



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

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

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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-116 for 1235 and 1301 Chattahoochee Avenue, N.W. and 500 Permalume Place, N.W.

DATE: February 6, 2020

An Ordinance by Zoning Committee to rezone from I-2 (Heavy Industrial) to I-MIX (Industrial Mixed Use) for property located at **1235 and 1301 Chattahoochee Avenue, N.W. and 500 Permalume Place, N.W.**

FINDINGS OF FACT:

- **Property location:** The subject properties front 1,312 feet on the northern side of Chattahoochee Avenue, N.W. commencing at an iron pin found located at the intersection formed by the westerly right-of-way line of Ellsworth Industrial Boulevard and northerly right-of-way line of Chattahoochee Avenue and proceed in a westerly direction along the northerly and northeasterly right-of-way line of Chattahoochee Avenue to the true point of beginning. The property is located in the Underwood Hills Neighborhood, in Land Lot 192 of the 17th District in NPU-D, Council District 9, Fulton County, Georgia.
- **Property size and physical features:** The properties consist of approximately 27.47 acres (1,196,714 square feet) of net lot area. They are currently developed with one-story warehouse buildings. The topography is relatively flat throughout the site. Currently, vehicular access is provided via 2 curb cuts along Chattahoochee Avenue. There appears to be very few trees along the perimeter of the site.
- **CDP land use map designation:** The Future Land Use designation for these properties is Industrial (I) within the 2016 Comprehensive Development Plan (CDP).
- **Current/past use of property:** It appears that the subject parcels were predominantly utilized for warehousing and other non-residential uses. Staff is unaware of any other uses for the properties.

- **Surrounding zoning/land uses:** The surrounding properties are zoned I-2 (Heavy Industrial) with I (Industrial) land use designations.
- **Transportation:** The subject properties have frontages along Chattahoochee Avenue and Permalume Place. Chattahoochee Avenue is classified as a collector street, while Permalume Place is classified as a local street. Sidewalks are provided along Chattahoochee Avenue. MARTA provides public transportation service to this area via bus route #14 along Chattahoochee Avenue.

PROPOSAL:

The applicant seeks to rezone from I-2 (Heavy Industrial) to I-MIX (Industrial Mixed Use) for a mixed-use development.

Project Specifications:

Industrial:	273,158 sf
Non-Residential:	76,842 sf
Residential:	350,000 sf

CONCLUSIONS:

- 1) **Compatibility with comprehensive development plan (CDP); timing of development:** The Comprehensive Development Plan (CDP) designates these properties as I (Industrial). The proposed rezoning to I-MIX (Industrial Mixed Use) District is consistent with the existing land use.
- 2) **Availability of and effect on public facilities and services; referrals to other agencies:** The location of the site and current use of surrounding properties indicates there are public facilities and services available to the subject property. There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services at the subject location. When proposed development plans are submitted to other agencies for permit review, compliance with all applicable City codes will be required.
- 3) **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 indicated that they own other land in the area that would be suitable for the proposed development. The proposed rezoning should not have an adverse effect on the environment or create an imbalance of land uses or to the health of humans or the environment by allowing the rezoning.
- 4) **Effect on character of the neighborhood:** The proposed rezoning should have a positive effect on the surrounding neighborhood and environment. The development aligns with the intent of the I-MIX ordinance and the 2000 Northwest Atlanta Framework Plan. The I-MIX district seeks to accommodate residential and non-residential growth without eliminating industrially zoned land. In regard to the Northwest Atlanta Framework Plan, the redevelopment of the property promotes the following:
 - Opportunity to re-use and re-adapt some of the older industrial buildings to other uses.

- Facilitate the area's growth into a unique mixed-use environment. It could become a destination not only for shoppers interested in household goods, but people looking for a unique atmosphere with an opportunity to browse and dine in a special destination.
- 5) **Suitability of proposed land use:** The current Industrial land use designation of the parcels is suitable for the proposed use.
 - 6) **Effect on adjacent property:** The proposed development should have no adverse effects on the adjacent properties.
 - 7) **Economic use of current zoning:** The current zoning condition has economic use, as it currently zoned I-2 (Heavy Industrial).
 - 8) **Compatibility with policies related to tree preservation:** Redevelopment of the property must comply with the City of Atlanta Tree Ordinance at time of permitting.
 - 9) **Other Considerations:** 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, **1235 and 1301 Chattahoochee Avenue, N.W. and 500 Permalume Place, N.W.**, are located within a Production Area. Production Areas are described as follows:

“Beyond neighborhoods, these are other areas that the city has an interest in protecting from change. Primarily, they consist of strategic industrial land and railyards where intermodal transfer facilities, warehousing and key production facilities are needed close to the city center. They also include sites like the federal penitentiary and the large film studios at Fort McPherson and Lakewood Fairgrounds, which are simply unlikely to change and should not be included in the growth area.”

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. The site shall be developed in accordance with the site plan entitled “The Works – Phase I” prepared by Kimley-Horn dated October 23, 2019 and stamped received by the Office of Zoning and Development on November 12, 2019. Minor changes to the approved site plan may be authorized by the Director of the Office of Zoning and Development in accordance with Section 16-02.003(7).



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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-117 for 981 Howell Mill Road N.W. and 1000 Watkins Street, N.W.

DATE: February 6, 2020

An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to MRC-3 (Mixed Residential Commercial) for property located at **981 Howell Mill Road, N.W. and 1000 Watkins Street, N.W.**

FINDINGS OF FACT:

- **Property location:** The subject property fronts 125.78 feet on the eastside of Howell Mill Road, N.W. and begins at a point at the intersection formed by the northeasterly right-of-way of Howell Mill Road and the southeasterly right-of-way of Edgehill Avenue. The property is located within Land Lot 150 of the 17th District, Fulton County, Georgia in the Home Park Neighborhood of NPU-E in Council District 3.
- **Property size and physical features:** The subject property is approximately 2.293 acres (99,864 square feet) and is located on the east side of Howell Mill Road. The property is currently developed with two two-story buildings and three surface parking lots occupied by the Atlanta Humane Society. The topography slopes approximately 40 feet from a highpoint near the northwest corner of the site to a low point at the northeast corner of the site. The subject site is vegetated with several large hardwood trees particularly around the perimeter of the property. Access to the site is currently provided via four curb cuts on Edgehill Avenue. One curb cut on 10th Street is used for service access.
- **CDP land use map designation:** The subject property has a future land use designation of Mixed Use within the 2016 Comprehensive Development Plan (CDP).

- **Current/past use of property:** The subject property is currently developed with two two-story buildings with animal shelter and office uses. Staff is unaware of any other previous uses on the site.
- **Surrounding zoning/land uses:** The subject property is currently zoned I-1 (Light Industrial). The subject property and all surrounding properties have a future land use designation of Mixed Use within the 2016 Comprehensive Development Plan (CDP). Parcels located north, east and south are zoned I-1 (Light Industrial) and C-2-C (Commercial Service-Conditional) to the north and PD-MU (Planned Development Mixed Use) to the east. Parcels to the west across Howell Mill Road are zoned PD-MU (Planned Development Mixed Use) and C-2 (Commercial Service). The surrounding uses are changing from industrial and retail uses to mixed uses. To the north of the subject site existing retail is in the process of being developed with a proposed hotel and restaurant. A mix of one to three-story light industrial and retail uses exist to the south. A paint store and a five-story mixed use building with multi-family units facing Watkins Street is located to the east. To the west, across Howell Mill Road, is a one-story office building and a six-story mixed use building with retail and office on the first floor and multi-family loft units above.
- **Transportation:** Howell Mill Road, N.W is classified as an arterial street and Edgehill Avenue, Watkins Street and 10th Street are classified as local roads. Currently, MARTA serves the area via bus routes #12 and #94 with connections to the Midtown and Vine City Transit Stations. MARTA bus stops are located on site on 10th Street and within a few blocks of the subject site. 10th Street has bicycle lanes proposed adjacent to the property.

PROPOSAL:

The applicant proposes to rezone 981 Howell Mill Road, N.W. and 1000 Watkins Street, N.W. from I-1 (Light Industrial) to MRC-3 (Mixed Residential Commercial) for the purpose of developing a mixed-use project with residential, commercial and possibly office uses. The applicant proposes either Option 1; approximately 500 multi-family residential units and approximately 30,000 square feet of sidewalk level commercial use, or Option 2; approximately 400 multi-family residential units, 210,000 square feet of office use and 30,000 square feet of sidewalk level commercial use. Alternate development scenarios are proposed because the Atlanta Humane Society has the right to continue to occupy the existing facility as they transition to a new location and the market may necessitate an alternative option.

Project Specifications:

Max. Building Height Permitted:	225 feet
Net Lot Area:	99,864 sq. ft. (2.29 acres)
Gross Lot Area:	132,758 sq. ft.
Maximum F.A.R. Permitted (total):	955,857 sq. ft./ 7.2
Maximum F.A.R. Permitted (total with bonus):	1,088,615 sq. ft./ 8.0
Public Space Required	19,972 sq. ft. (20% NLA)
Public Space Proposed	19,972 sq. ft.
Parking Proposed:	680 spaces
Option 1:	
Proposed F.A.R. (total):	520,000 sq. ft./ 3.92
Usable Open Space Required	94,260 sq. ft.

Usable Open Space Proposed	94,260 sq. ft.
Extra Total Open Space Required (Res bonus)	27,600 sq. ft.
Extra Total Open Space Proposed (Res bonus)	27,600 sq. ft.
Parking Required:	300 spaces
Option 2:	
Proposed F.A.R. (total):	630,000 sq. ft./ 4.75
Usable Open Space Required	75,672 sq. ft.
Usable Open Space Proposed	75,672 sq. ft.
Parking Required:	270 spaces

CONCLUSIONS:

- **Compatibility with comprehensive development plan (CDP):** The subject property is designated Mixed Use in the 2016 Comprehensive Development Plan (CDP). The proposed rezoning to MRC-3 (Mixed Residential Commercial) is compatible with the 2016 CDP designation of Mixed Use, 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. Additionally, a MARTA bus stop exists on 10th Street near Image Avenue, upgrades to this stop will have to be coordinated with MARTA representatives.
- **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The zoning regulation indicates that this consideration is optional. The applicant has not presented any evidence that they own other land in the area that is suitable for this development. The proposed rezoning would not have an adverse effect on the environment or create an imbalance of land uses. This proposal would allow for an appropriate type of development within the Howell Mill Road corridor 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 Intown Corridor Character Area which targets redevelopment along corridors such as Howell Mill Road and Marietta Street corridors with *“multi-story buildings, high density and mixed-use buildings/developments and multifamily residential including senior and workforce housing.”* The Intown Corridor Character Area recommends development with a pedestrian oriented urban form with buildings oriented to the sidewalk. The CDP states, *“Sidewalks should be wide, free of obstructions and in good repair with street trees to serve as buffers between travel lanes and pedestrians.”* The CDP also states, *“Parking lots should be located to the side and or rear of buildings, and when adjacent to the sidewalk should be screened with vegetation.”* 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 mixed-use development with street fronting commercial and retail/restaurant uses along a corridor where Mixed Use is the intended future land use.

- **Suitability of proposed land use:** Staff finds that the proposed mixed-use project with residential, commercial and possibly office uses complements the existing and future uses in this area of the Howell Mill Road corridor. The use and scale of the proposed development is compatible with the surrounding uses.
- **Effect on adjacent property:** Staff is of the opinion if this property is rezoned to MRC-3 (Mixed Residential Commercial) 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 and architectural facade on 10th Street, Howell Mill Road, Edgehill Avenue and Watkins Street. The proposed development will minimize the curb cuts on all street frontages and will provide an onsite parking structure with internal loading facilities. A proposed internal public pedestrian open space corridor connecting Edgehill Avenue and 10th Street will provide a mid-block pedestrian connection, public open space, and break the mass of the proposed development in two.
- **Economic use of current zoning:** Staff finds that the current zoning has a reasonable economic use. However, the rezoning would not have a negative effect on the economic use and may have a positive effect on neighboring properties as the proposed zoning is compatible with existing conditions and reinforces densities that activate a pedestrian oriented district as envisioned for the 10th Street, Howell Mill Road and Marietta Street corridors.
- **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 Atlanta City Design **981 Howell Mill Road, N.W. and 1000 Watkins Street, N.W.** is located within a Core Growth Area. The Core Growth Area is described as follows:

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

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. Sidewalks on 10th Street within the subject site shall be provided according to the same standard as those fronting Howell Mill Road on the subject property including a minimum street furniture and tree planting zone of 5 feet wide, a minimum clear zone of 10 feet wide, and a minimum supplemental zone of 5 feet wide.
2. If an SAP variation to eliminate the requirement to break a street frontage greater than 600 feet with a street is granted, then an internal public pedestrian open space corridor shall be required connecting Edgehill Avenue and 10th Street in a central location within the subject site. The pedestrian open space corridor shall:
 - a) be open to the public;
 - b) have active uses on a minimum of 70 % of the ground floor façade;
 - c) widen to meet the 10th Street and Edgehill Avenue sidewalks and provide views into the space;
 - d) provide active uses on the frontage that wraps the corners where the pedestrian open space corridor meets both Edgehill Avenue and 10th Street;
 - e) Provide street trees at a minimum number as would be required within a street ROW;
 - f) Provide a public art feature.
3. The building façade facing 10th Street shall provide active uses on a minimum of 50% of the total ground floor façade. Topography may be considered in determining the ground floor, location and design of active uses.
4. Loading shall be provided internally and screened from view from the street.



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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 

SUBJECT: Z-19-119 for 654 Ethel Street, N.W. and 1042, 1058 and 1090 Northside Drive, N.W.

DATE: February 6, 2020

An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to MRC-3 (Mixed Residential Commercial) for property located at 654 Ethel Street, N.W. and 1042, 1058 and 1090 Northside Drive, N.W.

The applicant has requested a deferral. Staff is supportive of the request.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – MARCH 2020



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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-19-38 for 654 Ethel Street, N.W. and 1042, 1058 and 1090 Northside Drive, N.W.

DATE: February 6, 2020

An Ordinance by Zoning Committee for a special use permit for a hotel pursuant to 16-34.007(1)(j) for property located at 654 Ethel Street, N.W. and 1042, 1058 and 1090 Northside Drive, N.W.

The applicant has requested a deferral. Staff is supportive of the request.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – MARCH 2020



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

MEMORANDUM *amended*

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-120 for 1115 Howell Mill Road, N.W. and 673 Ethel Street, N.W.

DATE: February 6, 2020

The applicant seeks an ordinance by Zoning Committee to rezone from PD-MU (Planned Development Mixed Use) to PD-MU (Planned Development Mixed Use) for a site plan amendment for property located **1115 Howell Mill Road, N.W. and 673 Ethel Street, N.W.**

FINDINGS OF FACT:

- **Property location.** The subject site fronts approximately 350.89 feet on the east side of Howell Mill Road, N.W. beginning at a "X" scribe mark at the intersection of the southerly right-of-way line of 14th Street and the easterly right-of-way line of Howell Mill Road. The property is located in Land Lot 150 of the 17th District of Fulton County, Georgia within the Home Park neighborhood of NPU-E in Council District 3.
- **Property size and physical features.** The site is approximately 8.81 acres (383,764 square feet) in land area and is currently under development. The lot topography varies across the site. A 6-foot chain-link fence surrounds the majority of the property. There are very few trees and shrubs located throughout the site.
- **CDP land use map designation:** The subject properties have a Mixed-Use land use designation within the 2016 Comprehensive Development Plan (CDP).
- **Current/past use of property:** Historically, the subject properties were previously occupied by various industrial and manufacturing uses. Staff is unaware of any other uses for the property.
- **Surrounding zoning/land use:** The surrounding properties vary in zoning classification but have a Mixed Used land use designation. Parcels to the north are zoned MRC-3 (Mixed Residential Commercial), I-2 (Heavy Industrial) and I-1 (Light Industrial) District. To the

east, parcels are zoned I-1 (Light Industrial). To the south, parcels are zoned MRC-3-C (Mixed Residential Commercial Conditional). To the west, parcels are zoned MRC-3 (Mixed Residential Commercial), I-2 (Heavy Industrial) and MRC-2-C (Mixed Residential Commercial Conditional).

- **Transportation system:** The subject property has frontage along Howell Mill Road which is classified as an arterial road. Fourteenth Street is categorized as a collector street and Ethel Street as a local road. Sidewalks are provided along Howell Mill Road and Ethel Street. MARTA provides public transportation service to this area via bus routes #1 and #14 along Howell Mill Road. Multiple bus stops are located along Howell Mill Road with one located directly adjacent to the subject lot on the east side of Howell Mill Road. Howell Mill Road has also been identified for a planned shared bikeway.

PROPOSAL:

The applicant seeks to rezone from PD-MU (Planned Development – Mixed Use) to PD-MU (Planned Development – Mixed Use) to amend the conditions approved for the properties via legislation 18-O-1002 (Z-17-90). The applicant is proposing to alter the previously approved site plan to accommodate the possibility of short-term rental of a small portion of the proposed residential units. Option 1 on the site plan reflects a maximum of 30,000 square multifamily use in the Howell Mill fronting building. Option 2 reflects the short-term rental option for the same area.

Project Specifications:

Net Lot Area: 383,764 sf (8.81 acres)

Option 1:

Residential: 530,000 sf
Non-Residential: 455,800 sf

Lot A:

Residential: 30,000 sf
Non-Residential: 455,800 sf

Lot B:

Residential: 500,000 sf
Non-Residential: 10,800 sf

Option 2:

Residential: 500,000 sf
Non-Residential: 467,800 sf

Lot A:

Residential: 0 sf
Non-Residential: 457,000 sf

Residential: 500,000 sf
Non-Residential: 10,800 sf

CONCLUSIONS:

- **Compatibility with comprehensive development plan (CDP); timing of development:** The Comprehensive Development Plan (CDP) designates the subject properties as Mixed Use. The properties were rezoned by City Council from I-1 (Light Industrial) to PD-MU (Planned Development – Mixed Use) on March 5, 2018 (Z-17-90/18-O-1002).

- **Availability of and affect of public facilities and services; referral to other agencies:**

The location of the site and current use of surrounding properties indicate there are public facilities and services available to the subject property. There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services at the subject location. When the proposed development plans are submitted to other agencies for permit review, compliance with all applicable City codes will be required.

- **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. The proposed zoning conditions amendment would not have an adverse effect on the environment or create an imbalance of land uses.

- **Effect on character of the neighborhood:**

The proposed zoning conditions amendment should have a positive effect on the surrounding neighborhood and environment. The amendment seeks to accommodate short term vacation rental options. It is significant to note that short-term rental currently not regulated in the City. However, the applicant can operate short-term rental in locations that operate as a hotel and hotels are a permitted in principal use in the Planned Development Mixed Use zoning district.

- **Suitability of proposed land use:**

The proposed use reflects the Mixed-Use land use designation of the parcel.

- **Effect on adjacent property:**

The proposed development should have no adverse effects on the adjacent properties.

- **Economic use of current zoning:**

The current zoning condition has economic use, as it currently zoned PD-MU and is currently being developed.

- **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:**

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, 1115 Howell Mill Road, N.W. and 673 Ethel Street, N.W., are located within both the Corridors Design Area and the Urban Design Area. These areas are described as follows:

Corridors:

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.”

1) The following findings are in accordance with Section 16-19.005(5) of the Zoning Ordinance of the City of Atlanta for Planned Development Districts:

- a. **The suitability of the tract for the general type of PD zoning proposed.** Staff is of the opinion that the PD-MU remains appropriate.
- b. **The relationship to major roads and mass transit facilities, utilities and other facilities and services.** Transit bus stops are located along Howell Mill Road. Additionally, Howell Mill Road which is classified as an arterial road and Fourteenth Street is categorized as a collector street.
- c. **The evidence of unified control.** The revised zoning site plan submitted by the applicant does not provide a report detailing the maintenance of common areas in the development.
- d. **The suitability of proposed plans.** The site plan dated August 23, 2019 and stamped received by the Office of Zoning and Development on September 3, 2019 is considered to be suitable to modify the previously approved PD-H (Planned Development Housing) conditions.
- e. **Specific modifications.** The site plan submitted by the applicant seeks to amend conditions to accommodate the possibility of short-term rental of a small portion of the proposed residential units. Option 1 on the site plan reflects a maximum of 30,000 square multifamily use in the Howell Mill fronting building. Option 2 reflects the short-term rental option for the same area. Short term rental is not a permitted principal use in residential districts, however, hotels may operate as short term rentals.
- f. **The suitability of a maintenance program.** The applicant has provided no information related to a maintenance program for the common areas. This criterion should be evaluated in the event that the modifications are approved.

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. The site shall be developed in accordance with the site plan entitled “The Interlock 1115 Howell Mill Road NW” prepared by Kimley Horn dated November 22, 2019 and stamped received by the Office of Zoning and Development on December 3, 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).

2. Development is subject to conditions 2 through 9 adopted Ordinance 18-O-1002.



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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 

SUBJECT: Z-19-122 for 500 and 508 Boulevard Place, N.E.

DATE: February 6, 2020

An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to MR-MU (Multifamily Multiunit) for property located at **500 and 508 Boulevard Place, N.E.**

The applicant requests that this application be withdrawn. Staff is supportive of the request.

STAFF RECOMMENDATION: FILE



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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 

SUBJECT: U-19-37 for 470 Candler Park Drive N.E.

DATE: February 6, 2020

An Ordinance by Zoning Committee granting a special use permit for a day care center, pursuant to section 16-06.005(1)(b), for property located at **470 Candler Park Drive, N.E.**

FINDINGS OF FACT:

- **Property location:** The subject property fronting 130 feet on the west side of Candler Park Drive, N.E. beginning at a an iron pin located on the western right-of-way line of Candler Park Drive said iron pin being located a distance of 322.6 feet northerly from the intersection of said western right-of-way line of Candler Park Drive with the northern right-of-way line of Miller Street. The property is located in the Candler Park neighborhood in Land Lot 240 of the 15th District in NPU N, Council District 2.
- **Property size and physical features:** The property consists of approximately 0.761 (sq. ft.) acres of land. The lot is currently developed with a place of worship that fronts the Candler Park Golf Course. Topography declines from the front towards the rear. The lot is heavily vegetated with trees and shrubbery. The property has an existing wooden fence. Sidewalks and bicycles racks are available on Candler Park Drive.
- **Current/past use of property:** The First Existentialist Congregation has owned and operated the facility on this site since 1975. Staff is unaware of any other uses.
- **Surrounding zoning/land uses:** Land use and zoning designations in the immediate area varies. The subject property is zoned R-4 (Single Family Residential), as is most of the northern half of Candler Park. Adjacent to and south of the lot, there are pockets of RG-2 (Residential General Sector 2). The land use designation in the area is Single Family Residential.

- **Transportation system:** Candler Park Drive is classified as a local road. There are no MARTA bus routes serving the area, however, the Edgewood-Candler Park MARTA Transit Station is 0.6 miles south of the property.

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 **470 Candler Park Drive N.E.**

- **Ingress and egress:** Parking is available in the front of the building and there is a sidewalk located along Candler Park Drive. Employees and clients do not park on site but are generally dropped off or walk. Emergency vehicles, as well as, MARTA Special Assistance vehicles access the site via a curb cut on Candler Park Drive. The existing driveway located south of the subject property will be utilized for pick up and drop off when necessary.
- **Parking and loading:** Currently products and supplies are delivered to the facility via small trucks and automobiles. It is anticipated that these same vehicles will continue to be utilized for the delivery of products and supplies to the facility. Service personnel will utilize on street parking to access the building. Any service personnel that must access the rear of the building will do so by utilizing the south driveway. Parking on the street could amount to ten or so vehicles spread out over an hour period of time when children are being dropped off at the beginning of the day and picked up at the end of the day. The children participating in the after-school program will walk to the building from the nearby Mary Lin Elementary School, located on Candler Park Drive, approximately two blocks north of the subject property.
- **Refuse and service areas:** Disposal of refuse and garbage is currently addressed via private arrangements. Containers similar to those utilized for residential refuse pick up are utilized at this facility. The service currently picks up the garbage on a weekly basis.
- **Buffering and screening:** The facility currently exists, and no modifications are anticipated to be made to the facility. Motion sensor lighting on the north side of the facility provides adequate lighting for those entering the lower level of the facility where the day care center is proposed. The existing property has a wooden fence and landscaping throughout the property. No modifications are anticipated on any side of the building.
- **Hours and manner of operation:** The hours of operation for the child care program will be from 8:00 am to 5:30pm, Monday through Friday. There will be 8 employees employed at the facility. Two shifts are anticipated. The first shift will be from 8:00 am-2:00 pm, the second shift from 2:00 pm until 5:30 p.m. The program will be serving the needs of 41 children per day. The children's ages will be from 18 months to 5 years from 8:00am to 2:00 pm and children ages 3 years to 12 years of from 2:00pm-5:30pm. No other special programs are anticipated at the facility that will require vehicles to park on the site.
- **Duration:** The applicant has requested a five-year duration.

- **Required yards and open space:** There are no additions anticipated at this time. Existing yards will be maintained and no further deviations from the required yards is anticipated at this time.
- **Tree Preservation and Replacement:** No trees are to be impacted by this program.

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:** Ingress and egress to the subject property is provided via curb cuts on Candler Park Drive and the driveway to the south of the property. There are also sufficient sidewalks fronting the property for students and clients to walk and access the subject property. Staff finds ingress and egress to be of sufficient.
- b) **Off-street parking and loading:** Due to the special exception granted in 2013 through V-13-063, there is no off-street parking for clients, nor staff. There is on-street parking, loading and unloading in front of the subject property along Candler Park Drive. Staff is of the opinion that on-street parking and loading areas are sufficient for this use.
- c) **Refuse and service areas:** There currently is a private service provider similar to residential use utilized for trash pickup. Loading zones are contained in the driveway, as well as through the client loading areas along Candler Park Drive. Staff finds this should adequately serve the needs of the site.
- d) **Buffering and screening:** There are no modifications are anticipated to be made to the facility. However, the Primavera School will add a row of evergreen Cypress trees along the outside of the playground to reduce noise pollution and add a row of evergreen trees and a four-foot wood privacy fence. The Primavera School will institute a written policy to bring crying children inside and begin 18-month old class inside while adjusting to separation from parents. There will also be a quiet inside period from 1:00 p.m. to 3:00 p.m. daily. Additionally, the school will utilize Candler Park for any ball games and no ball games will take place on site in the afternoons. Primavera School has discontinued plans for a summer program. Staff is of the opinion that the proposed buffering and screening measures are adequate.
- e) **Hours and manner of operation:** The hours of operation are from 8:00 am to 5:00 pm daily. There will be eight employees working two shifts. The program will serve 40 children ages eighteen months to twelve. Lunch will be offered by a caterer who prepares food off-site and delivers it each day. A prepackaged snack will be provided to both preschool and after school children in attendance. There will be no on-site meal preparation. No other special programs are anticipated at the facility. Staff finds the proposed hours and manner of operation to be adequate for the use.

- f) **Duration:** The applicant has requested the special use permit have a limited duration of five years. Staff is supportive of an indefinite duration. .
- g) **Required yards and open space:** There will be no additions, nor changes to the yards and open space. The property appears to comply with the required yards and lot coverage requirements.
- h) **Compatibility with policies related to tree preservation:** No trees will be impacted by this program. Staff finds this acceptable.

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. The special use permit shall be valid as long as Primavera School is the operator.
2. The special use permit is not transferable.
3. Primavera Preschool shall not operate a summer program.
4. There shall be a maximum enrollment of of forty(4) children aged 2 to 12 years old.



CITY OF ATLANTA

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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 *TH*

SUBJECT: Z-20-06 for a Text Amendment to SPI-1

DATE: February 6, 2020

An Ordinance by Councilmember Amir Farokhi to amend Section 16-18A.019 of the Zoning Ordinance of the City of Atlanta regulating bridges and tunnels in the **Downtown (SPI-1) Special Public Interest District** so as to provide an exemption for a bridge and a tunnel crossing Linden Avenue between Peachtree Street and West Peachtree Street connecting buildings making up Emory University Midtown Hospital

FINDINGS OF FACT:

Emory University Midtown Hospital (formerly known as Emory Crawford Long) is located in the northern part of the SPI-1 District. Emory University Hospital Midtown has more than 1,200 Emory Clinic and 440 private practice physicians spanning 28 specialties. Emory University Hospital Midtown physicians work collaboratively to provide comprehensive care and quality outcomes for patients and their families. The facility dates back to 1908 when it opened as a 26-bed sanatorium to a tertiary care facility with more than 531 beds. For more than 100 years, the full-service hospital has established a solid foundation for outstanding quality health care and medical integrity for Atlantans and the Southeast.

The City of Atlanta previously adopted Section 16-18A.019 of the Zoning Ordinance that regulates bridges and tunnels in SPI-1 (Downtown Special Public Interest District). Emory Midtown is constructing a new cancer treatment building directly across Linden Avenue from the main campus of Emory University Midtown Hospital. The City and Emory University Midtown Hospital will provide a bridge and a separate tunnel across and under Linden Avenue, respectively, to accommodate the safe passage of patients, equipment, and supplies between the hospital and the new cancer treatment building.

PROPOSAL:

This application seeks to amend the text of Section 16-18A.019 to provide an exemption to allow the construction of an underground tunnel and a pedestrian bridge spanning the width beneath and across Linden Avenue between Peachtree Street and West Peachtree Street.

CONCLUSIONS:

- (1) **Compatibility with comprehensive development plan (CDP); timing of development:** The proposed legislation would not require a land use amendment to the Comprehensive Development Plan.
- (2) **Availability of and effect of public facilities and services; referral to other agencies:** The proposed legislation would not affect the availability of public facilities and services.
- (3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** Staff believes that the proposed text amendment will be appropriate and compatible with the existing land to support the community.
- (4) **Effect on character of the neighborhood:** Staff is of the opinion that the proposed text amendment would not have a negative effect on the character of the neighborhood. Therefore, the proposed change to allow the construction of an underground tunnel and a pedestrian bridge spanning the width beneath and across Linden Avenue between Peachtree Street and West Peachtree Street aligns with the intent of SPI-1.
- (5) **Suitability of proposed land use:** There would be no change in land use pertaining to the proposed text amendment. Therefore, Staff notes that it is not applicable in regard to the proposed legislation.
- (6) **Effect on adjacent property:** There would be no change in land use pertaining to the proposed text amendment. Therefore, Staff notes that it is not applicable in regard to the proposed legislation.
- (7) **Economic use of current zoning:** Since no rezoning or development projects are being proposed as part of this text amendment, these considerations are not applicable.
- (8) **Compatibility with policies related to tree preservation:** The proposed development will need to comply with the requirements of the City of Atlanta's Tree Ordinance.

STAFF RECOMMENDATION: APPROVAL



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KEISHA LANCE BOTTOMS
MAYOR

TIM KEANE
Commissioner

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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-41 for 114 Wesley Avenue, N.E.

DATE: February 6, 2020

An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to MR-MU (Multifamily Multi Unit) for property located at **114 Wesley Avenue, N.E.**

The applicant has requested a 30-day deferral for more time to work with the neighborhood and NPU. Staff is supportive of this request.

STAFF RECOMMENDATION: 30-DAY DEFERRAL MARCH 2020



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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 *PH*

SUBJECT: Z-19-89 for SPI-1 SA 5 Text Amendment

DATE: February 6, 2020

An Ordinance by Councilmember Clela Winslow to amend Chapter 28A (Atlanta Sign Ordinance) of Part 16 (Atlanta Zoning Ordinance) of Part III of the Code Of Ordinances (Land Development Code) to allow **Large Screen Video Display (LSVD)** signs as a type of wall sign in Subarea 5 of the SPI-1 (Downtown Special Public Interest District) zoning district; to codify such provision as 16- 28A.012(M); and for other purposes

FINDINGS AND FACTS:

The Georgia Aquarium is an economic engine for the City of Atlanta and the State of Georgia. Opening in late 2005, Aquarium has welcomed more than 32 million guests. Attendance is trending upwards - in 2016 and 2017, there were ten days each year where Aquarium attendance reached more than 15,000 visitors in one business day. In 2018, there were 16 days with attendance of more than 15,000. As of mid-July 2019, Georgia Aquarium has already seen a total of 18 separate days with more than 15,000 guests. Tourism to the Centennial Park District, specifically the Georgia Aquarium, is increasing with the opening of new attractions such as The College Football Hall of Fame, the National Center for Civil and Human Rights, and Skyview Atlanta, there is an influx of visitors to downtown every day. The Georgia Aquarium desires to place its new High Definition Digital Displays in two locations on the outer wall of the building. One will face east, across Pemberton Place. The other will wrap the corner of the building at the intersection of Luckie Street, N.W. and Baker Street, N.W., facing southwest. These informative, entertaining High Definition Digital Displays will provide a sense of arrival to visitors of downtown Atlanta, modernizing and invigorating the public area. Visitors in view of the Aquarium will feel they have reached an exciting destination, and with the availability of

lodging, restaurants and attractions within walking distance, will stay longer and patronize more establishments in the downtown area.

PROPOSAL:

The proposal is to amend Section 16-28A.012(m) to allow LSVD (Large Screen Video Display) signs as an allowable sign type.

CONCLUSIONS:

1. **Compatibility with Comprehensive Development Plan (CDP); timing of development:**
The proposed legislation would not require a land use amendment to the Comprehensive Development Plan.
2. **Availability of and effect of public facilities and services; referral to other agencies:**
The proposed legislation would not affect the availability of public facilities and services.
3. **Availability of other land suitable for proposed use; effect on balance of land uses with regard to the public need:**
Staff believes that the proposed text amendment will be appropriate and compatible with the existing land to support the community.
4. **Effect on character of the neighborhood:**
The proposed text amendment should not have any adverse impact on the character of the neighborhood. In fact, the proposed amendment proposes a new sign type that will aid tourism in the Centennial Park District.
5. **Suitability of proposed land use:**
The proposed recommendation was made through community engagement and public involvement that supports the goals of the neighborhood. Staff believes that the proposed text amendment would be suitable for the community.
6. **Effect on adjacent property:**
Since no development projects are being proposed as part of this text amendment, these considerations are not applicable. However, new developments will be subject to review and approval via Special Administrative Permit (SAP) process. The SAP will ensure that any potential negative adverse effects to adjacent properties will be mitigated.
7. **Economic use of current zoning:**
Since no development project is being proposed, this consideration is not applicable.
8. **Compatibility with policies related to tree preservation:**
Any tree loss that occurs as a result of any proposed amendment will have to comply with the City of Atlanta's tree preservation policies.

STAFF RECOMMENDATION: APPROVAL



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

MEMORANDUM *amended*

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-91 for 60 Whitefoord Avenue, S.E.

DATE: February 6, 2020

An Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to R-5 (Two Family Residential) for property located at **60 Whitefoord Avenue, S.E.**

FINDINGS OF FACT:

- **Property location.** The subject property fronts approximately 50 feet on the east side of Whitefoord Avenue, S.E., and begins at a point on the east side of Whitefoord Avenue five hundred fifty and one-tenth (550.1) feet from the southeast corner of the intersection of Boulevard Drive and Whitefoord Avenue, S.E. The parcel is located in Land Lot 208, 15th District, DeKalb County, Georgia within the Edgewood neighborhood of NPU-O in Council District 5.
- **Property size and physical features.** The site is a rectangular shaped lot of approximately 0.26 acres (11,304 square feet) in lot area. The subject property is currently developed with a single family residence with shared driveway access via a 20 foot wide alley along the south side of the subject property. There are several mature trees in the rear yard. The topography of the site slopes approximately 20 feet from a highpoint at the rear of the lot to a low point at the front of the lot.
- **CDP land use map designation:** The subject parcel has a future land use designation of Single Family Residential in the 2016 Comprehensive Development Plan (CDP).
- **Current/past use of property:** The property is currently developed with a two story single family dwelling. Staff is unaware of any other previous uses on the site.
- **Surrounding zoning/land use:** The surrounding parcels are zoned R-4A (Single Family Residential) with a Single Family Residential land use designation. The surrounding parcels are used as single family residences.

- **Transportation system:** Whitefoord Avenue, S.E is classified as a collector street and connects to Memorial Drive, S.E. which is classified as an arterial street. MARTA provides bus service via bus route #21 along Memorial Drive with connection to the Five Points Transit Station. The distance between the subject property and the closest bus stop is approximately 0.3 miles. The Edgewood-Candler Park MARTA Transit Station is 0.7 miles from the subject property.

PROPOSAL:

The applicant seeks a rezoning from R-4A (Single Family Residential) to R-5 (Two Family Residential) in order to renovate, expand and subdivide an existing single family residence into a zero lot line duplex (3BR/ 3BA per unit) with an optional ADU (accessory dwelling unit). The applicant is concurrently seeking a land use amendment to Low Density Residential.

CONCLUSIONS:

- (1) **Compatibility with comprehensive development plan (CDP); timing of development:** The proposed zoning is not consistent with the existing Single Family Residential land use designation. Therefore, a Comprehensive Development Plan (CDP) amendment to Low Density Residential would be required.
- (2) **Availability of and effect of public facilities and services; referral to other agencies:** The location of the site and current use of surrounding properties indicates there are public facilities and services available to the subject property. There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services at the subject location. When the proposed development plans are submitted to other agencies for permit review, compliance with all applicable City codes will be required.
- (3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** Staff finds the request to rezone the subject parcel from R-4A (Single Family Residential) to an R-5 (Two Family Residential) zoning classification is not consistent with the existing development pattern of the surrounding lots. The surrounding development pattern and the adopted 2009 Edgewood Redevelopment Plan support R-4A (Single Family Residential) zoning in the area of the subject parcel with Low Density Residential. The redevelopment plan recommends higher density land uses and associated zoning categories along the Memorial Drive and Moreland Avenue corridors and north of Hardee Street near the MARTA transit corridor. The R-4A zoning allows an ADU (Accessory Dwelling Unit) on the subject site, and therefore, the land is currently appropriately zoned and will contribute the balance of land uses currently found in the neighborhood. Staff believes that allowing a rezoning to R-5 (Two Family Residential) in order to create a duplex and optional ADU is inconsistent with the surrounding single family use and R-4A zoning in this area of the Edgewood neighborhood and may have a negative impact on the balance of land uses with regard to the public need.
- (4) **Effect on character of the neighborhood:** Staff finds the proposed two-family residential zoning request to be incompatible with the single-family residential character of the surrounding of the neighborhood. The 2009 Edgewood Redevelopment Plan describes the character of the Edgewood neighborhood as a “*predominantly detached single-family character.*” Lots surrounding the subject property are developed with single family residences with R-4A zoning. Therefore, Staff is

of the opinion that allowing R-5 zoning in an established neighborhood of R-4A zoning would not be compatible with the existing zoning pattern or single-family character in the neighborhood.

- (5) **Suitability of proposed land use:** A change in land use to Low Density Residential is necessary as the proposed use is not compatible with the current Single Family Residential land use designation. Staff is of the opinion that the proposed request to rezone the property to the R-5 (Two Family Residential) zoning district is not suitable given the current single family residential development pattern of the subject street, block and surrounding area. The CDP supports higher density land uses along the Memorial Drive and Moreland Avenue corridors and Low Density Residential land uses north of Hardee Street but not in the center of this single family residential neighborhood where the subject parcel is located.
- (6) **Effect on adjacent property:** The development of R-5 (Two Family Residential) in an area zoned exclusively with R-4A (Single Family Residential) development will not comply with the vision of the Comprehensive Development Plan. The CDP characterizes the subject property area as a Traditional Neighborhood Redevelopment character area. The CDP policy emphasizes: *“Preserving the residential character of Traditional Neighborhoods Redevelopment; Protecting single-family detached residential neighborhoods from encroachment by non-residential uses, incompatibly scaled residential development; and 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.”* Accordingly, a two family residential zoning may be appropriate as a transitional use to other zoning categories but the subject parcel is in the center of the neighborhood and not in a location to serve as a transitional use. The 2009 Edgewood Redevelopment Plan specifically recommends: *“Preserve the predominantly detached single-family character of Edgewood. Proposed Land Use: Single Family Residential south of Hardee St, Low Density Residential north of Hardee St. Proposed Zoning: R4A south of Hardee St, R5 north of Hardee St.”* Therefore, Staff finds that allowing R-5 zoning on the subject property would be incompatible in scale and character with the existing neighborhood, the existing development pattern of the neighborhood, and the plans prepared by the neighborhood and adopted by the City.
- (7) **Economic use of current zoning:** The economic opportunity of the subject property could be increased by the proposed rezoning however it may have a detrimental effect on adjacent properties and the neighborhood as a whole.
- (8) **Compatibility with policies related to tree preservation:** The proposed development will need to comply with the requirements of the City of Atlanta’s Tree Ordinance.
- (9) **Other Considerations:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **60 Whitefoord Avenue, S.E.** is located within an Urban Neighborhood within a Conservation Area. Urban Neighborhoods are described as follows:

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

STAFF RECOMMENDATION: DENIAL



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KEYETTA M. HOLMES, AICP
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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-111 for 724 Charles Allen Drive, N.E.

DATE: February 6, 2020

An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to MR-MU (Multifamily Residential Multiunit) for property located at **724 Charles Allen Drive, N.E.**

The applicant requests that this application be withdrawn. Staff is supportive of the request.

STAFF RECOMMENDATION: FILE