAL OF AN AMMENDMENT FROM LOW DENSITY COMMERCIAL TO HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION

NPU E RECOMMENDATION: NPU E voted to approve the land use amendment to High Density Residential at its September 5, 2017 meeting

cc: Jessica Lavandier, Assistant Director, Strategic Planning

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DIRECTOR, OFFICE OF
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MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 17-O-1506 / CDP-17-23 936, 940, 946, 950, 956 AND 960 PIEDMONT AVENUE NE
DATE: September 11, 2017

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 936, 940, 946, 950, 956 and 960 Piedmont Avenue NE from the Medium Density Residential Land Use designation to the High Density Residential land use designation.

This land use amendment is being done in conjunction with the rezoning of the parcels from the SPI-17 SA 4 (Special Public Interest District 17 -Subarea 4) to the SPI-17 SA 4 (Special Public Interest District 17 - Subarea 4) to increase the allowable FAR from .696 to 1.49 for 936, 940, 946, 950, 956 and 960 Piedmont Avenue (Z-17-34).

Additionally, a variance application has been submitted for 940, 946, 950 Piedmont Avenue (V-17-170), which would (1) reduce the required front building setback from 40 feet to 20 feet; (2) increase the maximum impervious lot coverage from 50 percent to 65 percent; and (3) increase the maximum building height from 35 feet to 47 feet. The variance would allow for a seven-unit condominium development.

FINDINGS OF FACT:

- **Property location:** The properties front on the west side of Piedmont Avenue NE between 8th Street and 10th Street in the Midtown neighborhood and in NPU-E and Council District 2. They are located within Land Lot 106 of the 17th District of Fulton County.
- **Property size and physical features:** The six parcels total approximately 57,878 square feet (1.3 acres) of lot area. The parcels are currently developed with two single-family structures, at least one of which is used for multi-family purposes and three two-story multi-family structures.
- **Current/past use of property:** The six parcels are currently developed with single and multi-family structures. One of the single-family structures and one of the multi-family structures were built around the turn of the twentieth century (1892 and 1900 according to tax records). One of

the single-family structures and one of the multi-family structures were built in the 1920s, and the other multi-family structure was built in the 1960s. There are some existing mature trees and other vegetation on the properties. Previous uses are unknown.

- **Surrounding zoning/land uses:** The land use designation for the surrounding properties is High Density Commercial with SPI-16 SA 3 (Midtown Special Public Interest District 16, Subarea 3: Juniper East) zoning to the west, Low-Density Commercial with SPI-17 SA 3 (Piedmont Avenue Special Public Interest District 17, Subarea 3: 10th and Piedmont) zoning to the north, and Medium-Density Residential with SPI-17 SA 4 (Piedmont Avenue Special Public Interest District 17, Subarea 4: Piedmont South) zoning to the south and east.

Current adjacent uses include retail, bars, and restaurants to the north near 10th Street and Piedmont and single and multi-family residential uses along both sides of Piedmont Avenue to the south.

- **Transportation system:** Piedmont Avenue is a four-lane major arterial street with one lane on each side used for parking and with sidewalks along both sides of the street. MARTA bus routes 36 (North Decatur Rd/Virginia Highland) and 109 (Monroe Drive/Boulevard) run along 10th Street with the nearest stop located at the intersection of 10th Street and Piedmont Avenue. The nearest MARTA rail station is the Midtown Station, located about 0.4 miles to the northwest of the parcels.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed High-Density Residential land use is compatible with the surrounding High-Density Commercial future land uses to the west and the Low-Density Commercial land use to the north, but it reduces the existing Medium Density Residential transition in intensity between the High Density Commercial to the west along Juniper Street and the Low-Density Residential to the east along Myrtle Street.
- **Effect on adjacent property and character of neighborhood:** The proposed land use and zoning changes to higher intensity residential use are consistent with the development of the area to the north and west. However, the properties are located between single-family and two-family residential immediately to the south and east and higher-density multifamily and commercial development along Juniper Street to the west and 10th Street to the north. The Medium Density Residential area along Piedmont serves as a buffer and transition between the surrounding high and low density areas. Increasing the allowed density of these six parcels would reduce this transition in intensity.
- **Suitability of proposed land use:** The High Density Residential land use designation reflects the proposed zoning change and aligns with some of the CDP character area policies. However, the Midtown Garden District Neighborhood Plan, does not recommend a land use amendment for these parcels. The Land Use Framework Plan shows these parcels along with the other parcels on Piedmont as residential 2-5 stories (page 34).

