



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR


DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303
404-330-6145 – FAX: 404-658-7491
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TIM KEANE
Commissioner

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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-16 for 1061 United Avenue, S.E.

DATE: May 2, 2019

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to RG-3 (Residential General Sector 3) for property located at **1061 United Avenue, S.E.**

FINDINGS OF FACT:

- **Property location:** The subject property fronts 46.01 feet on the south side of United Avenue, S.E. beginning at a ½” rebar set at the intersection of the southeasterly right-of-way line of Woodland Avenue, S.E. with the southwesterly right-of-way line of United Avenue, S.E. The property is located within Land Lot 10 of the 14th District, Fulton County, Georgia in the Woodland Hills Neighborhood of NPU-W in Council District 1.
- **Property size and physical features:** The subject property is approximately 0.59 acres (25,678 square feet) and is located on the southeast side of United Avenue, S.E. The subject site is currently developed as an educational building for the adjoining church. The topography slopes from a highpoint in the southwest corner of the site to a low point in the northeast corner of the site. The subject site is landscaped with mature trees and shrubs throughout the property. Access to the site is currently via an alley at the rear of the property that is accessed from Woodland Avenue.
- **CDP land use map designation:** The future land use designation is Single Family Residential within the 2016 Comprehensive Development Plan (CDP).
- **Current/past use of property:** The subject property is currently developed with a three-story mid-century modern building that was previously used as an educational building for the adjoining church. The subject building was also used for a short time as a dormitory for mission workers. The applicant states that the building has been essentially vacant for the past 20 years.

A portion of the subject property is currently used as a parking lot and that use is proposed to continue. Staff is unaware of any other prior uses on the site.

- **Surrounding zoning/land uses:** The subject property is currently zoned R-4 (Single Family Residential) with a future land use designation of Single Family Residential. Surrounding properties are zoned R-4 (Single Family Residential) with a Single Family Residential future land use and is currently developed with single family residences. Properties one lot to the south are zoned R-4A (Single Family Residential) and properties 300 feet west on United Avenue are zoned O-I (Office-Institutional) with an Office-Institutional land use and are developed with the Army National Guard facility.
- **Transportation:** United Avenue, S.E. is classified as a collector street and Woodland Avenue, S.E. is classified as a local road. Currently, MARTA serves the area via bus route #832 along United Avenue and bus route #4 along Moreland Avenue with connections to the Inman Park/Reynoldstown MARTA Transit Station. A bus stop is located adjacent to the subject site on United Avenue at the intersection with Woodland Avenue.

PROPOSAL:

The applicant requests the rezoning of a 0.59-acre portion of 1061 United Avenue from R-4 (Single Family Residential) to RG-3 (Residential General Sector 3) to allow for the redevelopment of a vacant three-story educational building into 18 condominium units. The applicant proposes to use existing parking.

Project Specifications:

Total Condominium Units:	18 units
Net Lot Area:	25,678 sq. ft. (0.59 acres)
Gross Lot Area:	27,402 sq. ft.
Proposed F.A.R. (residential):	18,608 sq. ft / 27,402 sq. ft. = 0.679
Maximum F.A.R. (residential):	0.696
Proposed Total Open Space:	21,799 sq. ft.
Parking Required:	18 spaces
Parking Provided:	21 spaces

CONCLUSIONS:

- **Compatibility with comprehensive development plan (CDP):** The subject property is designated Single Family Residential in the 2016 Comprehensive Development Plan (CDP). The proposed rezoning to RG-3 (Residential General Sector 3) is not compatible with the current 2016 CDP therefore a change in land use is required.
- **Availability of and effect on public facilities and services; referrals to other agencies:** The location of the site and current use of the site and surrounding properties indicates there are public facilities and services available to the subject property. There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services at the subject location. When proposed development plans are submitted to other agencies for permit review, compliance with all applicable City codes will be required.

- **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The zoning regulation indicates that this consideration is optional. The applicant has not presented any evidence that they own other land in the area that is suitable for this development, in fact, the applicant is redeveloping an existing building. The proposed rezoning would not have an adverse effect on the environment or create an imbalance of land uses. This proposal would serve a public need by providing housing diversity and density within the corridor at a scale that is compatible to adjacent development.
- **Effect on character of the neighborhood:** The 2016 CDP places the subject property within the Traditional Neighborhood Existing Character Area and states “*Neighborhoods should have a diversity of housing types to meet the needs of the community, particularly seniors.*” The CDP also states, an “*Appropriate transition between single family residential and multi-family uses as well as between residential and non-residential uses is important to maintaining the character and stability of neighborhoods.*” Staff is of the opinion that the proposed rezoning will not have a negative effect on the character of the neighborhood but will allow for an appropriate transition between single family residential and the existing institutional church use and will also redevelop a small structure for multifamily residential use that is compatible with neighboring single family development.
- **Suitability of proposed land use:** Staff finds the proposed redevelopment of an existing educational building to be suitable for small scaled multifamily housing on the subject property. The 2016 CDP states “*Although predominantly single-family, duplex, triplex and small scaled multi-family housing is also found in existing traditional neighborhoods, providing diverse housing options.*” The proposed redevelopment of an existing educational building provides small scaled multifamily housing in keeping with the above description of appropriate development in an existing traditional neighborhood. The medium density residential land use proposed serves as an appropriate neighbor to adjacent single family residential and serves as a buffer from the existing church. The use and scale of the proposed development is compatible with the surrounding uses.
- **Effect on adjacent property:** Staff is of the opinion that if this property is rezoned to RG-3 (Residential General Sector 3) the proposed development should have minimal to no negative effect on the adjacent properties. The proposal is for the reuse of an existing educational building for the purpose of multifamily residential use. The applicant has stated that this property has been vacant for decades and the occupation of the building will benefit adjacent property and reuse of an existing building will minimize the impacts on adjacent single-family residential uses.
- **Economic use of current zoning:** Staff finds that the current zoning has a reasonable economic use. However, the rezoning would not have a negative effect on the economic use and may have a positive effect on neighboring properties as the proposed zoning is compatible with existing conditions and reinforces residential densities that support housing alternatives and walkable urban neighborhoods.
- **Compatibility with policies related to tree preservation:** Redevelopment of the property must comply with the City of Atlanta Tree Ordinance at time of permitting.

- **Other Considerations:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **1061 United Avenue, S.E.** is located within an Urban Neighborhood within a Conservation Area. Urban Neighborhoods are described as follows:

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

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. The site shall be developed in accordance with the site plan entitled “United Lofts” prepared by Pimsler-Hoss Architects, Inc. dated February 15, 2019 and marked received by the Office of Zoning and Development on February 15, 2019. Minor changes to the approved site plan may be authorized by the Director, of the Office of Zoning and Development in accordance with Section 16-02.003(7).



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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-19 for 2539 Glenwood Avenue, S.E.

DATE: May 2, 2019

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **2539 Glenwood Avenue, S.E.**

FINDINGS OF FACT:

- **Property location.** The subject property fronts 100 feet on the south side of Glenwood Avenue, S.E. and begins at a point marked by an iron pin on the south side of Glenwood Avenue, S.E. The parcel is located in Land Lot 181, 15th District, DeKalb County, Georgia within the East Lake neighborhood of NPU-O in Council District 5.
- **Property size and physical features.** The site is a corner lot with an irregular shape and is approximately 0.445 acres (19,384 square feet) in lot area. The subject property is currently undeveloped. The lot is covered with grass and there is currently one curb cut for vehicular access to the property from Glenwood Avenue. The topography of the site slopes from a highpoint at the north side of the site to a low point at the south side of the site with an elevation difference of approximately 18 feet.
- **CDP land use map designation:** The parcel is currently zoned R-4 (Single Family Residential). The land use designation is Single Family Residential in the 2016 Comprehensive Development Plan (CDP).
- **Current/past use of property:** The property is currently vacant. Staff is not aware of any previous uses of the site.

- **Surrounding zoning/land use:** The surrounding parcels are zoned R-4 (Single Family Residential) with a Single-Family Residential land use designation except on the south side, where the properties are zoned as RG-1 (Residential General Sector 1) with a LDC (Low Density Commercial) land use designation. The parcels are mostly developed with single family structures.
- **Transportation system:** Glenwood Avenue, S.E. is classified as a collector street. MARTA provides bus service along Glenwood Avenue S.E. and 2nd Avenue S.E. The bus service along 2nd Avenue, S.E connects to East Lake Transit Station. The closest bus stop on Glenwood Avenue is across the street from the subject property. Sidewalks are present on Glenwood Avenue S.E.

PROPOSAL:

The applicant seeks a rezoning from R-4 (Single Family Residential) to R-4A (Single Family Residential) in order to subdivide the subject property into two lots and subsequently construct two single-family detached dwellings.

CONCLUSIONS:

- (1) **Compatibility with comprehensive development plan (CDP); timing of development:** The proposed zoning is consistent with the existing Single Family Residential land use designation. Therefore, a Comprehensive Development Plan (CDP) amendment is not required.
- (2) **Availability of and effect of public facilities and services; referral to other agencies:** The location of the site and current use of surrounding properties indicates there are public facilities and services available to the subject property. There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services at the subject location. When the proposed development plans are submitted to other agencies for permit review, compliance with all applicable City codes will be required.
- (3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The zoning regulations indicate that this consideration is optional. Staff is of the opinion that, although the request to rezone the subject parcel from R-4 to R-4A zoning classification would introduce a zoning classification not presently found in the area. However, the lots in the immediate area do not a lot width consistent with R-4. Observation of block faces along Glenwood Avenue from the intersection at 2nd Avenue to Johnson Avenue shows that the majority of lots (almost 55%) have lot widths of 50 feet. The subject lot has 100 feet frontage along Glenwood Avenue. The rezoning will allow for the subdivision of the subject lot to create lots that are consistent with lots in the area and will not have a negative impact on the balance of land uses.
- (4) **Effect on character of the neighborhood:** Staff believes the proposed rezoning is compatible with the character of the neighborhood. The subject property is surrounded by properties with non-conforming R-4 (Single-Family Residential) lots. The majority of development surrounding the subject property is detached single family homes with a lot frontage not meeting the R-4 standard of 70 feet in width. Staff is of the opinion that the introduction of the R-4A zoning category will allow for the subdivision of the subject lot to create more consistent lots on the block.

- (5) **Suitability of proposed land use:** A change in land use is not necessary as the proposed use is compatible with the Single Family Residential land use designation. Staff is of the opinion that the proposed request to rezone the property to the R-4A (Single Family Residential) zoning district is suitable given the current non-conforming R-4 lots in the surrounding area.
- (6) **Effect on adjacent property:** The proposed development should have minimal to no negative effect on the adjacent properties. The majority of the lots in the surrounding area have a lot frontage that is consistent with the R-4A development requirements. Staff is of the opinion if this property is rezoned to R-4A there will be no negative effects on adjacent properties.
- (7) **Economic use of current zoning:** The current zoning condition only allows for limited economic use of the land, one single family structure per parcel. A change in zoning to allow a subdivision and creation of a new residential lot would bring more economic incentives to the area without changing the characteristics of the established community.
- (8) **Compatibility with policies related to tree preservation:** The proposed development will need to comply with the requirements of the City of Atlanta's Tree Ordinance.
- (9) **Other Considerations:** The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to Atlanta City Design **2539 Glenwood Avenue, S.E.** is located within Conservation Area: Urban Neighborhoods. Urban Neighborhoods are described as follows:

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

STAFF RECOMMENDATION: APPROVAL



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

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: Z-19-20 for 395 and 409 Whitehall Street, S.W.

DATE: May 2, 2019

An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to MRC-3 (Mixed Residential Commercial) for property located at **395 and 409 Whitehall Street, S.W.**

FINDINGS OF FACT:

- **Property location:** The subject property fronts 319.50 feet on the north side of Whitehall Street, S.W. and begins at an iron pin on the northwestern side of Whitehall Street, S.W. 868.6 feet northeasterly as measured along the northwestern side of Whitehall Street, S.W., from the point of intersection formed by the northwestern side of Whitehall Street, S.W. with the easterly side of McDaniel Street, S.W. The property is located in Land Lot 85, 14th District, Fulton County, Georgia within the Castleberry Hill neighborhood of NPU-M, Council District 4.
- **Property size and physical features:** The subject property is approximately 1.578 (68,737 square feet) acres including two tracts. The lot is currently developed with a surface parking lot, with industrial structures, and commercial structures on site. Lot topography is relatively level across the property.
- **CDP land use map designation:** The current land use designation is Mixed Use in the 2016 Comprehensive Development Plan.
- **Current/past use of property:** The site has been used for industrial, office-institutional, and commercial uses. Staff is not aware of any other prior uses of the site.

- **Surrounding zoning/land uses:** The subject properties are adjacent to properties zoned for I-1 (Light Industrial) District with a Mixed-Use land use designation to the east, west, south and northeast, and HC-20N SA1 (Historic and Cultural Conservation – Castleberry Hill Landmark District Subarea One) with a Mixed-Use land use designation to the north and northwest.
- **Transportation system:** The subject property is located along Whitehall Street which is classified as an arterial street. MARTA does service the immediate area via bus route #40 along Whitehall Street. The nearest transit station is Garnett Transit Station which is 0.5 miles away from the subject property.

PROPOSAL: The applicant requests to rezone a 1.578-acre site from the I-1 (Light Industrial) District to MRC-3 (Mixed Residential Commercial, Sector 3) District for a mixed-use development of approximately 331,737 square feet of residential space, 309,288 square feet of commercial retail space, and approximately 13,545 square feet of public space.

Development Specifications:

Net Lot Area:	1.587 acres (68,737 square feet)
Gross Lot Area:	1.77 acres (77,322 square feet)
Maximum lot coverage:	0.85 x NET = 58,426 square feet
Proposed lot coverage:	57,540 square feet
Minimum Public space:	20% of NET = 13,545
Public space provided:	14,028
Minimum UOSR:	61% of Gross = 47,166
UOSR provided	53,189
FAR Residential allowed:	3.2
Residential FAR /w bonus Provided:	8.2 (331,737 square feet)
Maximum Non-Residential FAR:	4 x GROSS = 309,288 square feet
Non-Residential FAR provided:	13,604 Square feet
<u>Parking Required:</u>	
Non-residential:	0.54 per unit = 191 spaces
Residential:	1 per 600 SF retail = 23 spaces
Total:	214 spaces
Total parking provided:	377 spaces

CONCLUSIONS:

- (1) **Compatibility with comprehensive development plan (CDP); timing of development:**
The proposed rezoning does comply with the current land use designation of Mixed Use. Therefore, a Comprehensive Development Plan (CDP) amendment is not required.
- (2) **Availability of and effect of public facilities and services; referral to other agencies:**
Fulton County Board of Health will require that the owner/developer connect the proposed development to public water and public sanitary sewer which are available to the site. Since this proposed development constitutes a premise where people live, work, or congregate, onsite sanitary facilities will be mandatory prior to use or occupancy. The Fulton County Department of Health and Wellness requires submittal of plans for review and approval and must obtain permits for the outside refuse containers, and the pad and approach area for the refuse containers. Additionally, Whitehall Street is designated as an on-street bicycle network per the Atlanta Transportation Plan. There are streetscape enhancements proposed along Whitehall Street which include reducing the lanes from 4 to 3 lanes and adding a center turn lane. It is recommended that the applicant coordinate with the Department of Public Works or Renew Atlanta to align proposed development plans with the proposed streetscape project.
- (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 property would not create any issues that would negatively affect the balance of land uses in the area. The Whitehall Mixed Use development will be a complete brownfield remediation. Consequently, the brownfield remediation helps in the improvement of the water on and around the site, removal of unsuitable soils, improvement of site drainage, and improvement water detention. The proposed use would not be suitable for any other properties without rezoning due to the industrial use of the site.
- (4) **Effect on character of the neighborhood:** The proposal would have a positive effect on the surrounding neighborhood by converting the underutilized surface parking area, industrial site, and commercial structures into a mixed-use development. Furthermore, the proposal will be beneficial, and better conforming to the Redevelopment Corridor character area recommendation of the 2016 Comprehensive Development Plan for the area, which encourages more of a mixture of uses for the Castleberry neighborhood. Whitehall has also been designated as a priority corridor in the New Century Economic Development Plan.
- (5) **Suitability of proposed land use:** Staff is of the opinion that the request to rezone the property for the purpose of constructing the mixed-use development would be suitable. The proposed site plan indicates that building placement, mass and orientation creates a pedestrian friendly urban form. The sidewalk connection frames the streetscape and encourages pedestrian activity. Parking lots are also located underground not creating any visual monotony. Furthermore, the 2016 Comprehensive Development Plan indicates that high density and mixed-use buildings/developments are appropriate along Redevelopment Corridors.

- (6) **Effect on adjacent property:** Staff is of the opinion that the rezoning of the subject site to the MRC-3 (Mixed Residential Commercial) zoning designation would not pose negative impacts to the adjacent properties. The redevelopment of the site for multi-family residential uses with commercial uses along Whitehall Street is recommended by various plans and studies and expresses the need for providing a mixture of uses that serve the surrounding areas.
- (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 (Mixed Residential Commercial) District would allow a more effective economic use of the subject property. Whitehall Street is characterized by single-use generally low-density buildings that are separated from the street and sidewalk with inadequate facilities for pedestrians and bicycles. Vacant buildings, poorly maintained buildings, and a proliferation of illegal dumping activity add to the unattractive, blighted and neglected appearance of the corridor. A mixed-use project with residential and retail uses could allow for a higher economic use of the land.
- (8) **Compatibility with policies related to tree preservation:** The proposed development will need to comply with the requirements of the City of Atlanta's Tree Ordinance.
- (9) **Other considerations:**
The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to Atlanta City Design **395 and 409 Whitehall Street, S.W.** is located within Growth Core Area. Core Areas are described as follows:

"This is the center of Old Atlanta. It includes the City's densest, most traditional, adaptable and walkable districts. It has an easy capacity for growth, the best transit network and many of the top historic, cultural and academic assets in the region. It covers Downtown, Midtown, and a larger surrounding territory made primarily of commercial and industrial property. It also includes emerging districts like West Midtown, South Downtown, West End and Castleberry, where better design can solve shortcomings that today limit the capacity for growth."

STAFF RECOMMENDATION: APPROVAL



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MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: Z-19-22 for 2074 Pryor Road, S.W.

DATE: May 2, 2019

An Ordinance to rezone from C-1 (Community Business) District to MRC-2 (Mixed Residential Commercial) for property located at **2074 Pryor Road, S.W.**

The applicant has requested this application be filed. Staff is supportive of the request.

STAFF RECOMMENDATION: FILE



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MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: Z-19-24 for 400 Bishop Street, N.W.

DATE: May 2, 2019

An Ordinance to rezone from I-2 (Heavy Industrial) District to MRC-2 (Mixed Residential Commercial) for property located at **400 Bishop Street, N.W.**

The applicant has requested more time to work with the NPU. Staff is supportive of the request.

STAFF RECOMMENDATION: 30 DAY DEFERRAL



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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-26 for 1043 Avondale Avenue, S.E.

DATE: May 2, 2019

An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/BeltLine Overlay) to R-4B/BL (Single Family Residential/BeltLine Overlay) for property located at **1043 Avondale Avenue, S.E.**

FINDINGS OF FACT:

- **Property location.** The subject property fronts approximately 138.98 feet on the west side of Avondale Avenue, S.E. beginning at an iron pin at the intersection of the northwesterly side of Avondale Avenue, S.E. with the northwesterly side of Hamilton Avenue, S.E. The parcel is located in Land Lot 23, 14th District, Fulton County, Georgia within the Boulevard Heights neighborhood of NPU-W in Council District 1.
- **Property size and physical features.** The site is located at the corner of Avondale Avenue and Hamilton Avenue and has an irregular shape. The subject property is approximately 0.527 acres (22,977 square feet) in lot area. The site is currently developed with a one-story single-family dwelling and accessory dwelling unit with driveway access and frontage on Avondale Avenue. The lot is vegetated with mature trees and shrubs. The topography of the site slopes from a highpoint at the northwest corner of the site to a low point at the corner of Avondale Avenue and Hamilton Avenue.
- **CDP land use map designation:** The parcel is currently zoned R-4/BL (Single Family Residential/BeltLine Overlay). The land use designation is Single Family Residential in the 2016 Comprehensive Development Plan (CDP).
- **Current/past use of property:** The property is currently developed with a one-story single-family dwelling and accessory dwelling unit. Staff is not aware of any previous uses of the site.

- **Surrounding zoning/land use:** The surrounding parcels are zoned R-4/BL (Single Family Residential/BeltLine Overlay) with an area of R-4B/BL (Single Family Residential/BeltLine Overlay) adjacent to the rear. All the surrounding parcels have a Single Family Residential land use designation. There is a townhouse development zoned MR-4A-C/BL (Multi-Family Residential-Conditional/BeltLine Overlay) approximately 60 feet south on the east side of Avondale Avenue, S.E. The parcels zoned MR-4A-C/BL have a High Density Residential land use designation.
- **Transportation system:** Avondale Avenue, S.E. and Hamilton Avenue, S.E. are classified as local streets and connect to United Avenue, S.E. which is classified as a collector street. MARTA provides bus service along United Avenue, S.E., Boulevard, S.E. and Moreland Avenue, S.E. with connections to the Five Points and Inman Park/Reynoldstown Transit Stations. The distance between the subject property and the closest bus stop is approximately 0.1 miles. Sidewalks are not present on Avondale Avenue or Hamilton Avenue.

PROPOSAL:

The applicant seeks a rezoning from R-4/BL (Single Family Residential/BeltLine Overlay) to R-4B/BL (Single Family Residential/BeltLine Overlay) in order to subdivide the subject property into three lots.

CONCLUSIONS:

- (1) **Compatibility with comprehensive development plan (CDP); timing of development:** The proposed zoning is consistent with the existing Single Family Residential land use designation. Therefore, a Comprehensive Development Plan (CDP) amendment is not required.
- (2) **Availability of and effect of public facilities and services; referral to other agencies:** The location of the site and current use of surrounding properties indicates there are public facilities and services available to the subject property. There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services at the subject location. When the proposed development plans are submitted to other agencies for permit review, compliance with all applicable City codes will be required.
- (3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** Staff is of the opinion that the land use and the request to rezone the subject parcel from R-4 (Single Family Residential) to an R-4B (Single Family Residential) zoning classification is not consistent with the existing development pattern of the surrounding lots. The existing lot frontages on the block face of the subject lot range from 46 feet wide to 95 feet wide. The block face immediately south contains five 51-foot-wide lots with lot depths from 120 to 160 feet. This platting pattern is not consistent with the R-4B development requirements that allow a smaller lot size of 2,800 square feet and smaller lot width of 40 feet. Although the applicant is proposing a three-lot subdivision, four R-4B lots may be possible on the subject property. Staff believes that allowing a rezoning to subdivide the subject property creating lot frontages that are inconsistent with the majority of lot frontages in the immediate area may have a negative impact on the balance of land uses with regard to public need.

- (4) **Effect on character of the neighborhood:** Staff finds the proposed rezoning to be incompatible with the character of the surrounding neighborhood. Lots surrounding the subject property are larger than the 40-foot-wide and 2,800 square foot size of the R-4B lot standard. Therefore, Staff is of the opinion that allowing additional R-4B zoning in an established neighborhood of R-4 lots would not be compatible with the existing lot subdivision pattern or character of the neighborhood.
- (5) **Suitability of proposed land use:** A change in land use is not necessary as the proposed use is compatible with the Single Family Residential land use designation. However, Staff is of the opinion that the proposed request to rezone the property to the R-4B (Single Family Residential) zoning district is not suitable given the current subdivision pattern of the subject block face and R-4 lots in the surrounding area.
- (6) **Effect on adjacent property:** The development of R-4B (Single Family Residential) in an area platted with R-4 (Single Family Residential) development will not comply with the vision of the Comprehensive Development Plan. The CDP characterizes the subject property area as a Traditional Neighborhood Existing character area. The CDP policy emphasizes: *“Preserving the residential character of Traditional Neighborhoods; Protecting single-family detached residential neighborhoods from encroachment by non-residential uses, incompatibly scaled residential development; and Encouraging new housing development that is compatible with the character of existing neighborhoods.”* Staff finds that allowing R-4B zoning on the subject property would be incompatible in scale and character with the existing neighborhood, the existing platting pattern of the neighborhood and subject block face.
- (7) **Economic use of current zoning:** The economic opportunity of the subject property may be increased by the proposed rezoning; however, it may have a detrimental impact on adjacent properties or the neighborhood as a whole.
- (8) **Compatibility with policies related to tree preservation:** The proposed development will need to comply with the requirements of the City of Atlanta’s Tree Ordinance.
- (9) **Other Considerations:**
The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to Atlanta City Design **1043 Avondale Avenue, S.E.** is located within Conservation Suburban Neighborhoods. Conservation area is the more natural part of the city that we want to protect from radical change. These are composed mostly of single-family homes. Suburban Neighborhoods are described as follows:

These are peaceful post-war subdivisions designed by the speed and easy distance of automobiles. Many, like Adamsville, Brandon, and Perkerson, lack sidewalks, are not as well connected as older neighborhoods and are often distant from retail and employment areas. Their more generous yards and intervening floodplains, however, provide for less runoff, more habitat and host huge swaths of Atlanta's tree canopy. In this way, in addition to offering homes for families who prefer less-urban lifestyles, these neighborhoods provide enormous benefits to the city at large.

STAFF RECOMMENDATION: DENIAL



KEISHA LANCE BOTTOMS
MAYOR


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TIM KEANE
Commissioner

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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-29 for 717 University Avenue, #9 (14 01060015038)

DATE: May 2, 2019

An Ordinance by Council Member Joyce Sheperd to rezone from R-4A/BL (Single Family Residential/BeltLine Overlay) to RG-3/BL (Residential General Sector 3/BeltLine Overlay) for property located at **717 University Avenue, #9 (14 01060015038)**.

FINDINGS OF FACT:

- **Property location.** The subject site fronts located to the rear of 717 University Avenue adjacent to the Atlanta Beltline. The property is located in Land Lot 106 of the 14th District, Fulton County, Georgia within the Adair Park neighborhood of NPU-V in Council District 12.
- **Property size and physical features.** The site currently contains three two-story multi-family buildings. The lot topography is relatively level throughout the site. Broken asphalt pavement and vegetation can be found on most of the property.
- **CDP land use map designation:** The subject property has a Low-Density Mixed-Use land use designation within the 2016 Comprehensive Development Plan (CDP).
- **Current/past use of property:** Historically, the subject property was occupied by a multi-family development. Staff is unaware of any other uses for the property.
- **Surrounding zoning/land use:** The surrounding properties vary in zoning classification. Adjacent parcels to the north and northeast are zoned R-4 (Single Family Residential) District with a Single-Family Residential Land Use Designation, to the south the subject site properties are zoned I-1 (Light Industrial) with a Industrial land use designation.

- **Transportation system:** Development on the subject property has frontage along University Avenue, S.W. classified as a local road and Metropolitan Parkway, S.W. which is classified as an arterial street. Sidewalks are found along both sides of University Avenue and Metropolitan Parkway, S.W. MARTA provides public transportation service to this area via bus route #95 along Metropolitan Parkway, S.W.

PROPOSAL:

The application seeks to rezone from R-4A/BL to RG-3/BL to facilitate the redevelopment of an existing multi-family development.

CONCLUSIONS:

- (1) **Compatibility with comprehensive development plan (CDP); timing of development:**
The Comprehensive Development Plan (CDP) designates the subject property as Low Density Mixed Use. The proposed rezoning is not consistent with the existing land use; however, the timing of development does not facilitate a land use amendment at this time.
- (2) **Availability of and affect 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.
- (3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The zoning regulations indicate that this consideration is optional. There is no evidence that there is 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.
- (4) **Effect on character of the neighborhood:** Staff is of the opinion that the proposed rezoning would have a positive effect on the surrounding neighborhood by redeveloping the multi-family development. The proposed development will allow for the creation of a development which is consistent with the residential development in the area. Therefore, Staff considers this proposal an improvement over the existing conditions of the site.
- (5) **Suitability of proposed land use:** Land nearby and adjacent to the site is R-4 (Single Family Residential) District and the subject site is the former location of an existing multi-family development. Further, rezoning the subject site to a residential use consistent with the zoning on the property will complement the development and allow renovation of the entire development.
- (6) **Effect on adjacent property:** Staff finds that the proposed development would not adversely affect the adjacent properties. In fact, the rezoning will allow the redevelopment of the existing multi-family development.

(7) **Economic use of current zoning:** The property currently contains multi-family development. The property subject to the rezoning has a zoning designation that prevents it from being redeveloped. Therefore, while the current zoning conditions would allow for some economic use of the land under the R-4 (Single Family Residential) zoning category, a change in zoning to the RG-3 (Residential General Sector 3) zoning district will allow for multi-family residential uses in the neighborhood all units a part of the development to be renovated.

(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.

(9) **Other Considerations:**

The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to Atlanta City Design 717 University Avenue, S.W. is located within Growth Corridor Area. Corridor Areas are described as follows:

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

STAFF RECOMMENDATION: APPROVAL



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR


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TIM KEANE
Commissioner

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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-02 for 1131 Glenwood Avenue S.E.

DATE: May 2, 2019

An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/BeltLine Overlay) to MRC-1/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at 1131 Glenwood Avenue, S.E., 1137 Glenwood Avenue, S.E., 1146 Portland Avenue, S.E. and 1152 Portland Avenue, S.E.

FINDINGS OF FACT:

- **Property location:** The subject properties front 100 feet on the south side of Glenwood Avenue, S.E. and 100 feet on the north side of Portland Avenue, S.E. beginning at a ½” iron pin found at the intersection of the westerly right-of-way line of Moreland Avenue, S.E. and the northerly right-of-way line of Portland Avenue. The properties are located within Land Lot 12 of the 14th District, Fulton County, Georgia in the Ormewood Park Neighborhood of NPU-W in Council District 1.
- **Property size and physical features:** The subject properties are four single family residential lots that together are approximately 0.69 acres (30,056 square feet). The lots are located on the south side of Glenwood Avenue and the north side of Portland Avenue. The subject properties are currently developed with four single family residences. The topography slopes approximately 7 feet from a highpoint at the northwest corner of the site to a low point at the southeast corner of the site. The subject site is landscaped with mature trees and shrubs.
- **CDP land use map designation:** The subject property has a future land use designation of Low Density Residential within the 2016 Comprehensive Development Plan (CDP).
- **Current/past use of property:** The subject property is currently developed with four single family residences. Staff is unaware of any other previous uses on the site.

- **Surrounding zoning/land uses:** The subject properties and properties to the west are currently zoned R-4/BL (Single Family Residential/BeltLine Overlay). The subject properties and adjacent properties to the north and one lot to the west have a future land use designation of Low Density Residential within the 2016 Comprehensive Development Plan (CDP). Further west and to the south of the subject properties the surrounding properties have a future land use designation of Single Family Residential within the 2016 Comprehensive Development Plan (CDP). Adjacent properties to the east are zoned NC-2/BL (East Atlanta Neighborhood Commercial/BeltLine Overlay) with a future land use designation of Low Density Commercial within the 2016 Comprehensive Development Plan (CDP). The subject properties and adjacent properties to the west, north and south are currently used as single family residential.
- **Transportation:** Glenwood Avenue, S.E. is classified as a collector street, Portland Avenue, S.E. is classified as a local road and Moreland Avenue, S.E. is classified as an arterial street. Currently, MARTA serves the area via bus route #32 with connections to the Inman Park-Reynoldstown Transit Station. MARTA bus stops are located within a few blocks of the subject site.

PROPOSAL:

The applicant proposes to rezone 1131 Glenwood Avenue, S.E., 1137 Glenwood Avenue, S.E., 1146 Portland Avenue, S.E. and 1152 Portland Avenue, S.E. from R-4/BL (Single Family Residential/BeltLine Overlay) to MRC-1/BL (Mixed Residential Commercial/BeltLine Overlay) for the purpose of developing a mixed-use redevelopment project consisting of a six-building development utilizing the existing two story Masonic Lodge building.

Project Specifications:

Max. Building Height Permitted in MRC-1:	35 feet within 150 feet of R4, 52 feet
Proposed Building Height:	1-4 stories (Proposed Variance)
Net Lot Area for proposed rezoning:	30,056 sq. ft. (0.69 acres)
Net Lot Area for proposed redevelopment:	69,369 sq. ft. (1.592 acres)
Maximum F.A.R. Permitted (non-residential MRC-1):	1.0
Maximum F.A.R. Permitted (residential MRC-1):	0.696
Proposed F.A.R. (residential + non-residential MRC-1):	0.237
MRC-1 UOS Required	13,929 SF
MRC-1 UOS Proposed	12,256 SF (Proposed Variance)
Parking Required for proposed redevelopment;	76 spaces
Parking Provided for proposed redevelopment:	62 spaces (Proposed Special Exception)

CONCLUSIONS:

- **Compatibility with comprehensive development plan (CDP):** The subject property is designated Low Density Residential in the 2016 Comprehensive Development Plan (CDP). The proposed rezoning to MRC-1/BL (Mixed Residential Commercial/BeltLine Overlay) is not compatible with the 2016 CDP designation of Low Density Residential, therefore, a land use amendment to Low Density Commercial has been requested to accommodate the proposed development.

- **Availability of and effect on public facilities and services; referrals to other agencies:** The location of the site and current use of surrounding properties indicates there are public facilities and services available to the subject property. There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services to the subject site. The east segment of Glenwood Avenue is currently offset approximately 73 feet from the west segment of Glenwood Avenue at the intersection of Moreland Avenue. This intersection alignment is problematic, and the City has supported a plan to realign Glenwood Avenue, so the intersection is not offset. The redevelopment proposal which includes the adjacent NC-2/BL properties will allow the west segment of Glenwood Avenue to be shifted south to meet the east segment of Glenwood Avenue when it is shifted to the north. When proposed development plans are submitted to other agencies for permit review, compliance with all applicable City codes will be required.
- **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The zoning regulation indicates that this consideration is optional. 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 proposal would allow for an appropriate transition between single family residential and neighborhood commercial property for reuse and development. Rezoning the subject properties to MRC-1 (Mixed Residential Commercial) would support the coordinated development of vacant properties at the corner of Glenwood Avenue and Moreland Avenue, the renovation and reuse of the two-story historic Masonic Lodge building and the redevelopment of two other buildings.
- **Effect on character of the neighborhood:** The 2016 Comprehensive Development plan places the subject site within the Traditional Neighborhood Existing Character Area which states that an, *“Appropriate transition between single family residential and multifamily uses as well as between residential and nonresidential uses is important to maintaining the character and stability of neighborhoods.”* The proposed rezoning will enhance the neighborhood by supporting the redevelopment of key adjacent properties on Moreland Avenue and providing an appropriate transition between the single-family residential area of Ormewood Park and the East Atlanta neighborhood. The CDP desires to *“promote Missing Middle housing types that are compatible in size and scale with the character of the neighborhood as a transition between single family uses and more intense uses.”* Staff is of the opinion that the proposed rezoning will not have a negative effect on the character of the neighborhood but will allow for an appropriate transition between the single family uses in the East Atlanta neighborhood with the proposed reuse of the existing single family residence and the development of a building with four residential units facing Portland Avenue.
- **Suitability of proposed land use:** Staff finds that the proposed retail, residential and parking uses on the subject properties support and provide a suitable transition from a mixed-use project with sidewalk level retail space, office space and multifamily residential uses. The use and scale of the proposed development is compatible with the surrounding uses. The vision statement from the 2007 South Moreland Avenue LCI Study calls for *“mixed use, pedestrian oriented buildings on both sides of Moreland Avenue”* and the proposed transitional retail and residential uses on the subject property will complement the nearby residential and commercial uses. The 2007 South Moreland Avenue LCI Study specifically notes, *“the parcels along the west side of Moreland Avenue are “too thin” to accommodate likely redevelopment.”* It also identifies the subject parcels

for Low Density Residential land use for the purpose of providing a transition between single family residential uses and neighborhood commercial uses with the suggestion of townhouse development.

- **Effect on adjacent property:** Staff is of the opinion, if this property is rezoned to MRC-1/BL (Mixed Residential Commercial/BeltLine Overlay) the proposed development will have no negative effect on the adjacent properties and should complement the existing and future mixed uses in the area. The proposal will provide an appropriate transition between the traditional single-family development to the south and west and the East Atlanta Neighborhood Commercial District to the east. The scale and use of the proposal are compatible with Low Density Residential use to the north of the subject properties.
- **Economic use of current zoning:** Staff finds that the current zoning has a reasonable economic use. However, the rezoning would not have a negative effect on the economic use and may have a positive effect on neighboring properties as the proposed zoning is compatible with existing conditions and reinforces densities that activate a pedestrian oriented district as envisioned for the East Atlanta Neighborhood Commercial district.
- **Compatibility with policies related to tree preservation:** Redevelopment of the property must comply with the City of Atlanta Tree Ordinance at time of permitting.
- **Other Considerations:** The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **1131 Glenwood Avenue, S.E., 1137 Glenwood Avenue, S.E., 1146 Portland Avenue, S.E. and 1152 Portland Avenue, S.E.** are located within an Urban Neighborhood within a Conservation Area. Urban Neighborhoods are described as follows:

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

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. The site shall be developed in accordance with the site plan entitled "Site Analysis, 525 Moreland Avenue" prepared by McMillan/Pazdan/Smith Architecture dated March 31, 2019 and marked received by the Office of Zoning and Development on April 1, 2019. Minor changes to the approved site plan may be authorized by the Director, of the Office of Zoning and Development in accordance with Section 16-02.003(7).



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TIM KEANE
Commissioner

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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-05 for 1800 Jonesboro Road, S.E.

DATE: May 2, 2019

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MRC-2 (Mixed Residential Commercial) for property located at **1800 Jonesboro Road, S.E.**

FINDINGS OF FACT:

- **Property location:** The subject property fronts approximately 318.72 feet on the northwest side of Jonesboro Road, S.E. at the intersection of the northeast side of Jonesboro Road, S.E. and Sawtell Avenue, S.E. It is located within Land Lot 39 and 40 of the 14th District of Fulton County, Georgia in the Lakewood Heights Neighborhood of NPU-Y in Council District 1.
- **Property size and physical features:** The subject property is approximately 2.024 (88,177 square feet) acres in size and is developed with a multi-story structure with accessory parking. The two-story building is approximately 15,392 square feet and the three-story building is 17,100 square feet. The lot topography varies in grade. Vehicular access to the property is currently available via a curb cut located on Jonesboro Road and two curb cuts on Sawtell Ave. There are mature trees and vegetation throughout the property.
- **CDP land use map designation:** The land use designation is Single Family Residential in the 2016 Comprehensive Development Plan. The proposed development is not consistent with the current land use designation and will require an amendment.
- **Current/past use of property:** The current/past use of the property is a church. Staff is unaware of any other uses of the property.

- **Surrounding zoning/land uses:** Property east of the subject site is zoned R-4 (Single Family Residential) with an MDR (Medium Density Residential) land use designation. Northwest of the subject site properties are zoned MRC-1-C (Mixed Residential Commercial Conditional) with a MU (Mixed Use) land use designation. South of the subject site properties are zoned R-4 (Single-Family Residential) with and SFR (Single Family Residential) land use designation. Southeast of the subject site properties are zoned R-4 (Single Family Residential) with an HDR (High Density Residential) land use designation.
- **Transportation:** Jonesboro Road, S.E is local street with sidewalks on both sides. The subject property is currently served by MARTA bus route #55 along Jonesboro Road.

PROPOSAL:

The applicant seeks to rezone the property to redevelop a former church into a mixed-use development.

Project Specifications:

Net Lot Area:	88,177 square feet (2.024 acres)
Maximum F.A.R: (mixed-use)	3.196
Multi-Structure:	two-story 15,392 sq. ft & three story is 17,100 sq ft
Parking Provided:	92

CONCLUSIONS:

- 1) **Compatibility with comprehensive development plan (CDP); timing of development:** The proposed zoning is not consistent with the Single-Family Residential land use designation. Therefore, a Comprehensive Development Plan (CDP) amendment is required.
- 2) **Availability of and effect on public facilities and services; referrals to other agencies:** The location of the site and surrounding uses indicates there are public facilities and services available to the subject property. There has been no indication from review agencies and departments there would not be adequate public facilities and services at the subject location. At the time of permitting the development plans will be submitted to other agencies for permit review for compliance with applicable City codes.
- 3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The applicant has not presented any evidence that they own other land in the area that is suitable for this development. The proposed rezoning would not have an adverse effect on the environment or create an imbalance of land uses. In fact, this project would complement the zoning and conditional uses that are a part of the Lakewood Heights proactive rezoning of 2017. Further, Staff finds the proposed mixed use will alleviate development pressure on the existing single family residential and redevelop this portion of the Jonesboro Road corridor into a more urban and pedestrian friendly environment and provide limited commercial services to residents. Therefore, this proposed development is expected to only positively impact the balance of land uses in the surrounding area.

- 4) **Effect on character of the neighborhood:** The proposed rezoning from R-4 (Single Family Residential) to the MRC-2 (Mixed Residential Commercial) District for the purpose of redeveloping the site into mixed use project will provide a reasonable transition from residential uses to mixed-use in the Lakewood Heights neighborhood and would continue in diversifying land uses in the neighborhood. Therefore, Staff determines the proposal to have a positive effect on the character of the neighborhood.
- 5) **Suitability of proposed land use:** A change in land use is necessary as the proposed use is not allowed compatible with Single-Family land use designation. Staff is of the opinion that the proposed request to rezone the property to the MRC-2 (Mixed Residential Commercial) zoning district is suitable given the current medium density residential and commercial uses in the surrounding area.
- 6) **Effect on adjacent property:** Staff is of the opinion that the applicant's proposal will not adversely affect the existing use or use ability of adjacent or nearby property. The proposal is consistent with the mix of land uses immediately adjacent to the subject site. The proposed development will provide additional housing options that will strengthen the surrounding neighborhood.
- 7) **Economic use of current zoning:** The subject property has limited economic value as currently zoned. However, approval of the requested rezoning and the subsequent redevelopment of the property for a combination of residential and commercial uses will likely increase its economic value.
- 8) **Compatibility with policies related to tree preservation:** The proposed development will need to comply with the requirements of the City of Atlanta's Tree Ordinance
- 9) **Other Considerations:**

The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to Atlanta City Design **1800 Jonesboro Road, S.E.** is located within Conservation Area: Urban Neighborhoods. Growth Area corridors are described as follows:

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

Z-19-05 for 1800 Jonesboro Road, S.E.

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accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.”

STAFF RECOMMENDATION: APPROVAL



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KEISHA LANCE BOTTOMS
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TIM KEANE
Commissioner
KEYETTA M. HOLMES, AICP
Interim Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: Z-19-11 for 1369 Ralph David Abernathy Boulevard, S.W.

DATE: May 2, 2019

An Ordinance by Zoning Committee to rezone from R-5/BL (Two-Family Residential/Beltline) to MRC-1 (Mixed Residential and Commercial) for property located at **1369 Ralph David Abernathy Boulevard, S.W.**

The applicant has requested a 60-day deferral to work with the NPU. Staff is supportive of this request.

STAFF RECOMMENDATION: 60 DAY DEFERRAL – JULY 2019



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MAYOR

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TIM KEANE
Commissioner
KEYETTA M. HOLMES, AICP
Interim Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-15 for SPI-21 Text Amendment

DATE: May 2, 2019

An Ordinance by Councilmember Joyce M. Sheperd to amend Chapter 28A (Atlanta Sign Ordinance) of Part 16 (Atlanta Zoning Ordinance) to allow large screen video display (LSVD) signs as a type of sign permitted in Subarea 9 (Adair Park) of the SPI-21 (Historic West End/Adair Park Special Public Interest) zoning district; and for other purposes

Staff requests that this application be deferred.

STAFF RECOMMENDATION: 60 DAY DEFERRAL – JULY 2019



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TIM KEANE
Commissioner
KEYETTA M. HOLMES, AICP
Interim Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: U-18-37 for 509 Foundry Street NW.

DATE: May 2, 2019

An Ordinance by Zoning Committee to rezone from special use permit for an outdoor amusement enterprise pursuant to 16-18K.004 for property at **509 Foundry Street NW and others.**

The applicant has requested a 30-day deferral to work with the neighborhood and NPU

STAFF RECOMMENDATION: 30 DAY DEFERRAL – JUNE 2019