



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 and Development

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: Z-19-52 for 496 Boulevard Place, N.E.

DATE: September 5, 2019

An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-MU/BL (Multifamily Multiunit/BeltLine Overlay) for property located at **496 Boulevard Place, N.E.**

The applicant requests that this application be filed.

STAFF RECOMMENDATION: FILE



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Interim Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-59 for 649 Woodward Avenue, S.E.

DATE: September 5, 2019

An Ordinance by Zoning Committee to rezone from R-5/HC20K SA1/ BL (Two Family Residential/Grant Park Historic District Subarea 1/BeltLine Overlay) to R-4B/HC20K SA 1/BeltLine (Single Family Residential/Grant Park Historic District Subarea 1/BeltLine Overlay) for property located at **649 Woodward Avenue, S.E.**

The applicant has requested a deferral to continue to work with the NPU. Staff is supportive of the request.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – OCTOBER 2019



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Commissioner

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Interim Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-62 for 1006 Hank Aaron Drive, S.E.

DATE: September 5, 2019

An Ordinance by Zoning Committee to rezone from R-5-C/BL (Two Family Residential Conditional/BeltLine Overlay) to R-5-C/BL (Two Family Residential Conditional/BeltLine Overlay) for a change of conditions for property located at **1006 Hank Aaron Drive, S.E.**

FINDINGS OF FACT:

- **Property location:** The subject property fronts 50 feet on the east side of Hank Aaron Drive, S.E. beginning at a point on the east side of Hank Aaron Drive 150 feet north of the northeast corner of Hank Aaron Drive and Haygood Avenue. The property is located within Land Lot 55 of the 14th District, Fulton County, Georgia in the Peopletown Neighborhood of NPU-V in Council District 1.
- **Property size and physical features:** The subject property is a double frontage rectangular shaped lot of approximately 11,869 square feet (0.27 acres) with 50 feet of frontage on the east side of Hank Aaron Drive, S.E. and 50 feet of frontage on Dunning Street, S.E. The property is developed with a single-family residence facing Hank Aaron Drive. Vehicular access is currently provided from Hank Aaron Drive and is available from Dunning Street. The lot topography rises approximately 6 feet from the front property line on Hank Aaron Drive to a highpoint where the primary structure is located and then drops approximately 9 feet to a low point along the Dunning Street frontage. The property is vegetated throughout with mature trees and shrubs.
- **CDP land use map designation:** The subject property has a future land use designation of Single Family Residential (SFR) within the 2016 Comprehensive Development Plan (CDP).

- **Current/past use of property:** The subject property is currently developed with a single-family residence fronting on Hank Aaron Drive. The rear of the lot fronting Dunning Street is vacant. Staff is unaware of any other previous uses on the site.
- **Surrounding zoning/land uses:** The subject property is currently zoned R-5-C/BL (Two-family Residential Conditional/Beltline Overlay). The surrounding zoning on all sides is R-5-C/BL (Two-family Residential Conditional/Beltline Overlay) with a SFR (Single Family Residential) land use designation.
- **Transportation:** Hank Aaron Drive, S.E. is classified as an arterial street and Dunning Street is classified as a local road. Currently, MARTA serves the area via bus route #55 on Hank Aaron Drive with connections to the Five Points Transit Station. A MARTA bus stop is located within 100 feet of the subject site.

PROPOSAL:

The applicant proposes to rezone from R-5-C/BL (Two-family Residential Conditional/Beltline Overlay) to R-5-C/BL (Two-family Residential Conditional/Beltline Overlay) for a change of conditions with the purpose of allowing an accessory structure to project in front of the main structure.

CONCLUSIONS:

- **Compatibility with comprehensive development plan (CDP):** The subject property is designated Single Family Residential (SFR) in the 2016 Comprehensive Development Plan (CDP). The proposed rezoning to R-5-C/BL (Two-family Residential Conditional/Beltline Overlay) for a change of conditions is compatible with the 2016 CDP designation of Single Family Residential, thus a land use amendment will not be required 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. 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 development within the Peopletown Neighborhood at a scale that is comparable to nearby development.

- **Effect on character of the neighborhood:** The 2016 Comprehensive Development plan places the subject site within the Traditional Neighborhood Redevelopment Character Area with policies such as: *“The existing development pattern should be supported by increased code enforcement and compatible infill housing construction.”* The proposed accessory structure is designed to be compatible infill housing construction by matching the setback and orientation of the neighboring single-family residences on Dunning Street. The 2006 Peoplestown Redevelopment Plan states: *“Another intention in the single-family and low-density residential district is to ensure quality design of houses, which means the new houses need to be built in a manner that is consistent with the traditional characteristics of the neighborhood. For this purpose, conditional zoning will be used to regulate front façade fenestration, primary entrances, driveways, location of accessory structures, roofs, and foundations.”* The design of the proposed accessory structure will meet the zoning conditions in Ordinance 06-O-0568 Section 2 (4)(e) except the proposed accessory structure cannot be located behind the principal structure because it has a double frontage. Staff is of the opinion the proposed rezoning will not have a negative effect on the character of the neighborhood but will allow for an appropriate accessory structure on a double frontage lot in the Peoplestown Neighborhood where Single Family Residential is the intended future land use.
- **Suitability of proposed land use:** Staff finds that the proposed accessory structure for a single-family residence complements the existing and future single and two family uses in the Peoplestown Neighborhood. 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 for a change of conditions allowing an accessory structure to project in front of the main structure on a double frontage lot, 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 a more pedestrian streetscape on Dunning Street.
- **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.
- **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, **1006 Hank Aaron Drive, 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



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Interim Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: Z-19-63 for 448 Metropolitan Place, S.E.

DATE: September 5, 2019

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4B (Single Family Residential) for property located at **448 Metropolitan Place, S.E.**

The applicant has requested a deferral to continue to work with the NPU. Staff is supportive of the request.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – OCTOBER 2019



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MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: Z-19-64 for 1775 Alvarado Terrace, S.W.

DATE: September 5, 2019

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **1775 Alvarado Terrace, S.W.**

The applicant has requested a deferral to continue to work with the NPU. Staff is supportive of the request.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – OCTOBER 2019



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Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: Z-19-65 for 2343 Hosea L. Williams Drive, S.E.

DATE: September 5, 2019

An Ordinance by Zoning Committee to rezone from C-1-C (Community Business Conditional) to C-1-C (Community Business Conditional) for a site plan amendment for property located at **2343 Hosea L. Williams Drive, S.E.**

FINDINGS OF FACT:

- **Property location:** The subject property fronts 200 feet on the south side of Hosea Williams Drive, S.E. and begins at a point on the south side of Boulevard Drive (aka Boulevard-DeKalb) 200 feet east of the southeast corner of First Street and Boulevard Drive. The property is located in Land Lot 204, 15th District, DeKalb County, Georgia within the East Lake neighborhood of NPU-O, Council District 5.
- **Property size and physical features:** The subject property is approximately 0.917 (39,944 square feet) acres. The lot is currently developed with a surface parking lot and is surrounded by a chain link fence on the northern and eastern boundary line. Lot topography is relatively level across the property.
- **CDP land use map designation:** The current land use designation is Low Density Commercial in the 2016 Comprehensive Development Plan.
- **Current/past use of property:** The site is an unused surface parking lot. Staff is not aware of any other prior uses of the site.
- **Surrounding zoning/land uses:** The subject property is adjacent to properties zoned C-1 (Community Business) and R-4 (Single Family Residential) with a Low Density Commercial and Single Family Residential land use designation respectively to the north, properties zoned R-4

(Single Family Residential) with a Single Family Residential land use designation to the west and south, properties zoned C-1 (Community Business) District with a Low Density Commercial land use designation to the east, and properties zoned MRC-1 (Mixed Residential Commercial) District with a Low Density Commercial land use designation to the northeast.

- **Transportation system:** The subject property is located along Hosea L. Williams Drive which is classified as a collector street. MARTA does service the immediate area via bus route #34 along Hosea L. Williams Drive. The nearest transit station is East Lake Transit Station which is 1.0 miles away from the subject property.

PROPOSAL: The applicant requests to rezone a 1.578-acre site from C-1-C (Community Business Conditional) to C-1-C (Community Business Conditional) for a site plan amendment to allow 20 townhomes of approximately 1,840 square feet with 44 parking spaces.

Development Specifications:

Net Lot Area:	0.92 acres (39,958 square feet)
Gross Lot Area:	1.21 acres (52,958 square feet)
Minimum UOSR:	0.40 of NLA = 15,983
UOSR provided	23,614
FAR Residential allowed:	0.696 (36,859 square feet)
Residential FAR Provided:	36,800 square feet
Number of dwelling Units:	20
Parking Required:	
Residential:	0.99 per 20 Units ~ 20 spaces
Total parking provided:	44 spaces (including 4 on street parking spaces)

CONCLUSIONS:

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

The proposed rezoning does comply with the current land use designation of Low Density Commercial. 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.

- (3) **Availability of other land suitable for proposed use; environmental effect on balance of land uses:** 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 replace a parking lot with a townhome development. The open space required will provide permeable spaces which will create more environmental benefits. In addition, the request is supportive of the 2016 CDP policies to “Encourage the rehabilitation or development of neighborhood commercial areas to include proportionately significant residential uses.”
- (4) **Effect on character of the neighborhood:** The proposal would have a positive effect on the surrounding neighborhood by converting an underutilized lot with surface parking into a medium density residential development. The neighborhood is surrounded by single family residential buildings, commercial and office uses and therefore, will benefit from additional housing stock. Furthermore, the proposal will be better conforming to the Neighborhood Center character area recommendation of the 2016 Comprehensive Development Plan, which characterizes this area as a focal point of the neighborhood having a concentration of activities including neighborhood commercial business, medium density housing, offices and other institutions.
- (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. The proposal is also suitable in view of the use and development of adjacent and nearby property.
- (6) **Effect on adjacent property:** Staff is of the opinion that the site plan amendment to allow townhomes would not pose negative impacts to the adjacent properties. As indicated above, the subject area is characterized as a ‘neighborhood center’ in the 2016 CDP which are often surrounded by low density residential neighborhoods and provides for an urbanized environment for the neighborhood. The redevelopment of the site for townhomes will provide a density to support and balance existing and future commercial uses at that node.
- (7) **Economic use of current zoning:** While the current zoning conditions allow for the economic use of the land, a site plan amendment to allow townhomes would allow a more effective economic use of the subject property. The proposed development will offer a density that will support transit in the neighborhood center and support sustainability and equity in the neighborhood. Diversifying housing options in the community with amenities like shops and offices close by will improve the quality of life and attract businesses and people that will strengthen the community’s economic stability. Therefore, the proposed rezoning will bring more effective economic use of the subject property.
- (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 **2343 Hosea L. Williams Drive, 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 conditioned upon the following:

1. The site shall be developed in accordance with the site plan entitled “East Lake Corners Townhomes” prepared by Office of Design dated August 19, 2019 and marked received by the Office of Zoning and Development on August 20, 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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Interim Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: Z-19-66 for 508 Boulevard Place, N.E.

DATE: September 5, 2019

An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-MU/BL (Multifamily Multiunit/BeltLine Overlay) for property located at **508 Boulevard Place, N.E.**

The applicant requests that this application be filed.

STAFF RECOMMENDATION: FILE



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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-67 for 502 Boulevard Place, N.E.

DATE: September 5, 2019

An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-MU/BL (Multifamily Multiunit/BeltLine Overlay) for property located at **502 Boulevard Place, N.E.**

The applicant requests that this application be filed.

STAFF RECOMMENDATION: FILE



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Interim Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: Z-19-68 for 512 Boulevard Place, N.E.

DATE: September 5, 2019

An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-MU/BL (Multifamily Multiunit/BeltLine Overlay) for property located at **512 Boulevard Place, N.E.**

The applicant requests that this application be filed.

STAFF RECOMMENDATION: FILE



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MEMORANDUM

TO: Zoning Review Board

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

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

DATE: September 5, 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 NPU. Staff is supportive of the request.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – OCTOBER 2019



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Commissioner

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Interim Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: Z-19-43 for 1615 Johnson Road, N.W.

DATE: September 5, 2019

An Ordinance by Zoning Committee to rezone from PD-MU (Planned Development Mixed Use) to PD-MU (Planned Development Mixed Use) for a change of conditions for property located at **1615 Johnson Road, N.W.**

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 – OCTOBER 2019



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Interim Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta Holmes, AICP, Zoning Administrator 

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

DATE: September 5, 2019

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

FINDINGS OF FACT:

- **Property location:** The subject property is located at 967 Dewey Street, S.W. fronting 100 feet on the west side of Dewey Street beginning at the intersection of Dewey Street, S.W. and Mary Street, S.W. The property is located in Land Lot 87 of the 14th District, Fulton County, Georgia within the Pittsburgh Neighborhood of NPU-V in Council District 12.
- **Property size and physical features:** The subject parcel is approximately 0.66 acres (28,749 sq. ft.) and is developed with an institutional use. The topography is relatively level with trees, shrubs and grasses located throughout the site.
- **CDP land use map designation:** The future land use designation for the property is O-I (Office Institutional) within the 2016 Comprehensive Development.
- **Current/past use of property:** The parcel is currently developed with the Salvation Army training facilities as well as their worship, arts, education, and recreation facilities. Staff is unaware of any other previous uses onsite.
- **Surrounding zoning/land uses:** Property south of the subject site is zoned RG-3 (Residential General Sector 3) with a Low-Density Residential land use designation. Property to the north is zoned RG-3 (Residential General Sector 3) with a Low-Density Commercial land use designation. Property to the west is zoned R-4A/HD20I SA1 (Single Family Residential/Adair Park Historic District Subarea 1) with a Single-Family Residential land use designation. Property to the east is zoned R-4B (Single Family Residential) with a Single-Family Residential land use designation.

- **Transportation system:** Dewey Street is a two-lane local road. The parcel may be access via Metropolitan Parkway, S.W. Metropolitan Parkway is a major arterial serviced by MARTA bus route #95. The closest bus stop is located at the intersection of Metropolitan Parkway and Pearce Street.

PROPOSAL:

The applicant proposes to rezone the property from O-I (Office Institutional) to C-1 (Community Business District) to erect a monument sign and wall sign.

CONCLUSIONS:

- (1) **Compatibility with comprehensive development plan (CDP); timing of development:**
The comprehensive development plan designates the property with an O-I (Office Institutional) land use. The proposed C-1 (Community Business) zoning district is compatible.
- (2) **Availability of and effect of public facilities and services; referral to other agencies:**
The location of the subject site and surrounding uses indicate there are public facilities and services available to the subject properties. There has been no indication from review agencies or departments that 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 proposed rezoning is to allow the erection of a digital monument sign. The Salvation Army does not own any other land in the area and has operated in the Pittsburgh Neighborhood since 1927. Staff is of the opinion that the effect on the land uses will not be altered or the public need negatively affected the Salvation Army is a neighborhood staple providing much needed social services and will continue operate as a neighborhood partner.
- (4) **Effect on character of the neighborhood:** Staff find that the uses permitted by the proposed zoning district will support the existing residential neighborhood. The character of the neighborhood will not be positively or negatively impacted because the requested change is for signage only.
- (5) **Suitability of proposed land use:** The proposed request to zone the property to C-1 (Community Business) District is suitable given the current use of the land and nature of the surrounding area. The current land use is suitable and requires no amendments.
- (6) **Effect on adjacent property:** Staff is of the opinion that there will be no negative effects on adjacent property. In the immediate area there a property that have compatible permitted principal uses and land use designations.
- (7) **Economic use of current zoning:** The current zoning limits the type of signage limits institutional uses in providing information to less than frequent uses of the facility. However,

the proposed zoning category will allow digital signage that can display multiple messages informing a broader segment of the community.

- (8) **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 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, **967 Dewey Street, S.W.** is located within the Corridors Area. Corridor Areas are described as follows:

"These are the connecting tissues of the city; the major streets that flow out of the Core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree, and Jonesboro wind along the contours of the city while streets like Metropolitan, 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. Notwithstanding anything contrary in City Code Section 16-11.003 the following uses shall be prohibited:
 - a. Banks, savings and loan associations, and similar financial institutions.
 - b. Business or commercial schools.
 - c. Child care centers, kindergartens and special schools.
 - d. Clubs and lodges.
 - e. Commercial greenhouses.
 - f. Commercial recreation establishments, including bowling alleys, theaters, convention halls, places of assembly, and similar uses, with primary activities conducted within fully enclosed buildings. Pool halls, billiard parlors, amusement arcades and game rooms are allowed only by special use permits.
 - g. Eating and drinking establishments, including those licensed for the on-premises consumption of malt beverages, wine and/or distilled spirits.
 - h. Hospitals.
 - i. Institutions of higher learning, including colleges and universities.
 - j. Laundry and dry cleaning, collection stations or plants; limited to no more than 5,000 square feet floor area; laundry and dry-cleaning establishments where equipment is operated by customers.
 - k. Multi-family dwellings, two-family dwellings and single-family dwellings.
 - l. Museums, galleries, auditoriums, libraries and similar cultural facilities.

- m. Offices, clinics (including veterinary if animals are kept within soundproof buildings), laboratories, studios, and similar uses, but not blood donor stations except at hospitals.
 - n. Parking structures and lots, other than park-for-hire facilities.
 - o. Professional or personal service establishments, but not hiring halls.
 - p. Repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and similar articles.
 - q. Retail establishments, including catering establishments, delicatessens and bakeries without wholesale operations.
 - r. Sales and leasing agencies for new passenger automobiles, bicycles, mopeds, and commercial vehicles not exceeding one ton in rated capacity, selling, servicing and repairing new vehicles and dealing in the disposal, servicing or repairing of used vehicles in connection therewith and all located on the same site.
 - s. Vault-storage facility not exceeding 7,500 square feet of floor area and having all pickup and delivery of items by passenger automobile or van.
 - t. Service stations, battery exchange stations and car washes, provided that no service station may be located within 1,500 feet of another service station.
 - u. Structures and uses requiring for operation of MARTA or a public utility but not including uses involving storage, train yards, warehousing, switching or maintenance shop as the primary purpose.
 - v. Tailoring, custom dressmaking, millinery and similar establishments limited to not more than 5,000 square feet in area.
 - w. Supportive housing.
 - x. Urban gardens.
 - y. Market gardens.
2. Notwithstanding anything contrary in City Code Section 16-11.005 the following uses shall not be permitted by special use permit:
- a. Helicopter landing facilities or pickup or delivery stations.
 - b. Mortuaries, funeral homes.
 - c. Outdoor amusement enterprises, exhibits, entertainments, meetings, displays or sales areas, or outdoor areas for religious ceremonies of 90 days' or more duration.
 - d. Poolrooms, billiard parlors, amusement arcades and game rooms.
 - e. Nursing homes assisted living facilities, rehabilitation centers and personal care homes;
 - f. Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications greater than 70 feet in height, except 1) alternative design mounting structures and 2) new or additional uses of existing structures as contemplated by section 16-25.002(3)(i)(iv)(k).
 - g. Dormitories, fraternity houses and sorority houses, officially affiliated with an accredited college, university or private school and only for the time period that such affiliation is in effect, such that loss of affiliation shall result in the loss of permission for the use.
 - h. Hotels and motels.
 - i. Single room occupancy residence.
 - j. Bingo parlors.
 - k. Park-for-hire facilities.

- l. Outdoor dining at eating and drinking establishments when any part of such use is located within 1,000 feet of property that is zoned as an R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-4B, or R-5 district, or that is used as a residential property.
- m. Shelter.
- n. Park, playgrounds, stadiums, soccer, baseball, football or other athletic fields, golf courses, sports arena, and community centers.