



CITY OF ATLANTA

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MAYOR

DEPARTMENT OF CITY PLANNING  
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TIM KEANE  
Commissioner

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

MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** Z-20-23 for 728 Terry Street, S.E.

**DATE:** August 20, 2020

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An Ordinance by Zoning Committee to rezone from R-4B-C (Single Family Residential Conditional) to R-4B-C (Single Family Residential Conditional) for a change of conditions for property located at 728 Terry Street, S.E.

**FINDINGS OF FACT:**

- **Property location:** The subject property fronts 25 feet on the east side of Terry Street, S.E. and begins at a point on the east side of a 10 foot alley, which alley runs north and south from Love Street to Bass Street between Martin Street and Reed Street and which alley is known as Terry Street formerly known as Terry Alley said beginning point being 93.8 feet north as measured along said east side from the intersection thereof with the north side of Love Street. The property is located within Land Lot 54 of the 14<sup>th</sup> District, Fulton County, Georgia in the Summerhill Neighborhood of NPU-V in Council District 1.
- **Property size and physical features:** The subject property is a rectangular shaped lot of approximately 1,975 square feet (0.045 acres) with 25 feet of frontage on the east side of an alley known as Terry Street, S.E. The property is undeveloped. Vehicular access is currently provided from Terry Street formerly known as Terry Alley. The lot topography is relatively level and drops approximately 6 feet from the front property line to the rear property line. The property is vegetated with grass.
- **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 vacant. Staff is unaware of any other previous uses on the site.

- **Surrounding zoning/land uses:** The subject property is currently zoned R-4B-C (Single Family Residential Conditional). The surrounding zoning in all directions is R-4B-C (Single Family Residential Conditional) with an SFR (Single Family Residential) land use designation.
- **Transportation:** Terry Street, S.E. is classified as a local road. Currently, MARTA serves the area via bus route #55 on Hank Aaron Drive and bus route #832 on Georgia Avenue with connection to the Five Points Transit Station.

#### **PROPOSAL:**

The applicant proposes to rezone from R-4B-C (Single Family Residential Conditional) to R-4B-C (Single Family Residential Conditional) for a change of conditions with the purpose of removing condition #6a "The minimum width of a house shall be 20 feet as measured from the exterior of the side walls" and condition #6d "Mechanical equipment shall be screened with plant or fence materials from view of any public street" The applicant requests the change in conditions to allow a house that is 16 feet 8 inches wide which is less than the minimum permitted width of 20 feet wide and to waive the requirement of mechanical equipment screening to allow space for maintenance access.

#### **CONCLUSIONS:**

1. **Compatibility with comprehensive development plan (CDP):** The subject property is designated Single Family Residential (SFR) in the 2016 Comprehensive Development Plan (CDP). The request to change of conditions zoning will not impact the 2016 CDP designation of Single Family Residential, thus a land use amendment will not be required to accommodate the proposed development.
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 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.
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 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 Summerhill Neighborhood at a scale that is comparable to nearby development.
4. **Effect on character of the neighborhood:** The 2016 Comprehensive Development plan places the subject site within the Traditional Neighborhood Redevelopment Character Area. The proposed structure is designed to allow compatible infill housing construction by matching the setback and orientation of the neighboring single-family residences on Terry Street. The 2006 Summerhill Urban Redevelopment Plan states: "*Another intention in the*

*single-family and low-density residential district is to ensure quality design of houses, which means the new houses need to be built in a manner that is consistent with the traditional characteristics of the neighborhood. For this purpose, conditions are added to regulate front façade fenestration and steps, principal entrances, driveways and roofs.”* The design of the proposed single-family residence will meet the zoning conditions adopted in Ordinance 06-O-0567 Section 6 except the proposed residence will be less than 20 feet wide (16 feet 8 inches) and will not screen the mechanical equipment so that it is accessible for maintenance. Further, the Plan states that a “30 feet wide lot is set as a standard sized lot for the R-4B zoning district in this neighborhood.” The 20-foot-wide standard for a residential structure was set based on a 30-foot-wide lot and the subject lot is only 25 feet wide. Therefore, 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 infill residence where Single Family Residential is the intended land use.

5. **Suitability of proposed land use:** Staff finds that the proposed single-family residence complements the existing and future single family uses in the Summerhill Neighborhood. The use and scale of the proposed development is compatible with the surrounding uses.
6. **Effect on adjacent property:** Staff is of the opinion that if this property is rezoned for a change of conditions allowing a single family residence that is 16’ 8” wide with unscreened mechanical equipment for the purpose of maintenance access, the proposed development will have no negative effect on the adjacent properties and should complement the existing and future single family uses in the area. The proposal will provide a compatible infill single family residential development that may enhance and contribute to the vitality of the neighborhood.
7. **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 to develop vacant property and is compatible with other existing conditions.
8. **Compatibility with policies related to tree preservation:** Redevelopment of the property must comply with the City of Atlanta Tree Ordinance at time of permitting.
9. **Other Considerations:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **728 Terry Street, S.E.** is located within an Urban Neighborhood within a Conservation Area. Urban Neighborhoods are described as follows:

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

**STAFF RECOMMENDATION: APPROVAL conditioned upon the following:**

1. All conditions of the 2006 Summerhill Urban Redevelopment Plan shall remain in effect except conditions 6(a) and 6(d) of Ordinance Z-06-24/06-O-0567 adopted May 1, 2006.



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Office of Zoning and Development

MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** Z-20-25 for 1890 Lenox Road, N.E.

**DATE:** August 20, 2020

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An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-3 (Single Family Residential) for property located at **1890 Lenox Road, N.E.**

**FINDINGS OF FACT:**

- **Property location:** The subject property fronts 53.90 feet on the west side of Lenox Road, N.E. and begins at a ½" RBF at the intersection of the northwestern right-of-way line of a future street and the western right-of-way line of Lenox Road running 53.90 feet along the arc of a curve to the left, having a radius of 513.91 feet and being subtended by a chord running south to the point of beginning. The property is located within Land Lot 4 of the 17<sup>th</sup> District, Fulton County, Georgia in the Morningside/Lenox Park Neighborhood of NPU-F in Council District 6.
- **Property size and physical features:** The subject property is a rectangular shaped lot of approximately 6,065 square feet (0.139 acres). The parcel is currently used as driveway access from Lenox Road for the adjacent single-family residence at 1888 Lenox Road, N.E. directly south of the subject property. The lot topography is rolling and rises approximately 14 feet from the front property line to a highpoint at the center of the lot and then drops approximately 5 feet to the rear property line. The property is vegetated 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 vacant and used as a driveway serving the adjacent single-family residence located at 1888 Lenox Road, N.E. The parcel was proposed as a future street on the plat and has since been acquired by the applicant.

- **Surrounding zoning/land uses:** The subject property is currently zoned R-4 (Single Family Residential). The surrounding zoning on the north, east and south is R-3 (Single Family Residential). The adjacent property to the west is R-4 (Single Family Residential). The surrounding properties have an SFR (Single Family Residential) land use designation.
- **Transportation:** Lenox Road, N.E. is classified as a collector road. Currently, MARTA serves the area at the north end of Lenox Road via bus routes #27 on Cheshire Bridge Road and #6 on Woodland Avenue, N.E. The south end of Lenox Road is served via bus routes #816 on Johnson Road and #36 on North Highland Avenue.

#### **PROPOSAL:**

The applicant proposes to rezone from R-4 (Single Family Residential) to R-3 (Single Family Residential) in order to consolidate 1890 Lenox Road, N.E. with adjacent parcel 1888 Lenox Road, N.E. The adjacent lot is currently developed with a driveway that serves the existing single-family residence at 1888 Lenox Road.

#### **CONCLUSIONS:**

1. **Compatibility with comprehensive development plan (CDP):** The subject property is designated Single Family Residential (SFR) in the 2016 Comprehensive Development Plan (CDP). The proposed rezoning to R-3 (Single Family Residential) is compatible with the 2016 CDP designation of Single Family Residential, thus a land use amendment is not necessary.
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 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. The City of Atlanta Department of Public Works states it has no plans to use 1890 Lenox Road for public right of way.
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 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. The subject parcel was originally set aside for a future road to serve the development to the west of the subject property. The townhouse development to the west is constructed and is accessed via Morningside Place, N.E. Access through the subject parcel is not necessary and it is not ideal as it would traverse a flood zone.
4. **Effect on character of the neighborhood:** The 2016 Comprehensive Development plan places the subject site within the Traditional Neighborhood Existing Character Area with policies such as: *“There should be emphasis on reinforcing the stability of the neighborhood*

*by encouraging homeownership and maintenance or improvements of existing properties as well as by creating and maintaining neighborhood identity.”* The proposed rezoning from R-4 to R-3 is to stabilize the current use of an existing single-family property by consolidating two lots that currently function as one single family residence and rezoning so that there is the same R-3 zoning throughout the lot. Staff notes that the R-4 lot as currently zoned could be developed with a single-family residence that would have a smaller lot and possibly a different character than the surrounding larger R-3 lots. The 2018 Morningside/Lenox Park Master Plan calls for more connection within the neighborhood but does not identify the subject parcel as a place for a proposed connection. Therefore, 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 existing single-family residence to have consistent zoning with the adjacent parcel that currently provides access and currently functions as one property.

5. **Suitability of proposed land use:** Staff finds that the continued use as access to a single-family residence complements the existing and future single family uses in the Morningside/Lenox Park Neighborhood. The use and scale of the existing development is compatible with the surrounding uses.
6. **Effect on adjacent property:** Staff is of the opinion that if this property is rezoned to R-3 in order to allow the single-family residential consolidation of a 1890 and 1888 Lenox Road, N.E. the proposed rezoning will have no negative effect on the adjacent properties and will complement the existing single family uses in the area.
7. **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 to consolidate two lots into one within one zoning district which is compatible with existing conditions.
8. **Compatibility with policies related to tree preservation:** Redevelopment of the property must comply with the City of Atlanta Tree Ordinance at time of permitting.
9. **Other Considerations:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **1890 Lenox Road, N.E.** is located within an Urban Neighborhood within a Conservation Area. Urban Neighborhoods are described as follows:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago, such as

Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today's market pressures, and therefore, threatened by even denser development.”

**STAFF RECOMMENDATION: APPROVAL**



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Office of Zoning and Development

### MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** Z-20-28 for 1330 Fairmont Avenue, N.W.

**DATE:** August 20, 2020

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An Ordinance by Zoning Committee to rezone from I-2/BL (Heavy Industrial/BeltLine Overlay) to MR-4A/BL (Multifamily Residential/BeltLine Overlay) for property located at 1330 Fairmont Avenue, N.W.

#### FINDINGS OF FACT:

- **Property location:** The subject property fronts 592.02 feet on the west side of Fairmont Avenue, N.W. commencing at a point of the westerly right-of-way of Fairmont Avenue and the northerly right-of-way of Huff Road; thence running along said right-of-way of Fairmont Avenue northeast a distance of 323.30 feet to an angle iron found and the true point of beginning in Land Lot 188 of the 17<sup>th</sup> District, Fulton County, Georgia in the Blandtown neighborhood of NPU D, Council District 9.
- **Property size and physical features:** The property consists of approximately 9.966 acres (434,118.96 square feet) of net lot area. The site is currently undeveloped and has varying topography. The lot is completely covered with trees and currently there is no vehicular access provided.
- **CDP land use map designation:** The land use designation for this property is High Density Residential within the 2016 Comprehensive Development Plan.
- **Current/past use of property:** The property is currently undeveloped. Staff is not aware of any other prior uses of the site.

- **Surrounding zoning/land uses:** Located north of the site, parcels are zoned MR-2-C (Multifamily Residential Conditional) with a Mixed-Use land use designation. To the east the parcels are zoned MR-4B-C (Multifamily Residential Conditional) with a High-Density Residential land use designation. To the south, parcels are zoned I-2 (Heavy Industrial) with a Mixed-Use land use designation. To the west, parcels are zoned MR-4A-C (Multifamily Residential Conditional) and I-2 (Heavy Industrial) with High-Density Residential and Industrial land uses, respectively.
- **Transportation:** Fairmont Avenue is classified as a local street. Fairmont is connected to Marietta Boulevard via Huff Road. Huff Road is classified as a collector street and Marietta Boulevard is classified as an arterial street. Currently, MARTA serves the area via bus routes #14 at the intersection of Huff Road and Fairmont Avenue. The nearest transit is Bankhead Transit Station which is 2.0 miles from the subject property.

#### **PROPOSAL:**

The applicant seeks to rezone from I-2/BL (Heavy Industrial/BeltLine Overlay) to MR-4A/BL (Multifamily Residential/BeltLine Overlay) for the development of 345 units multifamily development.

#### **CONCLUSIONS:**

- 1) **Compatibility with comprehensive development plan (CDP); timing of development:** The Comprehensive Development Plan (CDP) designates this property as High Density Residential. The proposed rezoning to MR-4A (Multifamily Residential) District is consistent with the existing land use. Therefore, the proposed rezoning does not require a CDP amendment.
- 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 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.
- 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 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 proposal to rezone to MR-4A would have a positive effect on the surrounding neighborhood by allowing the use of an underutilized lot for multifamily residential development. Higher density developments support walkable neighborhoods and will provide enough residents to support amenities such as local-serving businesses or transit. The proposed site plan also indicates that building placement, mass and

orientation creates a pedestrian friendly urban form. The sidewalk connection forms building frames and the streetscape encourages pedestrian activity. Also, a centralized parking garage wrapped with residential units will help create a more active frontage. Therefore, staff believes the proposal would have a positive effect on the character of the neighborhood.

- 5) **Suitability of proposed land use:** The land use designation is High Density Residential, which is compatible with the proposed zoning district. The proposed development is also compatible with the surrounding zoning and future land use designations. Therefore, Staff is of the opinion that the request to rezone the property for the purpose of constructing the multi-family development would be suitable.
- 6) **Effect on adjacent property:** The proposal would have a positive effect on the surrounding neighborhood by converting an underutilized lot into a multi-family development. Currently, the subject property is located within 2 miles of high capacity transit. Developing the subject parcel into a multi-family development will provide density to support urban amenities such as transit, businesses and educational institutions and thus increase the quality of life for immediate and nearby residents. Therefore, Staff believes that the proposal would have a positive effect on the adjacent property.
- 7) **Economic use of current zoning:** While the current zoning allows for some economic use of the property, a change to the MR-4A (Multifamily Residential) zoning district would allow a more effective economic use of the subject property. The proposed development will allow for density to support transit in the urban core. Increasing density provides a real economic boost to the community and helps pay for infrastructure and public services by attracting businesses and people that will strengthen the community's economic stability. Therefore, the proposed zoning will provide increased economic use of the property.
- 8) **Compatibility with policies related to tree preservation:** Redevelopment of the property must comply with the City of Atlanta Tree Ordinance at time of permitting.
- 9) **Other Considerations:**  
The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **1330 Fairmont Avenue, N.W.**, is located in the Production Area. Production Areas are described as follows:

“These are other areas that the city has an interest in protecting from change. Primarily, they consist of strategic industrial lands and railyards where intermodal transfer facilities, warehousing, and key production facilities are needed close to the city center. They also

include sites like federal penitentiary and large film studios at Fort McPherson and Lakewood Fairgrounds, which are simply unlikely to change and should not be included in growth area”

**STAFF RECOMMENDATION: APPROVAL conditioned upon the following:**

1. The Property shall be developed in accordance with the site plan entitled “Novel West Midtown” prepared by Kimley-Horn dated March 2, 2020, sealed on May 6, 2020 and stamped received by the Office of Zoning and Development on May 13, 2020 (the “Site Plan”). The Site Plan reflects a maximum of 340 residential dwelling units, a maximum floor area ratio of 0.84 and a maximum building height of 75 feet. 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. A publicly accessible multi-use trail shall be constructed and maintained by the Owner or Developer along the northern portion of the property to connect Fairmont Avenue to the proposed nature trail in the western portion of the property. The approximate location of the trail is identified on the site plan. To the extent permitted, the multi-use trail shall be concrete or porous concrete.
3. A publicly accessible north/south pedestrian nature trail and greenspace shall be constructed and maintained by the owner or developer within the western portion of the property. The approximate location of the trail and greenspace are identified on the site plan.
4. Subject to the review and approval of the City of Atlanta Arborist Division, the owner or developer shall remove invasive species and dead trees from the proposed trails and greenspace on the property.
5. Subject to the review and approval of the City of Atlanta Department of Public Works and/or City of Atlanta Department of Transportation, the curb cut proposed on the northern portion of the property shall align with the existing curb cut on the east side of Fairmont Avenue as reflected on the site plan.



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TIM KEANE  
Commissioner

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

### MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** Z-20-29 for 536 North Avenue, N.E.

**DATE:** August 20, 2020

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An Ordinance by Zoning Committee to rezone from C-1-C/BL (Community Business District Conditional/Beltline Overlay) to MRC-3/BL (Mixed Residential Commercial/Beltline Overlay) for property located at 536 North Avenue, N.E., 617 Kennesaw Avenue, N.E., and 0 Kennesaw Avenue (14 004800120456)

#### FINDINGS OF FACT:

- **Property location:** The subject property fronts 318 feet on the north side of North Avenue, N.E. commencing at a point located at the intersection of the northerly right-of-way of North Avenue and the easterly right-of-way Kennesaw Avenue in Land Lot 48 of the 14<sup>th</sup> District, Fulton County, Georgia in the Old Fourth Ward neighborhood of NPU M, Council District 2.
- **Property size and physical features:** The assemblage of properties have approximately 0.92 acres (40,155 square feet) of net lot area. The topography declines from west to east throughout the site and is currently developed with a one-story commercial building. Vehicular access to the property is provided via curb cuts along North Avenue and Kennesaw Avenue. There are very few trees on the site.
- **CDP land use map designation:** The land use designations for these properties are Low Density Residential (LDR) and Low Density Commercial (LDC) within the 2016 Comprehensive Development Plan.
- **Current/past use of property:** The property is currently developed with a one-story building utilized as a financial institution. The property was rezoned from R-5 (Two Family Residential) and I-1 (Light Industrial) to C-1-C (Community Business Conditional) via ordinance 86-O-2766 and revised via ordinance 89-O-0625. Staff is not aware of any other prior uses of the site.

- **Surrounding zoning/land uses:** To the north, parcels are zoned R-5/BL (Two Family Residential/Beltline Overlay) and RG-4-C/BL (Residential General Sector 4 Conditional/Beltline Overlay) with Low Density Residential (LDR) and Low Density Commercial (LDC) land uses. To the east, the parcels are zoned PD-MU/BL (Planned Development Mixed Use/Beltline Overlay) with a Low Density Commercial (LDC) land use. To the south, parcels are PD-MU/BL (Planned Development Mixed Use/Beltline Overlay) with Medium Density Mixed Use (MDMU) land use designation. To the west, parcels are zoned R-5/BL (Two Family Residential/Beltline Overlay) with a Low Density Residential (LDR) land use.
- **Transportation:** North Avenue is classified as an arterial and Kennesaw Avenue is classified as a local street. Currently, MARTA serves the area via bus routes #102 and #2. Sidewalks can be found on both sides of North Avenue and Kennesaw Avenue.

### **PROPOSAL:**

The applicant seeks to rezone the property from C-1-C/BL (Community Business District Conditional/Beltline Overlay) to MRC-3/BL (Mixed Residential Commercial/Beltline Overlay) for the development of 120 multifamily housing units and 1,569 square feet of commercial space.

### **Project Specifications:**

Net lot area:	0.92 acres (40,155 sf)
Gross lot area:	1.27 acres (55,120 sf)
Maximum residential sf:	176,384 sf
Residential floor area ratio:	3.26 FAR – 141,872 sf (120 units)
Nonresidential floor area ratio:	0.04 FAR – 1,569 sf

### **CONCLUSIONS:**

- 1) **Compatibility with comprehensive development plan (CDP); timing of development:**  
The Comprehensive Development Plan (CDP) designates the properties as Low Density Residential (LDR) and Low Density Commercial (LDC) within the 2016 Comprehensive Development Plan. Therefore, the proposed rezoning requires a CDP amendment to the Mixed Use (MU) land use designation.
- 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 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.

- 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 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 infill development opportunity in the Old Fourth Ward neighborhood.
- 4) **Effect on character of the neighborhood:** Staff believes the proposed rezoning is compatible with the character of the neighborhood. There are other mixed-use land uses and zoning classifications in the immediate vicinity. Rezoning this parcel to MRC-3/BL would complement the nature of redevelopment in this area. Multi-family units, retail, restaurants, and other non-residential uses can be found on nearby properties.
- 5) **Suitability of proposed land use:** The proposed rezoning would allow for the construction of a multifamily residential development. Staff is of the opinion that the request is suitable as it complements how this portion of Old Fourth Ward is currently redeveloping. The land uses are diverse in that there are many mixed-use structures in the community. Mixed Use land use designations can be found immediately south and west of the subject properties. Additionally, the Old Fourth Ward master plan envisions medium density residential development for the parcels along Kennesaw Avenue. While the applicant is requesting a Mixed-Use designation for the Kennesaw Avenue parcels, the site plan proposes townhomes in this area, which is a common type of medium density residential development.
- 6) **Effect on adjacent property:** The proposed development is consistent and compatible with existing and proposed developments in the area. Staff is of the opinion that the proposed request will not have a negative effect on adjacent properties.
- 7) **Economic use of current zoning:** The current zoning conditions allow for some economic use of the land; however, the proposed rezoning would allow a more dense multifamily residential development than would be allowed under the current zoning.
- 8) **Compatibility with policies related to tree preservation:** Redevelopment of the property must comply with the City of Atlanta Tree Ordinance at time of permitting.
- 9) **Other Considerations:**  
The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **536 North Avenue, N.E., 617 Kennesaw Avenue, N.E., and 0 Kennesaw Avenue (14 004800120456)**, are located within a Growth Area along a Corridor. Corridors are described as follows:

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

**STAFF RECOMMENDATION: APPROVAL conditioned upon the following:**

- 1) The site shall be limited to the following Development Controls: Maximum Residential Floor Area Ratio – 3.26 and Non-Residential Floor Area Ratio – 0.04.



## CITY OF ATLANTA

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TIM KEANE  
Commissioner

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

### MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** Z-20-30 for 1193 Warfield Street NW

**DATE:** August 20, 2020

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An Ordinance by the Zoning Committee to rezone from R-4A/BL (Single Family Residential/BeltLine Overlay) to R-4B-C/BL (Single Family Residential Conditional/BeltLine Overlay) for property located at 1193 Warfield Street, N.W., 1196 Baylor Street, N.W. and 1200 Baylor Street, N.W.

#### FINDINGS OF FACT:

- **Property location:** The subject property fronts 120 feet on the north side of Warfield Street, N.W. and fronts 120 feet on the south side of Baylor Street, N.W. beginning at an iron pin located at the intersection of the southerly right-of-way of Baylor Street and the westerly right-of-way of Carr Street. The property is located in the Knight Park/Howell Station Neighborhood, in Land Lot 189 of the 17<sup>th</sup> District in NPU K, Council District 3, Fulton County, Georgia.
- **Property size and physical features:** The property consists of three rectangular shaped lots of varying sizes, with a combined net lot area of approximately 0.4958 acres (21,612 sq. ft.). Currently one of the three lots is vacant while the other two are developed with vacant single-family residential structures. The topography of the combined lots varies. Vehicular access to the subject properties is available from Warfield and Baylor Streets. Vegetation and large mature trees can be found in the front and rear of the three lots.
- **CDP land use map designation:** The Future Land Use designation for this property in the 2016 Comprehensive Development Plan is Single Family Residential (SFR).
- **Current/past use of property:** Staff is not aware of any previous uses other than residential on the site.

- **Surrounding zoning/land uses:** Land use and zoning designations in the immediate area are limited to R-4A (Single-Family Residential) zoning with Single Family Residential (SFR) land use to the north, west, east and south of the subject properties.
- **Transportation:** Warfield Street, N.W. is classified as a local road. Warfield connects to Rice St N.W., a local road, which connects to two arterial roads Marietta Boulevard, N.W. to the west south and West Marietta Street, N.W. to the north. Currently, MARTA serves the area via bus route #26 along Marietta Boulevard, N.W. and route # 1 along West Marietta Street, N.W., with a bus stop located at the corner of Rice Street, N.W. and West Marietta Street, N.W as well as the corner of Rice Street, N.W. and Marietta Boulevard, N.W.

**PROPOSAL:**

The applicant seeks to rezone three adjacent lots totaling 21,612 square feet (0.4958 acres) from R-4A/BL (Single Family Residential/BeltLine Overlay) to R-4B/BL (Single Family Residential /BeltLine Overlay) in order to subsequently subdivide them into four conforming residentially zoned lots.

**Project Specifications:**

	<b>R-4B Lot and Setback Requirement</b>	<b>Proposed Lot Requirements and Setbacks</b>
<b>Net Lot Area:</b>	2,800 sq. Ft. (minimum)	5,402 (x 4)
<b>Lot Frontage:</b>	40 ft. (minimum)	60 ft.
<b>Front Setback:</b>	20 ft. (minimum)	30 ft.
<b>Side Setback:</b>	5 ft. (minimum)	7 ft.
<b>Rear Setback:</b>	5 ft. (minimum)	15 ft.
<b>Lot Coverage:</b>	85% (maximum)	42%
<b>Floor Area Ratio:</b>	.75 (maximum)	.45

- **Proposed house square footage:** 2,500 sq. Ft.

**CONCLUSIONS:**

- 1) **Compatibility with comprehensive development plan (CDP); timing of development:** The Comprehensive Development Plan (CDP) designates the property as Single Family Residential. The proposed rezoning to R-4B-C (Single Family Residential Conditional) District is consistent with the existing land use, thus a land use amendment will not be required to accommodate the proposed development.
- 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 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 would allow for the appropriate type of in-fill development for the existing single-family neighborhood at a scale that is comparable to the original lot pattern.
- 4) **Effect on character of the neighborhood:** The property is located in the Knight Park/Howell Station Neighborhood, an established residential area that is currently experiencing redevelopment of a number of lots in the area. Staff is of the opinion the proposed zoning district will allow for an appropriate development of underutilized properties. Development of the proposed lots could stimulate redevelopment of other undeveloped or under developed lots in this neighborhood.
- 5) **Suitability of proposed land use:** The proposed use reflects the single-family residential character of the area. The proposed R-4B-C (Single Family Residential Conditional) zoning would allow the construction of four single-family residences, develop under developed lots and add housing stock to an area that has limited space for new development.
- 6) **Effect on adjacent property:** The proposed development should have minimal to no negative effect on the adjacent properties. The majority of the lots fronting Warfield Street, N.W. have lot-frontages that are consistent with the R-4B development requirements. Staff is of the opinion if this property is rezoned to R-4B there will be no negative effects on adjacent properties.
- 7) **Economic use of current zoning:** The current zoning condition only allows for limited economic use with a required minimum lot area of 7,500 sq. ft. A zoning change to R-4B would allow a subdivision and creation of four new residential lots that would bring more economic incentive to the area without changing the characteristics of the established community.
- 8) **Compatibility with policies related to tree preservation:** Redevelopment of the property must comply with the City of Atlanta Tree Ordinance at time of permitting.
- 9) **Other Considerations:**  
The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **1196 Warfield Street, N.W.** is located within an Urban Neighborhood within a Conservation Area. Urban Neighborhoods are described as follows:

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

**STAFF RECOMMENDATION: APPROVAL conditioned upon the following:**

1. The following minimum yard requirements shall apply:
  - (1) Front yard: There shall be a front yard having a depth of not less than 30 feet.
  - (2) Side yard: There shall be two side yards, one on each side of the main building, each having a width of not less than 7 feet.
  - (3) Rear yard: There shall be a rear yard of not less than 15 feet.
  - (4) Accessory structures: Accessory structures, when permitted, shall be placed to the side or rear of the main structure within the buildable area of the lot so as not to project beyond the front of the main structure.
  - (5) Maximum floor area:
    - a. The maximum floor area ratio shall not exceed 0.50 of the net lot area.
  - (6) Maximum lot coverage: Maximum lot coverage shall not exceed 55 percent of the net lot area.



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TIM KEANE  
COMMISSIONER

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

### MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** Z-20-31 for 1315 Northwest Drive, N.W.

**DATE:** August 20, 2020

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An Ordinance by the Zoning Committee to rezone from RG-2-C (Residential General Sector 2 Conditional) and R-4 (Single Family Residential) to MR-2 (Multifamily Residential) for property located at 1291 Northwest Drive, N.W., 1315 Northwest Drive, N.W., 1333 Northwest Drive N.W., and 1345 Proctor Drive, N.W.

#### FINDINGS OF FACT:

- **Property location:** The subject property fronts approximately 960.9 feet on the north side of Northside Drive, N.W. commencing at the intersection of the south line of Land Lot 258 and the easterly right-of-way line of Northwest Drive 1027 feet more or less to an iron pin found and the true point of beginning. The property is in Land Lot 258, 17<sup>th</sup> District Fulton County, Georgia within the Monroe Heights neighborhood of NPU-G, Council District 9.
- **Property size and physical features:** The subject property is an irregularly shaped lot of 25.26 acres (1,100,326 square feet). The subject property is an assemblage of four large parcels. Two of the parcels are currently vacant, undeveloped, and covered in trees and vegetation. The other two parcels are developed with vacant single-family residences. Proctor Creek runs in the northeast corner of the property. The topography varies throughout the site.
- **CDP land use map designation:** The 2016 Comprehensive Development Plan's Future Land Use designation for this property is Low Density Residential. An amendment to the CDP will not be needed to accommodate the proposed rezoning and development.

- **Current/past use of property:** The subject property is an assemblage of four parcels. Two of the parcels are currently vacant and undeveloped, while the other two are developed with vacant single-family residences. Staff is not aware of any other prior uses of the site.
- **Surrounding zoning/land uses:** Properties located east of the site are zoned RG-3-C (Residential General Sector 3 Conditional) and MR-3 (Multifamily Residential) with an MDR (Medium Density Residential) land use designation. Properties north of the site are zoned R-4A (Single Family Residential) with an LDR 0-8 (Low Density Residential 0-8 unit per acre) land use designation and OS (Open Space). West of the site properties are zoned R-4A (Single Family Residential) and RG-3 (Residential General Sector 3) with LDR 0-8 (Low Density Residential 0-8 unit per acre) and MDR (Medium Density Residential) land use designations respectfully. South of the subject site properties are zoned RG-3-C (Residential General Sector 3 Conditional) with an MDR (Medium Density Residential) land use designation.
- **Transportation system:** The subject property is located along Northwest Drive, N.W. which is classified as a collector. Northwest Drive, N.W. connects to James Jackson Parkway which is classified as an arterial. MARTA services the immediate area via bus route #153 along Northwest Drive, N.W. There are two bus stops located along Northwest Drive near the proposed egress/ingress to the subject property.

**PROPOSAL:** The applicant requests to rezone a 25.26 acre four-parcel assemblage from RG-2-C (Residential General Sector 2 Conditional) and R-4 (Single Family Residential) to MR-2 (Multifamily Residential) for a multifamily residential development with 286 dwelling units contained in seven separate two story buildings.

**Development Specifications:**

<b>Net Lot Area:</b>	1,100,326 sq. ft. (25.26 acres)
<b>Gross Lot Area:</b>	1,119,546 sq. ft.
<b>Maximum lot coverage:</b>	NONE
<b>Proposed lot coverage:</b>	28.5%
<b>Maximum Building Height:</b>	35 ft. (three stories proposed)
<b>Floor Area Ratio (required):</b>	0.348
<b>Total Floor Area (provided):</b>	282,420 sq. ft.
<b>Floor Area Ratio (provided):</b>	0.252
<b>Minimum UOSR (required):</b>	503,796 sq. ft. (0.45 x 1,119,546)
<b>UOSR (provided):</b>	806,031 sq. ft.
<b>Parking Required:</b>	1.3 per dwelling unit (371.8 spaces)
<b>Total parking provided:</b>	480 spaces (456 surface parking spaces & 24 detached garage spaces)

## CONCLUSIONS:

- (1) **Compatibility with comprehensive development plan (CDP); timing of development:** The Comprehensive Development Plan (CDP) designates the property as Low Density Residential. The proposed rezoning to MR-2 (Multifamily Residential) District is consistent with the existing land use, thus a land use amendment will not be required to accommodate the proposed development. Staff finds that this development is compatible with the Comprehensive Development Plan.
- (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 proposed development plans are submitted to other agencies for permit review, compliance with all applicable City codes will be required.
- (3) **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 presented any evidence that they own other land in the area that is suitable for this development. Staff believes that the proposal to develop the subject property with a multifamily residential development with 286 dwelling units and 480 parking spaces would not have an adverse environmental effect on the balance of land uses as the property is located in an area currently developed with a mix of single-family homes and multifamily dwellings. The intent of the MR-2 zoning district is to provide for multi-family residential housing types that are compatible with single-family neighborhoods and commercial nodes.
- (4) **Effect on character of the neighborhood:** The proposal to rezone to MR-2 would have a positive effect on the surrounding neighborhood by allowing the use of a large underutilized residential lot for a denser multifamily residential development. This development will serve the intent of the MR district *“to protect existing and developing pedestrian-oriented multifamily residential areas and building forms from the intrusion of incompatible building forms and to preserve and restore existing, traditional and pedestrian scale buildings in established, historic multifamily residential districts, as well as create new pedestrian oriented multifamily residential areas.”* The subject property and surrounding properties are within the Traditional Neighborhood Redevelopment Character Area of the 2016 Comprehensive Development Plan (CDP). CDP policies for this area include to *“Promote diversity of housing types.”* The proposed development will encourage pedestrian-oriented multifamily residential areas while also adding to the diversity of the housing types in the neighborhood. Therefore, staff is of the opinion that the proposed development would have a positive effect on character of the neighborhood.

- (5) **Suitability of proposed land use:** Staff is of the opinion that the request to rezone the subject property for the purpose of constructing a multifamily residential development with 286 units would be suitable. The 2016 Comprehensive Development Plan has designated the subject property Low-Density Residential. *“This residential designation consists primarily of detached single-family homes, duplexes, triplexes, quadruplexes, townhomes, and small multi-family developments. Building height primarily is up to 3 stories.”* The proposed multifamily development is consistent with the existing low-density land use as well as the surrounding mix of land uses including single family, low density, and medium density residential land uses.
- (6) **Effect on adjacent property:** Staff is of the opinion that the rezoning of the subject property to the MR-2 (Multifamily Residential) zoning designation would not pose negative impacts to adjacent properties. The subject property is adjacent to a mix of uses and intensities including single-family residences to the northwest and southwest, multifamily residences to the southeast, and a creek and open space to the northeast. The proposed development will complement the adjacent properties with a similar land use and character to the adjacent properties. Staff is of the opinion that the proposed rezoning will help add housing diversity and density to support a walkable and more vibrant neighborhood.
- (7) **Economic use of current zoning:** While the current zoning conditions allow for some economic use of the land, a change to the MR-2 (Multifamily Residential) District would allow a more effective economic use of the subject property. The site remains undeveloped indicating that the economic use of the current zoning is not consistent with current development trends.
- (8) **Compatibility with policies related to tree preservation:** The proposed development will need to comply with the requirements of the City of Atlanta’s Tree Ordinance.
- (9) **Other considerations:**  
The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to Atlanta City Design 1315 Northwest Dr, 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 "Northwest Drive @ James Jackson Parkway" dated March 3, 2020 by Planners and Engineers Collaborative and stamped received by the Office of Zoning and Development March 3, 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).
2. Traffic impact fees from the project will be allocated to improvements, such as a full traffic signal, at the intersection of James Jackson Parkway and Northwest Drive.
3. If an ad valorem tax abatement is approved for the project by Invest Atlanta, 30% of the required affordable units will be restricted to rent by households with an income at 60% AMI and the remaining 70% of the affordable units will be restricted to rent by households with an income at 80% AMI.
4. Any proposed change which seeks to increase the number of units or buildings or to increase the height (number of stories) of any building must first be presented to the NPU G leadership.



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

MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** Z-20-35 for 690 11<sup>th</sup> Street N.W.

**DATE:** August 20, 2020

---

An Ordinance by the Zoning Committee to rezone from I-1 (Light Industrial) to MRC-3 (Mixed Residential Commercial) for property located at **690 11th Street N.W.**

**FINDINGS OF FACT:**

**Property location:** The subject property fronts 169.71 feet on the north side of Edgehill Avenue commencing at the right-of-way intersection between the northeasterly right-of-way to Howell Mill Road to 11<sup>th</sup> Street, thence departing said right-of-way to Howell Mill Road, and proceed easterly along the southerly right-of-way to 11<sup>th</sup> Street. The property is located within Land Lot 150 of the 17<sup>th</sup> 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 0.875 acres (38,191 sq. ft.). The property is currently developed with a one-story brick and concrete commercial building. The topography is fairly level. The subject property is almost completely paved except for a few foundation plantings. Access to the property is currently provided via two curb cuts one on 11<sup>th</sup> Street and the other on Edgehill Avenue. The existing curb cuts provide access to parking in the front yard and loading in the rear.
- **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 a one-story brick and concrete commercial/ warehouse building. Staff is unaware of any other previous uses on the site.

- **Surrounding zoning/land uses:** The current zoning in the area surrounding the subject property includes a mix of MRC-3 (Mixed Residential Commercial), C2 (Commercial Service), PD-MU (Planned Development Mixed Use), and I-1 (Light Industrial). The properties immediately surrounding the subject property are zoned MRC-3. Several properties in the surrounding area have been recently rezoned from industrial to mixed-uses including both residential and commercial uses. According to the 2016 Comprehensive Development Plan (CDP) the subject property and all immediate surrounding properties have a future land use designation of Mixed Use.
- **Transportation:** The subject property is located at the corner of 11<sup>th</sup> Street, Edgehill Avenue, and Bellingrath Avenue which are all classified as local streets. 11<sup>th</sup> Street and Edgehill Avenue both connect to Howell Mill Road to the west which is an arterial. Currently, MARTA serves the area via bus routes #26 with connections to the Midtown and Vine City Transit Stations. Several MARTA bus stops are located within a few blocks of the subject site.

**PROPOSAL:**

The applicant proposes to rezone 690 11<sup>th</sup> Street from I-1 (Light Industrial) to MRC-3 (Mixed Residential Commercial) for the purpose of developing a mixed-use project. The applicant proposes two alternative mixed-use development proposals.

**Project Specifications:**

Net Lot Area: 38,191 sq. ft. (0.877 acres)  
Gross land Area: 50,059 sq. ft. (1.149 acres)

**Alternative 1 (Office and Commercial only)**

Non-residential F.A.R. ((Permitted Max): 4.0 (152,764 sq. ft.)  
Non-residential F.A.R. (Proposed): 152,764 sq. ft. (4.0)  
    Office: 137,860 sq. ft.  
    Commercial: 14,900 sq. ft.  
Public Open Space (Required): 20% (7,640 sq. ft.)  
Public Open Space (Proposed): 7,640 sq. ft. min  
Parking (Required minimum):  
    Office Parking: 2.5 space/ 1,000 sq. ft.  
    Commercial Parking: 1 space/ 600 sq. ft.  
Parking (Proposed)  
    Office Parking: 330 spaces  
    Commercial Parking: 33 spaces  
Max Building Height Permitted: 225 feet  
Proposed Building Height: 225 feet  
Building Coverage (Permitted max): 85%  
Building Coverage (Proposed): 29,755 SF (77.9%)

**Alternative 2 (Residential and Commercial only)**

Non-residential F.A.R. (Permitted Max): 4.0 (152,764 sq. ft.)  
Non-residential F.A.R. (Proposed): 18,000 sq. ft (0.47)  
Residential F.A.R. (Permitted Max): 3.2 (160,188 sq. ft.)  
Base Residential F.A.R. (Proposed): 160,188 sq. ft.  
Residential F.A.R. + Bonus F.A.R (Proposed): 244,288 sq. ft. (4.88)

Bonus F.A.R. Open Space & Street (Permitted):	2 sq. ft. bonus/ 1 sq. ft. extra open space
Bonus F.A.R. Open Space & Street (Proposed):	30,100 sq. ft. (15,050 x 2 sq. ft.)
Ground Floor Comm. Bonus F.A.R.(Permitted):	3 sq. ft./ 1 sq. ft. Ground Floor Commer.
Ground Floor Comm. Bonus F.A.R. (Proposed):	54,000 sq. ft.
Total F.A.R. with bonus (Permitted Max):	8.2 F.A.R. GLA (410,483 sq. ft.)
Total F.A.R. with bonus (Proposed):	262,288 sq. ft. (5.35)
Usable Open Space (Required):	41,549 sq. ft. (0.83 GLA)
Usable Open Space (Proposed):	56,599 sq. ft.
Parking (Required minimum):	
Residential Parking:	0.46 spaces/ Unit
Commercial Parking:	1 space/ 600 sq. ft.
Parking (Proposed)	
Residential Parking:	330 spaces
Commercial Parking:	30 spaces
Max Building Height (Permitted):	225 feet
Max Building Height (Proposed):	225 feet
Building Coverage (Permitted max):	85%
Building Coverage (Proposed):	30,146 SF (78.9%)

## 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. Compliance with all applicable City codes will be required when proposed development plans are submitted to other agencies for permit review.
- **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 the appropriate zoning and development within this mixed-use future land use area.
- **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 the Howell Mill Road and local streets such as 11<sup>th</sup> Street 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 proposed ground floor commercial for both alternatives will encourage the desired pedestrian

oriented urban form of the Intown Corridor Character Area. 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.*” Staff is of the opinion that the proposed rezoning will have a positive effect on the character of the neighborhood by allowing a multi-story mixed-use development with pedestrian oriented ground floor commercial along an intown corridor character area.

- **Suitability of proposed land use:** Staff finds that both proposed alternative mixed-use projects with sidewalk level commercial space, and residential or office uses complement existing and proposed mixed use developments in the area along 11<sup>th</sup> Street and along the Howell Mill Road corridor. Staff is of the opinion the use and scale of the proposed development is compatible with both existing and proposed surrounding uses and scale.
- **Effect on adjacent property:** Staff is of the opinion that a rezoning to MRC-3 (Mixed Residential Commercial) would have a positive effect on adjacent properties and should complement both existing and proposed mixed uses developments in the area. The proposal will provide a streetscape to ease pedestrian access and will consolidate the curb cuts into one curb cut on 11<sup>th</sup> Street.
- **Economic use of current zoning:** Staff finds that the current zoning has a reasonable economic use. However, a rezoning to MRC-3 would allow more effective economic use of the property that may have a positive effect on neighboring properties given the proposed development’s compatibility with existing conditions and reinforcement of densities that activate a pedestrian oriented district as envisioned for the Intown Corridor Character Area.
- **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 690 11<sup>th</sup> 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. No more than thirty percent (30%) along each building façade abutting a public right-of-way shall be stucco; provided, however, such limitation shall not include wall and ceiling returns on recessed balconies and patios.
2. At least twenty percent (20%) along each building façade abutting a public right-of-way shall be pre-cast, metal and brick (or other masonry products); provided, however, such limitation shall not include wall and ceiling returns on recessed balconies and patios.
3. At least twenty-five percent (25%) along each building façade abutting a public right-of-way (excluding the parking deck) shall be glass fenestration; provided, however, such limitation shall not include wall and ceiling returns on recessed balconies and patios.
4. Pitched rooftops that are beyond or behind the main building façade shall be screened from view from the street level.
5. The maximum building coverage shall not exceed eighty-five percent (85%) of the net lot area.
6. All building and structural roofs shall be constructed of a heat reflective material, excluding planted roof and occupied areas.
7. No sidewalk zone or area fronting a public right of way shall be less than fifteen feet (15') in width which includes a street furniture and tree planting zone and a clear zone.
8. Dumpsters and loading areas shall be paved with impervious materials, shall be screened so as not to be visible from any public plaza, ground level or sidewalk level outdoor dining area, public sidewalk or public right-of-way and shall be enclosed with opaque walls, doors and gates a minimum of six feet (6') in height.
9. Storage, digital industry switchboards, power generators and other relay equipment and rooms housing such equipment shall not be permitted within the first twenty feet (20') of the ground floor street frontage beginning at any building façade abutting the public sidewalk.
10. When located on the ground level, building mechanical, utility and accessory features shall be located to the side or rear of the principal structure, shall be in the location of least visibility from the public right-of-way and screening with plant or fence materials shall be required if the equipment is otherwise visible from the public right-of-way.
11. When located on rooftops, building mechanical, utility and accessory features shall be incorporated into the design of the building and screened with building materials similar to the building.
12. Building mechanical, utility and accessory features shall not be located between the building and any public street except as required by the applicable public utility or governmental entity.

13. Driveways shall have a band of textured concrete adjacent to the street which is in-line with and equal in width to the street furniture zone and shall have a textured band of concrete adjacent to the sidewalk which is in-line with the supplemental zone and a minimum of five feet (5') from the sidewalk.
14. The parking deck shall be designed and screened so as to block the headlights of vehicles in the deck.
15. The applicant shall submit a copy of the special administrative permit (SAP) for the proposed development to Marietta Street Artery Association "MSAA", to provide an update on the development, and to specifically show the development site plans, elevations and renderings prior to submission to the City of Atlanta.



## CITY OF ATLANTA

KEISHA LANCE BOTTOMS  
MAYOR

DEPARTMENT OF CITY PLANNING  
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TIM KEANE  
COMMISSIONER  
  
KEYETTA M. HOLMES, AICP  
Director  
Office of Zoning and Development

### MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** Z-20-38 for 1206, 1210, 1214, 1218, and 1222 Beechview Drive, S.E.

**DATE:** August 20, 2020

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An Ordinance by Councilmember Natalyn M. Archibong to zone property located at 1206, 1210, 1214, 1218, and 1222 Beechview Drive to the R-4 (Single Family Residential) zoning district upon annexation into the corporate limits of the City of Atlanta; and for other purposes.

#### FINDINGS OF FACT:

- **Property location:** The property to be annexed is east of the City of Atlanta limits fronting Beechview Drive. The subject property is located southwest of single-family lots zoned R-4 (Single Family Residential) in the City of Atlanta. The property is in close proximity to the East Atlanta Neighborhood of the City of Atlanta which is located within NPU W, Council District 5.
- **Property size and physical features:** The subject parcels are approximately 1.81 acres (78,843.6 sq. ft.) and are developed with single-family residential structures. The topography of the subject site declines toward Beechview Drive with a few shrubs and grasses and mature trees located throughout.
- **CDP land use map designation:** Recommendations for compatible land use designation in accordance with recommended zoning designation will be presented at a public hearing conducted by the Community Development/Human Services Committee (CD/HS) of the Atlanta City Council. Land use designation proposed for the subject lot is Single-Family Residential. The land use is substantially comparable to the subject area's current land use designation in DeKalb County.
- **Current/past use of property:** The parcels are currently developed with single-family residential structures and have a Traditional Neighborhood Character Area land use designation and Residential Medium Lot (R-75) zoning in DeKalb County. Staff is not aware of any previous uses of the site.

- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have Traditional Neighborhood Character Area land use designation and residential zoning R-75 (Residential Medium Lot) District. The parcels are located east of the City of Atlanta boundary. Parcels west of the subject site within the City of Atlanta are zoned R-4 (Single Family Residential) District and have a land use designation of SFR (Single Family Residential).
- **Transportation system:** Beechview Drive is a two-lane local street without sidewalks. MARTA service is provided by bus route #4 along Moreland Avenue, S.E. with connection to the Inman Park Transit Station. The nearest bus stop is located within 500 feet.

### **PROPOSAL:**

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

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

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

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

### **CONCLUSIONS:**

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

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

- (2) **Availability of and effect of public facilities and services; referral to other agencies:**  
There are available public facilities and services (i.e. water supply, sewerage, drainage, transportation, schools, fire and police protection and solid waste collection and disposal) for the proposed annexation area.
- (3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** Since no development project is being proposed in connection with the annexation, availability of other appropriate land already zoned for the proposed use is not applicable here. Because the property owners seek annexation, the City of Atlanta must zone the property upon annexation. The proposed zoning will not have an adverse environmental effect on the balance of land uses because it will retain the current zoning and use as in DeKalb County.
- (4) **Effect on character of the neighborhood:** The uses permitted by the proposed zoning will have a positive impact on the surrounding neighborhoods because they are materially the same as the ones currently permitted in DeKalb County.
- (5) **Suitability of proposed land use:** The proposed request to zone the property to R-4 (Single-Family Residential) District is suitable given the current use of the land and residential nature of the surrounding area. The uses within this proposed district are compatible to the current zoning designation in DeKalb County.
- (6) **Effect on adjacent property:** The proposed zoning district will have a positive impact on the surrounding neighborhoods because it is materially the same as the one currently permitted in DeKalb County.
- (7) **Economic use of current zoning:** The current zoning and the proposed zoning allow for reasonable economic use of the properties in the subject area.

**STAFF RECOMMENDATION: APPROVAL**



## CITY OF ATLANTA

KEISHA LANCE BOTTOMS  
MAYOR

DEPARTMENT OF CITY PLANNING  
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TIM KEANE  
COMMISSIONER  
  
KEYETTA M. HOLMES, AICP  
Director  
Office of Zoning and Development

### MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** Z-20-39 for 2035 Cloverdale Drive and 1254 Oakfield Drive, S.E.

**DATE:** August 20, 2020

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An Ordinance By Councilmember Natalyn M. Archibong to zone property located at 2035 Cloverdale Drive, S.E. and 1254 Oakfield Drive, S.E. to the R-4 (Single Family Residential) zoning district upon annexation into the corporate limits of the City of Atlanta; and for other purposes.

#### FINDINGS OF FACT:

- **Property location:** The property to be annexed is southwest of the City of Atlanta limits fronting Cloverdale Drive and Oakfield Drive. The subject property is located southwest of single-family lots zoned R-4 (Single Family Residential) in the City of Atlanta. The property is in close proximity to the East Atlanta neighborhood of the City of Atlanta which is located within NPU W, Council District 5.
- **Property size and physical features:** The subject parcel is approximately 0.59 acres (25,700.4 sq. ft.) and is developed with single-family residential structures. The topography of the subject site is relatively flat with a few shrubs and grasses and mature trees located throughout the property.
- **CDP land use map designation:** Recommendations for compatible land use designation in accordance with recommended zoning designation will be presented at a public hearing conducted by the Community Development/Human Services Committee (CD/HS) of the Atlanta City Council. Land use designation proposed for the subject lot is Single-Family Residential. The land use is substantially comparable to the subject area's current land use designation in DeKalb County.
- **Current/past use of property:** The parcels are currently developed with single-family residential structures and have a Traditional Neighborhood Character Area land use

designation and Residential Medium Lot (R-75) zoning in DeKalb County. Staff is not aware of any previous uses of the site.

- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have Traditional Neighborhood Character Area land use designation and residential zoning R-75 (Residential Medium Lot) District. The parcels are located southwest of the City of Atlanta boundary. Parcels east of the subject site within the City of Atlanta are zoned R-4 (Single Family Residential) District and have a land use designation of SFR (Single Family Residential).
- **Transportation system:** Cloverdale Drive and Oakfield Drive are two-lane local streets without sidewalks. The parcels are not serviced by MARTA.

## **PROPOSAL:**

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

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

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

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

## **CONCLUSIONS:**

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

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

- (2) **Availability of and effect of public facilities and services; referral to other agencies:**  
There are available public facilities and services (i.e. water supply, sewerage, drainage, transportation, schools, fire and police protection and solid waste collection and disposal) for the proposed annexation area.
- (3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** Since no development project is being proposed in connection with the annexation, availability of other appropriate land already zoned for the proposed use is not applicable here. Because the property owners seek annexation, the City of Atlanta must zone the property upon annexation. The proposed zoning will not have an adverse environmental effect on the balance of land uses because it will retain the current zoning and use as in DeKalb County.
- (4) **Effect on character of the neighborhood:** The uses permitted by the proposed zoning will have a positive impact on the surrounding neighborhoods because they are materially the same as the ones currently permitted in DeKalb County.
- (5) **Suitability of proposed land use:** The proposed request to zone the property to R-4 (Single-Family Residential) District is suitable given the current use of the land and residential nature of the surrounding area. The uses within this proposed district are compatible to the current zoning designation in DeKalb County.
- (6) **Effect on adjacent property:** The proposed zoning district will have a positive impact on the surrounding neighborhoods because it is materially the same as the one currently permitted in DeKalb County.
- (7) **Economic use of current zoning:** The current zoning and the proposed zoning allow for reasonable economic use of the properties in the subject area.

**STAFF RECOMMENDATION: APPROVAL**



# CITY OF ATLANTA

KEISHA LANCE BOTTOMS  
MAYOR

DEPARTMENT OF CITY PLANNING  
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TIM KEANE  
Commissioner

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

## MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** 425 Chappell Road, N.W., 1230 North Avenue rear, N.W., 1230 North Avenue rear1, N.W., 1230 North Avenue rear2, N.W., 1250 North Avenue, N.W., 1254 North Avenue, N.W., 1254 North Avenue rear N.W., 1268 North Avenue, N.W., 1284 North Avenue rear, N.W., 1345 Mayson Turner Road, N.W., 1345 Mayson Turner Road rear, N.W., 1365 Mayson Turner Road, N.W., and 1155 Joseph E Boone Boulevard rear, N.W.

**DATE:** August 20, 2020

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The applicant seeks an ordinance by Zoning Committee to rezone from RG-3/BL (Residential General Sector 3/BeltLine Overlay), I-1/BL (Light Industrial/BeltLine Overlay), I-1-C/BL (Light Industrial Conditional/BeltLine Overlay), I-2/BL (Heavy Industrial/BeltLine Overlay) and R-4A/BL (Single Family Residential/BeltLine Overlay) to PD-MU/BL (Planned Development Mixed Use/BeltLine Overlay) for property located at 425 Chappell Road, N.W., 1230 North Avenue rear, N.W., 1230 North Avenue rear1, N.W., 1230 North Avenue rear2, N.W., 1250 North Avenue, N.W., 1254 North Avenue, N.W., 1254 North Avenue rear N.W., 1268 North Avenue, N.W., 1284 North Avenue rear, N.W., 1345 Mayson Turner Road, N.W., 1345 Mayson Turner Road rear, N.W., 1365 Mayson Turner Road, N.W., and 1155 Joseph E Boone Boulevard rear, N.W.

### FINDINGS OF FACT:

- **Property location.** The subject site fronts approximately 514 feet on the east side of Chappell Road commencing at the southerly right-of-way margin of North Avenue and the easterly right-of-way of Chappell Road. The property is located in Land Lot 143 of the 14<sup>th</sup> District of Fulton County, Georgia within the Historic Westin Heights/Bankhead neighborhood of NPU-K in Council District 3.
- **Property size and physical features.** The site is approximately 32 acres (1,393,920 square feet) in land area. There are recently demolished, vacant and abandoned multifamily structures and other industrial materials and uses onsite. The lot topography varies across the site. Proctor

Z-20-40 for 425 Chappell Road, N.W., 1230 North Avenue rear, N.W., 1230 North Avenue rear1, N.W., 1230 North Avenue rear2, N.W., 1250 North Avenue, N.W., 1254 North Avenue, N.W., 1254 North Avenue rear N.W., 1268 North Avenue, N.W., 1284 North Avenue rear, N.W., 1345 Mayson Turner Road, N.W., 1345 Mayson Turner Road rear, N.W., 1365 Mayson Turner Road, N.W., and 1155 Joseph E Boone Boulevard rear, N.W.

August 20, 2020

Page 2 of 6

Creek runs north to south along the middle portion of the site as well as a MARTA line. A CSX rail line abuts the southern boundary of the site.

- **CDP land use map designation:** The subject properties have Very High Density, High Density, Medium Density, and Low-Density Residential land use designations within the 2016 Comprehensive Development Plan (CDP).
- **Current/past use of property:** Historically, the subject properties were previously occupied by various multifamily residential and industrial uses. Staff is unaware of any other uses for the property.
- **Surrounding zoning/land use:** Parcels to the north are zoned R-4A (Single Family Residential with Low Density Residential (LDR) land uses. To the west, parcels are zoned I-2 (Heavy Industrial) with Open Space (OS) land uses. To the south, parcels are zoned RG-3 (Residential General Sector 3) with Mixed Use (MU) and Transportation/Communications/Utilities (TCU) land uses. To the west, parcels are zoned RG-3 (Residential General Sector 3) and R-4A (Single Family Residential) with High Density Residential (HDR) and Single Family Residential (SFR) land uses, respectively.
- **Transportation system:** The subject property has frontage along Chappell Road, Joseph E. Boone Boulevard, North Avenue, and Mayson Turner Road which are classified as collector roads. MARTA provides public transportation service to this area via bus routes #26 and #50 along Donald Lee Hollowell Parkway. Bankhead MARTA station is located within 1 mile of the subject properties. Sidewalks are located along Mayson Turner Road, Chappell Road, and North Avenue.

## **PROPOSAL:**

The applicant seeks to rezone from RG-3/BL (Residential General Sector 3/BeltLine Overlay), I-1/BL (Light Industrial/BeltLine Overlay), I-1-C/BL (Light Industrial Conditional/BeltLine Overlay), I-2/BL (Heavy Industrial/BeltLine Overlay) and R-4A/BL (Single Family Residential/BeltLine Overlay) to PD-MU/BL (Planned Development Mixed Use/BeltLine Overlay).

## **Project Specifications:**

Net Land Area:	1,365,291 sf (32 acres)
Gross Land Area:	1,509,534 sf (34.65 acres)
Floor Area Ratio	
Residential FAR	0.63 944,992 sf
Non-Residential FAR:	0.005 7,100 sf
Open Space Provided:	3.2 acres

## **CONCLUSIONS:**

- **Compatibility with comprehensive development plan (CDP); timing of development:**  
The Comprehensive Development Plan (CDP) designates the subject properties as Very High Density, High Density, Medium Density, and Low Density Residential. A CDP amendment has been submitted via application CDP-20-21 to designate the parcels as Medium Density Mixed Use (MDMU).
- **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 rezoning would not have an adverse effect on the environment or create an imbalance of land uses.
- **Effect on character of the neighborhood:** The proposed rezoning should have a positive effect on the surrounding neighborhood and environment. Currently, the site is a collection of defunct or demolished multifamily structures and industrial uses and buildings. The rezoning application presents a significant redevelopment opportunity for the Historic Westin Heights/Bankhead neighborhood. Thus, the development should have a positive effect on the character of the neighborhood. Additionally, the development proposes connectivity consistent with the BeltLine Subarea 10 Masterplan. The site plan also proposes a variety of residential unit types, which is also consistent with the D3 – Westside Revive Plan.
- **Suitability of proposed land use:** The proposed Medium Density Mixed Use land use designation is suitable for the proposed development. Currently, there are several different zoning classifications and land use designations on the properties ranging from Residential to Industrial. Thus, the proposed land use and rezoning will bring the site into conformity with the proposed plan.
- **Effect on adjacent property:** The proposed development should have no adverse effects on the adjacent properties.
- **Economic use of current zoning:** The current zoning classifications have economic use, however, the sites are sitting vacant or underutilized. Several buildings have been demolished and some may be beyond repair. Thus, the economic use of the properties considering the current conditions is most likely considerably lower when compared to the economic use should the parcels be rezoned.

Z-20-40 for 425 Chappell Road, N.W., 1230 North Avenue rear, N.W., 1230 North Avenue rear1, N.W., 1230 North Avenue rear2, N.W., 1250 North Avenue, N.W., 1254 North Avenue, N.W., 1254 North Avenue rear N.W., 1268 North Avenue, N.W., 1284 North Avenue rear, N.W., 1345 Mayson Turner Road, N.W., 1345 Mayson Turner Road rear, N.W., 1365 Mayson Turner Road, N.W., and 1155 Joseph E Boone Boulevard rear, N.W.

August 20, 2020

Page 4 of 6

- **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, **425 Chappell Road, N.W., 1230 North Avenue rear, N.W., 1230 North Avenue rear1, N.W., 1230 North Avenue rear2, N.W., 1250 North Avenue, N.W., 1254 North Avenue, N.W., 1254 North Avenue rear N.W., 1268 North Avenue, N.W., 1284 North Avenue rear, N.W., 1345 Mayson Turner Road, N.W., 1345 Mayson Turner Road rear, N.W., 1365 Mayson Turner Road, N.W., and 1155 Joseph E Boone Boulevard rear, N.W.,** are located within both the Corridors Design Area and the Urban Neighborhoods 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.”

#### Urban Neighborhoods:

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.

- 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 is appropriate. It will allow for the comprehensive redevelopment of these underutilized parcels.
- b. **The relationship to major roads and mass transit facilities, utilities and other facilities and services.** Transit bus stops are located along nearby Donald Lee Hollowell Parkway and the Bankhead MARTA Station is within a mile of the subject properties. Additionally, Chappell Road, Joseph E. Boone Boulevard, North Avenue, and Mayson Turner Road are classified as collector roads.
- c. **The evidence of unified control.** The applicant indicates that unified control will be ensured through a Homeowners Association.
- d. **The suitability of proposed plans.** The site plan dated July 30, 2020 and stamped received by the Office of Zoning and Development on July 30, 2020 is considered to be suitable for the proposed PD-MU development.
- e. **Specific modifications.** The site plan submitted by the applicant seeks to develop 944,992 square feet of residential units and 7,100 square feet of non-residential uses. Approximately 3.2 acres of the site will be utilized for open space.
- f. **The suitability of a maintenance program.** The applicant indicates the maintenance of the common areas will be ensured by the Homeowners Association and deed restriction documents will be included.

**STAFF RECOMMENDATION: APPROVAL conditioned upon the following:**

1. The site shall be developed in accordance with the amended site plan entitled "Chappell / Maddox Development" prepared by TSW dated 7.30.2020 (Site Plan). Development options other than those specified may also be developed, which options may change the development type, ratios of development types, development density, footprints, heights, sizes and locations of any or all of the buildings, structures, roads, drives, alleys, open spaces, green spaces, trails, parking, sidewalks, and other elements of the Site Plan. These alternative development options will be reviewed, and action taken administratively in accordance with Code Section 16-19.005(7) only if the proposed options are in accordance with the conditions below. The conditions below may not be altered except through compliance with Code Section 16-.02.003(7).
2. The project at completion will contain one or more of the residential unit types authorized by PDMU. Allocations of unit types on the site plan are illustrative only and may change.
3. The project at completion shall contain commercial/non-residential uses provided the commercial/nonresidential uses do not exceed 10,000 square feet.
4. The total number of residential units within the total project shall not exceed 725 units.

Z-20-40 for 425 Chappell Road, N.W., 1230 North Avenue rear, N.W., 1230 North Avenue rear1, N.W., 1230 North Avenue rear2, N.W., 1250 North Avenue, N.W., 1254 North Avenue, N.W., 1254 North Avenue rear N.W., 1268 North Avenue, N.W., 1284 North Avenue rear, N.W., 1345 Mayson Turner Road, N.W., 1345 Mayson Turner Road rear, N.W., 1365 Mayson Turner Road, N.W., and 1155 Joseph E Boone Boulevard rear, N.W.

August 20, 2020

Page 6 of 6

5. The floor area ratio (FAR) of the total project area shall not exceed 1.0 of Gross Land Area.
6. The project shall contain a community garden area, as well as a pathway along Proctor Creek, as shown on the Site Plan. The Community Garden may be moved to another location on-site provided it is of similar size. The Developer is not responsible for off-site improvements to the Proctor Creek Greenway Trail.
7. The road network system must connect to North Avenue and Chappell Road. The streets may be public or private or a combination of both. Private streets must be built to Department of Public Works standards.
8. The project shall not be gated.
9. Unified control of the project will be maintained by the site plan, as it may be altered in accordance with these conditions. Parcels within the project area may be subsequently sold provided these zoning requirements are maintained and other city regulations followed. The project will be subjected to a Declaration of Covenants, Controls and Restrictions forming a Master HOA, which may include sub-HOA's for specific components of the project.
10. The 1.1 acre "nature area" on tract 17 is not a permanent protection area but may be developed through a major site plan amendment or rezoning if vehicular access becomes available.
11. No building may exceed 6 stories or 62' in height.
12. The inclusionary zoning provisions for residential rental apartment units (10 or more) contained in the Beltline Overlay Chapter 36A shall apply.



## CITY OF ATLANTA

KEISHA LANCE BOTTOMS  
MAYOR

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TIM KEANE  
Commissioner

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

### MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** U-20-05 for 1280 Moreland Ave S.E.

**DATE:** August 20, 2020

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An Ordinance by Zoning Committee for a special use permit for a food truck and art pavilion pursuant to 16-16.005(1)(C) for property located at 1263 Moreland Avenue S.E., 1280 Moreland Avenue S.E., and 1296 Moreland Avenue, S.E.

#### FINDINGS OF FACT:

- **Property location:** The subject property is located at 1280 Moreland Ave S.E. fronting 1,168 feet on the south side of Custer Avenue, S.W. beginning at the corner formed by the intersection of the southern right-of-way line for Custer Avenue with the eastern right-of-way line for Moreland Avenue in Land Lot 113, 15<sup>th</sup> District DeKalb County, Georgia in NPU-W, Council District 1.
- **Property size and physical features:** The site is a rectangular shaped lot of approximately 31.912 (390,068 sq. ft.) acres. The entire lot is developed with a former strip plaza with parking. Minimal landscaping is present onsite.
- **Current/past use of property:** The site is the location of the Moreland Shopping Center. Additionally, the property was annexed into the corporate limits of the City of Atlanta via 18-O-1031. Staff is unaware of any other past uses on the property.
- **Surrounding zoning/land uses:** The subject property is zoned MRC-1-C (Mixed-Residential Commercial Conditional) with a land use designation of LDC (Low Density Commercial). Parcels adjacent to the south, west and east are zoned MRC-1-C (Mixed-Residential Commercial Conditional) with land use designation of LDMU (Low Density Mixed Use).

- **Transportation:** Moreland Avenue is an arterial and Custer Avenue is a local road. Sidewalks are present along both sides of Moreland Avenue and Custer Avenue. The area is serviced by MARTA bus route #4 Moreland Avenue and Custer Avenue.

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

- **Ingress and egress:** The subject property has street frontage along Custer Ave and Moreland Ave. Vehicular access to the property is provided through five (5) curbs cut, three (3) curb cuts on Custer Avenue and two (2) on Moreland Avenue providing access to a parking lot on the site. The primary pedestrian access to the food truck will be via the landscape area via sidewalks and curb cuts. Employees, patrons, and emergency vehicles will enter and leave the property through the existing curbs cuts serving the shopping center on Moreland Ave and Custer Ave
- **Parking and loading:** The site parking lot has eight hundred thirty-five (835) spaces. Employees and clients will enter and leave the property from the existing curb cut on Woodrow Street. Products and supplies will be delivered to DAS BBQ and storage is on located on site.
- **Refuse and service areas:** Refuse will be disposed of in the dumpster and containers located on site.
- **Buffering and screening:** The applicant proposes adding landscaping in planters.
- **Hours and manner of operation:** The art and food truck pavilion will consist of an elevated deck with a covered area created by an art installation. Lining the elevated deck on three sides will be two mobile art galleries in shipping containers located on moveable trailers and a food truck proposed to be run by DAS BBQ. Seating will also be provided on the elevated deck. Restrooms for the pavilion's patrons will be accommodated in the existing shopping center. The art and food truck pavilion will be open daily from 11 a.m.-10 p.m. The restaurant and food truck will serve approximately fifty (50) patrons daily. Food will be offered for sale during operating hours of 11 a.m. – 10 p.m. There will 2-5 five employees on site for the food truck and art galleries.
- **Duration:** The applicant requests an indefinite duration.
- **Required yards and open space:** The applicant proposes no site development that will impact any required yards or open space.
- **Tree Preservation and Replacement:** No trees will be impacted.

## CONCLUSIONS:

- a) **Ingress and egress and proposed structure or uses thereon, with particular references to automotive and pedestrian safety and convenience, traffic flow and control, and emergency access:** Ingress and egress is provided from Moreland Avenue and Custer Avenue. Primary pedestrian access is provided from Moreland Avenue and Custer Avenue. Furthermore, emergency vehicles will enter the property through said curb cuts. Staff is of the opinion that the proposed ingress and egress is sufficient to ensure automotive and pedestrian safety and will not create traffic congestion.
- b) **Off-street parking and loading:** The food truck will not generate any additional parking demand, nor will it negatively impact the operation of the existing parking lot.
- c) **Refuse and service areas:** Refuse will be picked up by a private company twice a week. The refuse and service area appear to be adequate for the proposed use
- d) **Buffering and screening:** Based on the submitted site plan, staff is of the opinion that the proposed screening and buffering measures for the property will be sufficient.
- e) **Hours and manner of operation:** The art and food truck pavilion will consist of an elevated deck with a covered area created by an art installation. Lining the elevated deck on three sides will be two mobile art galleries in shipping containers located on moveable trailers and a food truck proposed to be run by DAS BBQ. Seating will also be provided on the elevated deck. Restrooms for the pavilion's patrons will be accommodated in the existing shopping center. The art and food truck pavilion will be open daily from 11 a.m.-10 p.m. The restaurant and food truck will serve approximately fifty (50) patrons daily. Food will be offered for sale during operating hours of 11 a.m. – 10 p.m. There will 2-5 five employees on site for the food truck and art galleries.
- f) **Duration:** The applicant requests an indefinite duration. Staff is supportive of the request.
- g) **Required yards and open space:** The proposed site plan complies with the required yards and lot coverage requirements.
- h) **Compatibility with policies related to tree preservation:** Redevelopment of the property must comply with the City of Atlanta Tree Ordinance at time of permitting.
- i) **Other Considerations:**  
The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to Atlanta City Design 1263 Moreland Avenue S.E., 1280 Moreland Avenue S.E., and 1296 Moreland Avenue, S.E. is located within Growth Area: Corridors. Corridors are described as follows:

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

**STAFF RECOMMENDATION: APPROVAL conditioned upon the following:**

1. The site shall be developed in accordance with the site plan entitled “Art & Food Truck Pavilion” Prepared by Genesis Engineering Collaborative, dated February 10, 2020, and stamped received by the Office of Zoning and Development on May 6, 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).
2. Conditions 1(e)(iii)(1) and (2) adopted via Ordinance 18-O-1031 shall not apply.
3. No portion of the vending operation shall encroach into the sidewalk and shall maintain a 10’ horizontal clearance from a driveway curb cut.
4. All dumpsters shall be screened from public right-of-way.
5. The special use permit shall be valid as long as SRPF A/Moreland, LLC is the operator.
6. The special use permit is not transferrable.



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TIM KEANE  
COMMISSIONER  
  
KEYETTA M. HOLMES, AICP  
Director  
Office of Zoning and Development

## MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** U-20-06 for 1241 Moreland Ave, S.E.

**DATE:** August 20, 2020

An Ordinance by Zoning Committee for a special use permit for a telecommunications facility pursuant to 16-34.007(1)(b) for property located at **1241 Moreland Ave, S.E.**

### FINDINGS OF FACT:

- **Property location:** The subject property fronts approximately 295 feet on the south side of Vickers Street, S.E beginning 445 feet from the intersection of Moreland Avenue and Vickers Street, S.E. The property is located in Land Lot 9, of the 14<sup>th</sup> District, Fulton County, Georgia in the Woodland Hills neighborhood of NPU W, Council District 1.
- **Property size and physical features:** The property consists of approximately 4.94 acres (215,186 square feet) of land area. The lot is currently developed with retail stores and accessory surface parking lots. Vehicular access is provided by existing curb cuts located along Vickers Street and Moreland Avenue. Topography is relatively level throughout the property.
- **Current/past use of property:** The property is developed with a commercial plaza. Staff is unaware of any previous uses.
- **Surrounding zoning/land uses:** The current zoning designation is MRC-1-C (Mixed Residential Commercial Conditional) District with a land use designation of Low Density Mixed-Use (LDMU). Lots in the immediate area vary in size and shape with similar zoning classifications. The properties to the east are in unincorporated DeKalb County. Properties to the north and south are zoned MRC-1-C (Mixed Residential Commercial Conditional) with a Low Density Mixed Use land use designation and property located to the west is zoned R-4 (Single Family Residential) with a Single Family Residential land use.

- **Transportation system:** Moreland Avenue is classified as a major arterial and Vickers Street as a local road. The site is serviced by MARTA bus routes #21 and #4, along Moreland Avenue. MARTA also provides transit service to the Inman Park/Reynoldstown Transit Station which is 1.4 miles from the subject property.

**PROPOSAL:** The applicant seeks a special use permit for a new telecommunications facility to relocate of an existing telecommunication facility for property located at **1241 Moreland Ave, S.E.**

- **Ingress and egress:** Ingress and egress to the premises from Vickers Street will be provided by an access and utility easement intended for the use by authorized persons and emergency personnel.
- **Off-Street Parking and loading:** There are no required off-street parking or loading requirements for the proposed use.
- **Refuse and service areas:** The facility will not generate any refuse.
- **Buffering and screening:** The monopole will be located in the rear of the property behind the existing plaza directly behind an adjacent outparcel. The existing structures on the property will buffer the facility from the street view. The facility will be enclosed by a fence at ground level; but will not generate any noise, glare, or odor. It is not anticipated that the tower will be lighted unless required by the Federal Aviation Administration for flight safety. There will be no signs located onsite.
- **Hours and manner of operation:** The facility will operate continuously.
- **Duration:** The applicant requests a permanent duration.
- **Tree Preservation and Replacement:** No trees will be damaged, destroyed or removed.

#### **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 site is provided by existing curb cuts on Vickers Street and Moreland Avenue. Direct access to the location is from Vickers Street. Staff is of the opinion that automotive and pedestrian safety and convenience will not be negatively impacted given the location of the monopole behind the existing plaza. Further, traffic flow and control will also not be negatively impacted because of the location of the monopole. Emergency access to the facility is also provided by rear access to the shopping plaza via Vickers Street and emergency personnel may access off-street parking using spaces provided. Staff finds ingress and egress to be sufficient for the proposed use.

- b) **Off-street parking and loading:** There are no required off-street parking or loading requirements for the proposed use. Therefore, this consideration is not applicable.
- c) **Refuse and service areas:** No refuse is anticipated; however, a technician will be onsite once per month to dispose of any refuse that may be generated. Staff find the plan sufficient for this use.
- d) **Buffering and screening:** Staff finds the proposed fence adequate for the proposed use and anticipates that the facility will not generate any traffic, noise, glare or odor.
- e) **Hours and manner of operation:** The applicant proposes to locate a 199' telecommunications facility designed to accommodate 3 wireless providers. The tower is located 147' from the nearest residential property line and 105 feet from the nearest property line located at Vickers Street. The facility will have no artificial lighting, will be fenced and equipped with anti-climbing equipment. The location will not be manned daily and will only be accessed for routine maintenance. Staff finds the proposed hours and manner of operation adequate.
- f) **Duration:** The applicant has requested an indefinite duration. Staff is supportive of a permanent duration.
- g) **Compatibility with policies related to tree preservation:** The applicant has stated that no trees will be removed, damaged, or destroyed with the request.
- h) **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 1241 Moreland Ave, S.E is located within Growth Corridor Area. Corridor Areas are described as follows:

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

**STAFF RECOMMENDATION: Approval conditioned upon the following:**

1. The site shall be developed in accordance with the site plan entitled "ATC Site Number 202530 Strelo Eastland GA" prepared by ATC Tower Services, LLC. dated January 1, 2020 and stamped received by the Office of Zoning and Development on March 11, 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).
2. The height of the telecommunications monopole shall not exceed 199 feet.