



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

DEPARTMENT OF CITY PLANNING
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

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 *Keyetta*

SUBJECT: Z-19-44 for 891 North Avenue, N.W.

DATE: July 11, 2019

An Ordinance by Zoning Committee 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 **891 North Avenue, N.W.**

FINDINGS OF FACT:

- **Property location.** The subject property fronts approximately 116 feet on the west side of Lindsay Street, N.W. beginning at the northwest corner of North Avenue, N.W. and Lindsay Street, N.W. The parcel is located in Land Lot 111, 14th District, Fulton County, Georgia within the English Avenue neighborhood of NPU-L in Council District 3.
- **Property size and physical features.** The site is a rectangular shaped lot with approximately 0.240 acres (10,438 square feet) in area. The subject property is currently developed with a two story ten-unit multi-family dwelling with frontage on North Avenue. Driveway access is from both North Avenue and Lindsay Street and connects behind the building. Parking is available on the street. The lot has several mature trees at the front and rear of the lot. The topography of the site slopes approximately 8 feet in elevation from a highpoint at the northwest rear corner of the lot to a low point at the southeast front corner of the lot. A low retaining wall runs along the subject property lines along North Avenue and Lindsay Street.
- **CDP land use map designation:** The parcel is currently zoned R-4A/BL (Single Family Residential/BeltLine Overlay). The land use designation is High Density Residential in the 2016 Comprehensive Development Plan (CDP).

- **Current/past use of property:** The subject property is currently developed with a two story ten-unit multi-family dwelling that is unoccupied and in a state of disrepair. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land use:** The surrounding parcels to the north and west are zoned R-4A/BL (Single Family Residential/BeltLine Overlay) with a High-Density Residential land use designation. Parcels to the east are zoned RG-3/BL (Residential General Sector 3/BeltLine Overlay) with a High-Density Residential land use designation. The surrounding parcels to the south are zoned R-4A/BL (Single Family Residential/BeltLine Overlay) with a Low-Density Residential land use designation. The lot to the north of the subject property is a vacant lot. The lot to the west is a single-family residence fronting North Avenue, N.W. The lots to the east and south are occupied by places of worship. There are a number of similar nonconforming multi-family residential buildings in the neighborhood, some are zoned RG-3 (Residential General Sector 3) and some are zoned R-4A (Single Family Residential).
- **Transportation system:** North Avenue, N.W. is classified as a local street and connects to Joseph E. Lowery Boulevard, N.W. which is classified as a collector street. Donald Lee Hollowell Parkway, N.W., Northside Drive, N.W. and Martin Luther King Jr. Drive, S.W. are arterials that surround and serve the English Avenue neighborhood. MARTA bus route #50 runs along Donald Lee Hollowell Parkway, N.W. and connects to the North Avenue Transit Station. MARTA bus route #1 operates along Joseph E. Lowery Boulevard, N.W. and connects to the Vine City and Ashby Transit Stations. The distance between the subject property and the closest bus stop is approximately 150 feet. Sidewalks are present on both North Avenue and Lindsay Street.

PROPOSAL:

This application seeks a rezoning from R-4A/BL (Single Family Residential/BeltLine Overlay) to RG-3/BL (Residential General Sector 3/BeltLine Overlay) for property located at **891 North Avenue, N.W.** in order to renovate and reuse an existing 10-unit multi-family dwelling. All proposed work is interior only with minor changes to the exterior.

CONCLUSIONS:

- (1) **Compatibility with comprehensive development plan (CDP); timing of development:** The proposed zoning is consistent with the existing High-Density 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. The applicant has not presented any evidence that they own other land in the area that is suitable for this development. This proposal is to make an existing structure usable in an area where the neighborhood will benefit from an occupied, maintained and rehabilitated housing stock. The request is supportive of the 2016 CDP NPU-L policies to “Decrease foreclosed, stressed, vacant, boarded homes.”
- (4) **Effect on character of the neighborhood:** Staff believes the proposed rezoning is compatible with the character of the neighborhood. The subject property and surrounding properties are within a Traditional Neighborhood Redevelopment Character Area in the 2016 Comprehensive Development Plan (CDP). CDP policies for this area include to “*Promote diversity of housing types. Promote Missing Middle housing types that are compatible in size and scale with the character of the neighborhood as transition between single family uses and more intense uses.*” and “*Maintain, rehabilitate and replace the existing housing stock where appropriate.*” This proposal meets those goals. The subject property is surrounded with vacant lots, detached single family homes, places of worship, and small multifamily buildings. Staff is of the opinion that the renovation and reuse of an existing ten family dwelling unit with a similar scale to surrounding development will contribute to the continuation of the existing land use and maintain or enhance the existing character of the neighborhood. A recommendation for the English Avenue neighborhood from the Westside Land Use Framework Plan adopted in 2017 which aligns with the previous 2006 English Avenue Redevelopment Plan is to “*acknowledge and strengthen neighborhood assets*” by “*expanding housing choice.*” Staff believes this proposal would expand housing choice by providing a small scale multifamily development and strengthen a neighborhood asset by rehabilitating and occupying an existing structure in the neighborhood.
- (5) **Suitability of proposed land use:** The proposed zoning of RG-3 (Residential General Sector 3) is compatible with the existing CDP land use designation of High Density Residential. Staff is of the opinion that the proposed request to rezone the property to the RG-3 (Residential General Sector 3) zoning district is suitable given the proposal to renovate and inhabit an existing ten family dwelling adjacent to other properties zoned RG-3 (Residential General Sector 3). This proposal is consistent with the stated goals of the Atlanta BeltLine Master Plan: Subarea 10, December 2010 “*Goal 3: Ensure a mix of quality housing options to meet the needs of all current and future residents.*” and “*Goal 6: Protect single-family neighborhoods and ensure appropriate transitions between single-family areas and new, higher intensity development .*” Staff finds that the subject proposal will both contribute to a mix of quality housing options and provide an appropriate transition between high density residential and single-family residential land uses.
- (6) **Effect on adjacent property:** The subject property is currently an unoccupied structure in a state of disrepair. Many surrounding properties have experienced deteriorating housing conditions, neglect of property maintenance and disinvestment. The renovation and reuse of an existing ten family dwelling unit that is compatible in scale to surrounding single family and small multifamily buildings will enhance and have a positive effect on adjacent properties. The proposed reuse of the subject property includes no addition of on-site parking. Staff findings indicate that the building was constructed in 1960. Per Section 16-28.014(13)(a) of the City of Atlanta Zoning Ordinance as amended, eliminates the parking requirement for residential buildings built before 1965.

(7) **Economic use of current zoning:** The economic opportunity of the subject property is limited under the existing R-4A zoning designation because the requirements of the existing zoning district will not allow the property to be used as it is currently constructed. Therefore, the proposed RG-3 (Residential General Sector 3) designation would provide a more effective economic use of the subject property by allowing a conforming use of the existing structure for a ten family residential dwelling.

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

(9) **Other Considerations:**

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

According to the Atlanta City Design map, **891 North Avenue, N.W.** 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



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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-19-45 for 420 Griffin Street, N.W.

DATE: July 11, 2019

An Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to RG-1 (Residential General Sector 1) for property located at **420 Griffin Street, N.W.**

Staff is requesting a deferral to work with the applicant.

STAFF RECOMMENDATION: 30-DAY DEFERRAL AUGUST 2019



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Interim Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: Z-19-46 for 709 Ralph McGill Boulevard, N.E.

DATE: July 11, 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 **709 Ralph McGill Boulevard, N.E.**

FINDINGS OF FACT:

- **Property location.** The subject property fronts 50 feet on the south side of Ralph McGill Boulevard, N.E. and begins at a point on the southeast side of Ralph McGill Boulevard, N.E. 151.7 feet from the southwest corner of Ashley Avenue, N.E. and Ralph McGill Boulevard, N.E. The parcel is located in Land Lot 18, 14th District, Fulton County, Georgia within the Old Fourth Ward neighborhood of NPU-M in Council District 2.
- **Property size and physical features.** The site is an irregular shaped lot and is approximately 0.108 acres (4,704 square feet) in lot area. The subject property is currently developed with a one-story single-family house. There is currently one curb cut for vehicular access to the property from Ralph McGill Blvd N.E. The topography of the site slopes from a highpoint at the east side of the site to a low point at the west side of the site with an elevation difference of approximately 11 feet.
- **CDP land use map designation:** The parcel is currently zoned R-4 (Single Family Residential). The land use designation is Low Density Residential in the 2016 Comprehensive Development Plan (CDP).

- **Current/past use of property:** The property is currently developed with single-family home. 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 Low-Density Residential land use designation on the south and east side. North of the subject site, the properties are zoned as R-4B-C/BL (Single Family Residential Conditional /BeltLine Overlay) with a Low-Density Residential land use designation. On the west the properties are zoned MRC-3-C (Mixed Residential Commercial Conditional) with an Open Space land use designation. The Historic Fourth Ward park is on the west, across Ralph McGill Boulevard. The parcels are mostly developed with single family structures.
- **Transportation system:** Ralph McGill Boulevard, N.E. is classified as a collector street. MARTA provides bus service along Ralph McGill Boulevard, N.E. The nearest transit is King Memorial Transit Station which is 1.5 miles from the subject property. Sidewalks are present on Ralph McGill Boulevard, N.E.

PROPOSAL:

The applicant seeks to rezone from R-4/BL (Single Family Residential/BeltLine Overlay) to R-4B/BL (Single Family Residential/BeltLine Overlay) in order to add a second floor on an existing single-family house. No footprint addition is proposed with the rezoning application.

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. Although, the request to rezone the subject parcel from R-4 to R-4B would introduce a zoning classification not presently dominant in the area, the lots in the immediate area do not have a lot width consistent with R-4. Observation of block faces along Ralph McGill Boulevard from the intersection at Ashley Avenue N.E. to Willoughby Way N.E. shows that every lot, except two corner lots, has lot widths of 50 feet or less. The subject lot has a 50 feet frontage along Ralph McGill Blvd, which is more than the required street frontage in the R-4B zoning district. The rezoning will make the property conforming to the zoning code to allow for the addition of second floor 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-4B zoning category will allow for the increase in density of the subject lot that is consistent with the single-family homes 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.
- (6) **Effect on adjacent property:** The proposed development would not increase the existing footprint of the house, but merely allow a second-floor addition. The adjacent properties on both the north and south sides are two story houses. Therefore, rezoning of the property to R-4B would have no negative effects on adjacent properties as the lot width and the housing type are found immediately adjacent.
- (7) **Economic use of current zoning:** The current zoning condition only allows for limited economic use of the land as the maximum Floor Area Ratio (FAR) allowed in under the existing zoning district is only 0.50 whereas, the FAR is 0.75 in the proposed zoning district. The change in zoning district will allow the homeowners to utilize the same lot for denser 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.
- (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 **709 Ralph McGill Boulevard, N.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.”

Z-19-46 for 709 Ralph McGill Boulevard, N.E.
July 11, 2019
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STAFF RECOMMENDATION: APPROVAL



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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-19-47 for 551 Lindsay Street, N.W.

DATE: July 11, 2019

An Ordinance by Zoning Committee 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 551 Lindsay Street, N.W.

FINDINGS OF FACT:

- **Property location.** The subject property fronts 44.5 feet on the east side of Lindsay Street, N.W. and begins at a point on the east side of Lindsay Street, N.W. 44.5 feet from the southeast corner of Lindsay Street, N.W. and North Avenue, N.W. The parcel is located in Land Lot 111, 14th District, Fulton County, Georgia within the English Avenue neighborhood of NPU-L in Council District 3.
- **Property size and physical features.** The site is a rectangular shaped lot with approximately 0.207 acres (9,016 square feet) in area. The subject property is currently developed with a two story six-unit multi-family dwelling with frontage on Lindsay Street. Driveway access is from Lindsay Street and connects behind the building. Parking is on the street. There are couple of existing trees at the rear of the lot. The topography of the site is relatively level.
- **CDP land use map designation:** The parcel is currently zoned R-4A/BL (Single Family Residential/BeltLine Overlay). The land use designation is Low Density Residential in the 2016 Comprehensive Development Plan (CDP).
- **Current/past use of property:** The subject property is currently developed with a two story six-unit multi-family dwelling that is unoccupied and in a state of disrepair. Staff is not aware of any previous uses of the site.

- **Surrounding zoning/land use:** The surrounding parcels are zoned R-4A/BL (Single Family Residential/BeltLine Overlay) with a Low Density Residential land use designation to the north and west; with a Single Family Residential land use designation to the south and east. The lot to the west of the subject property is occupied by Lindsay Street Baptist Church. The lot to the north is a single-family home which appears to be vacant. Lindsay Street Park is adjacent to the subject property on the south side. There are a number of similar nonconforming multi-family residential buildings in the neighborhood, some are zoned RG-3 (Residential General Sector 3) and some are zoned R-4A (Single Family Residential).
- **Transportation system:** Lindsay Street, N.W. and North Avenue, N.W. are classified as a local street and connects to Joseph E. Lowery Boulevard, N.W. which is classified as a collector street. Donald Lee Hollowell Parkway, N.W. and Northside Drive, N.W. are arterials that surround and serve the English Avenue neighborhood. MARTA bus route #50 operates along Donald Lee Hollowell Parkway, N.W. and connects to the North Avenue Transit Station. MARTA bus route #1 operates along Joseph E. Lowery Boulevard, N.W. and connects to the Vine City and Ashby Transit Stations. The distance between the subject property and the closest bus stop is approximately 150 feet. Sidewalks are present on both North Avenue and Lindsay Street.

PROPOSAL:

This application seeks a rezoning from R-4A/BL (Single Family Residential/BeltLine Overlay) to RG-3/BL (Residential General Sector 3/BeltLine Overlay) for property located at **551 Lindsay Street, N.W.** in order to renovate and reuse an existing 6-unit multi-family dwelling. All proposed work is interior only with minor changes to the exterior.

CONCLUSIONS:

- (1) **Compatibility with comprehensive development plan (CDP); timing of development:** The proposed zoning is not consistent with the existing Low Density Residential land use designation, therefore, a Comprehensive Development Plan (CDP) amendment is 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. The applicant has not presented any evidence that they own other land in the area that is suitable for this development. This proposal is to make an existing structure usable in an area where the neighborhood will benefit from an occupied, maintained and rehabilitated housing stock. The request is supportive of the 2016 CDP NPU-L policies to “Decrease foreclosed, stressed, vacant, boarded homes.”

- (4) **Effect on character of the neighborhood:** Staff believes the proposed rezoning is compatible with the character of the neighborhood. The subject property and surrounding properties are within a Traditional Neighborhood Redevelopment Character Area in the 2016 Comprehensive Development Plan (CDP). CDP policies for this area include to “*Promote diversity of housing types. Promote Missing Middle housing types that are compatible in size and scale with the character of the neighborhood as transition between single family uses and more intense uses.*” and “*Maintain, rehabilitate and replace the existing housing stock where appropriate.*” This proposal meets those goals. The subject property is surrounded with vacant lots, detached single family homes, places of worship, and small multifamily buildings. Staff is of the opinion that the renovation and reuse of an existing ten family dwelling unit with a similar scale to surrounding development will contribute to the continuation of the existing land use and maintain or enhance the existing character of the neighborhood. A recommendation for the English Avenue neighborhood from the Westside Land Use Framework Plan adopted in 2017 which aligns with the previous 2006 English Avenue Redevelopment Plan is to “*acknowledge and strengthen neighborhood assets*” by “*expanding housing choice.*” Staff believes this proposal would expand housing choice by providing a small scale multifamily development and strengthen a neighborhood asset by rehabilitating an existing structure in the neighborhood.
- (5) **Suitability of proposed land use:** The proposed zoning of RG-3 (Residential General Sector 3) is not compatible with the existing land use designation of High Density Residential. However, Staff is of the opinion that the proposed request to rezone the property to the RG-3 (Residential General Sector 3) zoning district is suitable given the proposal is consistent with the stated goals of the Atlanta BeltLine Master Plan: Subarea 10, December 2010 “*Goal 3: Ensure a mix of quality housing options to meet the needs of all current and future residents.*” and “*Goal 6: Protect single-family neighborhoods and ensure appropriate transitions between single-family areas and new, higher intensity development .*” Staff finds that the subject proposal will both contribute to a mix of quality housing options and provide an appropriate transition between high density residential and single family residential land uses.
- (6) **Effect on adjacent property:** The subject property is currently an unoccupied structure in a state of disrepair. Many surrounding properties have experienced deteriorating housing conditions, limited property maintenance and disinvestment. The renovation and reuse of an existing six family dwelling unit that is compatible in scale to surrounding single family and small multifamily buildings will enhance and have a positive effect on adjacent properties.
- (7) **Economic use of current zoning:** The economic opportunity of the subject property is limited under the existing R-4A zoning designation because the requirements of the existing zoning district will not allow the property to be used as a multifamily dwelling. Therefore, the proposed RG-3 (Residential General Sector 3) designation would provide a more effective economic use of the subject property by allowing the conforming use of the existing structure for a six-family residential dwelling.
- (8) **Compatibility with policies related to tree preservation:** The proposed development will need to comply with the requirements of the City of Atlanta’s Tree Ordinance.

(9) Other Considerations:

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

According to the Atlanta City Design map, **551 Lindsay Street, N.W.** 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



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Interim Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: Z-19-48 for 967 Dewey Street, S.W.

DATE: July 11, 2019

An Ordinance by Councilmember Joyce Sheperd to rezone from O-I (Office Institutional District) to C-1 (Community Business District) for property located at **967 Dewey Street, S.W.**

The applicant has requested a 30-day deferral to continue working with the neighborhood and NPU. Staff is supportive of this request.

STAFF RECOMMENDATION: 60 DAY DEFERRAL – SEPTEMBER 2019



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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 Holmes, AICP, Zoning Administrator *(KH)*

SUBJECT: Z-19-49 for 2951 Glenwood Avenue, S.E.

DATE: July 11, 2019

An Ordinance by Councilmember Natalyn Mosby Archibong to zone property located at **2951 Glenwood Avenue** to the R-4 (Single Family Residential) zoning district; and for other purposes

FINDINGS OF FACT:

- **Property location:** The property to be annexed is south of the City of Atlanta limits fronting Glenwood Avenue. The subject property is located south of the single-family lots zoned R-4 (Single Family Residential) in the City of Atlanta. The property is in close proximity to the East Lake Neighborhood of the City of Atlanta which is located within NPU O, Council District 5.
- **Property size and physical features:** The subject parcel is approximately 0.03 acres (1,306 sq. ft.) and is developed with a single-family residential structure. The topography of the subject site is relatively level with a few shrubs and grasses located throughout the property.
- **CDP land use map designation:** Recommendations for compatible land use designation in accordance with recommended zoning designation will be presented at a public hearing conducted by the Community Development/Human Services Committee (CD/HS) of the Atlanta City Council. Land use designation proposed for the subject lot is Single-Family Residential. The land use is substantially comparable to the subject area's current land use designation in DeKalb County.
- **Current/past use of property:** The parcel is currently developed with a single-family residential structure and has a Traditional Neighborhood Character Area land use designation and Residential Medium Lot (R-75) zoning in DeKalb County. Staff is not aware of any previous uses of the site.

- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have Traditional Neighborhood Character Area land use designation and residential zoning R-75 (Residential Medium Lot) District. The parcel is located south of the City of Atlanta boundary. Parcels north of the subject site within the City of Atlanta are zoned R-4 (Single Family Residential) District and have a land use designation of SFR (Single Family Residential).
- **Transportation system:** Glenwood Avenue is a two-lane arterial with sidewalks. The parcel is serviced by one MARTA bus route #107, with service to the Georgia State and Indian-Creek MARTA Transit Station.

PROPOSAL:

The ordinance proposes to zone property upon annexation into the corporate limits of the City of Atlanta to the R-4 (Single Family Residential) zoning district.

The intent of the City of Atlanta R-4 (Single-Family Residential) District follows:

To provide for the protection of existing single-family communities and the development of new communities on lots of medium size at a density of not more than one dwelling unit per 9,000 square feet. To provide for the development of recreational, educational and religious facilities as basic elements of a balanced community.

Similar to the R-4 (Single-Family Residential) zoning district, the DeKalb County R-75 (Residential Medium Lot 75) District is intended to provide for the protection of neighborhoods within the county where lots have a minimum area of 10,000 square feet. To provide for compatible infill development in neighborhoods. To provide protections for existing development as new subdivisions are created. To provide flexibility in design on the interior of new development while protecting surrounding development. To assure that the uses and structures authorized in the R-75 (Residential Medium Lot 75) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for county residents and to implement the Future Development Map of the County's most current Comprehensive Plan.

CONCLUSIONS:

(1) Compatibility with comprehensive development plan (CDP); timing of development:

A recommendation for compatible land use designation in accordance with a recommended zoning designation will be presented at a public hearing conducted by the Community Development/Human Services Committee (CD/HS) of the Atlanta City Council. The Land Use Designation proposed for the subject property is Single-Family Residential. The proposed land use designation is substantially comparable to the subject sites current land use designation in DeKalb County.

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

There are available public facilities and services (i.e. water supply, sewerage, drainage, transportation, schools, fire and police protection and solid waste collection and disposal) for the proposed annexation area.

(3) Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:

Since no development project is being proposed in connection with the annexation, availability of other appropriate land already zoned for the proposed use is not applicable here. Because the property owners seek annexation, the City of Atlanta must zone the property upon annexation. The proposed zoning will not have an adverse environmental effect on the balance of land uses because it will retain the current zoning and use as in DeKalb County.

(4) Effect on character of the neighborhood: The uses permitted by the proposed zoning will have a positive impact on the surrounding neighborhoods because they are materially the same as the ones currently permitted in DeKalb County.

(5) Suitability of proposed land use: The proposed request to zone the property to R-4 (Single-Family Residential) District is suitable given the current use of the land and residential nature of the surrounding area. The uses within this proposed district are compatible to the current zoning designation in DeKalb County.

(6) Effect on adjacent property: The proposed zoning district will have a positive impact on the surrounding neighborhoods because it is materially the same as the one currently permitted in DeKalb County.

(7) Economic use of current zoning: The current zoning and the proposed zoning allow for reasonable economic use of the properties in the subject area.

STAFF RECOMMENDATION: APPROVAL



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
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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: U-19-14 for 1635 Campbellton Road, S.W.

DATE: July 11, 2019

An Ordinance by Zoning Committee for a special use permit for a day care center pursuant to 16-06A.005(1)(b) for property located at **1635 Campbellton Road, S.W.**

FINDINGS OF FACT:

- **Property location:** The subject property fronts 200 feet on the north side of Campbellton Road, S.W. beginning at a point on the north side of Campbellton Road, S.W. 150 feet west of the northwest corner of the intersection of Campbellton Road, S.W. and Poole Drive, S.W. The property is located in the Venetian Hills Neighborhood in Land Lot 153, 14th District, NPU-S, Fulton County, Georgia.
- **Property size and physical features:** The subject property is a single-family dwelling that was converted into day care facility. The lot is currently developed with two one-story single-family residential structures with a fenced in greenspace/playground around rear property lines. There is an existing u-shaped concrete driveway provide via two curb cuts to access parking lot. The subject property consists of approximately 0.932 acres (40,631 square feet) of land. The site has several mature trees and shrubbery throughout. The topography relatively level.
- **Current/past use of property:** The property is developed with a single-family structure. The property has been used as a day care center since December 9, 1974 granted a Special Use Permit according to U-74-27. A Special Use Permit for transfer of ownership was granted via 15-O-1098. Staff is unaware of any previous uses.
- **Surrounding zoning/land uses:** The current land use for the subject parcel and abutting properties to the north, east and west are R-4 (Single Family Residential) with an SFR (Single Family Residential) land use designation. South of the subject property parcels are

zoned SPI-2 (Fort McPherson Special Public Interest District) with an Office Institutional land use designation.

- **Transportation system:** Campbellton Road is categorized as an arterial street. MARTA transit is available via bus route #83 and #162 which runs along Campbellton Road, S.W. The Oakland City Transit Station is located less than a mile from the subject property which serving the red and gold lines.

PROPOSAL: The applicant seeks a Special Use Permit for an existing day care center pursuant to 16-06A.005(1)(b) for property located at **1635 Campbellton Road, S.W.**

- **Ingress and egress:** Employees, service vehicles and emergency vehicles can access the site via two existing curb cuts on Campbellton Road. The two curb cuts access a loop driveway and parking lot onsite that are used for entrance and exit to the facility as a primary drop off and pick up area.
- **Off-Street Parking and loading:** Employees and visitors will use the existing curb cut on Campbellton Road to access the parking lot and eight (8) existing parking spaces. The applicant has indicated that service personnel and visitors can park vehicles.
- **Refuse and service areas:** Refuse will be handled through a private waste hauler. Refuse will be picked up weekly.
- **Buffering and screening:** There is an existing six-foot-high opaque wood fence onsite providing buffering and screening for the playground.
- **Hours and manner of operation:** The applicant has proposed to provide day care service for 233 children ranging in age from six weeks (6) to twelve years old. There will be 12 employees onsite during the day care center operation working two shifts, 6:00 a.m. to 7:00 p.m. and 3:00 p.m. to 11 p.m. The location will provide breakfast, lunch and dinner.
- **Duration:** The applicant requests a permanent duration.
- **Required yards and open space:** The applicant has indicated that there will be no additions to the existing residential structure.
- **Tree Preservation and Replacement:** No trees will be damaged, destroyed or removed.

CONCLUSIONS:

1. **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:** Ingress and egress to the property is provided via two curb cuts on Campbellton Road. There is a small surface parking lot with eight off-street parking spaces.

Employees, service vehicles and emergency vehicles will use the same entryway to access the site. Sidewalks are present on both sides of Campbellton Road providing pedestrian safety and convenience. Children will be dropped off and picked up by pulling onto the lot. Staff finds ingress and egress to be sufficient for the proposed use.

2. **Off-street parking and loading:** The parking requirement for childcare centers in the R-4 (Single Family Residential) zoning district is one parking space per 600 sq. ft. of floor area. This location would require eight (8) off-street parking spaces. The applicant has indicated that current eight (8) parking spaces onsite will be provided for staff parking and for service vehicles. No additional parking will be provided. Therefore, Staff is of the opinion that the off-street parking and loading provided by the applicant is sufficient to support the proposed use.
3. **Refuse and service areas:** The applicant has indicated that a private waste hauler will be utilized for waste removal with a pick up scheduled once per week. Refuse containers will be stored under the rear decks. Staff finds the refuse and service areas sufficient for the proposed use.
4. **Buffering and screening:** Located in the rear of the property is a play area screened by a 6-foot wood fence. The wood fence provides a safe playing environment for the children as well as a screen the area from neighboring uses. A metal chain link fence is also used to contain and define the play area within the site for safety and to separate the play area from the parking lot. Staff is supportive of the proposed buffer and screening measures.
5. **Hours and manner of operation:** The applicant has indicated the center will provide day care services for two hundred and thirty-three (233) children ranging in age from six weeks to 12 years old. The applicant indicates that there will be 12 employees working two shifts, from 6:00 a.m. to 7:00 p.m. and from 3:00 p.m. to 11:00 p.m. The daycare would operate from 6:00 a.m. to 11:00 p.m., Monday through Friday. Breakfast, lunch and dinner will be provided. Therefore, Staff finds the hours and manner operation to be sufficient.
6. **Duration:** Staff is supportive of a permanent duration as long as the applicant is the operator.
7. **Required yards and open space:** The applicant has indicated that there will be no additions to the existing residential structure.
8. **Compatibility with policies related to tree preservation:** The applicant has stated that no trees will be removed, damaged, or destroyed with the request.
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 **1635 Campbellton Road** is located within a 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, 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 conditioned upon the following:

1. The childcare facility shall be restricted to no more than 233 children aged 6 weeks to 12 years old.
2. The Special Use Permit shall be valid as long as Nicole Ramos is the operator.
3. The Special Use Permit is not transferrable.



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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: U-19-15 for 200 Forsyth Street, S.W.

DATE: July 11, 2019

An Ordinance by Zoning Committee for a special use permit for a bus terminal pursuant to 16-18A.006 for property located at **200 Forsyth Street, S.W.**

FINDINGS OF FACT:

- **Property location:** The subject property fronts 392 feet on the east side of Forsyth Street, S.W. and 139 feet on the north side of Brotherton Street, S.W. beginning at a point at the intersection of the southwest right-of-way of Garnett Street, S.W. and the southeast right-of-way of Forsyth Street, S.W. The property is located in Land Lot 77 of the 14th District, Fulton County Georgia. It is located in the Downtown neighborhood of NPU-M, Council District 4.
- **Property size and physical features:** The subject property is a rectangular-shaped lot with a total of 1.25 acres (54,345 sq. ft). The site consists of two tracts: Tract 1 is 0.60 acres (26,228 sq. ft) with 83 parking spaces off of Forsyth and Garnett Streets, Tract 2 is 0.65 acres (28,117 sq. ft) with an existing 9,427 sq. ft. one-story building situated off Forsyth and Brotherton Streets and a 1 story 609 sq. ft. building. The property has three curb cuts. The topography is relatively level.
- **Current/past use of property:** The current use of the property is a bus terminal. This site was previously city owned and operated as a public safety building and was later converted into parking lots.

- **Surrounding zoning/land uses:** The subject property is zoned SPI-1 SA 1 (Downtown Special Public Interest District Subarea 1) with a High-Density Commercial land use designation. All abutting properties located to the north, east, south and west are zoned SPI-1 (Downtown Special Public Interest District) with a High-Density Commercial land use designation.
- **Transportation system:** Forsyth Street is classified as collector street and Brotherton Street is classified as local road. Sidewalks are present along both sides of Forsyth and Brotherton Streets. The site is located immediately adjacent to the Garnett Transit Station. Bus routes #12 and #40 operate in the area.

PROPOSAL

The applicant proposes a demolition and reconstruction of the Greyhound Lines, Inc. temporary structure.

Overview

Zoning District SPI-1 Subarea 1
Net Lot Area 1.25 acres (54,345 sq. ft)

Development Controls

Total Max Height 0'-36'
Proposed Height 36'
Total Max FAR 25
Total Nonresidential =25*54,345 SF=1,358,625 SF
Proposed=15,000 SF (excluding bus terminal station to remain during construction will not count)
Building Coverage No maximum
Public Space None
Open Space None
Side and Rear Setback None
Minimum Façade Height 36'

Sidewalks and Supplemental Zone

Min. Width 5ft. Furniture Zone + 10ft Clear Zone = 15ft. sidewalk
Off Street Parking Bus Terminal (2.0 per 1,000 SF max.)
Require Parking 0
Proposed 19 Spaces
Bicycle Parking
Spaces per use Nonresidential= 1space/4,000sq (50max)
Required Spaces 3

Loading

Required 1 space 12' x 35'
Proposed 1 space 12' x 35'

- **Ingress and egress:** The current entrance and exit to the property along Forsyth Street and Brotherton Street will remain in the current configuration during operations. The applicant has indicated with reconstruction buses will enter the site via Forsyth Street through a curb cut and driveway located parallel to Garnett Street. All other vehicles will enter the property using the proposed curb cuts on Forsyth Street. There will be a curbside drop-off and pick-up for Marta buses and other modes of transit on Forsyth Street. Employees, clients, and emergency vehicles will utilize this access point.
- **Off-street parking and loading:** The applicant will provide 19 off-street parking spaces and 1 loading space. Standard automobile parking spaces will be situated along Brotherton Street via a parking lot. This area is dedicated for client parking, deliveries, and service personnel. All alternative transportation modes will have a pick-up/drop-off location with signage.
- **Refuse and service areas:** Refuse and garbage will be disposed of by Waste Management and a 30 CY trash compactor will be utilized with service occurring twice a week.
- **Buffering and screening:** The applicant proposes no additional buffering or screening.
- **Hours and manner of operation:** The property will be used as an intercity bus terminal. The business will be open 24 hours per day, 7 days a week. Approximately 86 buses (76 Greyhound and 10 Southeastern Stages) travel to and from the facility per day. There will be approximately 10 full time employees. The location is proposed to serve 3,400 clients by day. The bus terminal will have a limited menu food and beverage area operated by Greyhound, including concessions and vending machines located within the terminal.
- **Duration:** The applicant has requested an indefinite duration.
- **Required yards and open space:** There are no building additions that would interfere with any required yards or open space.
- **Tree Preservation and Replacement:** No trees will be damaged or removed.

CONCLUSIONS:

- a) **Ingress and egress and proposed structure or uses thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and emergency access:** Buses will enter the property via Forsyth Street through a curb cut and driveway located parallel to Garnett Street on the northern portion of the Forsyth Street frontage and exit onto Brotherton Street. All other vehicles will enter the property using proposed curb cuts on Forsyth Street at the southern portion of the Forsyth Street frontage. There will also be curbside drop-off and pick-up vehicles and MARTA buses in front of the proposed structure on Forsyth Street. The existing vehicular access point on the property appears to be sufficient for vehicular movement based on the review by the Office of Mobility Planning. The low level of traffic along this portion of Forsyth and Brotherton makes bus

maneuverability for ingress/egress to the property safer. Additionally, emergency vehicles and service personnel must use the same entryway to access the site. Therefore, Staff finds ingress and egress to be sufficient for the proposed use.

- b) Off-street parking and loading:** The proposed reconfiguration of the site's off-street parking and loading has been reviewed by the Office of Mobility Planning. The site is limited in size but is still able to provide enough room for 14.5' x 45' loading zone required to accommodate bus width and height. The SPI-1 district does not have minimum parking requirements for this type of use, but the proposed 19 parking spaces appear sufficient for all employees, and any client parking that may be needed. Staff is supportive of parking and loading.
- c) Refuse and service areas:** The proposed dumpster will need to be located in an area that does not conflict with traffic and should also be fully screened in accordance with district requirements.
- d) Buffering and screening:** No additional buffering and screening is required for the proposed use.
- e) Hours and manner of operation:** The hours and manner of operation appear to be consistent with the character of the surrounding area and are appropriate for the site. The facility will be open 24 hours a day, 7 days a week same as current operations. The applicant indicated that there will be 10 full time employees at peak occupancy serving approximately 3,440 clients per day of all ages. The bus terminal will have a small concession stand and vending machines. The company provides additional security within the facility. Staff is in the opinion the hours and manner of operations is suitable for the use.
- f) Duration:** Staff is supportive of an indefinite duration.
- g) Compatibility with policies related to tree preservation:** No trees are being impacted. The applicant has indicated adding new street-scaping after construction that meet zoning requirements.
- h) Required yards and open space:** There is no yard and open space requirements. The applicant has indicated it will meet all City of Atlanta code requirements. Staff is supportive.
- i) Other Considerations:**

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

According to the Atlanta City Design map, **200 Forsyth Street, S.W. and 232 Forsyth Street, S.W.** are located within a Conservation Area: Core. Core Neighborhoods 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 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 conditioned on the following:

1. Greyhound Lines, Inc. shall provide a 13’4” clearance to accommodate other intercity bus operators.
2. There shall be no bus loading/unloading on Brotherton Street.



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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 *KMH*

SUBJECT: U-19-16 for 866 Warner Street, S.W.

DATE: July 11, 2019

An Ordinance by Zoning Committee for a special use permit for a food truck pursuant to 16-16.005(1)(C) for property located at **866 Warner Street, S.W.**

FINDINGS OF FACT:

- **Property location:** The subject property is located at 866 Warner Street, S.W. fronting 271 feet on the south side of Warner Street, S.W. beginning at the corner formed by the intersection of the south side of Warner Street, S.W. and the northeast side of Woodrow Street, S.W. in Land Lot 106, 14th District Fulton County, Georgia in the Oakland City Neighborhood of NPU-S, Council District 12.
- **Property size and physical features:** The site is a triangular shaped lot of approximately 0.457 (19,907 sq. ft.) acres in size off Warner Street and Woodrow Street. The entire lot is developed with a former commercial building with an adjacent parking lot. The building on the site is located immediately adjacent to the sidewalk along both side streets, with a landscaped courtyard area behind building.
- **Current/past use of property:** The site is the location of the Mary Hall Freedom House. Staff is unaware of any other past uses on the property.
- **Surrounding zoning/land uses:** The subject property is zoned I-1/BL (Light Industrial/ Beltline Overlay). North, south, east and west of the subject site properties are zoned I-1/BL (Light Industrial/BeltLine Overlay) with an Industrial land use designation.
- **Transportation:** Warner and Woodrow Streets are local roads. Sidewalks are present along both sides of Warner Street. The area is serviced by the Oakland City Station MARTA station and bus route #79 Sylvan Road at Murphy Ave.

PROPOSAL: The applicant seeks a Special Use Permit for a food truck pursuant to 16-16.005(1)(C).

- **Ingress and egress:** The subject property has street frontage along Warner and Woodrow Streets. Vehicular access to the property is provided through one curb cut from Woodrow Street providing access to a parking lot on the site. The primary pedestrian access to the food truck will be via the landscape area via sidewalks and curb cut.
- **Parking and loading:** The site parking lot has sixteen (16) spaces. Employees and clients will enter and leave the property from the existing curb cut on Woodrow Street. Products and supplies will be delivered to Mary Hall Freedom House and storage is on located on site.
- **Refuse and service areas:** Refuse will be disposed of in the dumpster and containers located on site.
- **Buffering and screening:** The applicant proposes no buffering or screening measures.
- **Hours and manner of operation:** The applicant proposes that Elizabeth Baptist Church will operate the food truck at traditional meal times on an intermittent basis. The restaurant and food truck will serve fifty (50) to seventy-five (75) customers.
- **Duration:** The applicant requests an indefinite duration.
- **Required yards and open space:** The applicant proposes no site development that will impact any required yards or open space.
- **Tree Preservation and Replacement:** No trees will be impacted.

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:** Primary pedestrian access is provided in front of the proposed food truck on Woodrow Street. Pedestrians may also access the food truck by using the off-street parking and sidewalk access. Based on the submitted site plan there appears to be adequate vehicular access to the property by way of the curb cut. Furthermore, emergency vehicles will enter the property through said curb cut. Staff is of the opinion that the proposed ingress and egress is sufficient to ensure automotive and pedestrian safety and will not create traffic congestion.
- b) **Off-street parking and loading:** The food truck will not generate any additional parking demand, nor will it negatively impact the operation of the parking lot.
- c) **Refuse and service areas:** The refuse and service area appear to be adequate for the facility.
- d) **Buffering and screening:** Based on the submitted site plan, staff is of the opinion that the proposed screening and buffering measures for the property will be sufficient.

- e) **Hours and manner of operation:** The proposed hours and manner of operation are the same as the existing Church Service meal times. Staff is of the opinion that the hours and manner of operation will not have a negative impact on surrounding properties.
- f) **Duration:** The applicant requests an indefinite duration. Staff is supportive of this request.
- g) **Required yards and open space:** The proposed site plan complies with the required yards and lot coverage requirements.
- h) **Compatibility with policies related to tree preservation:** No trees will be impacted.
- i) **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 **866 Warner Street, S.W.** is located within Growth Area: Corridors. Corridors are described as follows:

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

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. No portion of the vending operation shall inhibit the full application of the zoning code as it relates to off-street parking requirements for the existing business on the site, specifically during business hours of operation
2. No portion of the vending operation shall encroach into the sidewalk and maintain at least ten feet horizontal clearance from a driveway curb cut.



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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 *Keyetta*

SUBJECT: Z-19-35 for 2161 Oakview Road, S.E.

DATE: July 11, 2019

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to PD-H (Planned Development - Housing) for property located at **2161 Oakview Road, S.E.**

The applicant has requested a 30-day deferral to continue working with the Neighborhood Planning Unit. Staff is supportive of this request.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – AUGUST 2019



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TIM KEANE
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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 *PH*

SUBJECT: Z-19-38 for 3731 Wieuca Road, N.E., 3745 Wieuca Road, N.E. and 3755 Wieuca Road, N.E.

DATE: July 11, 2019

An Ordinance by Zoning Committee to rezone from R-3 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **3731 Wieuca Road, N.E., 3745 Wieuca Road, N.E. and 3755 Wieuca Road, N.E.**

The applicant has requested a deferral to continue to work with the neighborhood.

STAFF RECOMMENDATION: 60 DAY DEFERRAL - SEPTEMBER 2019