



Department of
CITY PLANNING

ANDRE DICKENS
MAYOR

55 Trinity Avenue, S.W. SUITE 1450 – ATLANTA, GEORGIA 30303
404-330-6070 – FAX: 404-658-7638

JAHNEE R. PRINCE, AICP
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Jason Winston, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: **23-O-1659/CDP-23-024 for 1230 Beechview Drive SE and 1234 Beechview Drive SE**
DATE: March 6, 2024

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **1230 Beechview Drive SE and 1234 Beechview Drive SE** to the Single Family Residential (SFR) land use designation as a result of the petition to annex the parcel into the corporate limits of the City of Atlanta and to facilitate its zoning to the R-4 (Single Family Residential) zoning district per Z-23-78.

FINDINGS OF FACT:

- **Property location:** The properties being annexed are located to the east of the corporate limits of the City of Atlanta and are located on the northeast side of Beechview Drive SE. These parcels are in Land Lot 145 of the 15th District of DeKalb County, Georgia. They are adjacent to the East Atlanta neighborhood in Neighborhood Planning Unit (NPU) W and City Council District 5.
- **Property size and physical features:** The subject parcels consist of two parcels of land with a total area of approximately 0.63 acres. Property located at 1230 Beechview Drive SE is approximately 0.36 acres and 1234 Beechview Drive SE, is approximately 0.27 acres. Both parcels are developed with single family houses. Access to the subject parcels is provided via driveways located on Beechview Drive. The topography of the subject parcels increases from south to north with an approximately 20-foot grade change. The front yards are planted with trees, shrubs, and grass.
- **Current/past use of property:** The subject parcels are currently developed with single-family homes. Staff is unaware of any prior uses of the site.

- **Surrounding zoning/land uses:** The properties adjacent to the subject parcels are situated in two different municipalities - the City of Atlanta and unincorporated DeKalb County. The parcels to the north and west are in the City of Atlanta and have a Single Family Residential (SFR) land use designation and are zoned R-4 (Single Family Residential). The parcels are developed with single family residential uses. The parcels to the east and south are in unincorporated DeKalb County and have a Traditional Neighborhood Character Area designation. These parcels are zoned R-75 (Residential Medium Lot) and are developed with single family homes,
- **Transportation system:** Beechview Drive is classified as a local street. The property is within 0.2 miles of MARTA bus route #4, which runs along Moreland Avenue SE and Lyndale Drive SE and connects to the Inman Park/Reynoldstown MARTA Transit Station. Moreland Avenue, located to the east, is classified as an arterial street. Sidewalks are not present on either side of Beechview Drive.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Single Family Residential land use designation is compatible with surrounding land uses in Atlanta and the Traditional Neighborhood Character area designation in DeKalb County.
- **Effect on adjacent property and character of neighborhood:** The proposed land use designation of Single Family Residential will not have an adverse effect on the character of adjacent properties or the surrounding residential neighborhood, as the proposed land use designation is substantially comparable to the subject property's current land use designation in DeKalb County.
- **Suitability of proposed land use:** The parcels existing use is reflected in the Single Family Residential land designation, making it suitable.
- **Consistency with City's land use policies:** The proposed Single Family Residential land use designation is compatible with the 2021 *Comprehensive Development Plan* general character area policy and the Traditional Neighborhood Existing Character Area policy to:
 - CW 3 Promote a balance of uses, particularly between jobs and housing, and between retail and housing.
 - CW 4 Encourage mixed use along corridors and centers and provide height and density transitions to adjacent residential areas.
 - TNE 1 Preserve the walkable scale and residential character of the neighborhoods.
- **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, nearby neighborhoods are designated as a Conservation Area/Urban Neighborhood and is consistent with this description:

"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.”

- **Consistency with NPU policies:** The proposed land use designation for single family residential is in line with NPU-W policies and is considered compatible. The following NPU-W policies are relevant to this land use amendment:
 - W-1 Preserve the single-family and low-density character of the Ormewood Park, East Atlanta, Woodland Hills, Custer Avenue, McDonough, Guice, Benteen, Boulevard Heights, and Grant Park neighborhoods.

STAFF RECOMMENDATION: APPROVAL OF THE SINGLE-FAMILY RESIDENTIAL (SFR) LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU-W recommended APPROVAL CONDITIONAL at its December 20, 2023, meeting.

1. Recommend City to pursue annexation of neighboring unincorporated parcel 1226 Beechview Drive SE

cc: Jessica Lavandier, Assistant Director



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OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Jason Winston, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 24-O-1066/CDP-23-026 for 501 Amersterdam Avenue NE
DATE: March 6, 2024

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) to redesignate property located at An Ordinance to amend the Land Use Element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 500 Park Drive (portion) (parcel id 17 0054 LL0042) from the Transportation Communications and Utilities (TCU) Land Use designation, 530 Worcester Avenue (parcel id 17 0055 LL020) from the Transportation Communications and Utilities (TCU) Land Use designation, 501 Amsterdam Avenue NE (parcel ID 17 0055 LL0090) from the Mixed Use High Density (MU-HD), Low Density Commercial (LDC), Open Space (OS) and Medium Density Residential (MDR) Land Use designations, and 538 Orme Circle NE rear (parcel id 17 005400010313) from the Single Family Residential (SFR) Land Use designation to the Mixed Use Medium Density (MU-MD) Land Use designation. (Z-23-063)

The applicant has requested a deferral of the companion zoning application to the May Zoning Review Board meeting. Staff recommends that the land use amendment be deferred to the 2 Quarter Land Use public hearing.

STAFF RECOMMENDATION: DEFERRAL OF LAND USE AMENDMENT TO THE MIXED USE MEDIUM DENSITY LAND USE DESIGNATION.

NPU Recommendation: NPU-F has not made a recommendation on this land use amendment.



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MEMORANDUM

TO: Jason Winston, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 24-O-1067/CDP-24-027 for 2490 Fairburn Road SW
DATE: March 6, 2024

PROPOSAL:

An Ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **2490 Fairburn Road SW** from the Single Family Residential (SFR) land use designation to the High Density Residential (HDR) land use designation. This land use amendment will facilitate the rezoning of the parcel per Z-23-66 from R-4 (Single Family Residential) zoning district to the MR-4A (Multifamily Residential) zoning district to allow for the construction of a 40-unit multifamily apartment development with 1,376 square feet of retail accessory uses.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the east side of Fairburn Road SW and north side of Stone Road SW. It is in Land Lot 5 of the 14F District, Fulton County, Georgia in NPU P, Council District 11.
- **Property size and physical features:** The subject property is 0.55 (24,044 square feet) acres of area. It is currently developed with a 1-story duplex building. There is vehicular and pedestrian access to the property via one curb-cut on Fairburn Road SW. The site slopes down 20 feet from the high point located along the front property line and the low point located along the southeast corner of the lot. The site has mature trees scattered throughout the lot.
- **Current/past use of property:** The property is currently developed with 2-unit residential building. Staff is unaware of any other previous use on the site.

- **Surrounding zoning/land uses:** The adjacent parcel to the north and east has a Low Density Commercial land use designation and it is zoned MR-4B-C (Multifamily Residential Conditional) and is currently used as a sales and repair establishment. The adjacent parcel to the south has a Single Family Residential (SFR) land use designation and it is zoned C-2-C (Commercial Service District Conditional). It is used for an auto repair business. Another parcel to the south and fronting on Ashbury Lane has a Single Family Residential (SFR) land use designation and it is zoned R-4 (Single Family Residential). The building is used as a single-family dwelling. The parcel located directly across the street has a Single-Family Residential land use designation and it is zoned R-4 (Single Family Residential). It is used for a day care business.
- **Transportation system:** Fairburn Road is designated as a collector street. Fairburn Road has sidewalks on both sides of the street. The closest MARTA Station is the East Point Station located 5.2 miles from the subject property. The subject property is served by MARTA via bus route #183 at the corner of Fairburn Road and Campbellton Road.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The parcels located at the intersection of Campbellton Road and Fairburn Road have a Mixed Use future land use designation that supports medium density mixed use developments. The abutting property to the north of the subject site has a Low-Commercial future land use designation that supports high density housing with MR-4B zoning that supports multifamily and townhome development. The abutting property to the south has a Single-Family Residential future land use designation and allows medium density residential through its Commercial (C-2) zoning district. The northwest side of Fairburn Road has primarily Single-Family Residential land use designation that supports single-family or institutional uses. Staff is of the opinion that the proposed High Density Residential land use will be compatible with the existing high and medium density residential uses allowed with the current zoning and envisioned in the area.
- **Effect on adjacent property and character of neighborhood:** The site is in a Suburban Character Area. The Suburban Character Area development policies seek to “*preserve the residential character of the neighborhoods.*” The proposed High Density Residential land use designation will be compatible with the character of Fairburn Road as it evolves into a higher density-mixed use corridor. The property to the north is zoned MR-4B. Therefore, making the request is more appropriate for the site, as adjacent parcels could be redeveloped to multifamily residential uses in the future under the current zoning. Approving the change from Single-Family residential to High Density Residential on the subject site will also have a positive effect on the character of the neighborhood as it will trigger more development in the area as desired in the 2006 Campbellton – Cascade Corridor Redevelopment Plan, which envisions development by assembling parcels on the “*south side of Campbellton Road between Barge Road and Fairburn Road in order to make possible a mixed use development.*”

- **Suitability of proposed land use:** The proposed High Density Residential land use designation is suitable for the proposed site. The site is in the middle of two parcels that support medium to high density multifamily land uses. The redevelopment of this parcel could result in the construction of other similar type projects on adjacent parcels as desired in the 2006 Campbellton – Cascade Corridor Redevelopment Plan. Additionally, it will provide more housing that will support the existing commercial/retail fabric found on the Campbellton Road and Fairburn Road node as well as the future mixed-use village envisioned in the Ben Hill Village Catalyst Site, which seeks “*to capture market strengths in the area and integrate them into a true mixed-use and pedestrian friendly village*” by including a strong residential demand in the area.
- **Consistency with City’s land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Suburban Character Area. Relevant CDP policies with the CDP land use policies to:
 - CW 1: Consider future land use and zoning changes impact on Character Areas, including impacts that may spillover in adjacent areas.
 - CW 3 Promote a balance of uses, particularly between jobs and housing, and between retail and housing.
 - CW 4 Encourage mixed use along corridors and centers and provide height and density transitions to adjacent residential areas.
- **Consistency with Adopted Small Area and Neighborhood Plans:** Part of Fairburn Road is in the 2006 Campbellton - Cascade Corridors Redevelopment Plan area, which provides specific redevelopment recommendations for the Campbellton-West Area. The Campbellton-West Area includes the Ben Hill Village Redevelopment area, which is a catalyst site composed of a collection of seventeen parcels that will allow redevelopment for a mixed-use and pedestrian friendly village. This village is anticipated to include convenience retail, restaurants, and local services. Housing will include “*townhomes and possibly a limited number of condominium units either clustered in a small project or as units over parts of the retail.*” The new village envisions “*a public park/square space for new, two to three-story mixed use retail, office and residential development giving the area a valuable civic entity.*” To implement the plan’s recommendations, the parcels to the north were rezoned to Mixed Residential Commercial (MRC) and Multifamily Residential Districts (MR). The adjacent parcel to the north was rezoned to MR-4B. The subject site abuts the Ben Hill Village and complements this vision for more density and housing options that will support the commercial uses envisioned within the Ben Hill Village site as specified in the 2006 Campbellton – Cascade Corridor Redevelopment Plan.
- **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, the parcel at **2490 Fairburn Road SW** is located within a Conservation Area: Suburban Neighborhoods. Suburban Neighborhoods are described as follows:

“These are the historically suburban commercial districts of New Atlanta that are becoming increasingly urban. They are outlying concentrations of housing, workspaces, hospitals and shopping

that were developed at the confluence of major thoroughfares, highways and transit. The largest and most established are Buckhead and Emory, but with better design, policies and investments, and with improving market conditions, other clusters like Greenbriar and outlying sites along Metropolitan and Hollowell, could emerge as strategic, lower-cost areas for innovation and business expansion.”

- **Consistency with NPU Policies:** The proposed High Density Residential Land Use land use designation is compatible with NPU P policies to:
 - P-1: Preserve the single family and low-density residential character of existing neighborhoods in NPU-P.
 - P-2: Encourage residential infill development that is compatible with the character of adjacent areas regardless if the developer is non-profit or profit entity.
 - P-5: Support unified development of Ben Hill commercial areas along Campbellton Road SW and its associated community facilities in accordance with the adopted plans such as Cascade Road-Campbellton Road Corridor Plan and the Greenbriar Livable City Initiatives. Encourage street level retail uses with sidewalks and other streetscape improvements in order to maximize pedestrian activity.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM SINGLE FAMILY RESIDENTIAL TO THE HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU-P recommended APPROVAL of this land use amendment at its February 5, 2024, meeting.

cc: Jessica Lavandier, Assistant Director



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MEMORANDUM

TO: Jason Winston, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 24-O-1068/CDP-23-028 for 3340 Stone Road SW
DATE: March 6, 2024

PROPOSAL:

An Ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **3340 Stone Road SW** from the Single family Residential (SFR) and Medium Density Residential 0-16 units per acre (MDR 0-16 u/a) land use designations to the Low Density Residential (LDR) land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-23-71 to the MR-2 (Multifamily Residential) zoning district to allow for the construction of 221 townhomes.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the south side of Stone Road SW and North Camp Creek Parkway SW, on the north side of Carousel Drive SW and on the west side of Interstate I-285. The property is in Land Lot 254 of 14th District Fulton County, Georgia and in NPU-P, Council District 11.
- **Property size and physical features:** The subject property has an irregular shape and is 31.68 (1,379,981 square feet) acres in size. The subject property is mostly vacant, undeveloped, and covered in trees and vegetation. The foundations of previous buildings are present. The topography varies throughout the site.
- **Current/past use of property:** The subject property was previously developed with a place of worship; however, it is currently unoccupied and undeveloped.

- **Surrounding zoning/land uses:** The current land use of the subject property is Single Family Residential (SFR) and Medium Density Residential (MDR) and it is zoned R-4 (Single Family Residential) and RG-3 (Residential General Sector 3). A parcel to the north has an Open Space land use designation and is zoned R-4 (Single Family Residential). The parcel is a city of Atlanta park facility. Another parcel to the north has a Medium Density Residential (MDR) land use designation and is zoned RG-3 (Residential General Sector 3). It is developed with multifamily residential uses. To the east, the properties have a Low Density Commercial land use designation and are zoned R-LC (Residential Limited Commercial) and C-1-C (Community Business Conditional). Many of the parcels are undeveloped. The parcels to the south and west have a Single Family Residential (SFR) land use designation and are zoned RG-2 (Residential General Sector 2). They are developed with multifamily residential uses. Additionally, the subject property and the apartment complex are surrounded by Open Space land owned by the City of Atlanta and others. This land stretches to the south, west, and north, across North Camp Creek Parkway
- **Transportation:** Stone Road and North Camp Creek Parkway are classified as local streets. However, the section of North Camp Creek Parkway between Stone Road and Interstate 285 (The Perimeter) is classified as a collector street. The area is served by two MARTA bus routes - #93 and #66. Route #93 runs along North Camp Creek Parkway SW and Stone Road SW, which is 351 feet away from the property and connects to the MARTA College Park Station. Route #66 operates along Stone Road SW and North Camp Creek Parkway SW, which is 430 feet away from the property and connects to the MARTA Hamilton E. Holmes Station. The MARTA College Park Station is about 4.6 miles away from the property, while the MARTA Hamilton E. Holmes Station is approximately 7.8 miles away. There are no sidewalks along Stone Road and North Camp Creek Parkway.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** This land use amendment seeks to change the land use of this parcel from Single Family Residential and Medium Density Residential to Low Density Residential. The proposed Low Density Residential land use designation will provide a transition from the Open Space and Medium Density Residential land use designation to the north and Single Family Residential land use designation to the south and west. In addition, the parcel to the south is developed with multifamily uses and is zoned RG-2 (Residential General District Sector 2) which has the same development density as the proposed zoning for the parcel.
- **Effect on adjacent property and character of neighborhood:** The proposed land use amendment should have a positive impact the neighborhood's character by bringing development and housing diversity to this area. The proposed townhome development will add another option of building type to this area diversifying options along Stone Road to the east of I-285 and North Camp Creek Parkway to the north and west of this parcel.

