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CITY PLANNING

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JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Jason Dozier, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 24-O-1515/CDP-24-025 for 1029 McDaniel Street SW
DATE: November 25, 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 1029 McDaniel Street from the Single Family Residential (SFR) land use designation to the Mixed Use Low Density (MULD) land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-24-072 from R-4B (Single Family Residential) to R-LC (Residential Limited Commercial) to allow for the adaptive reuse of existing buildings for residential and nonresidential uses.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the west side of McDaniel Street SW, on the south side of Delevan Street and the westside of Hubbard Street. The property is Land Lot 87 in the 14th District of Fulton County, Georgia within the Pittsburgh neighborhood of NPU-V in Council District 12.
- **Property size and physical features:** The subject property is a rectangular-shaped lot measuring 0.22 acres in area. The subject property is currently developed with one vacant two story nonresidential building with frontage on McDaniel Street and one vacant one-story nonresidential building at the corner of Delevan Street and Hubbard Street. There is one curb cut on Delevan Street to access the site.
- **Current/past use of property:** The subject property is currently developed with one vacant two story nonresidential building with frontage on McDaniel Street and one vacant one story nonresidential building at the corner of Delevan Street and Hubbard Street. The property appears to have been used for nonresidential purposes previously. Staff is unaware of any other previous uses on the site.
- **Surrounding zoning/land uses:** The parcels located to the east, south, and west of the subject site have a Single Family Residential (SFR) land use designation and have an R-4B (Single Family Residential) zoning classification. Most of the parcels are developed with residential uses. The parcel across the street on McDaniel Street has an institutional use. The properties located to the north of the

site have a Medium Density Residential (MDR) land use designation and are zoned RG-3 (Residential General Sector 3). They are developed with residential uses. One of the parcels is developed with a commercial use. The parcels further north have a Low Density Commercial land use designation and are zoned Community Business District (C-1) and developed with commercial uses.

- **Transportation system:** Delevan Street and Hubbard Street are classified as local streets. McDaniel Street SW is classified as a collector street. McDaniel Street connects to Ralph David Abernathy Boulevard and University Avenue SW. The property is served by MARTA bus route #155, which travels along McDaniel Street SW. A MARTA bus stop is located at the intersection of McDaniel Street and Fletcher Street, 413 feet from the property. This route connects to the MARTA West End Transit Station, approximately 1.5 miles away from the site. Additionally, sidewalks are available along both sides of McDaniel and Delevan Streets.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed change in land use from Single Family Residential to Mixed Use Low Density Residential is compatible with the surrounding uses. The scale and size of the commercial buildings are similar to the scale and size of institutional and residential uses located near the intersection of McDaniel Street and Delevan Street, within a Traditional Neighborhood Redevelopment Character Area. In addition, to the north there are numerous parcels fronting on McDaniel Street with a Low Density Commercial land use and nonresidential uses.
- **Effect on adjacent property and character of neighborhood:** The change in the land use designation to Mixed-Use Low Density will allow for the two nonresidential buildings to be renovated and used for non-residential purposes. This will have a beneficial effect on the character of the neighborhood and is consistent with adopted plans and policies. The property is located within the Traditional Neighborhood Redevelopment (TNR) Character Area, as defined in the 2021 Comprehensive Development Plan. This plan characterizes the TNR area *as residential neighborhoods throughout Atlanta that were developed before the 1970s*. While these neighborhoods have largely maintained their original housing stock, they now face challenges such as deterioration, property neglect, and disinvestment. The TNR area is known for *its historic homes and pedestrian-friendly environment, attributes that, along with good connectivity, are attracting new development initiatives. The predominant housing type in this area consists of single-family homes, although there are also duplexes, triplexes, accessory dwelling units, and small-scale multifamily apartments. These residential neighborhoods are conveniently located near commercial districts, schools, churches, and various local amenities*. Preservation of Pittsburgh Master Plan states that there was strong “desire for McDaniel Street to return to its heyday as the retail and commercial heart of the neighborhood of Pittsburgh. The hope is that it’s historic storefronts will be filled once again with merchandise and services, and its sidewalks packed with pedestrians, diners and shoppers”. The Illustrative Plan for the neighborhood states that *vacant parcels along McDaniel Street receive a variety of new uses and serve as the center for surrounding neighborhood residents. Coupled with new pedestrian amenities such as wider sidewalks, street trees and on-street parking create a vital corridor with a mix of uses for Pittsburgh residents*.
- **Suitability of proposed land use:** The proposed Mixed Use Low Density land use is appropriate for this site. This land use aligns with the goals outlined in the Preservation of Pittsburgh Master

Plan, specifically the Basic First Principle *to restore and re-occupy vacant buildings*. The Preservation of Pittsburgh Master Plan addresses the importance of re-using existing buildings to preserve the unique character of the neighborhood. The plan states that McDaniel Street contains a variety of land uses and diversity in building types and sizes that makes the street ideal for locating town centers. By locating town centers along McDaniel, residents can easily access transit, goods and services within walking distance. This proposed land use is also suitable given that McDaniel Street is classified as a collector street and served by transit. The plan reflects the community's vision to restore and re-occupy vacant buildings and for the neighborhood to become a walkable, vibrant, mixed-use destination, with identifiable centers that offer a variety of goods and services at walking distance.

- **Consistency with City's land use policies:** The Character Area for this site, according to the 2021 Atlanta Comprehensive Development Plan (CDP), is Traditional Neighborhood Redevelopment (TNR). The proposed land use of Mixed Use Low Density (MULD) aligns with the policies outlined for Traditional Neighborhood Existing (TNR) in the Comprehensive Development Plan.
 - **City Wide Policies**
 - CW 3 Promote a balance of uses, particularly between jobs and housing, and between retail and housing.
 - CW 18 Encourage more neighborhood serving retail such as grocery stores, pharmacies, and childcare that meet the daily needs of residents.
 - **Traditional Neighborhood Redevelopment**
 - 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 1 Preserve the walkable scale and residential character of the neighborhoods.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The Preservation of Pittsburgh (2017) neighborhood master plan includes this parcel as well as the surrounding ones. One of the Basic First Principles is *to restore and re-occupy vacant buildings*. Abandoned or unused buildings can be rehabilitated to attract new residents and businesses back into the neighborhood. The plan states that McDaniel Street is Pittsburgh's historic retail street, and the corridor has served as a destination throughout much of the neighborhood's history. In addition, a strong desire was expressed to see "McDaniel Street return to its heyday as the retail and commercial heart of the neighborhood of Pittsburgh. The hope is that it's historic storefronts will be filled once again with merchandise and services, and its sidewalks packed with pedestrians, diners and shoppers". The Preservation of Pittsburgh Master Plan addresses the importance of re-using existing buildings to preserve the unique character of the neighborhood. The Illustrative Plan for the neighborhood states that *vacant parcels along McDaniel Street receive a variety of new uses and serve as the center for surrounding neighborhood residents. Coupled with new pedestrian amenities such as wider sidewalks, street trees and on-street parking create a vital corridor with a mix of uses for Pittsburgh residents*.
- **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, **1029 McDaniel Street SW** is located within an Urban Neighborhood within a Conservation Area. Urban Neighborhoods are described as follows:

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

- **Consistency with NPU V policies:** The following NPU-V policies support the land use amendment to Mixed Use Low Density:
 - V-9: The Preservation of Pittsburgh Plan (2017) updated the Pittsburgh Community Redevelopment plan (2001). Future growth and development in the Pittsburgh neighborhood should contribute to the values, principles, vision, and implementation of the Preservation of Pittsburgh Plan. Support the implementation of Pittsburgh projects identified in the Turner Field Stadium Neighborhoods LCI (2016).

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM LOW DENSITY RESIDENTIAL LAND USE DESIGNATION TO THE MIXED USE LOW DENSITY (MULD) LAND USE DESIGNATION.

NPU Recommendation: NPU-V voted to Approve this land use amendment at its October 14, 2024 meeting.

cc: Jessica Lavandier, Assistant Director



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Jahnee R. Prince, AICP
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and 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-1605/CDP-24-026 for 3520 North Camp Creek Parkway SW

DATE: November 25, 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 **3520 North Camp Creek Parkway SW** from the Open Space (OS) land use designation to the Low Density Residential (LDR) land use designation. This land use amendment will facilitate the rezoning of the parcels per Z-24-065 from R-4 (Single Family Residential) to MR-2 (Multifamily Residential) for the development of a residential development consisting of 21 townhomes.

FINDINGS OF FACT:

- **Property Location:** The property fronts the south side of North Camp Creek Parkway SW. The property is in Land Lot 254 of the 14th District, Fulton County, Georgia in the Princeton Lakes Neighborhood of NPU-P, Council District 11.
- **Property Size and Physical Features:** The subject site is an almost-rectangular lot with approximately 3.864 acres (approximately 168,305 square feet) of lot area. The site is currently vacant and undeveloped. Vehicular access is not provided. Topography varies substantially across the site, with a major elevation change of approximately 50 feet between the highest and lowest points. The site is covered almost entirely by dense vegetation and mature trees.
- **Current/Past Use of Property:** The site is currently vacant. Staff is unaware of any other previous uses of the property.
- **Surrounding Zoning/Land Uses:** The neighboring parcel to the north has an Open Space (OS) future land use designation and is zoned R-4 (Single Family Residential); it is undeveloped and owned by the City of Atlanta. The parcels to the south have an Open Space (OS) future land use designation and are zoned R-4 (Single Family Residential) and owned by the City of Atlanta or PD-MU (Planned Development Mixed Use) or have a Single Family Residential (SFR) future land use designation and are zoned PD-MU (Planned Development Mixed Use). The parcels are

undeveloped. The neighboring parcel to the west has a Single Family Residential (SFR) future land use designation and is zoned PD-MU (Planned Development Mixed Use). It is developed with a large single family residential subdivision called Princeton Lakes. The parcels to the east are designated with a Single Family Residential (SFR) future land use, and zoned RG-2 (Residential General Sector 2), and are occupied by a multifamily development.

- **Transportation System:** North Camp Creek Parkway SW is designated as a local street and lacks sidewalks on either side. MARTA bus service operates along the road as route #93 and there is a bus stop located within a few hundred feet of the property.

CONCLUSIONS

- **Compatibility with surrounding land uses:** The proposed Low Density Residential (LDR) land use designation itself is compatible with the surrounding land uses; the site has a Suburban Area (SA) CDP character area designation, which includes Low Density Residential as a preferred land use. The site also abuts uses of similar intensity and scale to what is being proposed with the companion zoning application.
- **Effect on adjacent property and character of the neighborhood:** The proposed Low Density Residential (LDR) land use designation is not anticipated to have a negative impact on the character of the neighborhood. The LDR future land use designation is compatible with the Suburban Area character area and the applicant is proposing a townhome development with a level of residential density that is consistent with the established character of this area. The site's existing Open Space (OS) future land use designation is typically applied to land that is intended for public use and managed by a public agency, such as a park operated by the City of Atlanta. The City of Atlanta owns the parcels to the north and south that also have an Open Space land use designation. Staff was unable to locate any plan for a park for this parcel. Most of this area is undeveloped except for the existing multifamily development to the east.
- **Suitability of proposed land use:** The proposed Low Density Residential (LDR) future land use designation is suitable for the proposed site and is consistent with the development pattern of the surrounding parcels. As mentioned, the site is adjacent to another residential development of similar scale, and there are other parcels with Low Density Residential future land use designation located nearby.
- **Consistency with City's land use policies:** The Atlanta Comprehensive Development Plan (CDP) Character Area for this location is Suburban Area. The proposed Low Density Residential land use is consistent with the following CDP land use policies:
 - SA 1 Preserve the residential character of the neighborhoods.
 - SA 6 Ensure lots have adequate open space and permeable surfaces to manage stormwater.
 - CW 1 Consider future land use and zoning changes impact on Character Areas, including impacts that may spillover in adjacent areas.
 - CW 2 Protect existing single-family, low-density, and medium-density residential from incompatible higher densities and non-residential uses.
 - CW 10 Provide diverse and more affordable housing choices that are accessible by all people.

- **Consistency with Adopted Small Area and Neighborhood Plans:** This site, being located just a few parcels away from the city limits of City of Atlanta, has not yet been the subject of any Small Area Plans, Corridor Studies, or Livable Centers Initiatives. The proposal is not at odds with or inconsistent with any existing Small Area Plan or Neighborhood 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, **3520 North Camp Creek Parkway SW** is located within a Conservation Area: Suburban. Suburban areas are described as follows:

These are the 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 far 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.

NPU Policies: The proposed Low Density Residential (LR) land use designation is compatible with the following NPU-P policies:

- P-1 “Preserve the single family and low-density residential character of the existing neighborhoods in NPU-P [...]”.

STAFF RECOMMENDATION: APPROVAL OF THE AMENDMENT FROM THE OPEN SPACE (OS) TO THE LOW DENSITY RESIDENTIAL (LDR) LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU-P recommend APPROVAL of this land use amendment at its November 4, 2024, meeting.

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



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MEMORANDUM

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

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

SUBJECT: **23-O-1272/CDP-24-027 for Atlanta BeltLine Subarea 6 Master Plan Update**

DATE: November 25, 2024

SUMMARY:

An Ordinance to adopt the Atlanta Beltline Subarea 6 Master Plan - The Atlanta Beltline Subarea 6 Master Plan Update; to amend the 2021 Plan - A Comprehensive Development Plan (CDP) by incorporating by reference said plan; and for other purposes.

FINDINGS OF FACT:

The Subarea 6 Master Plan Update revisits the previously approved master plan that was adopted in 2011. The Subarea Masters Plans are subject to periodic review to reflect changing local conditions, refined neighborhood visions, demographic shifts, city policies, and new best management practices. The focus on mobility, land use, and green space in this update offers recommendations that will help realize the future vision for the area. The Subarea 6 planning area encompasses 1,630 acres primarily characterized by single-family residential land use, along with several retail and commercial nodes. This subarea features numerous historic resources and neighborhoods, as well as significant transportation corridors, including Monroe Drive and Piedmont Avenue.

The purpose of the Subarea 6 Master Plan is to:

- Build on the foundation of the 2011 Master Plan by documenting changes since its adoption.
- Provide recommendations to guide growth and development toward creating vibrant, livable mixed-use communities, focusing on transit-oriented development, land use/zoning, mobility, affordable housing, and green space.

Plan Purpose:

The Atlanta Beltline project is an initiative aimed at urban revitalization and economic development along 22 miles of historic railroad corridors that encircle the city of Atlanta. The Subarea 6 Master Plan serves as a guide for future growth and development within this specific area. The objectives of the Subarea 6 Master Plan are as follows:

- To provide a policy tool that guides future growth and development towards vibrant, livable mixed-use communities, incorporating best management practices for transit-oriented development, mobility, affordable housing, green spaces, and alternative modes of transportation.
- To aid policymakers and community stakeholders in making informed decisions regarding growth and development, and to serve as a guide for future Comprehensive Plan amendments and proposed rezonings.
- To implement the goals of the Atlanta Beltline Redevelopment Plan in the context of each unique geographic area.

Planning area:

The Atlanta Beltline has established a half-mile buffer on either side of its 22-mile trail/corridor right of way, which defines the Planning Area. Specifically, the Atlanta Beltline Subarea 6 planning area stretches from the Ponce De Leon Avenue Bridge in the south to the tunnel beneath Highway I-85 in the north. This area encompasses several neighborhoods, including Ansley Park, Midtown, Morningside-Lenox Park, Piedmont Heights, Sherwood Forest, and Virginia Highlands. Subarea 6 falls within Neighborhood Planning Units E and F and intersects with Atlanta City Council Districts 2 and 6.

Planning Process:

Through the Subarea 6 Master Plan Update planning process, input from community members, a Stakeholder Advisory Committee (SAC), community organizations, and Atlanta Beltline staff was solicited at the plan kick-off/existing conditions, visioning, draft recommendations and plan approval.

Four Stakeholder Advisory Committee (SAC) meetings were held before each community meeting. Three community/public meetings public were held on March 22, 2022 (kick-off meeting), a pop-up design workshop at Ansley Mall from May 16 to May 26, 2022, and October 6, 2022 (review of draft recommendations). Further feedback was collected using the Social Pinpoint online platform, which included a brief community demographics survey, an interactive mapping exercise, and a survey soliciting input on proposed revisions to the Master Plan Goals.

From April to May 2023, BeltLine staff conducted additional outreach to neighborhoods, including Ansley Park, Midtown, Morningside-Lenox Park, Piedmont Heights, Sherwood Forest, and Virginia Highlands, to obtain feedback on the first draft of the Subarea 6 Master Plan Update. The Beltline staff continued outreach in June and July 2024 as part of the plan's adoption process.

Implementation Plan:

The Implementation Plan serves as a guide for future growth and development within the Atlanta BeltLine Subarea 6 boundary area. This Implementation Section outlines the guiding principles of the plan, makes key recommendations, and specifies the next steps for implementing the plan.

Guiding Principles Use:

- The guiding principles are intended to help guide growth and development in the areas of land use, mobility, housing, open space, etc. The guiding principles are derived from the previous Subarea 6 Master Plan and reviewed in the update process for additional feedback. They set forth the vision of the plan and provide the framework for the recommendations.
 - o Land Use and Design:
 - Protect single-family neighborhoods by encouraging scaled development

- Reinforce sustainable quality design
- Protect historic structures and cultural resources
- Support nodal development that balances future transit needs with neighborhood character and
- Protect naturally occurring affordable housing.
- Mobility:
 - Continue to plan for future Beltline transit
 - Mitigate traffic impacts of Beltline redevelopment
 - Emphasize pedestrian and bicycle connectivity and safety through improvement infrastructure
 - Emphasize Great Streets principles for Piedmont and Monroe corridors
 - Improve last mile connectivity to the Beltline corridor and
- Parks and Green Space: Restore Clear Creek
 - Ensure safe pedestrian access to parks and open space
 - Expand and improve open space amenities through community partnerships and
 - Maximize open space potential to foster economic vibrancy

Key Plan Recommendations: The Plan makes recommendations, summarized below in Land Use, Zoning, Mobility and Affordable Housing.

- Future Land Use: The Atlanta Beltline Future Land Use Plan is intended to guide development and growth within the subarea's Tax Allocation District. Several changes to the Future Land Use Map are being recommended within Subarea 6 that will align the map with the vision of the subarea. The recommended future land use map changes primarily reflect recent developments that have occurred, underlying zoning, and/or parcels susceptible to redevelopment/infill. The plan also makes rezoning recommendations. Below are some of the future land use recommendations. Refer to the master plan for the complete list.
 - Amsterdam Avenue:
 - Given Amsterdam Walk's proximity to the Beltline, Piedmont Park, and the adjacent existing single-family residential area, the future land use proposed for this area is Low Density Mixed Use (1 - 4 stories) along the southern, eastern, and western edge and Medium-Density Mixed-Use (5 - 9 stories) at the interior of the development. The recommendation is to provide pedestrian scale type uses along the southern and western edge of the site. It should be noted that the land use determines the intensity of development on site while the underlying zoning districts provide the development controls for the site including the height, building setbacks.
 - Ponce De Leon at the Beltline:
 - High Density Mixed Use with suggested 10+ stories are recommended at the east and west intersection of the Beltline and Ponce de Leon Avenue, with more intense development along the Beltline Corridor and roadway.
 - Piedmont Avenue/Monroe Drive:
 - Ansley Square is recommended as Low Density Mixed Use with 1 - 4 stories adjacent to Clear Creek. This is due to its existing footprint being located within the Clear Creek buffer area and utility constraints from Georgia Power distribution lines.

Mobility: A robust trail network is an important component of any transportation system, ensuring that people of all ages and abilities can traverse the built environment. The Subarea 6 Master Plan

updates make recommendations for streetscape improvements, bicycle facilities and intersection improvements.

Housing Policy: Encourage the preservation of naturally occurring affordable development (e.g. Ansley Forest Apartments); encourage dense housing uses on older suburban surface lots or underutilized properties; coordinate with the City of Atlanta to adopt or expand housing preservation programs, including those for unsubsidized below market rate rental units; and coordinate with the City of Atlanta to discourage condominium conversions of below-market rate apartments.

Open Space/Placemaking: Piedmont Park Expansion; Feasible restoration options for Clear Creek; Support the local effort to signage and improve programming for Smith Park.

STAFF RECOMMENDATION: APPROVAL OF THE ATLANTA BELTLINE SUBAREA 6 MASTER PLAN UPDATE.

NPU Recommendations:

NPU E: Recommended to Approve with conditions at their November 12, 2024, NPU meeting.

NPU F: Recommended to Approve at their October 16, 2024, NPU 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-1606/CDP-24-028 for 582 Hope Street SW
DATE: November 25, 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 **582 Hope Street SW** from the Single Family Residential (SFR) land use designation to the Low Density Residential (LDR) land use designation. This land use amendment will facilitate the rezoning of the parcel per Z-24-073 from the R-4 (Single Family Residential) zoning district to the R-5 (Two Family Residential) zoning district to allow for the construction of a residential building with two units.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the south side of Hope Street SW, west of Hobson Street and east of Metropolitan Parkway. It is in Land Lot 87 of the 14th District, Fulton County, Georgia in the Pittsburgh Neighborhood of NPU V, Council District 12.
- **Property size and physical features:** The property is a regular-shaped lot located on the south side of Hope Street, measuring approximately 0.21 acres (9,338 square feet) in area. The site is currently vacant and undeveloped. There is an in the rear of the property and the site is planted with trees along the rear of the parcel. The lot slopes downward from the front property line to the rear, with an elevation change of 8 feet.
- **Current/past use of property:** The property is currently vacant and undeveloped. According to the City of Atlanta GIS 1949 Ortho map, the parcel was developed with a residential structure. There was a boarded-up single-family residential structure in 2014, according to Google Maps. Staff is unaware of any previous activities or other prior uses of the site.
- **Surrounding land uses/zoning/:** The parcels located to the north, east, south, and west have a Single Family Residential (SFR) future land use designation. They are zoned R-4B (Single Family Residential) and are developed with a mix of single-family and two-family dwellings, including some non-conforming two-family residences. To the east is the Charles Gideons Elementary School, which has a Community Facilities (CF) land use designation and is also zoned R-4B (Single Family

Residential). To the west, the parcels fronting on Metropolitan Parkway have a Low Density Commercial land use designation and are zoned RG-3 (Residential General Sector 3).

- **Transportation system:** The subject property is located on Hope Street, which is classified as a local street. MARTA provides bus service via route #95, which operates along Metropolitan Parkway and connects to the MARTA West End Transit Station, roughly 0.7 miles from the site. There are two MARTA bus stops located equidistant from the site along Metropolitan Parkway. One stop is situated at Metropolitan Parkway SW and Lillian Avenue, approximately 0.2 miles from the property, while the other stop is at Metropolitan Parkway SW and Mary Street SW, also about 0.2 miles away. There are sidewalks on both sides of Hope Street.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** This area of the Pittsburgh neighborhood primarily consists of parcels that have a Single Family Residential (SFR) land use designation and have a single-family residential zoning (R-4B). There are existing nonconforming two-family residential uses on Hope Street that have single-family zoning. However, the Future Land Use Map supports higher density residential land uses including Medium and High Density Residential land uses, Low and High Density Commercial and Mixed Use land uses and development along the neighborhood's main transportation corridors including Metropolitan Parkway, McDaniel Street, University Avenue, Stephens Street.
- **Effect on adjacent property and character of neighborhood:** The property is situated within the Traditional Neighborhood Redevelopment (TNR) Character Area, as defined in the 2021 Comprehensive Development Plan. This plan characterizes the TNR area *as residential neighborhoods throughout Atlanta that were developed prior to the 1970s*. While these neighborhoods have largely preserved their original housing stock, they are now facing challenges such as deterioration and property neglect, and disinvestment. The TNR area is notable for *its historic homes and pedestrian-friendly environment, which, along with good connectivity, are attracting new development initiatives. The predominant housing type in this area is single-family homes, but there are also duplexes, triplexes, accessory dwelling units, and small-scale multifamily apartments. These residential neighborhoods are conveniently located near commercial districts, schools, places of worship, and various local amenities*. At present, there are two-family housing units on the block. Approving the requested land use amendment for this site could facilitate the redevelopment of the property into a two-family residential dwelling. However, this is not consistent with the Single Family Residential land use designation on the majority of residential parcels in the neighborhood. Any consideration of changes to the future land use designation for this property should not be made in isolation. It is crucial to assess all properties on the block as a whole, particularly in light of the 2025 Comprehensive Development Plan currently underway.
- **Suitability of proposed land use:** The proposed Low Density Residential land use designation is currently unsuitable for this parcel, as most properties along Hope Street are designated for Single-Family Residential use. In addition, The Preservation of Pittsburgh Basic First Principles is to *fill in vacant lots to complete the neighborhood*. The future land uses for this part of the neighborhood needs to be assessed through a comprehensive approach, considering the existing nonconforming two-family uses. During the 2025 Comprehensive Development Plan update, property owners and the neighborhood can collaborate to determine the most desirable future land use policies for the block.

- **Consistency with City’s land use policies:** The Atlanta Comprehensive Development Plan (CDP) Character Area for this location is Traditional Neighborhood Redevelopment (TNR). Relevant TNR 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.
 - TNR 1 Preserve the walkable scale and residential character of the neighborhoods.
 - 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 Preservation of Pittsburgh (2017) neighborhood master plan includes this parcel as well as the surrounding ones. One of the Basic First Principles is to *fill in vacant lots to complete the neighborhood*. The plan states that *infill development should respect the architectural styles and material vocabulary of nearby historic structures and that vacant lots in Pittsburgh be developed responsibly, in a manner that enhances and reinforces the neighborhood’s historic, urban character*. The illustrative neighborhood plan recommends *Infill buildings have similar massing, setbacks and character as existing homes throughout the neighborhood* for this area of the neighborhood. The plan didn’t make recommendations for amendments to the Future Land Use map or zoning.
- **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 **582 Hope Street SW** 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.”

- **Consistency with NPU V policies:** The following NPU-V policy supports the Single Family Land Use:
 - V-9: The Preservation of Pittsburgh Plan (2017) updated the Pittsburgh Community Redevelopment plan (2001). Future growth and development in the Pittsburgh neighborhood should contribute to the values, principles, vision, and implementation of the Preservation of Pittsburgh Plan. Support the implementation of Pittsburgh projects identified in the Turner Field Stadium Neighborhoods LCI (2016).

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

NPU RECOMMENDATION: NPU-V voted to Approve this land use amendment at its November 13th, 2024, meeting.

cc: Jessica Lavandier, Assistant Director