The proposed zoning change (Z-17-34) is a text amendment to the SPI-17 Piedmont Avenue Special Public Interest District, Subarea 4 zoning district. The intent of the SPI-17 district, as described in Chapter 16-18Q, includes:

- To provide through the administration of specific standards and criteria that new housing achieve architectural, site and street design consistent with the existing historic built environment;
- Improve the aesthetics of the built environment;
- To encourage owner occupancy and retention of single-family residential structures compatible with the character of the Midtown residential neighborhood while permitting multi-family housing in appropriate locations adjacent to Piedmont Avenue;
- To develop an appropriate transition between higher densities in Midtown to the west of Piedmont Avenue and lower densities in Midtown to the east of Piedmont Avenue, in such a way as to reinforce visual continuities, urban design linkages, appropriate transportation corridors, and neighborhood street patterns;
- To require general compatibility between and among new structures and historic buildings within the Piedmont Avenue Special Public Interest District;
- To provide and protect existing single and multi-family housing along Piedmont Avenue that does not detract from adjacent single-family housing;
- Protect the historic character of Midtown and the adjoining residential neighborhoods;

The proposed increased density associated with the land use amendment to High Density Residential would not support the intent of the SPI-17 SA 4 zoning district as described above. Specifically, the increased density would not provide appropriate transition between higher densities in Midtown to the west of Piedmont Avenue and lower densities in Midtown to the east of Piedmont Avenue.

- Consistency with City's land use policies: The Character Areas for these properties are both Traditional Neighborhood Existing and Transit Oriented. Policies that do not support the land use amendment to higher density use for Traditional Neighborhood Existing are:
 - Preserve the residential character of Traditional Neighborhoods.
 - Protect single-family detached residential neighborhoods from encroachment by non-residential uses, incompatibly scaled residential development.
 - Encourage new housing development that is compatible with the character of existing neighborhoods. "Character of neighborhoods" is defined by attributes of the platting pattern, including the layout of streets and blocks, street connectivity, the shapes and sizes of lots, the natural topography, and the presence of mature trees.
 - Ensure that the size and scale of new homes are commensurate with lot sizes in order to provide adequate open space, permeable surfaces and tree cover on each lot.
 - Promote the maintenance and rehabilitation existing housing stock to maintain neighborhood character and diversity.
 - Promote "Missing Middle" housing types that are compatible in size and scale with the character of the neighborhood as transition between single family uses and more intense uses.
 - Protect and enhance natural resources.

The Transit Oriented Character Area includes the area within ¼ to ½ mile of an existing transit station. The subject properties are within about ¼ mile radius or ½ mile walking distance from the Midtown MARTA Station. Relevant policies that do not support the land use amendment to higher density use are:

- Protect existing; single family residential neighborhoods and historic buildings.

The Midtown Garden District Plan (<http://www.midtownatlanta.org/wp-content/uploads/2017/05/MGD-MASTER-PLAN-Download-1.pdf>) recommends Medium Density Residential land use along Piedmont Avenue (2-5 stories). The Future Land Use section of the plan (page 33) says, "Current building character and densities along Piedmont Avenue should continue to be preserved in the future." And "The section of Piedmont between 10th and Ponce should continue as a predominantly 2-5 story residential corridor."

