



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

DEPARTMENT OF CITY PLANNING
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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-19-84 for SPI-19 (Vine City Special Public Interest District)

DATE: February 13, 2020

A substitute Ordinance by Councilmember Antonio Brown to amend the 1982 Atlanta Zoning Ordinance, as amended, by creating Chapter 18S SPI-19 (Vine City Special Public Interest District), to codify regulations governing said district; to delineate the boundaries of said district; and for other purposes

FINDINGS OF FACT:

In 2017 the English Avenue, AUC and Ashview Heights, and Vine City neighborhoods developed the Westside Land Use Framework Plan. The neighborhoods met over the course of several meetings to establish permitted principal uses, development controls and design guidelines that were consistent with the recommendations of the Westside Land Use Framework Plan. The desire of the neighborhood is to impact growth and development the Vine City neighborhood. New residential and commercial uses should achieve architectural, site and street design consistent with the existing built environment. It is the desire of the neighborhood to create a diversified urban environment where people can live, work, meet and recreate. It is further the intent of the neighborhood to have safe and accessible open space for active and passive enjoyment and new attractive, neighborhood-serving commercial districts.

PROPOSAL:

The proposal is to create a new zoning district SPI-19 (Vine City Special Public Interest District) to codify permitted principal uses and development regulations to delineate the boundaries of the district.

Statement of Intent

The intent of the SPI-19 (Vine City Special Public Interest District) zoning is to preserve, protect and foster the redevelopment of Vine City through the integration of transportation and land planning in a way that balances local, regional, and state economic benefits. To preserve and protect Vine City's historic buildings and sites as recognized by the inclusion of several buildings on the National Register of Historic Places. To encourage the development of housing that provides a range of opportunities for citizens within the District. To encourage a compatible mixture of residential, commercial, industrial, cultural and recreational uses. To create an urban environment where people can live, work, meet and play. To promote pedestrian safety by providing for pleasant and convenient sidewalk level pedestrian circulation that minimizes impediments by vehicles. To encourage the use of MARTA and other public transit facilities. To enhance the efficient utilization of accessible and sufficient parking facilities in an unobtrusive manner, including encouraging shared parking and alternative modes of transportation.

CONCLUSIONS:

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

Staff finds that there are no known public projects or programs with which the timing of the creation of the SPI-19 (Vine City Special Public Interest District) would conflict. However, there is the need to amend current land use recommendations to align with proposed development controls established by the rezoning.

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.

Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need: Since no development project is being proposed in connection with the rezoning, availability of other appropriate land already zoned is not applicable here. Positive effects are anticipated by the redevelopment of the neighborhood in accordance with proposed development requirements.

Effect on character of the neighborhood:

Staff is of the opinion that nearby and adjacent neighborhoods will realize positive effects from the rezoning. Significant changes in social and economic conditions are anticipated to include redevelopment of nearby residential development and the revitalization of commercially zoned property in the immediate area. Further, increased density near Northside Drive, Joseph E. Boone Boulevard, Martin L. King Jr. Drive and Joseph E. Lowery Boulevard will require more services that can be utilized by current and future residents.

Suitability of proposed land use: The proposed use of land is suitable. The proposed uses are consistent with the uses that the community desired as a part of the 2016 Comprehensive Development Plan and the Westside Landuse Framework Plan both of which encouraged redevelopment, rehabilitation, preservation, and quality of living design guidelines.

Effect on adjacent property: Staff is of the opinion that the rezoning of the subject site to the SPI-19 zoning designation would not pose negative impacts to adjacent properties. The 2016 Comprehensive Development Plan and the Westside Landuse Framework Plan recommendations expresses the need for providing a mixture of uses that serve the surrounding areas.

Economic use of current zoning: While the current zoning conditions allow for the economic use of the land, a change to the SPI-19 district would allow a more effective economic use of the subject property.

Compatibility with policies related to tree preservation: Any tree loss that occurs due to any proposed development will have to comply with the City of Atlanta's tree preservation policy.

STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE



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Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **Z-19-109 for 639 and 643 John Wesley Dobbs Avenue, N.E.**

DATE: February 13, 2020

An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-MU/BL (Multifamily Residential Multiunit/BeltLine Overlay) for property located at **639 John Wesley Dobbs Avenue, N.E. and 643 John Wesley Dobbs Avenue, N.E.**

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

STAFF RECOMMENDATION: 60-DAY DEFERRAL APRIL 2020



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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: U-19-34 for 3835 Ruby H. Harper Blvd, S.E.

DATE: February 13, 2020

An Ordinance by Zoning Committee for a special use permit for a concrete recycling facility pursuant to 16-16.005(1)(q) for property located at **3835 Ruby H. Harper Boulevard, S.E.**

The applicant has requested to withdraw the application. Staff is supportive of the request.

STAFF RECOMMENDATION: FILE



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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

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

DATE: February 13, 2020

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4B (Single Family Residential) for property located at 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 withdrawal. Staff is supportive of the request.

STAFF RECOMMENDATION: FILE



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Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: Z-19-94 for 1095 Vaughn Street, 1420 Vaughn Street, 1428 Vaughn Street, 1432 Vaughn Street, 1438 Vaughn Street, 1449 Vaughn Street, 1450 Vaughn Street, 1451 Vaughn Street, 1454 Vaughn Street, 2109 Vaughn Street, 1454 Memorial Drive, 1458 Memorial Drive, 1425 Woodbine Avenue, 0 Woodbine Avenue (15 208 02 134) and 0 Woodbine Avenue (15 208 02 132)

DATE: February 13, 2020

An Ordinance by Zoning Committee to rezone from PD-H (Planned Development Housing) to PD-H (Planned Development Housing) for a site plan amendment for property located at 1095 Vaughn Street, 1420 Vaughn Street, 1428 Vaughn Street, 1432 Vaughn Street, 1438 Vaughn Street, 1449 Vaughn Street, 1450 Vaughn Street, 1451 Vaughn Street, 1454 Vaughn Street, 2109 Vaughn Street, 1454 Memorial Drive, 1458 Memorial Drive, 1425 Woodbine Avenue, 0 Woodbine Avenue (15 208 02 134) and 0 Woodbine Avenue (15 208 02 132)

FINDINGS OF FACT:

- **Property location:** The subject properties front approximately 573 feet on the south side of Woodbine Avenue commencing at the intersection of the east right-of-way of Whitefoord Avenue and the south 100 foot right of way of Woodbine Avenue; thence, along the south 100 foot right of way of Woodbine Avenue a distance of 350 feet, more or less, to a ½" iron pin set and the point of beginning. The property is located in the Edgewood Neighborhood, in Land Lots 207 and 208 of the 15th District in NPU-O, Council District 5, DeKalb County, Georgia.
- **Property size and physical features:** The properties consist of approximately 6.04 acres (263,102 square feet) of net lot area. They are currently undeveloped. The topography varies across the site. Currently, vehicular access is limited to a curb cut along Memorial Drive, although the properties have frontage along Vaughn Street and Woodbine Avenue. There appears to be many large and mature trees located throughout the site. Sugar Creek traverses the lots located along Woodbine Avenue.

Z-19-94 for 1095 Vaughn Street, 1420 Vaughn Street, 1428 Vaughn Street, 1432 Vaughn Street, 1438 Vaughn Street, 1449 Vaughn Street, 1450 Vaughn Street, 1451 Vaughn Street, 1454 Vaughn Street, 2109 Vaughn Street, 1454 Memorial Drive, 1458 Memorial Drive, 1425 Woodbine Avenue, 0 Woodbine Avenue (15 208 02 134) and 0 Woodbine Avenue (15 208 02 132)

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- **CDP land use map designation:** The Future Land Use designation for these properties is High Density Residential (HDR) and Medium Density Residential (MDR) within the 2016 Comprehensive Development Plan (CDP).
- **Current/past use of property:** It appears that the subject parcels were developed with single family residential structures, however, they are currently undeveloped. Staff is unaware of any other uses for the properties.
- **Surrounding zoning/land uses:** The surrounding properties vary in zoning classifications and land use designations. Parcels to the north are zoned R-4A (Single Family Residential) and C-1 (Community Business) with Single Family Residential and Low Density Mixed Use land use designations, respectively. To the west, the parcels are zoned R-4A (Single Family Residential) and RG-3 (Residential General Sector 3) with Single Family Residential and Low Density Commercial land use designations. To the south, the parcels are zoned R-4 (Single Family Residential) with Open Space land use designations. To the west, the parcels are zoned MR-3 (Multi-Family Residential) and R-4A (Single Family Residential), with High Density Residential and Single Family Residential land use designations, respectively.
- **Transportation:** The subject properties have frontages along Memorial Drive, Vaughn Street, and Woodbine Avenue. Memorial Drive is classified as an arterial street, while Vaughn Street and Woodbine Avenue are classified as local streets. Sidewalks are provided only along Memorial Drive. MARTA provides public transportation service to this area via bus route #21 along Memorial Drive.

PROPOSAL:

The applicant seeks to rezone from PD-H (Planned Development Housing) to PD-H (Planned Development Housing) to amend the conditions approved for the properties via legislation 06-O-0777 (Z-06-38). The applicant is proposing to alter the previously approved site plan to replace the vehicular bridge across Sugar Creek with a pedestrian bridge. This alteration also slightly impacts the arrangement of buildings.

Project Specifications:

Loft Building:	4-story max
Stacked Flat:	4-story max
Townhome:	3-story max
Cottage:	2-story max
Courtyard Homes:	3-story max
Duplex:	3-story max

CONCLUSIONS:

- 1) **Compatibility with comprehensive development plan (CDP); timing of development:** The Comprehensive Development Plan (CDP) designates these properties as High Density Residential and Medium Density Residential. The properties were rezoned by City Council from R-5 (Two-family Residential) and RG-3 (Residential General Sector 3) to PD-H (Planned Development - Housing) on July 2, 2007 (Z-06-38/06-O-0777). The proposed amendment to the rezoning seeks to modify conditions of that approval. Thus, Staff finds the designation compatible.
- 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 change of conditions would 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 zoning conditions amendment should have a positive effect on the surrounding neighborhood and environment. The amendment seeks to reduce vehicular impact upon Sugar Creek by converting a proposed access point into a pedestrian bridge and slightly modifies the arrangement of buildings.
- 5) **Suitability of proposed land use:** The current High Density Residential and Medium Density land use designations of the parcels are 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 PD-H.
- 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

Z-19-94 for 1095 Vaughn Street, 1420 Vaughn Street, 1428 Vaughn Street, 1432 Vaughn Street, 1438 Vaughn Street, 1449 Vaughn Street, 1450 Vaughn Street, 1451 Vaughn Street, 1454 Vaughn Street, 2109 Vaughn Street, 1454 Memorial Drive, 1458 Memorial Drive, 1425 Woodbine Avenue, 0 Woodbine Avenue (15 208 02 134) and 0 Woodbine Avenue (15 208 02 132)

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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, **1095 Vaughn Street, 1420 Vaughn Street, 1428 Vaughn Street, 1432 Vaughn Street, 1438 Vaughn Street, 1449 Vaughn Street, 1450 Vaughn Street, 1451 Vaughn Street, 1454 Vaughn Street, 2109 Vaughn Street, 1454 Memorial Drive, 1458 Memorial Drive, 1425 Woodbine Avenue, 0 Woodbine Avenue (15 208 02 134) and 0 Woodbine Avenue (15 208 02 132)**, are located within both the Corridors Design Area and the Urban Design Area. These areas are described as follows:

Corridors Design Area:

“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.”

Urban Design Area:

“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 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.”

10) 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-H remains appropriate.
- b. **The relationship to major roads and mass transit facilities, utilities and other facilities and services.** Transit bus stops are located along Memorial Drive, which is one of the frontages for the development. Additionally, Memorial Drive is an arterial 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 the one condition previously approved in the rezoning application Z-06-38. The previous site plan proposed a full access vehicular bridge across Sugar Creek. The modifications submitted with the current application revise the site plan to replace the vehicular access bridge with a pedestrian bridge.
- 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 “Memorial Drive Density Study” prepared by Dwell Design Studio dated November 18, 2019 and stamped received by the Office of Zoning and Development on December 5, 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 all remaining conditions adopted via Ordinance 06-O-0777 regarding Development Controls, Street/Sidewalk/Supplemental Zone, Fenestration, Connection of Buildings to Street, Pedestrian Street Lights, Materials Requirements, Lighting, Curb Cuts, and Street Planting.



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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-98 for 637 Willoughby Way, N.E.

DATE: February 13, 2020

An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/BeltLine Overlay) to MR-MU/BL (Multifamily Residential Multiunit/BeltLine Overlay) for property located at **637 Willoughby Way, N.E.**

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

STAFF RECOMMENDATION: 90 DAY DEFERRAL – MAY 2020



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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-99 for 125 Wesley Avenue, N.E.

DATE: February 13, 2020

An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to MR-MU (Multifamily Multiunit) for property located at **125 Wesley Avenue, N.E.**

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

STAFF RECOMMENDATION: 60-DAY DEFERRAL APRIL 2020



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Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-100 for 671 Florence Place, N.W.

DATE: February 13, 2020

The applicant seeks a rezoning of the property located at **671 Florence Place, N.W.** from R-4 (Single Family Residential) to MRC-1 (Mixed Residential Commercial).

FINDINGS OF FACT:

- **Property location:** The subject property is located at 671 Florence Place, N.W. fronting 49.8 feet on the east side of Florence Place beginning at an iron pin set at the northeasterly right-of-way of Donald Lee Hollowell Parkway and the easterly right-of-way of Florence Place. The property is located in Land Lot 145 of the 14th District of Fulton County, Georgia within the Grove Park neighborhood of NPU-J in Council District 9.
- **Property size and physical features:** The subject property is approximately 0.131 acres (5,730 square feet) in size with approximately 49.8 feet on the east side of Florence Place. The parcel is currently undeveloped. Alleys abut the south side and rear property lines. The topography declines towards the rear of the lot. There is one large tree on the property.
- **CDP land use map designation:** The Future Land Use designation for this property is Single Family Residential (SFR) within the 2016 Comprehensive Development Plan (CDP).
- **Current/past use of property:** The property is currently undeveloped. A single family residential structure previously occupied the site, but has since been demolished. Staff is unaware of any other previous uses.
- **Surrounding zoning/land use:** To the west, the parcel has C-1-C (Community Business – Conditional) zoning with a Low Density Commercial land use. To the south and east, the parcels have MRC-1 (Mixed Residential Commercial) zoning with Low Density Commercial

land uses. To the north, the parcels have R-4 (Single Family Residential) zoning with Single Family Residential land uses.

- **Transportation system:** Florence Place is a local street that intersects with Donald Lee Hollowell Parkway which is an arterial street. The site is served by MARTA bus route #50 and is approximately one mile from the MARTA Bankhead Transit Station.

PROPOSAL:

The applicant seeks to rezone the property for a park-for-hire surface lot that will serve the business at 1651 Donald Lee Hollowell Parkway.

Project Specifications:

Parking: 10 spaces
Lot Coverage: 2,825 sf

CONCLUSIONS:

- **Compatibility with comprehensive development plan (CDP); timing of development:** The comprehensive development plan designates the subject property with a Single Family Residential (SFR) land use therefore, the proposed MRC (Mixed Residential Commercial) zoning is not compatible. A land use amendment to amend the comprehensive plan from SFR to Low Density Commercial (LDR) was requested with the application.
- **Availability of and affect 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 regarding water supply and sewage disposal. When the proposed development plans are submitted to other agencies for permit review, compliance with all applicable City codes will be required.
- **Availability of other land suitable for proposed use; environmental effect on balance of land uses:** The 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 would 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. The proposed rezoning would allow for an appropriate type of infill development that will support the business at 1651 Donald Lee Hollowell Parkway.
- **Effect on character of the neighborhood:** Staff is of the opinion that the proposed rezoning would not have a negative impact on the character of the neighborhood. The rezoning is for the specific purpose of providing additional parking to support the redevelopment of the neighboring parcel at 1651 Donald Lee Hollowell Parkway. As the parcel is solely intended to serve as parking for 1651 Donald Lee Hollowell Parkway, it will provide a transition from the commercial corridor and the single family residential neighborhood.

- **Suitability of proposed land use:** Staff is of the opinion that the request is suitable as it would provide a more appropriate transition between the commercial and single family residential found along the Donald Lee Hollowell Parkway corridor.
- **Effect on adjacent property:** The proposed request should not have a negative effect on adjacent properties.
- **Economic use of current zoning:** The current zoning conditions allow for some economic use of the land, however, rezoning to MRC-1 will support the redevelopment of the commercial property at 1651 Donald Lee Hollowell Parkway.
- **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 Atlanta City Design **671 Florence Place, N.W.** 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 “1651 Donald Lee Hollowell” prepared by TaC Studios, dated January 15, 2020 and stamped received by the Office of Zoning and Development on January 17, 2020. 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 *(Signature)*

SUBJECT: U-19-32 for 671 Florence Place, N.W.

DATE: February 13, 2020

An ordinance by Zoning Committee for a special use permit for a park-for-hire surface parking lot for property located at **671 Florence Place, N.W.**

FINDINGS OF FACT:

- **Property location:** The subject property is located at 671 Florence Place, N.W. fronting 49.8 feet on the east side of Florence Place beginning at an iron pin set at the northeasterly right-of-way of Donald Lee Hollowell Parkway and the easterly right-of-way of Florence Place. The property is located in Land Lot 145 of the 14th District of Fulton County, Georgia within the Grove Park neighborhood of NPU-J in Council District 9.
- **Property size and physical features:** The subject property is approximately 0.131 acres (5,730 square feet) in size with approximately 49.8 feet on the east side of Florence Place. The parcel is currently undeveloped. Alleys border the south side and rear property lines. The topography declines towards the rear of the lot. There is one large tree on the property.
- **CDP land use map designation:** The Future Land Use designation for this property is Single Family Residential (SFR) within the 2016 Comprehensive Development Plan (CDP).
- **Current/past use of property:** The property is currently undeveloped. A single family residential structure previously occupied the site, but has since been demolished. Staff is unaware of any other previous uses.

- **Surrounding zoning/land use:** To the west, the parcel has C-1-C (Community Business – Conditional) zoning with a Low Density Commercial land use. To the south and east, the parcels have an MRC-1 (Mixed Residential Commercial) zoning with Low Density Commercial land uses. To the north, the parcels have R-4 (Single Family Residential) zoning with Single Family Residential land uses.
- **Transportation system:** Florence Place is a local street that intersects with Donald Lee Hollowell Parkway which is an arterial street. The site is served by MARTA bus route #50 and is approximately one mile from the MARTA Bankhead Transit Station.

PROPOSAL:

The applicant seeks to rezone the property for a park-for-hire surface lot that will serve the business located at 1651 Donald Lee Hollowell Parkway.

Project Specifications:

Parking: 10 spaces
Lot Coverage: 2,825 sf

- **Ingress and egress:** Vehicular ingress and egress will be provided via an existing alley on the east side of Florence Place.
- **Parking and loading:** The site plan proposes 10 parking spaces on the parcel.
- **Refuse and service areas:** No trash or refuse is contemplated for the subject parcel as the primary business will be located at 1651 Donald Lee Hollowell Parkway.
- **Buffering and screening:** The site plan for the surface parking lot proposes landscape buffering and fencing per code requirements preventing noise and light issues.
- **Hours and manner of operation:** The applicant proposes management office hours to be Sunday to Thursday from 11:00 a.m. to 10:00 p.m. and Friday and Saturday from 11:00 a.m. to midnight.
- **Duration:** The applicant requests an indefinite duration.
- **Required yards and open space:** The applicant intends to honor all required yard and open space requirements of the City of Atlanta Code of Ordinances.
- **Tree Preservation and Replacement:** All existing trees will be removed with the intention of replanting trees and paying recompense in which to comply with the City of Atlanta's Tree Preservation Ordinance.

CONCLUSIONS:

- a) **Ingress and egress and proposed structure or uses thereon, with particular references to automotive and pedestrian safety and convenience, traffic flow and control, and emergency access:** Vehicular ingress and egress as proposed should be adequate for the site.
- b) **Off-street parking and loading:** The 10 parking spaces proposed for the parcel will support the redevelopment of the property at 1651 Donald Lee Hollowell Parkway. Staff finds the parking to be adequate.
- c) **Refuse and service areas:** No refuse or service areas are proposed for this property as it is solely intended for parking. Staff finds the use does not require refuse or service areas.
- d) **Buffering and screening:** The proposed landscaping and buffering seems sufficient.
- e) **Hours and manner of operation:** Staff is of the opinion that the proposed hours of operation will not have a negative impact on surrounding properties.
- f) **Duration:** The applicant requests that the use permit be approved for an indefinite period. Staff is supportive of this request.
- g) **Required yards and open space:** The proposed plan appears to comply with the required yards and lot coverage requirements.
- h) **Compatibility with policies related to tree preservation:** Any construction or use of the facility must comply with the City of Atlanta Tree Ordinance at time of permitting.

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. The special use permit shall be valid as long as 1651 Donald Lee Hollowell, LLC is the operator.
2. The hours of operation for the park-for-hire lot shall be limited to Monday through Sunday, 6:00 a.m. to midnight.
3. The special use permit is not transferrable.



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

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TIM KEANE
Commissioner

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

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: Z-19-112 for 2588 Abner Place, N.W.

DATE: February 13, 2020

An Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to R-4B (Single Family Residential) for property located at **2588 Abner Place, N.W.**

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

STAFF RECOMMENDATION: 30-DAY DEFERRAL MARCH 2020



CITY OF ATLANTA

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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-19-113 for 1044 Hank Aaron Drive, S.E.

DATE: February 13, 2020

A substitute Ordinance by Zoning Committee to rezone from RG-2/BL (Residential General Sector 2/BeltLine Overlay) to MR-4A/BL (Multifamily Residential/Beltline Overlay) for property located on a portion of **1044 Hank Aaron Drive, S.E.**

FINDINGS OF FACT:

- **Property location:** The subject property fronts 355.92 feet on the east side of Hank Aaron Drive, S.E. and begins at the southwest corner of the intersection of Hank Aaron Drive and Boynton 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 rectangularly shaped portion of a larger parcel. It is approximately 47,532 square feet (1.1 acres) with 183.71 feet of frontage on the east side of Hank Aaron Drive, S.E. and 207 feet of frontage on Boynton Avenue, S.E. The subject property is an undeveloped corner of a larger parcel developed with five two-story multi-family residential buildings. Vehicular access is currently available from Boynton Avenue. The lot topography drops approximately 19 feet from a high point at the front property line on Hank Aaron Drive to a low point at the east property line along the Boynton Avenue 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 an undeveloped portion of a larger parcel developed with five multi-family residential buildings fronting on Hank Aaron Drive, Boynton Avenue, Haygood Avenue and Liman Avenue. Staff is unaware of any other previous uses on the site.

- **Surrounding zoning/land uses:** The surrounding zoning to the north and east is RG-2/BL (Residential General Sector 2/BeltLine Overlay). The surrounding zoning to the west is R-LC (Residential-Limited Commercial) and to the south is MRC-1-C/BL (Mixed Residential Commercial-Conditional/Beltline Overlay). The surrounding future land use designation to the north and east is SFR (Single Family Residential). The surrounding land use designation to the west is OS (Open Space) and to the south is MU (Mixed Use).
- **Transportation:** Hank Aaron Drive, S.E. is classified as an arterial street and Boynton Avenue 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 RG-2/BL (Residential General Sector 2/BeltLine Overlay) to MR-4A/BL (Multifamily Residential /Beltline Overlay) in order to develop an affordable multi-family residential building. The proposed building will be three stories along Hank Aaron Drive and four stories on Boynton Avenue and will have 56 units with 44 surface parking spaces. The applicant proposes to have direct access to the sidewalk from first floor units.

Development Specifications:

Net Lot Area:	47,532 sq. ft.
Gross Lot Area:	58,946 sq. ft.
Maximum height allowed:	80 ft.
Maximum Height proposed:	35-50 ft.
Total units proposed:	56
Floor Area proposed:	50,327 sq. ft.
FAR allowed:	1.49
FAR proposed:	0.85
Parking Required:	51 spaces
Total parking provided:	44 spaces

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 RG-2/BL (Residential General Sector 2/BeltLine Overlay) is not compatible with the 2016 CDP designation of Single Family Residential, thus a land use amendment to HDR (High Density Residential) will 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 Peoplestown 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: *“rebuilding on vacant lots following the principles of traditional neighborhood development should be a focus”* and *“Promote diversity of housing types.”* The proposed multi-family residential structure is designed to be a compatible infill housing development.. The proposed development is designed to be compatible in scale with nearby development by building three stories on the Hank Aaron Drive frontage and increasing to four stories in the rear where the topography drops along Boynton Avenue.

The 2006 Peoplestown Redevelopment Plan identifies the subject property as a site with “development opportunities” it also categorizes the existing land use of the site as multi-family residential along with the existing adjacent buildings. The plan also states: *“Quality design is important for this area to make sure the new development or redevelopment is consistent with the traditional character of the surrounding area. Sidewalks should be provided along the street and consist of furniture and tree planting zone, clear zone, and supplemental zone. All buildings adjacent to sidewalks should face the streets and have direct entrances from the sidewalks.”* The plan recommends townhomes and condominiums of 4 stories maximum for the area directly south of the subject property. Staff is of the opinion that the proposed rezoning will not have a negative effect on the character of the neighborhood but will allow for an appropriately scaled multi-family residential structure on the Hank Aaron Drive corridor in the Peoplestown Neighborhood.

- **Suitability of proposed land use:** Staff finds that the proposed multi-family residential development complements the existing multi-family residential 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 to MR-4A/BL (Multifamily Residential /Beltline Overlay) the proposed development will have no negative effect on the adjacent properties and should complement the existing and future mixed uses in the area. The proposal will provide a pedestrian oriented streetscape on both Hank Aaron Drive and Boynton Avenue.
- **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, **1044 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