- **Suitability of proposed land use:** The proposed Low Density Residential land use designation is suitable for this parcel. The proposed rezoning of the property to the Multifamily Residential district with a Low Density Residential land use designation is in consistent with the Suburban Area Character Area development pattern that *offers homes for residents who prefer less-urban lifestyles*. The Low Density Residential land use designation is listed as a preferred land use in this character area. The proposed development is consistent with NPU P policy to *encourage residential infill development that is compatible with the character of adjacent areas* and the CDP policy to *Integrate new development (or new residential development) with surrounding residential fabric*.
- **Consistency with City's land use policies:** Atlanta's 2021 Comprehensive Development Plan (CDP) Character Area for this location is Suburban Area. Some of the relevant 2021 CDP. Character Area policies are listed below. In addition, Low Density Residential is listed as a preferred land use in this Character Area.
 - CW 2 Protect existing single-family, low-density, and medium-density residential from incompatible higher densities and non-residential uses.
 - CW 8 Integrate new development (or new residential development) with surrounding residential fabric by connecting to the street network and the creation of block sizes that are compatible with adjacent/existing neighborhood character.
 - SA 1 Preserve the residential character of the neighborhoods.
 - SA 2 Integrate new residential development with the existing street network to prevent new cul-de-sacs or further limiting street connectivity.
 - SA 6 Ensure lots have adequate open space and permeable surfaces to manage stormwater.
- **Consistency with Atlanta City Design:** The proposed Low Density Residential is consistent with the Atlanta City Design recommendations. 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 **3340 Stone Road SW**, is located within Conservation Suburban Neighborhoods. Conservation area is the more natural part of the city that we want to protect from radical change. These are composed mostly of single-family homes. Suburban Neighborhoods are described as follows:

“These are peaceful post-war subdivisions designed by the speed and easy distance of automobiles. Many, like Adamsville, Brandon, and Perkerson, lack sidewalks, are not as well connected as older neighborhoods and are often distant from retail and employment areas. Their more generous yards and intervening floodplains, however, provide for less runoff, more habitat and host huge swaths of Atlanta's tree canopy. In this way, in addition to offering homes for families who prefer less-urban lifestyles, these neighborhoods provide enormous benefits to the city at large”

- **Consistency with NPU policies:** The proposed Low Density Residential land use designation is consistent with NPU P policies. The following NPU-P policies are relevant to this land use amendment:
 - P-1 Preserve the single family and low-density residential character of existing neighborhoods in NPU-P. Protect the existing single-family land use designations throughout NPU-P by maintaining the current ratio (70%) of single family units to multi-family units as identified in the 2010 Community Assessment Population 20-Year forecast for NPU-P as the minimum threshold. Future residential growth should not diminish this minimum threshold.
 - P-2 Encourage residential infill development that is compatible with the character of adjacent areas regardless if the developer is a nonprofit or profit entity. Discourage rezoning of existing residential property into commercial zoning except for areas identified for commercial development. (See P3 for areas.)

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM THE SINGLE FAMILY RESIDENTIAL (SFR) AND MEDIUM DENSITY RESIDENTIAL 0-16 UNITS PER ARCE (MDR 0-16 U/A) LAND USE DESIGNATION TO THE LOW DENSITY RESIDENTIAL LAND USE DESIGNATION.

NPU Recommendation: NPU-P recommended APPROVAL of this land use amendment at its February 5, 2024 meeting.

cc: Jessica Lavandier, Assistant Director, Office of Zoning and Development



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MEMORANDUM

TO: Jason Winston, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 24-O-1069/CDP-23-029 for 1221 Euclid Avenue NE
DATE: March 6, 2024

PROPOSAL:

An Ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1221 Euclid Avenue NE** from the Single Family Residential (SFR) land use designation to Low Density Residential (LDR) land use designation. This land use amendment will facilitate the rezoning of the parcel per Z-23-080 from the R-4 (Single Family Residential) zoning district to the MR-2 (Multifamily Residential) zoning district to allow an existing nonconforming quadruplex.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the fronts 66 feet on the south side of Euclid Avenue beginning at an iron pin found on the southeastern right-of-way of Euclid Avenue, which iron pin is 396.0 feet northeast, as measured along said southeastern right-of-way, from the intersection formed by the southeast right-of-way of Euclid Avenue and the easterly right-of-way of Moreland Avenue and being in Land Lot 240 of the 15th District, Fulton County, Georgia in the Candler Park Neighborhood of NPU N, Council District 2.
- **Property size and physical features:** The property is a regular shaped lot with a frontage on the south side of Euclid Avenue with approximately 0.278 acres (12,091 square feet). The site is improved with a 2-story quadruplex and the site slopes down 24 feet from the rear of the lot to the front property line. The house sits on a hill about 12 feet above street level. Pedestrian access is provided through steps located on the front yard and vehicular access is provided via an alley in the back of the property that connects Euclid Terrace and Euclid Avenue. The lot is planted with vegetation and trees.
- **Current/past use of property:** The property is currently developed as a quadruplex. Staff is unaware of any previous activities or other prior uses of the site.

- **Surrounding zoning/land uses:** The parcels to the south, east, and west have a Single Family Residential (SFR) land use designation. They are zoned R-4 (Single Family Residential) and are developed with a combination of single family uses and multifamily uses such as duplex, triplex, quadruplex, and other small scale multifamily. The parcel to the north has a Medium Density Residential land use designation and it is zoned MR-3-C (Multifamily Residential Conditional) and is developed with a place of worship currently used by a Montessori School. The parcels to the northwest have a Low Density Commercial land use designation and are zoned NC-1 (Little Five Points Neighborhood Commercial District). They are developed with commercial buildings on both sides of Moreland Avenue.
- **Transportation system:** Euclid Avenue NE is classified as a local street. There are sidewalks on both sides of Euclid Avenue NW. MARTA provides bus service via bus route #6 and #102 along Moreland Avenue NE located 0.1 miles away from the property. Moreland Avenue is classified as an arterial street.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** This area of the Candler Park neighborhood has predominantly Single-Family Residential land uses and single family zoning. However, existing nonconforming low density multifamily uses zoned single-family residential are found on the south side of Euclid Avenue between Moreland Avenue and Euclid Terrace. The north side of Euclid Avenue has Low-Density Commercial and Medium Density Residential land use designations that support low density commercial development to medium density multifamily residential development.

The proposed Low Density Residential land use, although consistent with the nonconforming existing uses on the ground and the Traditional Neighborhood Character Area on the subject and immediate parcels, will not be consistent with the future land use classification of the abutting properties on the block. Given that the existing nonconforming use of the site and, on most of the block, do not match the current zoning and future land use map, Staff is of the opinion that the entire block should be studied and addressed as a whole and not individually. This should be done through the 2025 Comprehensive Development Plan process. This way recommendations can be made to make these nonconforming uses fit the vision of the Candler Park neighborhood. This will be consistent with 2021 CDP Land Use Policy Actions to:

LU 1.2 Closely coordinate the next comprehensive development plan update with the process of revising Atlanta's new Zoning Ordinance. This includes reviewing and assessing the purpose, policies, and practices of Character Area Planning and Future Land Use Planning to better align the comprehensive development plan with Atlanta City Design and the new Zoning Ordinance

- **Effect on adjacent property and character of neighborhood:** The property is in the Traditional Neighborhood Existing (TNE) Character Area. The Comprehensive Development Plan describes the TNE Character Area as neighborhoods that tend to be *“historic and walkable where growth capacity is limited mostly by our desire to keep them the way they are [...] Most have some form of commercial district within walking distance or a short drive from houses, and many include small apartment buildings, townhouses, or two- and three-family houses. Their inherent walkability, [...] historic charm and proximity [...] make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”* The TNE prefers low-density residential uses that *“consists primarily of detached single-family houses, duplexes, triplexes, quadruplexes, townhomes, and small-*

scall multi-family buildings.” Although, some of these uses are already existing on the block, approving the requested amendment, in the middle of the block, will allow the site to be redeveloped to small scale multifamily and could lead to the change of the character of the block resulting in other properties on the block to seek the same, similar, or denser requests. Although, these types of existing missing middle housing units are desired to be preserved, the change in the future land use designation should not be addressed individually in this case, however, all properties on the block should be analyzed as a whole and concurrently with the 2025 Comprehensive Development Plan update.

- **Suitability of proposed land use:** The proposed Low Density Residential land use designation is not suitable for the site currently as the majority of properties on the block south of Euclid Avenue have a Single-Family Residential land use designation. The vision for this area of the neighborhood needs to be analyzed through a comprehensive approach, with the rest of the nonconforming multifamily uses, to find a compatible future land use designation and zoning category that would make these sites conforming uses. Through the 2025 Comprehensive Development Plan update and Zoning Ordinance rewrite, property owners, as well as the neighborhood, can work collectively to determine the most desirable zoning designation, future land use policies, and character area for the block.
- **Consistency with City’s land use policies:** The Atlanta Comprehensive Development Plan (CDP) Character Area for this location is Traditional Neighborhood Existing (TNE). Relevant TNE CDP land use policies are listed below:
 - CW 1: Consider future land use and zoning changes impact on Character Areas, including impacts that may spillover in adjacent areas.
 - TNE 1: Preserve the walkable scale and residential character of the neighborhoods.
 - TNE 2: Prioritize maintaining and rehabilitating existing housing.
- **Consistency with Adopted Small Area and Neighborhood Plans:** Euclid Drive is included in the Candle Park Master Plan and the Ponce-Moreland LCI. The Land Use Recommendations of the Candler Master Plan specifies *“The majority of the existing development patterns within the neighborhood are strong and healthy, however there are key locations where the zoning permission could result in a development pattern that would be potentially detrimental to the character of the neighborhood.”* The land use recommendations found in the Candle Park Master Plan only discusses rezoning certain apartment properties in the neighborhood to MR2 and it does no mention nonconforming missing middle housing policies or recommendations. The rezoning request is inconsistent with Ponce-Moreland LCI which seeks to *“preserve neighborhoods and protect them from inappropriate commercial and multifamily encroachment”* and well as *“protect the residential character of the sector.”*
- **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, the property **1221 Euclid Avenue NE** is located within a 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.”

NPU Policies: Relevant NPU N policies are listed below.

- N-1.O. The Character of each neighborhood shall be preserved.
- N-E Promote and encourage a diversity of housing types, except when prohibited by the Landmark or Historic designation of a certain neighborhood, including “missing middle” housing types that are compatible with the scale and character of the neighborhood. These housing types may also be encouraged as a transition between single-family uses and more intense uses.

Candler Park NPU Policies:

- N-3.C: Preserve the single-family and low-density residential character of the Candler Park neighborhood. Support incremental density increase through Accessory Dwelling Units or duplex conversion of existing homes.

STAFF RECOMMENDATION: DENIAL OF THE LAND USE AMENDMENT FROM SINGLE FAMILY RESIDENTIAL TO THE LOW DENSITY RESIDENTIAL LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU-N recommended DENIAL of this land use amendment at its January 25, 2024, meeting.

cc: Jessica Lavandier, Assistant Director



Department of
CITY PLANNING

ANDRE DICKENS
MAYOR

55 Trinity Avenue, S.W. SUITE 1450 – ATLANTA, GEORGIA 30303
404-330-6070 – FAX: 404-658-7638

JAHNEE R. PRINCE, AICP
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Jason Winston, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 24-O-1070/CDP-23-030 for 8 Charleston Avenue SE and 10 Charleston Avenue SE
DATE: March 6, 2024

PROPOSAL:

An Ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **8 Charleston Avenue SE and 10 Charleston Avenue SE** from the Single Family Residential (SFR) land use designation to the Mixed Use Low Density (MU-LD) land use designation. This land use amendment will facilitate the rezoning of the parcel per Z-23-085 from the R-4 (Single Family Residential) zoning district to the MRC-1 (Mixed Residential Commercial) zoning district to allow for the construction of mixed-use, affordable multifamily development, with approximately 7,500 square feet of commercial space and 70 housing units.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the west side of Charleston Avenue SE. It is located north of Whatley Street SE and the south of Livermore Street SE. The property is in Land Lot 57 of the 14th District of Fulton County, Georgia in the Lakewood Heights neighborhood of NPU Y, in Council District 1.
- **Property size and physical features:** The subject property is approximately 0.34 acres (14,810.4 square feet) of area. 10 Charleston Avenue is currently undeveloped but appears to once have been developed with single family home. 8 Charleston Avenue is entirely paved as a portion of a parking lot to a former bank. There is vehicular and pedestrian access to the property via two curb-cuts near the northernmost portion of the subject properties. There is an incline of approximately 12 feet in topography from the Charleston right-of-way toward the southwest of the subject parcels. The subject property is partially planted with trees and partially paved with asphalt.
- **Current/past use of property:** The property is currently undeveloped and appears to once have been developed with a single family home. Half of the property was paved to serve as parking for a former bank. Staff is unaware of any other previous uses on the site.

- **Surrounding zoning/land uses:** The parcels to the north and west have a Mixed Use future land use designation and are zoned MRC-1-C (Mixed Residential Commercial Conditional). The adjacent parcels to the north and west are currently developed with nonresidential and institutional buildings. To the south and east, the adjoining parcels have a Single Family Residential (SFR) future land use designation and a zoning designation of R-4 (Single Family Residential). These parcels are generally developed as Single Family Residential with a few vacant lots.
- **Transportation system:** Charleston Avenue is classified as a local street. West of the subject parcels and adjacent to the proposed site is Highway 54/Jonesboro Road, which is classified as an arterial street. Sidewalks are present on a portion of the Charleston Avenue frontage but are in significant disrepair. MARTA provides bus service to the area via bus route #155 and #55 with connection to the West End and Five-Points MARTA Transit Stations.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The subject parcels are directly adjacent to the Lakewood Heights neighborhood commercial district, an area currently designated on the Future Land Use Map as Mixed Use. This supports the proposed CDP amendment to Mixed Use-Low Density and subsequent rezoning to MRC-1. The proposed Mixed Use-Low Density land use is at a scale and intensity compatible with a typical neighborhood setting and commercial uses often cater to local residents.
- **Effect on adjacent property and character of neighborhood:** The proposed Mixed Use-Low Density land use designation will have a beneficial effect on the character of the neighborhood by facilitating the development/redevelopment of vacant or underutilized parcels for multifamily housing and commercial space to serve the surrounding single family residential neighborhood. This is consistent with the CDP Policy for Traditional Neighborhood Redevelopment #4 to “*Encourage compatible infill development on vacant lots*” and CDP Policy: CW 10 to “*Provide diverse and more affordable housing choices that are accessible by all people*”. The redevelopment of vacant or underutilized parcels into a range of uses (including mixed-use developments) is supported by NPU Y policy as well as the 2013 Lakewood LCI Study. Increased housing choice and commercial uses along Charleston Avenue will have a positive impact on the Lakewood Heights neighborhood as a whole.
- **Suitability of proposed land use:** The proposed Mixed Use-Low Density land use designation is suitable for the proposed site, which is directly adjacent to a neighborhood commercial node and corridor currently designated on the Future Land Use Map as Mixed Use. The proposed amendment will increase housing choice in the neighborhood and nonresidential uses in this portion of the Lakewood Avenue/Jonesboro Road corridor.
- **Consistency with City’s land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Traditional Neighborhood Redevelopment. The proposed Mixed Use future land use designation is consistent with the CDP land use policies to:
 - CW 10 Provide diverse and more affordable housing choices that are accessible by all people.
 - TNR 4 Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated.

- **Consistency with Adopted Small Area and Neighborhood Plans:** The subject properties are included in the 2013 Lakewood LCI Study, as well as the 1998 and 2006 Jonesboro Road Redevelopment Plans. The 2006 update of the original 1998 redevelopment plan recommends infill and multifamily housing in the Lakewood Heights commercial district consistent with the proposed CDP amendment. The 2013 Lakewood Liveable Centers Initiative (LCI) Study identifies the area as a future “activity node” with Medium Density Mixed Use land use designations along the Lakewood Avenue/Jonesboro Road corridor. The study recommends that “*Vacant or underdeveloped lots should be redeveloped with appropriately scaled buildings and new uses to enliven the area*” including apartments, live-work units and commercial space. The accompanying Lakewood Heights Neighborhood Commercial Area Activity Center Concept depicts the corridor as a mix of rehabilitated historic commercial buildings, infill multifamily and commercial development, with some single family lots. Overall, the concepts and recommendations presented are consistent with the proposed CDP amendment.
- **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, these parcels at **8 Charleston Avenue SE and 10 Charleston Avenue SE** are located within a Conservation Area: Urban. 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.”

NPU Policies: The proposed amendment to Mixed Use future land use designation is compatible with NPU Y policies to:

- Y-2 Encourage the redevelopment of vacant or underutilized commercial districts and industrial areas into attractive commercial or mixed-use areas (e.g. retail, arts, and entertainment, mixed use residential) that improve the quality of life of surrounding neighborhoods.
- Y-35 Maintain, rehabilitate, and replace existing housing stock where appropriate. Encourage new housing developments that are compatible with the character of the existing neighborhoods. Accelerate the replacement of blighted housing through the City’s existing in rem process.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM SINGLE FAMILY RESIDENTIAL TO THE MIXED USE-LOW DENSITY LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU-Y recommended APPROVAL of this land use amendment at its February 19, 2024, meeting.

cc: Jessica Lavandier, Assistant Director



Department of
CITY PLANNING

ANDRE DICKENS
MAYOR

55 Trinity Avenue, S.W. SUITE 1450 – ATLANTA, GEORGIA 30303
404-330-6070 – FAX: 404-658-7638

JAHNEE R. PRINCE, AICP
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Jason Winston, Chair, Community Development/Human Services Committee

FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*

SUBJECT: **24-O-1071/ CDP-24-001 for 1425 Piedmont Avenue NE, 1433 Piedmont Avenue NE, 1439 Piedmont Avenue NE, 1447 Piedmont Avenue NE, 1451 Piedmont Avenue NE, 1461 Piedmont Avenue NE, and 1475 Piedmont Avenue NE, and 240 Westminster Drive NE, 244 Westminster Drive NE, 250 Westminster Drive NE and 268 Westminster Drive NE**

DATE: March 6, 2024

PROPOSAL:

An Ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1425 Piedmont Avenue NE, 1433 Piedmont Avenue NE, 1439 Piedmont Avenue NE, 1447 Piedmont Avenue NE, 1451 Piedmont Avenue NE, 1461 Piedmont Avenue NE, and 1475 Piedmont Avenue NE, and 240 Westminster Drive NE, 244 Westminster Drive NE, 250 Westminster Drive NE and 268 Westminster Drive NE** from the Medium Density Residential 0-16 units per acre (MDR 0-16 u/a) land use designation to the Private Open Space (POS) land use designation. This land use amendment is being done in conjunction with a rezoning to R-4 (Single Family Residential) and to allow for the Atlanta Botanical Garden expansion per Z-23-090.

FINDINGS OF FACT:

The applicant requested that this application be deferred to the second quarter public hearing on June 5, 2024, to allow for the companion zoning legislation reviewed and voted on by NPU E.

STAFF RECOMMENDATION: DEFERRAL OF A LAND USE AMENDMENT FROM THE MEDIUM DENSITY RESIDENTIAL 0-16 UNITS PER ACRE (MDR 0-16 U/A) LAND USE DESIGNATION TO THE PRIVATE OPEN SPACE (POS) LAND USE DESIGNATION TO JUNE 5, 2024.

NPU Recommendation: NPU-E recommended DEFERRAL of this land use amendment at its February 6, 2024 meeting.

cc: Jessica Lavandier, Assistant Director, Office of Zoning and Development



Department of
CITY PLANNING

ANDRE DICKENS
MAYOR

55 Trinity Avenue, S.W. SUITE 1450 – ATLANTA, GEORGIA 30303
404-330-6070 – FAX: 404-658-7638

JAHNEE R. PRINCE, AICP
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Jason Winston, Chair, Community Development/Human Services Committee

FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*

SUBJECT: **24-O-1072/CDP-24-001 for 166 Stovall Street SE**

DATE: March 6, 2024

PROPOSAL:

An Ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **166 Stovall Street SE** from the Low Density Residential (LDR) at 0-8 units per acre (0-8 u/a) land use designation to the Low Density Commercial (LDC) land use designation. The land use amendment will facilitate the rezoning of the parcel per Z-24-001 from R-5 (Two-Family Residential District) to C-1 (Community Business District) to allow for commercial use in an existing building. The applicant proposes to operate a private tattoo studio and artist co-op business.

FINDINGS OF FACT:

- **Property location:** The triangular shaped lot fronts on the east side of Stovall Street SE, on the north side of Mauldin Street (Howell Street) and the south side of Flat Shoals Avenue SE. It is in Land Lot 13 of the 14th District, Fulton County, Georgia in the Reynoldstown Neighborhood of NPU N, Council District 5.
- **Property size and physical features:** The subject property is approximately .042 acres (1,809 square feet) of area. It is currently developed with a one-story 1,302 square-foot brick nonresidential building. The site does not have a curb-cut or driveway access. The triangular shaped lot abuts three streets: Stovall Steet SE, Flat Shoals Avenue SE, and Mauldin Street SE (Howell Street). The building occupies the majority of the lot area, and the lot appears to have flat topography. There are two trees on the rear of site.
- **Current/past use of property:** Based on city aerial records, it appears the building has been in existence since at least 1940. Based on the architectural style of the building, it appears that it was built and used as a commercial business at some point in the past. However, the parcel currently has residential zoning. Based on street view data, in 2012 the building was used as a hair salon.

- **Surrounding zoning/land uses:** The parcels to the north have a Single Family Residential land use designation and are zoned R-5 (Two-Family Residential District). They are developed with duplexes and single-family dwellings. The parcels to the south have Low Density Residential 0-8 units per acre (LDR 0-8 u/a) land use designation and are zoned R-5 (Two-Family Residential District) and are developed with duplex and single-family uses. The parcels to the west have a Medium-Density Residential (MDR) land use and designation and are zoned MR-3-C (Multifamily Residential Conditional) and are developed with townhome uses. The parcel to the east, located 350 feet away from the site on the south side of Flat Shoals, has an Office/Institutional/Residential land use designation and it is zoned MR-3-C (Multifamily Residential Conditional) with neighborhood-serving retail uses as well as multifamily uses.
- **Transportation system:** Stovall Street and Howell Street are classified as local roads. Flat Shoals Avenue is classified as a collector street. A sidewalk is present along Stovall Street but there are no sidewalks along Flat Shoals Avenue and Howell Street. MARTA provides bus service via bus route #21 with connection to Five Points Transit Station.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** This area of the Reynoldstown neighborhood has Single-Family Residential land uses to the north and Low-Density Residential land uses to the south. Both areas support two-family and single-family residential development. Across the street on Stovall Street, there is Medium Density Residential land use designation that has a townhome development and neighborhood-serving commercial uses. There are also Office/Institutional/Residential land uses, within 350 feet on Flat Shoals, east of the subject property that support non-residential and residential uses. The proposed Low Density Commercial land use is compatible with the existing neighborhood as there are other neighborhood serving commercial/retail found in proximity to the east and west of the site. It is consistent with the CDP policy to *Prioritize maintaining and rehabilitating existing housing and commercial buildings.*
- **Effect on adjacent property and character of neighborhood:** The proposed Low-Density Commercial land use designation will have a positive effect on the character of the neighborhood. It will provide neighborhood-serving low-density commercial uses that are within walking distance to the surrounding residential areas. The applicant stated in the application that no changes to the building exterior will take place but cosmetic improvements and maintenance. This will be consistent with NPU-N policy that says that *“the renovation of existing structures shall be preferred option over demolition and new construction where feasible”* further protecting the existing character of the neighborhood.
- **Suitability of proposed land use:** The proposed Low-Density Commercial use will complement the existing low density commercial uses found within 500 feet of the site such as the existing coffee shops, barber shop, and offices. The proposed Low Density Commercial land use is consistent with the existing nonresidential design and previous nonresidential use of the building and will provide services to nearby residents. This request is consistent with NPU-N policy to *“support locally owned businesses* and the CPD policy to *Encourage more neighborhood serving retail.*

- **Consistency with City’s land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Traditional Neighborhood Redevelopment. The proposed Low Density Commercial land use is consistent with the CDP land use policies to:
 - TNR 1 “Preserve the walkable scale and residential character of the neighborhoods.”
 - TNR 3 “Prioritize maintaining and rehabilitating existing housing and commercial buildings.”
 - CW19 “Support locally-owned businesses”
 - CW 18 “Encourage more neighborhood serving retail such as grocery stores, pharmacies, and child care that meet the daily needs of residents.”
- **Consistency with Adopted Small Area and Neighborhood Plans:** The parcel is included in the BeltLine Subarea 4 Master Plan and Reynoldstown: 2000 and Beyond. The plan highlights the land use and circulation plan for the Reynoldstown Focus Area that has a lower intensity, neighborhood character within the existing Reynoldstown neighborhood. The plan seeks priority storefront space along Flat Shoals Avenue to encourage the development of neighborhood commercial streets. Therefore, the proposal is consistent with both plans, as it provides low scale neighborhood-serving commercial uses.
- **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, the property located at **166 Stovall Street SE** is within a 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.”

NPU Policies: The proposed Low Density Commercial land use designation is compatible with NPU N policies to:

- NPU-N(g): “Promote and encourage pedestrian-oriented development and the redevelopment of underutilized and auto-oriented development in mixed-use corridors.”
- NPU-N(p): “The renovation of existing structures shall be the preferred option over demolition and new construction where feasible.”
- NPU-N(I): “Support locally-owned businesses.”

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM THE LOW DENISTY RESIDENTIAL AT 0-8 UNITS PER ACRE (LDR 0-8 U/A) TO LOW DENSITY COMMERCIAL (LDC).

NPU RECOMMENDATION: NPU-N recommended APPROVAL of this land use amendment at its February 22, 2024, meeting.

cc: Jessica Lavandier, Assistant Director



Department of
CITY PLANNING

ANDRE DICKENS
MAYOR

55 Trinity Avenue, S.W. SUITE 1450 – ATLANTA, GEORGIA 30303
404-330-6070 – FAX: 404-658-7638

JAHNEE R. PRINCE, AICP
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Jason Winston, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: **24-O-1073/CDP-24-003 for 885 North Eugenia Place NW**
DATE: March 6, 2024

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **885 North Eugenia Place NW** from the Low Density Residential at 0-8 Units per acre (LDR 0-8 u/a) land use designation to the Medium Density Residential (MDR) land use designation. This land use amendment will facilitate the rezoning of the parcel, per Z-24-003, from R-4A (Single Family Residential/Westside Affordable Workforce Housing Inclusionary Zoning Overlay) to MR-3 (Multifamily Residential/ Westside Affordable Workforce Housing Inclusionary Zoning Overlay) for the development of 14 townhomes, with 10 of the townhomes sold at 80% of the Area Median Income by the Atlanta Land Trust.

NPU RECOMMENDATION: NPU-J recommended DEFERRAL of this land use amendment at its February 27, 2024, meeting.

STAFF RECOMMENDATION: Deferral to the 2nd Quarter Community Development/Human Services Public meeting June 2024.

cc: Jessica Lavandier, Assistant Director



Department of
CITY PLANNING

ANDRE DICKENS
MAYOR

55 Trinity Avenue, S.W. SUITE 1450 – ATLANTA, GEORGIA 30303
404-330-6070 – FAX: 404-658-7638

JAHNEE R. PRINCE, AICP
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Jason Winston, Chair, Community Development/Human Services Committee

FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*

SUBJECT: **24-O-1074/CDP-24-004 for Thomasville Heights Neighborhood Land Use Amendments**

DATE: March 6, 2024

PROPOSAL:

An ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate certain properties within the **Thomasville Neighborhood** from various land use designations to various land use designations to implement certain recommendations of the Thomasville Heights Neighborhood Plan. These land use designations will also facilitate the zoning of the parcels to MRC-2 (Mixed Residential Commercial), MR-3 (Multifamily Residential), and MR-2 (Multifamily Residential) per Z-24-011.

FINDINGS OF FACT:

- **Property location:** The boundaries of the area are McDonough Boulevard to the north, Moreland Avenue to the east, Southern Railroad line to the south, and the United States Penitentiary Atlanta and New Town Circle SE to the west. These parcels are within Land Lots 6, 7, 8, 25, and 26 of the 14th District of Fulton County, Georgia, in the Thomasville Heights neighborhood of NPU Z, Council District 1.
- **Property size and physical features:** This land use amendment is comprised of 25 parcels, listed in the table below. The area has a rolling terrain with elevations increasing by 100 feet from the rail line to the south to McDonough Boulevard to the north and then decreasing by 70 feet north of McDonough Boulevard. Many of the parcels are undeveloped and planted with trees. Other parcels are developed with residential uses such as the Forest Cove apartments, institutional uses at Moreland Avenue and McDonough Boulevard and industrial uses along Moreland Avenue.

- **Current/past use of property:** The Thomasville Heights neighborhood was developed in the 1950s through urban renewal. The core of the neighborhood is developed with single family homes with multifamily, community facilities, and institutional uses along the corridors. The parcels that are part of the amendment that are developed with multifamily uses include Forest Cove Apartments and the former Thomasville Heights Public Housing. Parcels with institutional uses include Mt. Nebo Baptist Church at the corner of Moreland Avenue and McDonough Boulevard, and parcels with industrial uses are along Moreland Avenue and the railroad right of way. Small commercial uses are located along Moreland Avenue. Parcels north and south of Thomasville Boulevard are undeveloped.
- **Surrounding zoning/land uses:** The properties adjacent to the Thomasville Heights Neighborhood are situated in two different municipalities - the City of Atlanta and unincorporated DeKalb County. The parcels north, south, and west are located within the City of Atlanta. The parcels to the north have a land use designation of Medium Density Residential (MDR) with an MR-2-C (Multifamily Residential Conditional) zoning, Single Family Residential (SFR) with an R-4 (Single Family Residential) zoning, and Low Density Commercial (LDC) with C-1 (Community Business) zoning. To the south, the parcels have a land use designation of Low Density Commercial (LDC) with a C-2-C (Community Service Conditional) zoning, Single Family Residential (SFR) with an RG-2 (Residential General Sector 2) zoning, Industrial (I) and Single Family Residential (SFR) land use designation with an R-4 (Single Residential Residential) zoning, Industrial (I) land use designation with an I-2 (Heavy Industrial) zoning, Single Family Residential (SFR) with an R-4B (Single Family Residential) zoning, Medium Density Residential (MDR) with an RG-3-C (Residential General Sector 3 Conditional) zoning, Single Family Residential (SFR) with an R-4 (Single Family Residential) zoning, and an Open Space (OS) land use designation with an R-5 (Two Family Residential) zoning. To the west, the parcel is developed with the United States Penitentiary Atlanta, with an Office/Institution (O-I) land use designation and an R-5 (Two Family Residential) zoning. The parcels to the east are located within unincorporated DeKalb County and have a Light Industrial (LIND) Character Area designation with an M (Light Industrial) and C-2 (General Commercial) zoning.
- **Transportation system:** McDonough Boulevard and Moreland Avenue are classified as arterial streets. All other streets are classified as local streets. The neighborhood is served by two MARTA bus routes: #4 and #49. MARTA bus route #4 provides connection to Inman Park/Reynoldstown MARTA Transit Station, which is approximately 4.0 miles away from the neighborhood. MARTA route #49 provides connection to Five Points MARTA Transit Station, which is approximately 6.6 miles away from the neighborhood. Sidewalks are present on both sides of McDonough Boulevard and Moreland Avenue.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The land use amendments are compatible with surrounding uses. They provide a transition from higher density uses along main corridors to lower density residential uses in the center of the neighborhood. It will allow redevelopment of vacant and deteriorating structures into a mix of higher density residential, retail and services uses in a walkable form while maintaining the core of the neighborhood as Single Family Residential. These land uses are in line with the 2021 Comprehensive Development Plan City Wide policy 4, *which aims to encourage mixed use along corridors and centers while providing height and density transitions to adjacent residential areas.* It is also consistent with the Thomasville Heights plan goals of having a range of housing types to support households at different incomes and stages of life, building commercial space to attract neighborhood serving retail, amenities and creating a better connected, walkable community.
- **Effect on adjacent property and character of neighborhood:** The Thomasville Heights Plan recommends turning McDonough Boulevard into a main street corridor with the goal of creating transit accessible and affordable retail destinations containing fresh food access and other amenities for residents. The effect on adjacent property will be very beneficial to the character of the surrounding neighborhoods. The proposed land use and zoning amendments allow the development of pedestrian-oriented areas, improved connectivity, density, housing diversity and a mix of uses.
- **Suitability of proposed land use:** The proposed land use amendments are suitable and are consistent with the goals and land use recommendation of the Thomasville Heights Neighborhood Plan. The MU-MD (Mixed Use Medium Density) scale of development includes residential and mixed use land use categories. Buildings are typically detached and medium scale with smaller setbacks than low density. This density is found along major arterial streets and corridors like Moreland and McDonough with transit access (bus and rail) and less reliance on cars. The MDR (Medium Density Residential) land use designation areas support a mix of housing types from single-family houses to duplexes, triplexes, quadruplexes, townhouses, and mid-rise multi-family buildings such as apartments, condos, and lofts. Commercial is sometimes allowed as an accessory use. The LDR (Low Density Residential) designation consists primarily of detached single family houses, duplexes, triplexes, quadruplexes, townhouses, and small-scale multi-family buildings. The proposed land use amendments will allow a mix of residential and nonresidential building types and square which presumes opportunities for housing at various price points and nonresidential buildings are various price points which will both attract diverse residents.
- **Consistency with City's land use policies:** The residential area within the Thomasville Heights Neighborhood has been designated as a Traditional Neighborhood Redevelopment (TNR) Character Area in the 2021 Atlanta Comprehensive Development Plan (CDP). The parcels along McDonough Boulevard also have a Traditional Neighborhood Redevelopment (TNR) Character Area, but a portion of the corridor is designated as a Redevelopment Corridor (RC) Character Area. The parcels on Moreland Avenue are designated as Traditional Neighborhood Redevelopment (TNR) Character Area, but a portion of the corridor is designated as an Industrial (I) Character Area. The proposed land use amendments are consistent with these Character Area policies :

The Traditional Neighborhood Redevelopment land use policies are:

- TNR 1 Preserve the walkable scale and residential character of the neighborhoods.
- TNR 2 Ensure small-scale commercial uses are compatible with the existing residential character and serve neighborhood residents.

- TNR 3 Prioritize maintaining and rehabilitating existing housing and commercial buildings.
- TNR 4 Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated.

The proposed land use amendment promotes the following Redevelopment Corridor land use policies:

- IC/RC 1 Elevate the distinct character of each Corridor while encouraging density, growth, revitalization, and vibrancy.
- IC/RC 2 Support the redevelopment of vacant and underutilized land and buildings.
- IC/RC 3 Encourage pedestrian-oriented development.
- IC/RC 5 Prioritize maintaining and rehabilitating existing housing and commercial buildings.
- IC/RC 6 Encourage compatible infill development on vacant lots or deteriorated buildings.

The proposed land use amendment also promotes the following Industrial land use policies:

- I 6 Preserve and rehabilitate potentially historic industrial buildings, especially those 50+ years old.
- I 13 Improve public health and quality of life in the areas by strengthening code enforcement.

- **Consistency with Adopted Small Area and Neighborhood Plans:**

The Thomasville Heights Neighborhood plan, adopted in 2023 per 23-O-1272 and developed with extensive input from neighborhood stakeholders, incorporated Vision, Goals, Objectives, land use recommendations, and implementation strategies for the Thomasville Heights Neighborhood. Specifically, the vision of the Thomasville Heights neighborhood is:

“Thomasville Heights is a safe, thriving mixed-income neighborhood that protects its historic residential character, prioritizes quality education, supports local churches, and has easy access to goods and services.

The goals of the Thomasville Heights Neighborhood Plan are:

1. Build 2,800 new housing units with at least 850 affordable dwellings at 80% AMI or less.
2. Introduce a range of housing types to support households at different incomes and stages of life.
3. Introduce multi-use paths, sustainable practices, and green space amenities.
4. Create a better connected, walkable community.
5. Add high-quality educational facilities.
6. Build commercial space to attract neighborhood serving retail and amenities; and
7. Invest in existing residents.

The neighborhood plan includes a concept map that identifies priority sites for future development, . It includes 2 priority sites (Atlanta Housing and City of Atlanta sites) and four catalytic sites (Forest Cove northern parcels, Forest Cove southern parcel, Atlanta Public Schools parcel and Mt. Nebo Baptist Church parcel). These sites have proposed uses and housing densities that are essential for transformative development. The public land investment will include a mix of housing and commercial development, which will be beneficial for the neighborhood as it is currently a food desert with no neighborhood serving retail.

Additionally, the Neighborhood Preservation Guide provides recommendations for the plan, which are classified into two categories, Create or Conserve.

- The Create goals include ensuring legacy residents can remain in their homes, preserving the neighborhood's existing character, sharing the history and culture of the neighborhood with future generations, protecting and improving existing affordable housing, supporting the reopening of Thomasville Heights Elementary School, and supporting the Thomasville Heights Civic League.
- The Conserve Goals include establishing new homeownership opportunities, improving access to youth recreation and programming, increasing connectivity between the neighborhood and community assets, improving pedestrian infrastructure, investing in infrastructure that reduces vehicular speed, establishing a schedule for city services such as right-of-way clearance, developing new for-sale and rental housing, promoting neighborhood safety and stability, and developing neighborhood retail space.

To implement the concept plan recommendations, the plans includes land use and zoning amendments. The priority and catalytic sites are divided into 26 blocks and a table provides the recommended land use for each parcel and the rationale. The plan also recommended review of the zoning of the parcels in the blocks to make sure that they were aligned with the neighborhood plan goals. After the plan adoption, Office of Zoning and Development staff worked with Thomasville Heights stakeholders on zoning legislation to implement the development standards recommended in the plan. The compatible land use for the parcels being re-zoned and the rationale for the land use amendment listed in the plan is shown in the table below.

Current and Proposed Land Uses				
Parcel_ID	Address	Current Land Use	Proposed land use	Rationale for Change
14 0006 LL069	2157 Moreland Avenue SE	Low Density Commercial (LDC)	Mixed Use Medium Density (MUMD)	Permits neighborhood commercial mixed with higher intensity residential, and opportunities for affordable housing; major arterial location on transit route
14 0006 LL063	2209 Moreland Avenue SE	Low Density Commercial (LDC)	Mixed Use Medium Density (MUMD)	
14 0006 LL030	2105 Moreland Avenue SE	Low Density Commercial (LDC)	Mixed Use Medium Density (MUMD)	
14 0006 LL071	0 Moreland Avenue SE	Low Density Commercial (LDC)	Mixed Use Medium Density (MUMD)	
14 0006 LL070	2155 Moreland Avenue SE	Low Density Commercial (LDC)	Mixed Use Medium Density (MUMD)	
14 0006 LL064	0 Moreland Avenue SE	Industrial (I)/Low Density Commercial (LDC)	Mixed Use Medium Density (MUMD)	
14 0006 LL053	2161 Moreland Avenue SE	Industrial (I)/Low Density Commercial (LDC)	Medium Density Residential (MDR)	Allows higher density units to provide additional opportunities for affordable housing
14 0006 LL062	0 Moreland Avenue SE rear	Industrial (I)/Low Density Commercial (LDC)	Medium Density Residential (MDR)	
14 0008 LL015	0 Moreland Drive SE	High Density Residential (HDR)	Mixed Use Medium Density (MUMD)	Permits neighborhood commercial mixed with higher intensity residential, and opportunities for affordable housing
14 0008 LL016	0 McDonough Boulevard SE	High Density Residential (HDR)	Mixed Use Medium Density (MUMD)	
14 00070013021	1025 McDonough Road SE	Mixed Use Low Density (MULD)	Mixed Use Medium Density (MUMD)	Permits neighborhood

14 00070013020	1933 Moreland Avenue SE	Mixed Use Low Density (MULD)	Mixed Use Medium Density (MUMD)	commercial mixed with higher intensity residential, and opportunities for affordable housing; gateway location
14 00070013007	1945 Moreland Avenue SE	Mixed Use Low Density (MULD)	Mixed Use Medium Density (MUMD)	
14 0025 LL003	750 New Town Circle SE	Single Family Residential (SFR)	Medium Density Residential (MDR)	Mix of housing types for a range of incomes
14 0025 LL009	0 New Town Circle SE	Single Family Residential (SFR)	Medium Density Residential (MDR)	
14 0025 LL008	0 New Town Circle SE	Single Family Residential (SFR)	Medium Density Residential (MDR)	
14 0025 LL011	0 McDonough Boulevard SE	Single Family Residential	Medium Density Residential (MDR)	
14 0025 LL010	0 McDonough Boulevard SE	Single Family Residential (SFR)	Mixed Use Medium Density (MUMD)	Permits neighborhood commercial mixed with higher intensity residential, and opportunities for affordable housing
14 0025 LL007	900 New Town Circle 1 SE	Single Family Residential (SFR)	Mixed Use Medium Density (MUMD)	
14 0025 LL006	900 New Town Circle SE	Single Family Residential (SFR)	Mixed Use Medium Density (MUMD)	
14 0008 LL020	0 McDonough Boulevard SE	Single Family Residential (SFR)/Low Density Commercial (LDC)	Mixed Use Medium Density (MUMD)	Permits neighborhood commercial mixed with higher intensity residential, and opportunities for affordable housing
14 0008 LL023	1600 Thomasville Boulevard SE	Single Family Residential (SFR)	Mixed Use Medium Density (MUMD)	Mix of housing types for a range of incomes
14 0026 LL043	0 Thomasville Boulevard SE	Single Family Residential (SFR)	Low Density Residential (LDR)	Range of housing types to transition from MDR to existing single family detached housing.
14 0026 LL052	0 Thomasville Boulevard SE	Single Family Residential (SFR)	Low Density Residential (LDR)	
14 0025 LL013	0 Thomasville Boulevard SE	Single Family Residential (SFR)	Low Density Residential (LDR)	

Consistency with Atlanta City Design: The proposed land use amendments are consistent with the *Atlanta City Design* recommendations. 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. Everything outside the Growth Areas, is the Conservation Area, which is made up of Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas.

According to the *Atlanta City Design*, most of the areas located to the south of **McDonough Boulevard** fall within the Corridor and Suburban neighborhoods. The areas west of **Moreland Avenue** are a part of the Corridor, Suburban, and Production neighborhoods. Similarly, most of the areas to the north of the **Southern Railroad** belong to the Suburban, Urban, and Production neighborhoods. These areas are described as follows:

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 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.

Suburban Neighborhoods: “These are peaceful post-war subdivisions designed by the speed and easy distance of automobiles. Many, like Adamsville, Brandon, and Perkerson, lack sidewalks, are not as well connected as older neighborhoods and are often distant from retail and employment areas. Their more generous yards and intervening floodplains, however, provide for less runoff, more habitat and host huge swaths of Atlanta’s tree canopy. In this way, in addition to offering homes for families who prefer less-urban lifestyles, these neighborhoods provide enormous benefits to the city at large”

Corridors area Neighborhood: “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.”

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

- **Consistency with NPU Z policies:** The proposed land use designations for low density residential, medium density residential, and mixed-use medium density are in line with NPU-Z policies and are considered compatible. The following NPU Z policies are relevant to this land use amendment:
 - Z-4 Encourage the rezoning of all antiquated Commercial zoned parcels (C-1 to C-4) to MRC-2 and MRC-3 (mixed-use commercial, residential and office) along the following exterior corridors to increase population density, pedestrian amenities and NPU socio-economic levels: Jonesboro Road (from Schoen Street southbound to Macedonia Road); Browns Mill Road (industrial area); Moreland Avenue (from McDonough Blvd to I-285); Cleveland Avenue (from Jonesboro to I-75/85), and McDonough Boulevard. Most of NPU-Z’s exterior corridors fall into the “redevelopment corridor character area” land use designation which makes them ideal for MRC development and medium density residential growth.
 - Z-7 Promote and encourage the redevelopment and rezoning of vacant, underutilized, auto-oriented, and residential trailer park developments along NPU-Z’s exterior corridors to MRC.
 - Z-10 Encourage the creation of more street-level retail uses on all exterior corridors to include such pedestrian amenities (restaurants, movie theaters, tennis courts, entertainment facilities, etc.) to establish a live-work-play environment throughout the NPU.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM VARIOUS LAND USE DESIGNATIONS TO VARIOUS LAND USE DESIGNATIONS

NPU Recommendation: NPU-Z recommended APPROVAL of this land use amendment at its February 26, 2024, meeting.

cc: Jessica Lavandier, Assistant Director



Department of
CITY PLANNING

ANDRE DICKENS
MAYOR

55 Trinity Avenue, S.W. SUITE 1450 – ATLANTA, GEORGIA 30303
404-330-6070 – FAX: 404-658-7638

JAHNEE R. PRINCE, AICP
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Jason Winston, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: **24-O-1075/CDP-24-005 for 1576 Donald Lee Hollowell Parkway NW**
DATE: March 6, 2024

PROPOSAL:

An ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) to redesignate property located at **1576 Donald Lee Hollowell Parkway NW** from the (LDC) Low Density Commercial land use designation to the (MU-MD) Mixed-Use Medium Density land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel, per Z-24-006, to Mixed Residential Commercial (MRC-2) to allow for the renovation of the Grove Park Theatre into performance space, cultural arts center and office space.

FINDINGS OF FACT:

- **Property location:** The parcel is on the south side of Donald Lee Hollowell Parkway NW, to the west of Elmwood Road NW and to the east of West Lake Avenue NW. The property is in Land Lots 145 and 146 of the 14th District of Fulton County, Georgia within the Grove Park neighborhood of NPU-J in City Council District 9.
- **Property size and physical features:** The subject property is approximately 0.48 acres (20908.8 sq. ft.). The site is relatively flat but the elevation slopes down towards the rear of the parcel. A tributary to Proctor Creek is located at the rear of the parcel. The rear portion of the parcel is planted with trees.
- **Current/past use of property:** The site is currently developed with the former Grove Park Theater and a surface parking lot to the west of the theatre. The building, originally built as a theatre, is currently vacant but was previously occupied with a retail store.

- **Surrounding zoning/land uses:** Parcels to the east, west, north and south have a Low Density Commercial (LDC) land use designation and a Mixed Residential Commercial (MRC-1) zoning. The parcels are developed with commercial buildings. The Grove Park YMCA and the KIPP Academy are located across the street to the north. Grove Park is located diagonally across the street. Further east, parcels have a High Density Residential (HDR) land use designation and are zoned Multifamily Residential (MR-3). Properties further south have a Single Family Residential (SFR) and Low-Density Residential (LDR) land use designation are zoned R-4A (Single Family Residential) and have residential uses.
- **Transportation system:** Donald Lee Hollowell Parkway NW is classified as an arterial. Sidewalks are present on both sides of the street. The site is served by MARTA bus route #50 along Donald Lee Hollowell Parkway NW. The Bankhead MARTA Transit Station is located a half mile to the east.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** This section of Donald Lee Hollowell has many commercial uses with Low Density Commercial land use designation. A Mixed-Use Medium-Density (MU-MD) land use designation is compatible with the surrounding commercial land uses and development pattern. The proposed MU-MD land use is consistent with the NPU J policy to *Encourage medium density commercial uses around Donald Lee Hollowell Pkwy, Joseph E. Boone Blvd., and Martin Luther King, Jr. Drive.*
- **Effect on adjacent property and character of neighborhood:** The proposed development will have a positive effect on adjacent property and the Grove Park neighborhood by renovating and reusing a former theater as a community center and performing arts venue. The renovation of the theater is consistent with the intent of the 2004 Donald Lee Hollowell Parkway Redevelopment Plan which recommends the addition of commercial or mixed-use structures to better serve neighboring residents. It is consistent with the Corridor Policy to *Preserve and protect historic buildings and sites through rehabilitation and reuse.*
- **Suitability of proposed land use:** The proposed Mixed Use Medium Density (MUMD) land use designation is suitable for this site since it is located within the Grove Park commercial node which has a mix of land uses. The Donald Lee Hollowell Parkway Redevelopment Plan (2004) recommended a compatible mixture of residential, commercial and cultural and recreational uses in order to diversify the urban environment where people can live, work, meet and recreate.
- **Consistency with City's land use policies:** Atlanta's Comprehensive Development Plan (CDP) Character Area for this location is Redevelopment Corridor. The Mixed-Use Medium Density land use designation is an appropriate land use in this Character Area. The proposed land use is consistent with Redevelopment Corridor land use policies to:
 - IC/RC 2 Support the redevelopment of vacant and underutilized land and buildings.
 - IC/RC 5 Prioritize maintaining and rehabilitating existing housing and commercial buildings.
 - IC/RC 12 Preserve and protect historic buildings and sites through rehabilitation and reuse.

- **Consistency with Adopted Small Area and Neighborhood Plans:** The parcel is within the 2004 Donald Lee Hollowell Parkway Redevelopment Plan. The parcel is within the Grove Park Commercial Center node. The plan states that this node has the capacity to add commercial or mixed-use structures to better serve neighboring residents. The parcel is also within the 2006 Bankhead MARTA Transit Area Livable Centers Initiative (LCI) study area. The proposed project is consistent with the Plan’s Historic Resources goal to *Identify and preserve historic resources and with the plan’s Objectives to identify, preserve and protect historically significant buildings and sites*. The proposed project is also consistent with the land use goal to provide a balanced and compatible mix of land uses as well as the objective to utilize land use and zoning to create a unique sense of place.
- **Consistency with Atlanta City Design:** The proposed Mixed-Use Medium-Density land use is consistent with the Atlanta City Design recommendations. 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, **1576 Donald Lee Hollowell Parkway NW**, is located in 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.”

- **Consistency with NPU policies:** The following NPU J’s policies support the land use amendment to Mixed-Use Medium-Density (MU-MD):
 - J-4 Support the implementation of researched based plans that are consistent with the growth and priorities of the NPU-J neighborhoods, including D3 - Westside Revive Plan (2019), Donald L. Hollowell Parkway Redevelopment Plan (2004), Bankhead MARTA Station LCI Study (2006), and Simpson Road Corridor Redevelopment Plan Update (2006).
 - J-6 Encourage medium density commercial uses around Donald Lee Hollowell Pkwy, Joseph E. Boone Blvd., and Martin Luther King, Jr. Drive.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM LOW DENSITY COMMERCIAL (LDC) LAND USE DESIGNATION TO THE MIXED-USE MEDIUM DENSITY (MU-MD) LAND USE DESIGNATION.

NPU Recommendation: NPU-J recommended APPROVAL of this land use amendment at its February 26, 2024, meeting.

cc: Jessica Lavandier, Assistant Director