STAFF RECOMMENDATION: DENIAL OF AN AMMENDMENT FROM MEDIUM-DENSITY RESIDENTIAL TO HIGH-DENSITY RESIDENTIAL LAND USE DESIGNATION

NPU E RECOMMENDATION: NPU E voted to not support the land use amendment to High Density Residential at its September 5, 2017 meeting

cc: Jessica Lavandier, Assistant Director, Strategic Planning

KASIM REED
MAYOR



Department of
CITY PLANNING

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TIM KEANE
COMMISSIONER

CHARLETTA WILSON JACKS
DIRECTOR, OFFICE OF
ZONING AND DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Resources Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development *OWJ*
SUBJECT: 17-O-1507/CDP-17-024 26 AIRLINE STREET, N.E.
DATE: September 11, 2017

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located 26 Airline Street N.E. (Parcel ID 14 00190010098) from the Low Density Residential Land Use designation to the High Density Residential Land Use designation and 0 Airline Street N.E. (Parcel ID 14 00190010064) from the Low Density Commercial Land Use designation to the High Density Residential Land Use designation. This land use amendment is being done in conjunction with the rezoning of 26 Airline Street from the R-5/BL (Two-Family Residential/BeltLine Overlay) to the MR-4A/BL (Multi-Family Residential/BeltLine Overlay) District and 0 Airline Street from the MRC-3-C/BL to the MR-4A/BL (Multi-Family Residential/BeltLine Overlay) District (Z-17-051) to allow construction of a new multi-family development containing thirty (30) units.

FINDINGS OF FACTS:

- Property location:** The subject properties front the west side of Airline Street NE. The parcels are located in in Land Lot 19 of the 14th District, Fulton County and in the Old Fourth Ward neighborhood of NPU-M, Council District 2.
- Property size and physical features:** The subject lots are approximately 0.58 acres. Each lot is currently vacant. The topography is relatively level. Vehicular access to the property is currently unavailable. The lots are covered in grass, shrubs and large mature trees on the parcels.
- Current/past use of property:** The subject parcels are vacant. Staff is unaware of any prior uses for the property.
- Surrounding zoning/land uses:** Land use and zoning designations in the immediate area varies. The subject property is surrounded by Low Density Commercial with MRC-3-C (Mixed Residential and Commercial-Conditional) zoning to the south and Mixed Use Land use with PD-MU (Planned Development Mixed Use) District zoning designation on the east. Low Density Residential with

Residential R-5 Martin Luther King, Jr. Landmark District Subarea 2 (HC-20C SA2) zoning to the west and to the north.

- Transportation system: Airline Street and Old Wheat Street are classified as local roads. Airline connects to Edgewood Avenue to the south which is designated as a minor arterial road. Some sidewalks are found in the on the eastern side of as it intersects with Edgewood avenue. Existing bike lanes can be found on Edgewood Avenue. Currently, MARTA does not serve the immediate area. MARTA's #3 bus route services the area at the intersection of Randolph Street and Irwin Street to the northwest of the subject lot. There are plans for the Atlanta Streetcar to service the area along Edgewood Avenue to the southwest and at the intersection of Airline Street and Auburn Avenue to the immediate north.

CONCLUSIONS:

- Compatibility with surrounding land uses: The Old Fourth Ward neighborhood contains parcels that have a variety of land uses. Most of the residential parcels in the immediate area are designated Low Density Residential. Other parcels also include Low Density Commercial to the south; and Mixed Use to the east. That parcel is part of the Studioplex mixed-use commercial and residential lofts development, which was the subject of a land use amendment per 06-O-1879 and approved by City Council on 10/02/06 to go from Industrial Land Use to Mixed Use Land Use designation. The proposed land use designation for the subject parcel would allow for an appropriate transition between the current Low Density Residential uses to the north and west and the more intense mixed-use parcels to the south and east. Therefore, Staff is of the opinion that this use is compatible with the surrounding land uses and development of the area.
- Effect on adjacent property and character of neighborhood: The proposed land use and zoning changes are consistent with the development adjacent to the BeltLine corridor and the adjacent neighborhood. The adjacent properties include attached and detached single family homes immediately to the west and north. Because it would result in redevelopment of the vacant property, Staff believes the proposed High Density Residential Land Use designation would have a positive effect on the surrounding neighborhood.
- Suitability of proposed land use: The proposed use reflects the residential and higher intense use of other properties in the area. The proposed MR-4A/BL (Multi-Family Residential/BeltLine Overlay) rezoning would provide a transition from the Low Density Residential land use parcels in close proximity to Mixed Use Land uses along the BeltLine.
- Consistency with City's land use policies: The proposed land use change is consistent with the policies for NPU-M in the 2016 Comprehensive Development Plan to encourage the reuse or redevelopment of vacant or under-utilized land that are associated with historic railroad corridors. These parcels are located in the Traditional Neighborhood Redevelopment Character Areas. Primary land uses identified as proper designations for this type of character area include single family residential, low density residential and medium density residential. Policies that support the land use amendment are:
 - Preserve the residential character of Traditional Neighborhoods

- Promote diversity of housing types
- Promote “Missing Middle” housing types that are compatible in size and scale with the character of the neighborhood as transition between single family uses and more intense uses.

The proposed land use designation is consistent with the 2008 Old 4th Ward Master Plan study recommendation of Mixed Use 1 to 4 stories Policies that support the land use amendment are:

- Support appropriate infill housing.
- Encourage a mix of land uses.

The Beltline Subarea 5 Master Plan also recommended a land use designation of Mixed Use with one to four stories.

Applicable NPU-M policies: Encourage the reuse or redevelopment of vacant, under-utilized, obsolescent, and/or structurally deteriorating industrial and commercial properties that are associated with the historic railroad corridors bordering the Butler Street/Auburn Avenue and Old Fourth Ward neighborhoods.

STAFF RECOMMENDATION: APPROVAL OF AMMENDMENT FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION FOR 26 AIRLINE STREET AND FROM LOW DENSITY COMMERCIAL TO HIGH DENSITY RESIDENTIAL FOR 0 AIRLINE STREET

NPU Recommendation: NPU-M voted to support the land use amendment at their August 28, 2017 monthly meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning

KASIM REED
MAYOR



Department of
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TIM KEANE
COMMISSIONER

CHARLETTA WILSON JACKS
DIRECTOR, OFFICE OF
ZONING AND DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Resources Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development *CW*
SUBJECT: 17-O-1508/CDP-17-025 575 ELOISE STREET, S.E.
DATE: September 11, 2017

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 575 Eloise street SE from the Low Density Residential Land Use designation to the Medium Density Residential Land Use designation. This land use amendment is being done in conjunction with the rezoning of 575 Eloise Street from the RG-2 (Residential General) to the MR-3 (Multi-Family Residential) District (Z-17-051) to allow construction of a new multi-family development containing fourteen (14) townhome units.

FINDINGS OF FACTS:

- **Property location:** The subject property fronts on the west side of Eloise Street N.E., at the intersection of Eloise Street and Killian Street. The property is located in in Land Lot 22 of the 14th District in Fulton County and in the Historic Grant Park Neighborhood District of NPU W, Council District 1.
- **Property size and physical features:** The subject lot is approximately 1.03 acres. The lot contains four two-story multi-family structures consisting of 26 dwelling units. The topography is very steep. Vehicular access to the property is currently available via a concrete driveway located north of the structures. The lot is covered in grass, shrubs and large mature trees. the subject property is located at the intersection of Eloise Street and Killian Street but the right-of-way does not converge at the northeast corner of the property. Killian Street is gated and does not allow through traffic. Both Eloise Street and Killian Street have not been maintained and are overgrown with vegetation.
- **Current/past use of property:** Staff is unaware of any prior uses for the property other than residential.

Surrounding zoning/land uses: Land use and zoning designations in the immediate area varies. To the South, East and West the land use is Low Density Residential with R-5 and O-I zoning. To the North, the parcel has a Medium Density Residential land use with RG-3 zoning the property to the north is the former Girls High School now into lofts, apartments, and town homes. The parcel to the

Northeast, Maynard H. Jackson High School, has a Community Facility land use designation and R-5 zoning.

- **Transportation system:** Eloise and Killian Street are classified as local streets. Berne Street to the south is classified as a collector road. Berne Street also contains an existing bike lane. Currently, MARTA does not serve the immediate area. There are plans for the Atlanta BeltLine Southside Trail to be built to run under Berne Street to the south as well as the Atlanta Streetcar.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The Grant Park neighborhood contains parcels that have a variety of land uses. Most of the residential parcels in the immediate area are designated Low Density Residential. Other parcels also include Medium Density Residential to the north; and High Density Residential to the east. The parcel is south of the High Density Mixed-Use commercial and residential development Glenwood Park. The proposed land use designation would allow for an appropriate transition between the current single-family homes to the south and west and the more intense mixed-use parcels to the north and east. Therefore, Staff believes this use is compatible with the surrounding land uses and development of the area.
- **Effect on adjacent property and character of neighborhood:** The proposed land use and zoning changes to land use intensity are consistent with the development of the neighborhood. The adjacent properties include attached and detached single family homes immediately to the west and south. Because it would result in redevelopment of the abandoned property, the proposed Land Use designation would have a positive effect on the surrounding neighborhood.
- **Suitability of proposed land use:** The proposed Medium Density Residential Land Use reflects the recent multi-family use of the parcel. The proposed MR-3 (Multi-Family Residential) rezoning would provide a transition from the Low Density Residential land use parcels in close proximity.
- **Consistency with City's land use policies:** The proposed land use change is supported by the 2016 CDP for areas designated Historic Neighborhood. Policies that support the land use amendment are:
 - Encourage compatible new construction, additions or alterations
 - Promote attention to sound design principles in areas of new development and redevelopment
 - Stabilize and improve property values of such buildings sites and districts.

Applicable NPU-W policies: Preserve the historic integrity of the Single Family and Low Density character of the Grant Park neighborhood.

STAFF RECOMMENDATION: APPROVAL OF AMMENDMENT FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL LAND USE DESIGNATION

NPU Recommendation: NPU-W voted to support the land use amendment at their August 23, 2017 monthly meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning

**KASIM REED
MAYOR**



Department of
CITY PLANNING


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**TIM KEANE
COMMISSIONER**

**CHARLETTA WILSON JACKS
DIRECTOR, OFFICE OF
ZONING AND DEVELOPMENT**

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee

FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 

SUBJECT: 17-17-044/CDP-17-026 - 535 AND 550 MITCHELL STREET, 536 MARTIN L. KING, JR. DR. AND 35 AND 99 NORTHSIDE DRIVE, S.W.

DATE: September 11, 2017

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to re-designate properties located at 535 Mitchell Street and 536 Martin Luther King Jr. Drive from the Office-Institutional land use designation to the Mixed Use Land Use designation, 550 Mitchell street from the Medium Density Residential Land Use designation to the Mixed Use Land Use designation and 35 and 99 Northside Drive SW from the Very High Density Residential Land Use designation to the Mixed Use Land Use designation and for other purposes

This development is being done in conjunction with the rezoning of the parcels from RG-3 (Residential General Sector 3), RG-4 (Residential General Sector 4) and O-I (Office Institutional) to PDMU (Planned Development Mixed Use) in order to build a mixed-use development of approximately 1,713,300 square feet of residential uses with approximately 1,637 units, and approximately 320,300 square feet of non-residential uses including 134,700 square feet of commercial uses and 185,600 square feet of office uses (Z-17-044).

FINDINGS OF FACT:

- **Property location:** The site, which includes 5 parcels, is bounded by Martin Luther King Jr. Drive to the north, Northside Drive to the east, and Walnut Street to the west. The property is located in Land Lot 84 of the 14th District of Fulton County, within the Atlanta University Center neighborhood of NPU-T and in Council District 3.
- **Property size and physical features:** The site is approximately 17.49 acres with several distressed structures. The lot's topography varies across the site. The site is vegetated with several mature trees and shrubs located throughout the site.

- **Current/past use of property:** The parcels are currently developed with several distressed multifamily structures and office buildings. Staff is unaware of any other uses for the property.
- **Surrounding zoning/land uses:** The surrounding properties to the north have a Mixed-Use land use designation with SPI-11 SA8 (Vine City & Ashby Station Special Public Interest District) Subarea 8 zoning, to the east parcels have a Mixed-Use land use designation with MRC-3-C (Mixed Residential Commercial, Sector 3-Conditional) zoning, to the southeast parcels have a Mixed-Use land use designation with MRC-2-C (Mixed Residential Commercial, Sector 2-Conditional) zoning, to the south parcels have an Industrial land use designation with an I-1 (Light Industrial) zoning, and to the west parcels have a Medium Density Residential land use with O-I zoning and Office-Institutional land use with O-I zoning, and Low-Density Residential and Medium-Density Residential land use designations with RG-3 (Residential General District, Sector 3) zoning.
- **Transportation system:** Northside Drive and Martin Luther King, Jr. Drive are classified as arterial streets, Mitchell Street is classified as a collector street, and Beckwith Court and Walnut Street are local roads. There are sidewalks along the north and south sides of Martin Luther King, Jr. Drive, along the east side of Walnut Street, both sides of Northside Drive, Mitchell Street, and Beckwith Court. MARTA provides service via bus route #3 along Mitchell Street and #94 along Northside Drive, and via the Vine City Transit Station within ¼ mile of the site.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The surrounding parcels have a variety of land uses including Industrial, Office/Institutional, Mixed Use, and Medium Density Residential along this corridor. The proposed Mixed-Use land use is compatible with the surrounding land uses and development of the area.
- **Effect on adjacent property and character of neighborhood:** The proposed land use designation of Mixed Use will not have an adverse effect on the character of the adjacent properties. The redesignation of these parcels to the Mixed Use land use designation would benefit the area by continuing high density development around the major thoroughfares of Martin Luther King Jr. Drive and Northside Drive. Much of the surrounding area has high density land use designations.
- **Suitability of proposed land use:** The proposed Mixed-Use land use is suitable to the district since there are varying uses in the area and it is within ½ a mile of the Vine City MARTA transit station.
- **Consistency with City's land use policies:**

The site's surrounding parcels are included in the Martin Luther King, Jr. Drive Corridor Transportation Study. The Plan recommends upgrades to surrounding sidewalks, streetscape improvements, and pedestrian signal upgrades throughout various adjacent areas of the site.

KASIM REED
MAYOR



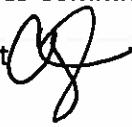
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TIM KEANE
COMMISSIONER

CHARLETTA WILSON JACKS
DIRECTOR, OFFICE OF
ZONING AND DEVELOPMENT

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Services Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 17-17-053/CDP-17-027 – 385 GRANT CIRCLE SE
DATE: September 11, 2017

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to re-designate property located at 385 Grant Circle (Parcel ID 14 0042 LL026) from the Industrial Land Use designation to the High Density Residential Land Use designation and for other purposes. This application is being done in conjunction with the rezoning of the parcel from Industrial (I-1) to Multi Family Residential (MR-4A) to allow for the construction of 158 housing units (Z-17-053).

FINDINGS OF FACT:

- **Property location:** The site is bounded by Grant Circle on the north, Grant Street to the west, and the Atlanta Beltline to the South. It is located in Land Lot 42 of the 14th District of Fulton County, within the Grant Park neighborhood of NPU-W in Council District 1.
- **Property size and physical features:** The site is approximately ± 5.8 acres and is currently developed with two industrial buildings. The lot's topography varies across the site. The site is vegetated with mature trees and shrubs located throughout the site.
- **Current/past use of property:** The site is currently developed with two industrial buildings. One of the site's structures is roughly 130,000 square feet in size while the other structure is 105,000 square feet. Both structures have been vacant for six years and staff is unaware of any prior uses of the property.
- **Surrounding zoning/land uses:** The surrounding properties have land use categories of Low-Density Commercial with C-1 zoning and Mixed Use with MRC-3 zoning to the north, to the east the land use is Industrial with I-1 zoning, to the west the land use is Mixed-Use to with MRC-3 zoning, and Transportation/Communications/Utilities to the south. To the south, this site is immediately adjacent to the Beltline corridor.

- **Transportation system:** Grant Circle is classified as a local street. Currently, MARTA's routes 49 and 32 bus line services this area. The nearest MARTA rail station is the King Memorial Station, located about 2.0 miles to the north. This site is immediately adjacent to the Beltline corridor which is located to the south of the property.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The surrounding parcels have a variety of land uses including Industrial, Commercial, and Mixed Use. The proposed High Density Residential land use is compatible with the surrounding land uses and development of the area.
- **Effect on adjacent property and character of neighborhood:** The proposed 158-unit townhome development will complement the current uses along the area as it could increase the diversity of housing options. The proposed land use designation of High Density Residential will not have an adverse effect on the character of the adjacent properties. Much of the surrounding area has compatible land use designations as it transitions from an industrial area that developed along an active rail line to a mixed use area.
- **Suitability of proposed land use:** The proposed High Density Residential land use is suitable to the district since there are varying uses in the area. In the BeltLine Subarea Plan, this parcel is in the Grant Park Loft District.
- **Consistency with City's land use policies:** The proposed High Density Residential land use designation is compatible with the City of Atlanta's Redevelopment Corridor Character Area to
 - Encourage revitalization and redevelopment of Redevelopment Corridors that improves the sense of place and community, creates a well-functioning corridor that facilitates traffic flow, provides transportation options, and supports a variety of land uses.

BeltLine Subarea 3 Plan: The Beltline's Master Plan for Subarea 3 designates this area as the Grant Park Loft District and recommends Residential 10+ stories for this parcel. Specific recommendations are:

- Neighborhood-oriented retail/services and multi-family living focused on neighborhood commons and greenway
 - 1/8 mile core area with central greenspace and linear pedestrian greenways at Grant Street
 - Building heights up to 10+ stories, residential 10+ stories in low terrain and buffered by greenspace
- **Consistency with NPU policies:** NPU W's policies do not address the land use amendment.

STAFF RECOMMENDATION: APPROVAL OF land use amendment from the Industrial Land Use designation to the HIGH DENSITY RESIDENTIAL land use DESIGNATION

NPU-W RECOMMENDATION: APPROVAL AT THE AUGUST 23, 2017 MEETING

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING


**KASIM REED
MAYOR**

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**TIM KEANE
COMMISSIONER**

**CHARLETTA WILSON JACKS
DIRECTOR, OFFICE OF
ZONING AND DEVELOPMENT**

MEMORANDUM

TO: Natalyn Archibong, Chair, Community Development/Human Resources Committee
FROM: Charletta Wilson Jacks, Director, Office of Zoning and Development 
SUBJECT: 17-O-1511/CDP-17-029 1359 LAFRANCE STREET, N.E.
DATE: September 11, 2017

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 1359 and 1369 LaFrance Street NE from the Low Density Residential 0-8 units per acre land use designation to the Low Density Residential 0-12 units per acre land use designation. This land use amendment is being done in conjunction with the rezoning of 1359 and 1369 La France Street from the PD-H (Planned Development Housing) to PD-H (Planned Development Housing) District (Z-17-031) to allow construction of a new multi-family development containing fourteen townhome units and eleven single family units.

FINDINGS OF FACTS:

- **Property location:** The subject properties front the south side of LaFrance Street N.E., between Flora and Whitefoord Avenue. The property is located in Land Lot 209 of the 15th District of DeKalb County, in the Edgewood Neighborhood of NPU-O, Council District 5.
- **Property size and physical features:** The subject lot is approximately 2.49 acres. The lot is currently developed with a single-family structure. The topography is level. Vehicular access to the property is currently available via a paved driveway located east of the structure. The lot has been cleared for development.
- **Current/past use of property:** Staff is unaware of any prior uses for the property other than residential.
- **Surrounding zoning/land uses:** To the West, South and East the parcels have a Low Density Residential Land use with R-5 zoning and to the north the parcels have a Medium Density Residential Land Use with C-1 and R-5 zoning.

- **Transportation system:** LaFrance Street is classified as a local road. Whitefoord Avenue to the east is classified as a major collector road. The Connect Atlanta Plan identifies LaFrance as a secondary connection. MARTA bus service is provided to the immediate area by route #106 (Moreland/Candler Park). The Edgewood Candler Park MARTA station is located less than a ¼ of a mile from the site. LaFrance has been identified as a Complete Streets.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The Edgewood neighborhood contains parcels that have a variety of land uses. Residential parcels in the immediate area are designated Low Density Residential, Medium Density Residential. Parcels to the north, southeast and southwest are designated Medium Density Residential. The property is east of the large Edgewood Retail Mixed-Use development. The proposed land use designation would complement the current low intensity multifamily and single-family homes to the area. Therefore, Staff believes this use is compatible with the surrounding land uses and development of the area. The parcel was originally rezoned from R-5 (Two-Family Residential) to PD-H (Planned Development Housing) in 2004 via 04-O-0903 (Z-04-38). The Land Use designation did not have to be amended at that time because the conditioned site plan proposed 18 homes on the 2.57 acre lot (7.2 units per acre). The applicant is revising the site plan to build 25 smaller units, an increase to 9.7 units per acre. However, the Floor Area ratio of development will not increase.
- **Effect on adjacent property and character of neighborhood:** The proposed land use amendment will have minimal effect on adjacent properties and will provide a diversity of housing options that is similar to what is available in the neighborhood. The adjacent properties include attached and detached single family homes immediately to the west and south. Because it would result in redevelopment of the vacant property, Staff believes the proposed Land Use designation would have a positive effect on the surrounding neighborhood.
- **Suitability of proposed land use:** The proposed PD-H (Planned Development Housing) rezoning would be compatible with the Low Density residential land use parcels in close proximity and it will provide transition from the higher Medium Density Residential parcels to the north.
- **Consistency with City’s land use policies:** The proposed land use change is supported by the 2016 CDP for areas designated Traditional Neighborhood Redevelopment. Primary land uses identified as proper designations for this type of character area include Single Family Residential, Low Density Residential and Medium Density Residential. Policies that support the land use amendment are:
 - Preserve the residential character of Traditional Neighborhoods
 - Promote diversity of housing types
 - Promote “Missing Middle” housing types that are compatible in size and scale with the character of the neighborhood as transition between single family uses and more intense uses.

The proposed land use change is supported by the Edgewood Redevelopment plan. Policies that support the land use amendment are:

- Preserve existing residential densities.

- Encourage single family infill that is compatible with the existing neighborhood form and design.

Applicable NPU-O policies: Preserve the Single Family and Low Density residential character of NPU-O.

STAFF RECOMMENDATION: APPROVAL OF THE AMMENDMENT FROM LOW DENSITY RESIDENTIAL 0-8 UNITS PER ACRE TO LOW DENSITY RESIDENTIAL 0-12 UNITS PER ACRE LAND USE DESIGNATION

NPU Recommendation: NPU-O voted to support the land use amendment at their August 22, 2017 monthly meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning