



# CITY OF ATLANTA

Kasim Reed  
MAYOR


DEPARTMENT OF CITY PLANNING  
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308  
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TIM KEANE  
Commissioner

CHARLETTA WILSON JACKS  
Director  
Office of Zoning and Development

## MEMORANDUM

**TO:** Zoning Review Board

**FROM:** Keyetta M. Holmes, AICP, Zoning Administrator 

**SUBJECT:** Z-17-74 for 594 Irwin Street

**DATE:** November 2, 2017 (*Beltline Overlay*)

The applicant seeks to rezone property located at 594 Irwin Street from R-5/HC20C SA5/BL (Two-Family Residential/Martin Luther King District Sub Area 5/BeltLine Overlay) to MRC-1/HC20C SA5/BL (Mixed Commercial Residential/Martin Luther King Jr Sub Area 5/BeltLine Overlay).

### FINDINGS OF FACT:

- **Property location:** The subject property fronts approximately 81.6 feet on the north side of Irwin Street, beginning at the northeast intersection of Irwin Street, N.E. and Randolph Street, N.E. The property is located in the Old Fourth Ward Neighborhood, Subarea 5 of the Beltline Overlay District, Subarea 5 of the Martin Luther King Historic District, Land Lot 19 of the 14<sup>th</sup> District in NPU M, Council District 2, Fulton County, Georgia.
- **Property size and physical features:** The property consists of approximately 7,623 square feet (0.175 acres) of land. The lot is currently developed with a single story residential building that may have been converted to a religious worship facility. The topography of the lot is relatively level. Vehicular access to the property is currently gained through curb cuts, one north of the structure on Randolph Street and the other east of the building on Irwin Street. The lot contains a few trees and shrubs along the northern and eastern property lines.
- **CDP land use map designation:** The Future Land Use designation for this property is Low-Density Residential. An amendment to the Comprehensive Development Plan will be needed to accommodate the proposed development.

- **Current/past use of property:** The subject property is currently developed with a structure that was used a place of worship. The structure may have originated as a single family residential dwelling. Staff is not aware of any other previous uses.
- **Surrounding zoning/land uses:** Land use and zoning designations in the immediate area varies. The subject property is surrounded by R-5 (Two-Family Residential) and HC-20C (Martin Luther King, Jr. Historic District) zoning districts to the north, east and west with a Low-Density Residential land use designation. Also located to the east of the parcel are lots zoned RG-2 (Residential General-Sector 2) and C-1-C (Community Business-Conditional) with a Low-Density Residential and Low-Density Commercial land use designation. Parcels with RG-2 (Residential General-Sector 2) and HC-20C (Martin Luther King, Jr. Historic District) zoning districts can be found to the south with Low-Density Commercial and Low-Density Residential land uses. This intersection is planned as a small commercial node within the Old Fourth Ward Community. The subject lot's overlay zoning, HC-20C SA6 (Martin Luther King, Jr. Historic District) Subarea 5, designates this area as a transitional zone. This allows for a lessening of density and intense uses, from the higher intense uses along the Boulevard corridor to the west, to the lower density commercial and residential uses to the east. The two southern corners of this intersection are already designated for community commercial use. A community grocery store is located at the southeast corner. At the northwest corner is the vacant David T. Howard High School. Further to the southeast of the subject lot on Irwin Street, is the Studioplex mixed-use development that contains offices and residential lofts abutting the Atlanta Beltline Eastside Trail corridor.
- **Transportation:** Irwin Street is classified as a collector road. Randolph Street is classified as a minor arterial street. Currently, MARTA's Route #3 bus line services this area and its connection point can be found at the southwest corner of Irwin Street and Randolph Street. Irwin Street also includes plans for the Atlanta StreetCar Purple Line.

## **PROPOSAL:**

The applicant seeks to rezone a 0.175-acre lot that is currently zoned R-5 (Two-Family Residential) to the MRC-1 (Mixed Residential Commercial) district in order to construct three (3) attached owner-occupied townhomes approximately 2,000 square feet each and a 2,000 square foot commercial office space. The commercial space will front the intersection of Irwin Street and Randolph Street. Access to the property will be via a one-way curb cut on Irwin Street and will exit via a curb cut on Randolph Street. Per the zoning code, *sec. 16-34.010(1)*, the maximum permitted Floor-to-Area Ratio (F.A.R.) for developments combining residential and commercial uses zoned MRC-1 (Mixed Residential Commercial) are calculated at a ratio of 1.696 with respect to the lot area. Each component cannot exceed a FAR. of 0.696 for residential use and 1.0 for nonresidential use. The applicant has chosen to utilize the gross lot area of 12,053 square feet to calculate their maximum allowable FAR., required usable open space and required parking.

## **Project Specifications:**

Gross Lot Area: 0.276 ac (12,053 square feet)

Maximum F.A.R. (allowed of gross area):

Nonresidential:	1 x 12,053 sq. ft. =	<u>12,053 sq. ft.</u>
Residential:	0.696 x 12,053 sq. ft. =	<u>8,388 sq. ft.</u>

Proposed F.A.R.:

Nonresidential: 2,000 sq. ft.  
Residential: 6,000 sq. ft.

Number of units:

Nonresidential: 1 unit x 2,000 sq. ft. = 2,000 sq. ft.  
Residential: 3 units x 2,000 sq. ft. = 6,000 sq. ft.

Minimum U.O.S.R. (Usable Open Space Required)

*Based on Sec.16-34.010(5)(b)(i)*

Nonresidential: 0.10 x 7,623 sq. ft. = 762 sq. ft.

*Based on Sec.16-34.010(5)(a) / Sec.16-08.010 "Table 1 – LUI"*

Residential: 0.35 x 7,623 sq. ft. = 2,668 sq. ft.

TOTAL: 3,430 sq. ft.

Proposed U.O.S.R

3,000 sq. ft.

Parking Provided:

Nonresidential: 5 spaces (3 standard + 1 compact + 1 handicap)  
Residential: 1 per unit = 3 spaces

**CONCLUSIONS:**

- 1) **Compatibility with comprehensive development plan (CDP); timing of development:** The Comprehensive Development Plan (CDP) designates the subject property as Low-Density Residential. The proposed rezoning to MRC-1 (Mixed Residential Commercial) is not consistent with the existing land use, thus a land use amendment will be required to accommodate the proposed development.
- 2) **Availability of and effect on public facilities and services; referrals to other agencies:** The location of the site and current use of surrounding properties indicate there are public facilities and services available to the subject property. There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services at the subject location. When the proposed development plans are submitted to other agencies for permit review, compliance with all applicable City codes will be required.
- 3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The applicant has not presented any evidence that they own other land in the area that is suitable for this development. The proposed rezoning would not have an adverse effect on the environment or create an imbalance of land uses. In fact, this project would complement the adjacent Low-Density Commercial designated parcels, zoned C-1-C (Community Business-Conditional) and HC-20C SA5 (Martin Luther King, Jr. Historic District), along Irwin Street and contribute to the redevelopment of the neighborhood.

- 4) **Effect on character of the neighborhood:** Staff is of the opinion that the development would have a positive effect on the surrounding neighborhood by redeveloping an underutilized lot located in the transitional zone of HC-20C SA5 (Martin Luther King, Jr. Historic District Sub Area 5). The proposed development with the commercial space and townhomes will allow for an appropriate transition to the current single-family homes to the north and east from the commercial component at that intersection and the higher intense uses along the Boulevard corridor to the west.
- 5) **Suitability of proposed land use:** The proposed use reflects the low density residential and commercial character of the immediate area and their corresponding land use designations. This also reflects other larger mixed-use properties in the area such as Studioplex to the east. The proposed MRC-1 (Multifamily Residential Commercial) zoning would also transition to and support the low-density residential parcels and single-family homes to the north, east and south.
- 6) **Effect on adjacent property:** Adjacent properties located along Irwin Street are mostly low-density residential and commercial uses. The potential impact of increased traffic to nearby properties due to ingress and egress to the development should be taken into consideration during the Special Administrative Permit process. Also, because this rezoning is located within the Martin Luther King, Jr. Historic District and the Beltline Overlay district criteria such as open space requirements, transitional and side yard setbacks, and curb cuts will be reviewed by the appropriate governing bodies.
- 7) **Economic use of current zoning:** While the current zoning conditions would allow for some economic use of the land, a change in zoning to a higher intense use to allow more residential and a commercial use would allow a more effective economic use of the subject property.
- 8) **Compatibility with policies related to tree preservation:** Redevelopment of the property must comply with the City of Atlanta Tree Ordinance at time of permitting.

**STAFF RECOMMENDATION: APPROVAL**

cc: Charletta Wilson Jacks, Director



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**TIM KEANE**  
Commissioner

**CHARLETTA WILSON JACKS**  
Director  
Office of Zoning & Development

## MEMORANDUM

**TO:** Zoning Review Board

**FROM:** Keyetta M. Holmes, AICP, Zoning Administrator *(KMH)*

**SUBJECT:** Z-17-75 716 Edgewood Ave. N.E.

**DATE:** November 2, 2017

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An Ordinance by Zoning Committee to rezone property located at 716 Edgewood Avenue, N.E., from R-LC (Residential Limited Commercial) and C-2 (Commercial Service District) to MRC-3 (Mixed Residential Commercial).

The applicant has requested that this application be withdrawn. Staff is supportive of this request.

**STAFF RECOMMENDATION: FILE**

cc: Charletta Wilson Jacks, Director



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### MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-17-76 for 0 Myrtle Street N.E.

DATE: November 2, 2017

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An Ordinance by Zoning Committee to rezone property located at 0 Myrtle Street, N.E. (14 0490010088) from R-5 (Two Family Residential) to C-2 (Commercial Service District).

#### FINDINGS OF FACT:

- **Property Location:** The subject property consists of parking lot designated for the adjacent restaurant, Mary Mac's Tea Room. The subject property fronts 125.6 feet on the east side of Myrtle Street beginning approximately 110.9 feet from the intersection of Myrtle Street, N.E. and Ponce de Leon Avenue, N.E. The properties are located in Land Lot 49 of District 14 in NPU E, in the Midtown neighborhood of Council District 2.
- **Property Size and Physical Features:** The subject property is currently developed with an accessory parking lot for the adjoining restaurant. The topography of the lot slopes towards the eastern edge of the subject property. Vehicular access to the properties is currently gained through an ingress and egress along Myrtle Street. There are many mature trees along the western lot, as well as shrubbery along the northern and eastern edge of the subject property.
- **CDP Land Use Map Designation:** The current land use category for the site is Low-Density Residential.
- **Current/Past Use of Property:** The subject property is a parking lot for the adjacent Mary Mac's Tea Room restaurant. Staff is not aware of any previous uses.
- **Surrounding Zoning/Land Uses:** The current land use for this parcel is Low-Density Residential and the zoning designation is R-5 (Two-Family Residential) District. Other zoning districts in the immediate area are C-2 (Commercial Service District) and MRC-1 (Mixed Residential Commercial) and the land use designation is Low-Density Commercial and Mixed Use.

- **Transportation System:** Myrtle Street is classified as a local street. The #2 and #102 MARTA bus routes are the closest routes to service the subject property and make stops at the intersection of Ponce de Leon Avenue and Myrtle Street.

## **PROPOSAL:**

This application seeks to rezone the site from the R-5 (Two-Family Residential) to C-2 (Commercial Service District).

## **CONCLUSION:**

- **Compatibility with comprehensive development plan (CDP); timing of development:** The existing City of Atlanta comprehensive development plan designates the property as Low-Density Residential. The proposal to change the zoning category to C-2 would require a change land use to match the surrounding future land uses of Mixed Use.
- **Availability of and effect of public facilities and services; referral to other agencies:** The location of the site and current use of surrounding properties indicate there are public facilities and services available to the subject property. There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services at the subject location. When the proposed development plans are submitted to other agencies for permit review, compliance with all applicable City codes will be required.
- **Availability of other land suitable for proposed use; environmental effect on balance of land uses:** The applicant has not presented any evidence that they own other land in the area that is suitable for this development. The proposed rezoning would not have an adverse effect on the environment or create an imbalance of land uses. This change would have no adverse environmental effects on the balance of land uses by zoning the property to a land category that is compatible with the existing use.
- **Effect on character of the neighborhood:** The character of the neighborhood will not be adversely impacted by the zoning proposal. The subject property will remain the same if the rezoning is approved and the rezoning will not change the operation of the parking use.
- **Suitability of proposed land use:** The adjacent property is required by C-2 zoning to have one space per 100 square feet of floor area. Therefore, Staff approves of the suitability of the land use for the subject property based on the zoning of the adjacent restaurant use.
- **Effect on adjacent property:** Staff finds that the proposed zoning will not adversely affect the existing use or usability of adjacent and nearby property. The current use of the property is existing and has for a number of years served an existing restaurant use to the south. Nearby and adjacent properties have continued their respective uses without any negative effects.

- **Economic use of current zoning:** Staff finds that the current zoning has a reasonable economic use. However, rezoning the property to a classification that is compatible with the current use will increase the economic value.
- **Tree Preservation:** The applicant states that there will be no trees impacted by this rezoning. Staff approves of this compliance with the Tree Preservation.

**STAFF RECOMMENDATION: APPROVAL**

cc: Charletta Wilson Jacks, Director

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Director  
Office of Zoning and Development

### MEMORANDUM

**TO:** Zoning Review Board

**FROM:** Keyetta M. Holmes, AICP, Zoning Administrator 

**SUBJECT:** Z-17-77 for 1361 Donald Lee Hollowell Highway, N.W., part of 1401 Donald Lee Hollowell Highway, N.W., 1351 Donald Lee Hollowell Highway, N.W., part of 835 Elbridge Street, N.W., 835 Elbridge Drive, N.W., 645 Elbridge Drive, N.W., 639 Elbridge Drive, N.W., 669 Elbridge Drive, N.W., 673 Elbridge Drive, N.W., 689 Elbridge Drive, N.W., 661 Elbridge Drive, N.W., 655 Elbridge Drive, N.W., 683 Elbridge Drive, N.W., 687 Elbridge Drive, N.W., 22 Gary Avenue, N.W., 300 Gary Avenue, N.W., 645 Woodland Avenue, N.W., 1345 Woodland Avenue, N.W., 14 014400030153, 14 014400030161, 14 014400030245, 14 014400030286, 14 014400030302, 14 014400030344, 14 014400030468, 14 014400030484, 14 01440030500, 14 014400030559, 14 014400030591, 14 014400030609, 14 014400050151, and 14 014400050219

**DATE:** November 2, 2017

An Ordinance by Zoning Committee to rezone from I-1/BL (Light Industrial/BeltLine Overlay), I-2/BL (Heavy Industrial/BeltLine Overlay), MRC-1/BL (Mixed Residential Commercial/BeltLine Overlay), MR-4B/BL (Multi-Family Residential/BeltLine Overlay) to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at 1361 Donald Lee Hollowell Highway, N.W., part of 1401 Donald Lee Hollowell Highway, N.W., 1351 Donald Lee Hollowell Highway, N.W., part of 835 Elbridge Street, N.W., 835 Elbridge Drive, N.W., 645 Elbridge Drive, N.W., 639 Elbridge Drive, N.W., 669 Elbridge Drive, N.W., 673 Elbridge Drive, N.W., 689 Elbridge Drive, N.W., 661 Elbridge Drive, N.W., 655 Elbridge Drive, N.W., 683 Elbridge Drive, N.W., 687 Elbridge Drive, N.W., 22 Gary Avenue, N.W., 300 Gary Avenue, N.W., 645 Woodland Avenue, N.W., 1345 Woodland Avenue, N.W., 14 014400030153, 14 014400030161, 14 014400030245, 14 014400030286, 14 014400030302, 14 014400030344, 14 014400030468, 14 014400030484, 14 01440030500, 14 014400030559, 14 014400030591, 14 014400030609, 14 014400050151, and 14 014400050219

## **FINDINGS OF FACT:**

- **Property location:** The subject site is located approximately 218.6 feet on the north side of Donald Lee Hollowell Highway, N.W. beginning at the intersection of Donald Lee Hollowell Highway, N.W. and Elbridge Drive, N.W. The property is located in Land Lot 144, 14<sup>th</sup> District in Fulton County, Georgia within the Grove Park neighborhood of NPU-J, Council District 9.
- **Property size and physical features:** The subject site is approximately 28 acres and currently developed with several commercial, industrial, and residential structures. Lot topography varies across the property.
- **CDP land use map designation:** The current land use designations are High-Density Residential (HDR), Mixed Use (MU), and Open Space (OS).
- **Current/past use of property:** The subject site has been used for commercial, residential, and industrial uses. Staff is not aware of any other prior uses of the site.
- **Surrounding zoning/land uses:** The subject site is adjacent to properties zoned for multifamily residential, industrial, and mixed-use purposes and are categorized as follows: I-2 (Heavy Industrial) District with Mixed Use and Open Space land use designations to the north, MRC-1 (Mixed Residential Commercial, Sector 1) District with the Mixed Use land use designation to the east, RG-3 (Residential General, Sector 3) District with the High Density Residential land use designation to the west, MR-4B (Multifamily Residential, Sector 4B) District with the High Density Residential land use to the southwest, and MRC-1 (Mixed Residential Commercial, Sector 1) District with the Low Density Commercial and Open Space land use designations to the south.
- **Transportation system:** The subject site is located along Donald Lee Hollowell Parkway, which is classified as an arterial street, and Gary Street, Woodland Avenue, and Eldridge Drive, which are classified as load roads. There are sidewalks located along both sides of Donald Lee Hollowell Parkway. MARTA does service the immediate area via bus with routes #50 and #58 along Donald Lee Hollowell Parkway. The MARTA heavy rail services also are available via the Bankhead transit station, which is located directly to the east of the site.

**PROPOSAL:** The applicant requests to rezone from I-1, I-2, MRC-1, MR-4B to MRC-3 zoning classification for the construction of a mixed-use development including approximately 850 residential units, 575,000 square feet of office uses, 75,000 square feet of retail/restaurant uses, and a 300-room hotel. The applicant also proposes the construction and maintenance of a portion of the proposed Proctor Creek Greenway trail along the waterway through the site.

## **CONCLUSIONS:**

- (1) **Compatibility with comprehensive development plan (CDP); timing of development:**  
The proposed rezoning is not compatible with the current land use designation of High-Density Residential (HDR), Mixed Use (MU), and Open Space (OS) land use designations. Therefore, a Comprehensive Development Plan (CDP) amendment is required.

**(2) Availability of and effect of public facilities and services; referral to other agencies:**

Since the area has been an established area, water and sewage facilities serving the property are assumed to be adequate. The Fulton County Department of Health and Wellness requires submittal of plans for review and approval and must obtain permits for outside refuse containers, and the pad and approach area for the refuse containers.

**(3) Availability of other land suitable for proposed use; environmental effect on balance of land uses:**

Staff is of the opinion that the request to rezone the subject site would not create any issues that would negatively affect the balance of land uses in the area. The Beltline Subarea 9 Master Plan recommends the site should be redeveloped with a high-density mixture of uses. Furthermore, the Donald Lee Hollowell Parkway Redevelopment Plan and Bankhead MARTA Livable Centers Initiative (LCI) Study recommends the area to be developed with higher density, transit-oriented development at and near the Bankhead MARTA transit station. The proposed uses would not be suitable for any other properties without rezoning and proposing land use amendments due to the higher density of uses recommended to be adjacent to the Bankhead MARTA transit station with the proposal.

**(4) Effect on character of the neighborhood:** The proposal would have a positive effect on the surrounding neighborhood by converting the underutilized and vacant land into a mixed-use development. Furthermore, the proposal will be beneficial, consistent with the Beltline Subarea 9 Master Plan, Bankhead MARTA LCI Study, and the Donald Lee Hollowell Parkway Redevelopment Plan, which all encourages a higher density mixture of uses. Only positive effects can result from the improvements to the site.

**(5) Suitability of proposed land use:** Staff is of the opinion that the request to rezone the site for the purpose of constructing the proposed mixed-use development would be suitable. The proposal would be compatible with the multiple plan recommendations for the site and surrounding area.

**(6) Effect on adjacent property:** Staff is of the opinion that the subject site being rezoned to the MRC-3 zoning designation would not pose negative impacts to the adjacent properties. The Bankhead MARTA LCI Study recommended creating a higher density and balance of uses including the multifamily residential, commercial, and office additions along with more aesthetic improvements to the appearance of the area along the Donald Lee Hollowell Parkway corridor. The proposed rezoning improves the aesthetics of the built environment by promoting walkable communities with building frontages constructed closer to the street, creation, and preservation of the Proctor Creek greenway system, and promotes an appropriate balance of higher density uses in the area.

**(7) Economic use of current zoning:** While the current zoning conditions allow for the economic use of the land, a change to the MRC-3 district would allow a more effective economic use of the subject property for the proposed high-density mixed-use development.

**(8) Compatibility with policies related to tree preservation:** The proposed development will need to comply with the requirements of the City of Atlanta's Tree Ordinance.

**STAFF RECOMMENDATION: APPROVAL with the following conditions:**

1. The conceptual site plan titled "Quarry Yards 1293 Donald Lee Hollowell" prepared by Kimley-Horn dated September 5, 2017, and stamped received by the Office of Zoning and Development on September 5, 2017. Adoption of this conceptual site plan shall not prohibit the full application of the MRC-3 or Beltline Overlay District Regulations nor prohibit the approval of amendments to the plan by the Director of the Office of Zoning and Development.

cc: Charletta Wilson Jacks, Director



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Office of Zoning and Development

### MEMORANDUM

**TO:** Zoning Review Board

**FROM:** Keyetta M. Holmes, AICP, Zoning Administrator *(KMH)*

**SUBJECT:** U-17-26 for 1361 Donald Lee Hollowell Highway, N.W., part of 1401 Donald Lee Hollowell Highway, N.W., 1351 Donald Lee Hollowell Highway, N.W., part of 835 Elbridge Street, N.W., 835 Elbridge Drive, N.W., 645 Elbridge Drive, N.W., 639 Elbridge Drive, N.W., 669 Elbridge Drive, N.W., 673 Elbridge Drive, N.W., 689 Elbridge Drive, N.W., 661 Elbridge Drive, N.W., 655 Elbridge Drive, N.W., 683 Elbridge Drive, N.W., 687 Elbridge Drive, N.W., 22 Gary Avenue, N.W., 300 Gary Avenue, N.W., 645 Woodland Avenue, N.W., 1345 Woodland Avenue, N.W., 14 014400030153, 14 014400030161, 14 014400030245, 14 014400030286, 14 014400030302, 14 014400030344, 14 014400030468, 14 014400030484, 14 014400030500, 14 014400030559, 14 014400030591, 14 014400030609, 14 014400050151, and 14 014400050219.

**DATE:** November 2, 2017

An Ordinance by Zoning Committee granting a Special Use Permit for a hotel pursuant to 16-34.007 (1) (j) for property located at 1361 Donald Lee Hollowell Highway, N.W., part of 1401 Donald Lee Hollowell Highway, N.W., 1351 Donald Lee Hollowell Highway, N.W., part of 835 Elbridge Street, N.W., 835 Elbridge Drive, N.W., 645 Elbridge Drive, N.W., 639 Elbridge Drive, N.W., 669 Elbridge Drive, N.W., 673 Elbridge Drive, N.W., 689 Elbridge Drive, N.W., 661 Elbridge Drive, N.W., 655 Elbridge Drive, N.W., 683 Elbridge Drive, N.W., 687 Elbridge Drive, N.W., 22 Gary Avenue, N.W., 300 Gary Avenue, N.W., 645 Woodland Avenue, N.W., 1345 Woodland Avenue, N.W., 14 014400030153, 14 014400030161, 14 014400030245, 14 014400030286, 14 014400030302, 14 014400030344, 14 014400030468, 14 014400030484, 14 014400030500, 14 014400030559, 14 014400030591, 14 014400030609, 14 014400050151, and 14 014400050219.

## **FINDINGS OF FACT:**

- **Property location:** The subject site is located approximately 218.6 feet on the north side of Donald Lee Hollowell Highway, N.W. beginning at the intersection of Donald Lee Hollowell Highway, N.W. and Elbridge Drive, N.W. The property is located Land Lot 144, 14<sup>th</sup> District in Fulton County, Georgia within the Grove Park neighborhood of NPU-J, Council District 9.
- **Property size and physical features:** The subject site is approximately 28 acres and currently developed with several commercial, industrial, and residential structures. Lot topography varies across the property.
- **CDP land use map designation:** The current land use designations are High-Density Residential (HDR), Mixed Use (MU), and Open Space (OS).
- **Current/past use of property:** The subject site has been used for commercial, residential, and industrial uses. Staff is not aware of any other prior uses of the site.
- **Surrounding zoning/land uses:** The subject site is adjacent to properties zoned for multifamily residential, industrial, and mixed-use purposes and are categorized as follows: I-2 (Heavy Industrial) District with the Mixed Use and Open Space land use designations to the north, MRC-1 (Mixed Residential Commercial, Sector 1) District with the Mixed Use land use designation to the east, RG-3 (Residential General, Sector 3) District with the High Density Residential land use designation to the west, MR-4B (Multifamily Residential, Sector 4B) District with the High Density Residential land use to the southwest, and MRC-1 (Mixed Residential Commercial, Sector 1) District with the Low Density Commercial and Open Space land use designations to the south.
- **Transportation system:** The subject site is located along Donald Lee Hollowell Parkway, which is classified as an arterial street, and Gary Street, Woodland Avenue, and Eldridge Drive, which are classified as load roads. There are sidewalks located along both sides of Donald Lee Hollowell Parkway. MARTA does service the immediate area via bus with routes #50 and #58 along Donald Lee Hollowell Parkway. The MARTA heavy rail services also are available via the Bankhead transit station, which is located directly to the east of the site.

**PROPOSAL:** The applicant seeks a Special Use Permit to construct an approximately 300-room hotel on the site of a proposed mixed-use development.

- **Ingress and egress:** Ingress and egress to the subject property will be provided by the proposed vehicular access points to be located off Donald Lee Hollowell Parkway, and secondary access from Gary Avenue, Woodland Avenue, and Elbridge Drive. The proposed walkways along the Proctor Creek Greenway trail will provide additional pedestrian and non-vehicular access to and from the property and the adjacent Bankhead MARTA transit station. Emergency first responders such as fire and police personnel will be able to access the site through the proposed vehicular access points.

- **Parking and loading:** Visitors, employees, and service personnel will enter through the proposed vehicular access points located off Donald Lee Hollowell Parkway, Gary Avenue, Woodland Avenue, and Elbridge Drive to access the proposed parking and loading areas. Also, the applicant has proposed on-site bicycle parking facilities and rideshare services to be utilized by the visitors and employees of the hotel. The proposed walkway along the Proctor Creek Greenway trail will also provide additional non-vehicular access to and from the site. Furthermore, there will be direct access to the MARTA heavy rail and bus services via the Bankhead MARTA transit station located immediately to the east of the subject site.
- **Refuse and service areas:** The applicant has specified the proposed hotel development is to utilize a contracted, private disposal service.
- **Buffering and screening:** The applicant proposes the hotel development will be screened by a tree and vegetative landscaping buffer in compliance with the MRC and Beltline Overlay regulations. The applicant also proposes to mitigate lighting and noise pollution generated by the proposed hotel on-site measures.
- **Hours and manner of operation:** The applicant has indicated the hotel will be operating 24 hours day/7 days a week and meals and beverages to be provided, on-site for guests and visitors.
- **Duration:** Applicant requests that the use permit is allowed indefinitely with no expiration date.
- **Required yards and open space:** The applicant has indicated the proposed hotel development will meet the minimum yard setback and open space requirements of the MRC zoning regulations.
- **Tree Preservation and Replacement:** There will be some trees and vegetation affected by the proposal. The applicant proposes replacing these existing trees and shrubs with trees and shrubs within compliance of the City's tree ordinance.

## CONCLUSIONS:

- a) **Ingress and egress and proposed structure or uses thereon, with particular references to automotive and pedestrian safety and convenience, traffic flow and control, and emergency access:** Based on the conceptual site plan and documentation, there appears to be adequate access to the property via the proposed vehicular and pedestrian access points. Furthermore, emergency vehicles will enter the property through the proposed vehicular access points along Donald Lee Hollowell Parkway, and secondary access from Gary Avenue, Woodland Avenue, and Elbridge Drive. Therefore, Staff is of the opinion that the proposed ingress and egress is sufficient to ensure access and safety to the hotel, and will not create traffic congestion.
- b) **Off-street parking and loading:** There is adequate room on site to accommodate off-street parking. Visitors will be able to utilize proposed parking and loading areas and ride-share services. Service personnel will be able to utilize the proposed parking and loading areas as well. Furthermore, MARTA will provide direct access to the site via the

bus and rail services from the MARTA Bankhead transit station, and the proposed Proctor Creek Greenway trail will be providing additional access to the hotel. Therefore, Staff is of the opinion that the applicant will be able to meet the off-street parking and loading requirements.

- c) **Refuse and service areas:** The use of private commercial waste removal service for refuse pick-up appears to be adequate for the proposed hotel.
- d) **Buffering and screening:** Staff is of the opinion that proposed screening and buffering measures of the proposed hotel development based on the conceptual site plan and documentation will meet the MRC zoning and Beltline Overlay regulations.
- e) **Hours and manner of operation:** Staff is of the opinion that the hours of operation of the proposed hotel development will not have a negative impact on surrounding properties.
- f) **Duration:** Staff is supportive a permanent duration.
- g) **Required yards and open space:** The conceptual site plan appears to comply with the required yards and open space requirements.
- h) **Compatibility with policies related to tree preservation:** Trees are anticipated to be impacted by the proposed hotel, but the replacement and recompense will be provided in accordance with the requirements of the City's Tree Ordinance.

**STAFF RECOMMENDATION: APPROVAL**

cc: Charletta Wilson Jacks, Director





# CITY OF ATLANTA

DEPARTMENT OF CITY PLANNING  
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KASIM REED  
MAYOR

TIM KEANE  
Commissioner

CHARLETTA WILSON JACKS  
Director, Office of Zoning &  
Development

## MEMORANDUM

**TO:** Zoning Review Board

**FROM:** Keyetta M. Holmes, AICP, Zoning Administrator 

**SUBJECT:** Z-17-16 Text Amendment to Prohibit Storage Facilities

**DATE:** November 9, 2017 (deferred from June 8, 2017)

**An Ordinance by Councilmember Joyce Sheperd to amend the O-I (Office Institutional), C-3 (Commercial Residential), I-1 (Light Industrial), I-2 (Heavy Industrial) and MRC (Mixed Residential Commercial) zoning district regulations so as to prohibit storage facilities on properties within 500 feet of the BeltLine Corridor; and for other purposes.**

Pursuant to Ordinance 17-O-1126, the City imposed a one-hundred fifty (150) day moratorium on the acceptance of any special administrative permit, or building permit applications for new construction of self-storage facilities, secured-storage facilities or mixed-use storage facilities within the BeltLine Zoning Overlay District boundaries. Concurrent with the adoption of the moratorium, Ordinance Number 17-O-1159 (Z-17-16) was introduced to amend the Atlanta Zoning Ordinance to prohibit such facilities when located in the BeltLine Zoning Overlay District boundaries.

On October 11, 2017, the Zoning Committee accepted a substitute to the proposed ordinance and referred the substitute to the ZRB for a second public hearing. The proposed amendment, as substituted, would prohibit such facilities when any part of the property on which the facility will be constructed is within 500 feet of the BeltLine Corridor.

The Atlanta BeltLine is a sustainable redevelopment project that will ultimately connect 45 intown neighborhoods via a 22-mile loop of multi-use trails, modern streetcar, and parks – all based on historic railroad corridors that formerly encircled Atlanta. The City of Atlanta's Office of Zoning and Development, along with the Atlanta BeltLine, Inc., is proactively rezoning key redevelopment areas in support of transit-oriented development and to implement the Atlanta BeltLine Master Plan Recommendations. It is the goal of the 2010 Atlanta BeltLine Master Plan to create a framework for smart growth, which includes the growth of vibrant, livable, mixed-use

communities.

To promote pedestrian-oriented communities and to encourage future transit ridership around the Atlanta BeltLine, it is vital that principles from the Master Plan are implemented. Principles, such as, reducing the type of uses that are not compatible to pedestrian corridors, like storage facilities. The implementation of approved design principles around the BeltLine will ensure appropriate urban form and provide a balanced mix of compatible land uses. Since there is a proliferation of storage facility developments within close proximity of the BeltLine corridor, the proposed text amendment would offer a technical correction to the Atlanta BeltLine Overlay District Standards by prohibiting storage facilities in O-1 (Office Institutional), C-3 (Commercial Residential), I-1 (Light Industrial), I-2 (Heavy Industrial) and MRC (Mixed Residential Commercial) zoning districts when any part of the property is within 500 feet of BeltLine corridor. By doing so, it would promote the best practices for active pedestrian-oriented mixed uses along the BeltLine corridor.

#### **FINDINGS OF FACTS:**

**Properties location:** The Atlanta Beltline Redevelopment Plan connects 45 neighborhoods. These neighborhoods are located in various neighborhoods along the 22-mile loop that encircles Atlanta. The Beltline Overlay District is one-half a mile on either side of the Beltline corridor (following streets and property lines). Seventeen neighborhood planning units (NPU) are impacted by the BeltLine Redevelopment Plan. These neighborhood planning units are B, C, D, E, F, G, J, K, L, M, N, S, T, V, W, X, & Y.

**Property size and physical features:** The subject properties that surround the BeltLine vary in size, shape, and typography.

**Surrounding zoning/land uses:** The existing zoning and land uses surrounding the BeltLine have various zoning designations such as, Residential Limited Commercial (R-LC), Multi-Family Residential (MR) and Mixed Use (MU) and from land use designations such as, High Density Commercial (HDC), Low Density Commercial (LDC), Medium Density Residential (MDR), Open Space (OS), to Single Family Residential (SFR). The BeltLine is a former railway corridor around the core of Atlanta. The BeltLine is designed to improve transportation, add green space, and promote redevelopment. There are longer-term visions for streetcar or light-rail lines along all or part of the corridor.

**CDP land use map designation:** The current land use designations along the BeltLine vary. The Comprehensive Development Plan promotes compatible zoning and land use adjacent to existing neighborhoods. In areas where the land use is not compatible to the zoning, through the proactive rezoning process, regulations will be examined to ensure that developments offer a consistent scale and architecture with existing neighborhoods.

**PROPOSAL:**

The proposal is to amend the O-1 (Office Institutional), C-3 (Commercial Residential), I-1 (Light Industrial), I-2 (Heavy Industrial) and MRC (Mixed Residential Commercial) zoning district regulations to prohibit self-storage, secured storage or mixed-use storage facilities when any part of the property is within 500 feet of the BeltLine Corridor.

**CONCLUSIONS:**

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

Since no development project is being proposed, this consideration is not applicable.

**2. Availability of and effect of public facilities and services; referral to other agencies:**

Since no development projects are being proposed as part of the text amendment, these considerations are not applicable.

**3. Effect on character of the neighborhood:**

The proposed amendment will have a positive effect on the character of the neighborhood because it will create a framework for smart growth, which includes the growth of vibrant, livable, mixed-use communities.

**4. Suitability of proposed land use:**

Since no development project is being proposed, this consideration is not applicable.

**5. Effect on adjacent property:**

The proposed text amendment will promote the redevelopment of the Atlanta BeltLine area and ensure an appropriate urban form that provides a balance of mix uses that are compatible with the BeltLine Master Plan Recommendations. Staff does not anticipate that properties within 500 feet of the BeltLine would be negatively impacted.

**6. Economic use of current zoning:**

Since no development project is being proposed as part of this text amendment, this consideration is not applicable.

**7. Compatibility with policies related to tree preservation:**

The proposed legislation will not affect these requirements.

**STAFF RECOMMENDATION: APPROVAL**

cc: Charletta Wilson Jacks, Director



KASIM REED  
MAYOR

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Director  
Office of Zoning and Development

### MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: **Z-17-38 for 770 Shadowridge Drive S.E.**

DATE: November 2, 2017 (Deferred from August 10, 2017)

**An Ordinance by Zoning Committee to rezone property located at 770 Shadowridge Drive, S.E., from R-4 to PD-H.**

The applicant has requested a deferral in order to comply with the sign posting affidavit for proper advertising of the hearing. Staff is supportive of this request.

**RECOMMENDATION: 30-DAY DEFERRAL TO DECEMBER 2017**

cc: Charletta Wilson Jacks, Director