

Z-14-28- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE I-1-C (LIGHT INDUSTRIAL-CONDITIONAL) DISTRICT TO THE MR-4B (MULTI FAMILY RESIDENTIAL) DISTRICT, PROPERTY LOCATED AT 2067 AND 0 MANCHESTER STREET, NE FRONTING APPROXIMATELY 195 FEET ON THE EASTERN SIDE OF MANCHESTER STREET, NE AND APPROXIMATELY 278 FEET ON THE SOUTH SIDE OF LIDDELL DRIVE. PROPERTY IS LOCATED AT THE SOUTHWESTERN INTERSECTION OF MANCHESTER STREET AND LIDDELL DRIVE, NE . DEPTH: APPROXIMATELY 278 FEET. AREA: APPROXIMATELY 1.245 ACRES. LAND LOT 184, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: WALTER AND DEBORAH HARRISON APPLICANT: TUNNELL-SPANGLER WALSH AND ASSOCIATES/HEDGEWOOD HOMES NPU F COUNCIL DISTRICT 6

Application File Date	June 3, 2014
Zoning Number	Z-14-28
NPU / CD	F/6
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

Workflow List:

Office of Research and Policy Analysis	Completed	06/13/2014 2:34 PM
Zoning Committee	Pending	
Atlanta City Council	Pending	
Zoning Review Board Staff	Pending	
Office of Research and Policy Analysis	Pending	
Mayor's Office	Pending	

Certified by Presiding Officer	Certified by Clerk
Mayor's Action <i>See Authentication Page Attachment</i>	

LEGISLATION HISTORY – BLUE BACK

Z-14-28- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE I-1-C (LIGHT INDUSTRIAL-CONDITIONAL) DISTRICT TO THE MR-4B (MULTI FAMILY RESIDENTIAL) DISTRICT, PROPERTY LOCATED AT 2067 AND 0 MANCHESTER STREET, NE FRONTING APPROXIMATELY 195 FEET ON THE EASTERN SIDE OF MANCHESTER STREET, NE AND APPROXIMATELY 278 FEET ON THE SOUTH SIDE OF LIDDELL DRIVE. PROPERTY IS LOCATED AT THE SOUTHWESTERN INTERSECTION OF MANCHESTER STREET AND LIDDELL DRIVE, NE . DEPTH: APPROXIMATELY 278 FEET. AREA: APPROXIMATELY 1.245 ACRES. LAND LOT 184, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: WALTER AND DEBORAH HARRISON APPLICANT: TUNNELL-SPANGLER WALSH AND ASSOCIATES/HEDGEWOOD HOMES NPU F COUNCIL DISTRICT 6

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AN ORDINANCE

Z-14-28

BY: ZONING COMMITTEE

Date Filed: 6-3-14

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at 2067 Manchester Street and 0 Manchester Street, N.E. be changed from the I-1-C (Light Industrial-Conditional) District to the MR-4B (Multifamily Residential) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 50, 17th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, “Conditional Development”, as identified by the use of the suffice “C” after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

June 2, 2014

Legal Description

Rezoning: 2067 Manchester Street NE and 0 Manchester Street NE (pending lot consolidation, as needed)

From: I-1 Conditional

To: MR-4B

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 50 OF THE 17TH. DISTRICT FULTON COUNTY, GEORGIA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR SET LOCATED AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF LIDDELL DRIVE (50' R/W) AND THE EASTERLY RIGHT OF WAY OF MANCHESTER STREET (50' R/W), SAID POINT BEING THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING, RUNNING S89°14'41"E ALONG THE SAID SOUTHERLY RIGHT OF WAY OF LIDDELL DRIVE, A DISTANCE OF 278.42 FEET TO A REBAR SET. THENCE LEAVING THE SAID SOUTHERLY RIGHT OF WAY OF LIDDELL DRIVE, RUNNING S00°58'10"W, A DISTANCE OF 194.74 FEET TO A REBAR SET. THENCE RUNNING N89°14'41"W A DISTANCE OF 278.42 FEET TO AN OPEN TOP PIPE FOUND LOCATED ON THE SAID EASTERLY RIGHT OF WAY OF MANCHESTER STREET. THENCE RUNNING N00°58'10"E ALONG THE SAID EASTERLY RIGHT OF WAY OF MANCHESTER STREET, A DISTANCE OF 194.74 FEET TO A REBAR SET AND POINT OF BEGINNING.

SAID TRACT OT PARCEL OF LAND CONTAINING 1.245± ACRES OR 54,220± SQ. FT.



OFFICE OF PLANNING
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **Z-14-028**
DATE ACCEPTED: **06/03/2014**

NOTICE TO APPLICANT

Address of Property:
2067 Manchester ST and 2067 Manchester ST NE

City Council District: **6** Neighborhood Planning Unit (NPU): **F**

Zoning Review Board (ZRB) Hearing Date:
Thursday, August 7th or 14th, 2014 at 6:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU F is:

Debbie Skopczynski
404-874-7483
atlanta.npuf.zoning@gmail.com

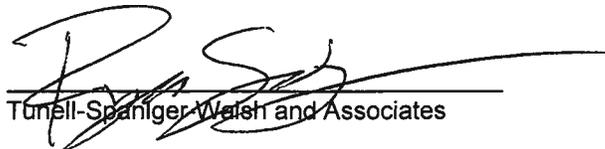
Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,


SH, for Director, Bureau of Planning


Tunell-Spaninger Walsh and Associates

APPLICATION FOR REZONING
City of Atlanta



Date Filed 2-14-028

Application Number _____

I Hereby Request That The Property Described in this Application be Rezoned

From I-1 Conditional District

TO MR-4B District

Name of Applicant Tunnell-Spangler-Walsh & Associates (on behalf of Hedgewood Homes)

Last Name

First Name

M.I.

address 1389 street name Peachtree Street NE, Suite 200

city Atlanta state GA zip code 30309

phone (770) 8736730 Fax (404) 8746471

e-mail address rsnodgrass@tsw-design.com; cracicot@tsw-design.com

Name of Property Owner Harrison Walter & Deborah

Last Name

First Name

M.I.

address 3500 street name Lenox Road, Suite 200

city Atlanta state GA zip code 30326

phone (404) 442-2810 Fax (404) 442-2811

Description of Property

Address of Property ~~2067~~ and 0 street name Manchester Street NE

2067

city Atlanta state Georgia zip code 30324

The subject property fronts 194.73 feet on the eastern side of Manchester St NE

beginning 0 feet from the southern corner of Liddell Dr NE

Depth: 278.42 ft Area: 1.245 Land Lot: 8750 Land District: 17 - Fulton County, GA.

Property is zoned: I-1 C Council District: 6 Neighborhood Planning Unit: F

INSTRUCTIONS

- A. **SUMMARY OF PROPOSED PROJECT.** Describe the proposed project in the space provided below. Include the proposed use of each building and all other land uses. This description is required in addition to the Documented Impact Analysis and is not considered a substitute. Should additional space be required please type or print on a separate piece of paper.

The project will develop 27 owner-occupied townhouse units. In keeping with the 5% nonresidential limitation of MR-4B zoning, a few of the street-fronting units will be designed to have a potential live/work arrangement, if desired by their future owners. The majority of the units will be completely residential.

- B. **DOCUMENTED IMPACT ANALYSIS.** Each application must contain a typed or printed documented analysis of the impact of the proposed rezoning with respect to the following matters.

(1) **Compatibility with comprehensive development plans; timing of development:**

The Office shall examine the proposal to determine whether it is in accord with comprehensive development plans in their 15-year, 5-year, and 1-year forms. In its findings in this regard, it may report that the proposal is compatible or incompatible with all such plans, or that while the change is in accord with those of longer range it would be premature in the light of the 1-year or 5-year comprehensive development plans. The Office shall not recommend any change not in accord with adopted comprehensive development plans but may, where it sees fit, recommend changes in such plans, following which, if such change in plans are officially adopted, the zoning change may be reconsidered without prejudice and without a new application if an application is involved.

- (2) **Availability of and effect on public facilities and services/referrals to other agencies:** The Office shall consider and report on the availability of public facilities and services and the effect the proposed change would have on demands for public facilities and services in the area in which the change is proposed or generally. Such facilities and services include but are not limited to water supply, sewage, or drainage, transportation, schools, fire and police protection, and solid waste collection and disposal.
- (3) **Availability of other land suitable for proposed use: effect on balance of land uses:** The Office may consider the availability of other appropriate land already zoned for the proposed use, general and in the area of the proposed change. The Office may also consider whether generally, or in the area of the proposed change, the change would have adverse environmental effects on the balance of land uses by removing land from a category for which it is suited and for which there is a greater need to a category for which the public need is lesser.
- (4) **Effect on character of the neighborhood:** The Office shall consider the effect of uses permitted under the proposed change on the surrounding neighborhood and shall report any substantial probably adverse influences on desirable living conditions or sustained stability, or any tendencies toward blight and depreciation likely to result from the change.
- (5) **Suitability of proposed use:** The Office shall consider whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (6) **Effect on adjacent property:** The Office shall consider whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
- (7) **Economic use of current zoning:** The Office shall consider whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- (8) **Tree Preservation:** The Office shall consider and report on whether the proposal is in accordance with the City of Atlanta's policies related to tree preservation as adopted in Section 10-2033, Policy, Purpose and Intent of the City of Atlanta Tree Ordinance.

- C. **CONDITIONAL ZONING.** If the request is for zoning for new development, submit fourteen (14) copies of the site plan prepared by a State of Georgia registered architect, landscape architect, engineer, or planner holding the AICP designation. Site plans must be folded to 11" x 14". All site plans shall be sealed by the professional preparer and shall show the scale, north arrow; the location of streets and street names; sidewalks; existing and proposed buildings and their square footage, heights, and floor area ratio; parking spaces, loading areas, and number of parking spaces must also be shown. All plans for residential development must include, on the site plan, a summary of calculations in accordance with the Land Use Intensity System (see Chapter 8 of the Zoning Ordinance). For complete information regarding site plans, refer to the "Site Plan Requirements" attachment to this application form.
- D. **PLANNED DEVELOPMENT (PD) DISTRICTS.** If your request is for PD District Zoning, you must comply with the requirements of Chapter 19 of the Zoning Ordinance and with the appropriate regulations for Planned Development Housing, Office-Commercial, Mixed-Use, or Business Park as appropriate. **Certification of a PD Zoning pre-application conference is required.** Submit *Attachment 7*.
- E. **PROPERTY DESCRIPTION.** A copy of a recent plat of survey prepared by an engineer or land surveyor registered in the State of Georgia must accompany each application. In addition, a written legal description must be submitted. In cases involving more than one contiguous property, a consolidated legal description of the property must be submitted.
- F. **HOUSING APPLICATION.** If the rezoning application contemplates the construction of one or more residential units, complete the attached Atlanta Public School form, *Attachment 3*.
- G. **DEVELOPMENTS OF REGIONAL IMPACT.** If your application meets the thresholds shown on *Table II (Attachment 4)*, you must contact the Office of Planning for further instructions.
- H. **TREE PRESERVATION.** All development must meet the City of Atlanta Tree Ordinance. Contact the City Arborist, (404) 330-6150 for details.
- I. **COMPREHENSIVE DEVELOPMENT PLAN (CDP) AMENDMENT.** Submit *Attachment 5*.
- J. **DISCLOSURE.** Submit a disclosure statement as described in *Attachment 6*.
- K. **HEARING DATES AND PROCESSING OF APPLICANTS.** See attached Zoning Review Board Schedule.
- L. **MEETING WITH NEIGHBORHOOD PLANNING UNIT.** (NPU) You must contact the appropriate Neighborhood Planning Unit (NPU) within two business days after filing your rezoning application to appear before them prior to the public hearing of the Zoning Review Board. The name and phone number of the contact for the NPU will be provided at the time that you file your application.
- M. **FEES.** See attached fee schedule, *Attachment 8*.
- N. **AUTHORIZATION TO INSPECT PREMISES.** I hereby authorize the staff of the Office of Planning of the City of Atlanta to inspect the premises, which are the subject of this rezoning application.
- O. **Revisions to site plans will only be accepted up to 15 days prior to the scheduled hearing date.**

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

 _____ (TUNNELL-SPANGLER-WALSH & ASSOCIATES)
Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 3rd day of June, 2019.
 _____ (Notary Public)

ELIZABETH W. WALSH
 NOTARY PUBLIC
 Fulton County
 State of Georgia
 My Comm. Expires January 7, 2018

June 2, 2014

Documented Impact Analysis

Rezoning: 2067 Manchester Street NE and 0 Manchester Street NE (pending lot consolidation, as needed)

From: I-1 Conditional

To: M4-4B

- 1) Compatibility with Comprehensive Development Plans; timing of development:
The proposed rezoning to MR-4B is consistent with the property's current classification of "Low Density Commercial."
- 2) Availability and effect on public facilities and services/referrals to other agencies:
There is current availability of public services, including water, sewer, transit and schools, to serve this project. No adverse effect on any public services will result.
- 3) Availability of other land suitable for proposed use: effect on balance of land uses:
In northeast Atlanta, sites available for suitable redevelopment into urban-scale, pedestrian-oriented townhouses are limited. Those sites where zoning allows this type of use are often located along high traffic corridors, where land values, accessibility, and context make intense commercial or mixed-use development the highest and best use. This site is unique in that it is located on a quiet side street where it will be possible to achieve a true townhouse character, while being in close proximity to commercial uses and single-family neighborhoods.

The site's redevelopment will remove unproductive land uses and allow the Cheshire Bridge Road corridor to accommodate new housing in a location that minimizes the negative impacts on nearby commercial and residential uses. This development will also have a positive effect on the balance of land uses in the area by enhancing and promoting the creation of a high density urban residential land uses that will provide a market for neighborhood commercial uses along Cheshire Bridge Road, with their inherent area-wide benefits.
- 4) Effect on character of the neighborhood:
Redevelopment of former commercial sites into a higher density residential and live/work uses will have a tremendous positive effect on the surrounding neighborhood by bringing vitality, improved visual character, expanded housing options, and improved pedestrian facilities to what is currently a tear in the community's urban fabric. Especially important, the project will also provide a housing option for aging residents in nearby areas who want to down-size without having to leave the neighborhood.
- 5) Suitability of proposed use:

June 2, 2014

This is a proposal to develop townhouses and live/work units on what is currently an under-utilized tract of land. It is also a proposal to add to the ongoing revitalization of the Cheshire Bridge Road corridor, which has recently seen the conversion of other marginal vacant and properties into higher density housing and mixed-use developments. These nearby developments include: the Beazer Homes townhouses (0.1 mile to the west); Broadstone Piedmont apartments (0.2 miles west); the Fuqua/Sprouts mixed-use redevelopment (0.3 miles southwest); and the multiple commercial and multifamily redevelopments around the Lindbergh MARTA Station (0.5 miles north).

This context is highly suitable for the townhouse development proposed in that it concentrates “missing middle density” (density between detached single-family houses and multifamily) in a location that minimizes negative impacts on the surrounding neighborhood. In addition, its location near the intersection of two other collectors (Cheshire Bridge Road and Piedmont Road) with bus service, sidewalks, and adequate roadway capacity, and its proximity to future rail transit to Emory University, provide the site with the accessibility and transit access that such a development requires.

6) Effect on adjacent property:

The property abuts a variety of different land uses, consistent with the highly mixed-use land use patterns of the Cheshire Bridge Road corridor. To the north, Liddell Drive separates the property from office and commercial uses, while the site’s east side abuts a parking lot. The south side abuts low density commercial uses. The site’s western side abuts Manchester Street, which separates it from offices and a planned townhouse redevelopment along Rockledge Drive.

The redevelopment of the subject property into townhouse and live/work uses is highly consistent with this diverse range of adjacent uses. Furthermore, the presence of housing on the site will not negatively impact the ability of adjacent commercial uses to operate, or impact the quality-of-life for planned residential redevelopment.

7) Economic use of current zoning:

The uses allowed under the current I-1 designation are no longer viable economically, given the adjacent redevelopment and location in a rapidly revitalizing area where future urban scale development is envisioned in the City-adopted Cheshire Bridge Road Plan.

8) Tree preservation:

The developer will work with the City Arborist to ensure that it is in accordance with the City of Atlanta’s policies related to tree preservation.

June 2, 2014

Tree Replacement Plan

Rezoning: **2067 Manchester Street NE and 0 Manchester Street NE (pending lot consolidation, as needed)**

From: **I-1 Conditional**

To: **MR-4B**

The Applicant has read the requirements of the City of Atlanta Tree Ordinance and will present a Tree Replacement Plan to the City Arborist, as required by City Code.

AUTHORIZATION BY PROPERTY OWNER

(Required if person filing the application is **not** the owner of the subject property or Applicant for the proposed rezoning)

I, Walter E. Harrison & Deborah A. Harrison (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT _____
2067 Manchester St. NE, Atlanta, GA 30324 (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF FULTON COUNTY, GEORGIA, WHICH
IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE
PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

NAME OF APPLICANT: TUNNELL SPANGLER WALSH & ASSOC.

LAST NAME DONNELLY FIRST NAME DON (NEDGEMOOD HOMES)

ADDRESS 2974 STREET NAME HARDMAN CT SUITE _____

CITY ATLANTA STATE GA ZIP CODE 30305

TELEPHONE NUMBER
AREA CODE (770) NUMBER 616 - 8479

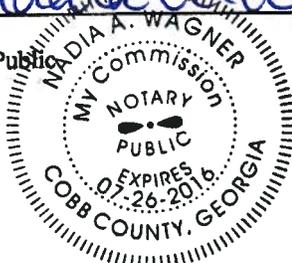
Walter E. Harrison / Deborah A. Harrison

Walter E. Harrison / DEBORAH HARRISON
Signature of Owner / Print name of owner

Personally Appeared Before Me this 2nd day of June, 2014.

Madia A. Wagner

Notary Public



ATLANTA PUBLIC SCHOOLS REVIEW REQUEST

(Required only if application would result in construction of one or more units of new housing)

Application Number z-14-028

Name of applicant Tunnell-Spangler-Walsh & Associates (on behalf of Hedgewood Homes)

Address 2974 Hardman Court

City Atlanta State GA Zip Code 30305

Contact, if other than applicant _____

Zoning category requested MR-4B No. of acres of property to be rezoned 1.245

No. of Proposed dwelling units per acre 21.7 Total number of dwelling units 27

Total number of units by bedroom: 17 3-bedroom; 10 2-bedroom

Monthly rental per unit _____ or selling per unit \$350,000

Projected construction completion date: November/December 2014

June 2, 2014

Legal Description

Rezoning: 2067 Manchester Street NE and 0 Manchester Street NE (pending lot consolidation, as needed)

From: I-1 Conditional

To: MR-4B

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 50 OF THE 17TH. DISTRICT FULTON COUNTY, GEORGIA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR SET LOCATED AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF LIDDELL DRIVE (50' R/W) AND THE EASTERLY RIGHT OF WAY OF MANCHESTER STREET (50' R/W), SAID POINT BEING THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING, RUNNING S89°14'41"E ALONG THE SAID SOUTHERLY RIGHT OF WAY OF LIDDELL DRIVE, A DISTANCE OF 278.42 FEET TO A REBAR SET. THENCE LEAVING THE SAID SOUTHERLY RIGHT OF WAY OF LIDDELL DRIVE, RUNNING S00°58'10"W, A DISTANCE OF 194.74 FEET TO A REBAR SET. THENCE RUNNING N89°14'41"W A DISTANCE OF 278.42 FEET TO AN OPEN TOP PIPE FOUND LOCATED ON THE SAID EASTERLY RIGHT OF WAY OF MANCHESTER STREET. THENCE RUNNING N00°58'10"E ALONG THE SAID EASTERLY RIGHT OF WAY OF MANCHESTER STREET, A DISTANCE OF 194.74 FEET TO A REBAR SET AND POINT OF BEGINNING.

SAID TRACT OT PARCEL OF LAND CONTAINING 1.245± ACRES OR 54,220± SQ. FT.

CITY OF ATLANTA
55 TRINITY AVE SW STE 1350
ATLANTA, GA. 30303-3534
404-330-6270

Merchant ID: 550138523
Term ID: 001054000550138523002

Sale

XXXXXXXXXX2002
MEX
total:
5/03/14
Inv #: 000015
Prvd: Online

Entry Method: Swiped
\$ 625.00
12:44:24
Appr Code: 588772

Application: Z-14-028
Application Type: Planning/ZRB/Rezoning/NA
Address: 2067 MANCHESTER ST NE, ATLANTA, GA 30324
Owner Name: HARRISON WALTER E & DEBORAH A
Owner Address:
Application Name: Rezoning Walter Harris

Customer Copy
THANK YOU!

Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
521	\$625.00	06/03/2014	RPLEWIS		

Owner Info.: HARRISON WALTER E & DEBORAH A

Work Description: Rezoning from I-1Con to MR-4B

PAID
CITY OF ATLANTA
JUN 03 2014
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR