



Department of
CITY PLANNING

ANDRE DICKENS
MAYOR

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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: 23-O-1420/CDP-23-012 for 1060 Hollywood Road NW
DATE: November 27, 2023

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **1030 Hollywood Road NW, 1036 Hollywood Road NW, 1060 (parcel ID 17 24800100160) and 0 (parcel ID 17 024800100202) Hollywood Road NW, 990 North Grand Avenue NW (Parcel ID 17 24800160016) and the former River Carline right-of-way** from the Medium Density Residential 0-16 units per acre (MDR 0-16 u/a) 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-23-041 from the RG-3/WPAHO (Residential General Sector 3/Westside Park Affordable Workforce Housing Overlay) zoning district to the MR-4A/WPAHO (Multifamily Residential/Westside Park Affordable Workforce Housing Overlay) zoning district to allow for the construction of 300 residential units including attached townhomes and multifamily units. This land use amendment is being done in conjunction with CDP-23-13 and CDP-23-14.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the south side of Hollywood Road NW and on the northwest side of North Grand Avenue NW. The property is in Land Lot 248 of the 17th District of Fulton County, Georgia in the Almond Park neighborhood of NPU G, and in Council District 9.
- **Property size and physical features:** The subject property is approximately 7.5 acres (60,984 square feet) of area. It is currently undeveloped. There is no vehicular access onto the property. There is a sharp increase in topography along Hollywood Road to the center of the property and from the Carline ROW to the center of the property. The subject property is planted with trees.
- **Current/past use of property:** The property is currently undeveloped. Property known as 1030 Hollywood Road NW and 1036 Hollywood Road NW were previously developed with residential buildings. Staff is unaware of any previous uses on the site.
- **Surrounding zoning/land uses:** The parcels to the north, south and east have a Medium Density Residential 0-16 unit per acres (MDR 0-16 u/a) land use. They are zoned RG-3/WPAHO (Residential

General Sector 3/Westside Park Affordable Workforce Housing Overlay). Some of the parcels are developed with multifamily residential uses, others have single family residential uses, and some are undeveloped. The parcels to the west have a Single-Family Residential (SFR) land use designation and are zoned R-4A/WPAHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay). These parcels are developed with single family homes. A neighborhood commercial node with Low Density Commercial Land Use is located NE of the site.

- **Transportation system:** Hollywood Road NW is classified as a collector street. North Grand Avenue NW is classified as a local street. A sidewalk is present on the south side of Hollywood Road NW but there are no sidewalks along North Grand Avenue NW. MARTA provides bus service via bus route #58 with connection to the West End Transit Station.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** This area of the Almond Park neighborhood has predominantly Medium Density Residential land uses that support multifamily development. The proposed High Density Residential land use around a neighborhood commercial node will allow for the development of vacant parcels which is consistent with the CDP Policy to: TNR 4 Encourage compatible infill development on vacant lots.
- **Effect on adjacent property and character of neighborhood:** The proposed High Density Residential land use designation will have a beneficial effect on the character of the neighborhood. It will allow for the redevelopment of vacant lots for multifamily housing. It is consistent with the CDP Policy: CW 10 Provide diverse and more affordable housing choices that are accessible by all people. It is also consistent with the NPU G vision of being *the most diverse community in Atlanta, offering opportunities for a wide mix of uses, incomes, housing stock, and residents, while providing high quality of life for everyone*. Having a more diverse choice of housing and improved access to the open space along Carline right-of-way will be beneficial for the Almond Park Neighborhood.
- **Suitability of proposed land use:** The proposed High Density Residential land use designation is suitable for the proposed site. The High Density Residential land use is consistent with the Northwest Atlanta Framework Plan's recommendation of multifamily residential. In addition, the High Density Residential land use is consistent with the NPU G Plan recommendation that *new developments, then, must support this existing character while finding innovative ways to increase density and encourage vital retail and jobs*.
- **Consistency with City's land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Traditional Neighborhood Redevelopment. The proposed High Density Residential land use is consistent with the CDP land use policies to:
 - CW 10 Provide diverse and more affordable housing choices that are accessible by all people.
 - OS 9 Highlight the significance of connecting trails, parks, and natural area through increased wayfinding and education along their routes.
 - 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:** Hollywood Road is included in the Neighborhood Planning Unit G (NPU G) Master Plan and the Northwest Atlanta Framework Plan.

In the NPU G Master Plan, the NPU-G community *envision*s a future in which NPU-G represents the “melting pot of Atlanta. It is both the real Atlanta, embodied by legacy residents, historical resources, and environmental stewardship, and the new Atlanta, embodied by new and diverse residents, reinvigorated commercial spaces, and accessible amenities. It strives to be the most diverse community in Atlanta, offering opportunities for a wide mix of uses, incomes, housing stock, and residents, while providing high quality of life for everyone. One of the Plan’s recommendations is to preserve existing character of neighborhood when planning for growth. The plan states that NPU-G residents are proud of the visual character of the area’s many single-family neighborhoods. Keeping the integrity of these neighborhoods is paramount. New developments, then, must support this existing character while finding innovative ways to increase density and encourage vital retail and jobs. The Northwest Atlanta Framework Plan also includes Hollywood Road and recommends multifamily residential development along Hollywood Road and at this location in particular. The plan recommends a mixture of housing density and income along this corridor. Both plans support the development of the construction of the townhomes/multifamily residential on Hollywood Road.

- **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 on **1030 Hollywood Road NW, 1036 Hollywood Road NW, 1060 (parcel ID 17 24800100160) and 0 (parcel ID 17 024800100202) Hollywood Road NW, 990 North Grand Avenue NW (Parcel ID 17 24800160016) and the former River Carline right-of-way** are 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: The proposed Mixed Use land use designation is compatible with NPU G policies to:

- G-1 Support and promote the NPU-G Community Master Plan Update 2020.
- G-11 Implement regulations using recommendations by NPU-G Community Master Plan relating to land use, transportation, pedestrian safety, and streetscape. Maintain the diversity of low-density commercial uses and promote a mix of multi-family residential housing types in the same building. Work with the Office of Zoning and Development and the Office of Design to local design standards and communicate to property owners and developers what are their priorities for and how development should look and integrate into the area.

STAFF RECOMMENDATION: APPROVAL OF THE AMENDMENT FROM THE MEDIUM DENSITY RESIDENTIAL 0-16 UNITS PER ACRE (MDR 0-16 U/A) TO THE HIGH DENSITY RESIDENTIAL (HDR) LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU-G voted to Approve this land use amendment at its August 17, 2023, meeting.

cc: Jessica Lavandier, Assistant Director



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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: 23-O-1421/ CDP-23-013 for 1016 Hollywood Road NW
DATE: November 27, 2023

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **995 North Grand Avenue NW and 1028 North Grand Avenue NW; 60 Mildred Place NW; 1006 Hollywood Road NW, 1008 Hollywood Road NW, 1014 Hollywood Road NW, 1016 Hollywood Road NW, and 1018 Hollywood Road NW and the former River Carline right-of-way** from the Medium Density Residential 0-16 units per acre (MDR 0-16 u/a) 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-23-042 from the RG-3/WPAHO (Residential General Sector 3/Westside Park Affordable Workforce Housing Overlay) and C-1/WPAHO (Community Business District/Westside Park Affordable Housing Overlay) zoning district to the MR-4A/WPAHO (Multifamily Residential/Westside Park Affordable Housing Overlay) zoning district to allow for the construction of 380 residential units including attached townhomes and multifamily units. This land use amendment is being done in conjunction with CDP-23-12 and CDP-23-14.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the south side of Hollywood Road NW and the east side of North Grand Avenue NW. The property is in Land Lot 248 of the 17th District of Fulton County, Georgia in the Almond Park neighborhood of NPU G, and in Council District 9.
- **Property size and physical features:** The subject property is approximately 10.05 acres. Except for residential buildings at 1006 and 1008 Hollywood Road, most of the parcel is currently undeveloped. The parcel located at 1016 Hollywood Road is developed with a road that may have been part of a proposed development. Vehicular access off Hollywood Road NW is provided via driveways at 1006 Hollywood Road, 1008 Hollywood Road and 1016 Hollywood Road. Property located at 1016 Hollywood Road is planted with grass. The other parcels are planted with trees. The topography increases from south to north.

- **Current/past use of property:** Parcels addressed 1006 Hollywood Road and 1008 Hollywood Road are developed with single family homes. The other parcels are undeveloped. Staff is unaware of any previous uses on the site.
- **Surrounding zoning/land uses:** The parcels to the north and east have a Low Density Commercial land use designation (LDC) and are zoned C-1/WPAHO (Community Business District/Westside Park Affordable Housing Overlay). Some parcels have nonresidential and institutional uses, some have residential uses and others are vacant. Parcels to the west have a Medium Density Residential 0-16 unit per acres (MDR 0-16 u/a) land use designation. They are zoned RG-3/WPAHO (Residential General Sector 3/Westside Park Affordable Workforce Housing Overlay). The parcels are undeveloped. The parcel to the south has an Open Space land use designation (OS) and is zoned RG-3/WPAHO (Residential General Sector 3/Westside Park Affordable Workforce Housing Overlay). The parcel is part of Center Hill Park. Other parcels to the south have a Medium Density Residential land use designation and are zoned RG-3/WPAHO (Residential General Sector 3/Westside Park Affordable Workforce Housing Overlay) and are developed with multifamily residential uses.
- **Transportation system:** Hollywood Road NW is classified as a collector street while North Grand Avenue NW is a local street. Some portions of Hollywood Road have sidewalks while large sections don't have sidewalks. Bus service is provided along Hollywood Road NW via bus #58 and provides service to the West End Transit Station.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** This area of the Almond Park neighborhood has predominantly Medium Density Residential land use designation that support multifamily development. The proposed High Density Residential land use around a neighborhood non-residential node will allow for the development of vacant parcels which is consistent with the CDP Policy to: TNR 4 Encourage compatible infill development on vacant lots.
- **Effect on adjacent property and character of neighborhood:** The proposed High Density Residential land use designation will have a beneficial effect on the character of the neighborhood. It will allow for the redevelopment of vacant lots for multifamily housing. It is consistent with the CDP Policy CW 10 Provide diverse and more affordable housing choices that are accessible by all people. It is also consistent with the NPU G vision of being *the most diverse community in Atlanta, offering opportunities for a wide mix of uses, incomes, housing stock, and residents, while providing high quality of life for everyone*. Having a more diverse choice of housing and improved access to the open space along the River Carline will be beneficial for the Almond Park Neighborhood.
- **Suitability of proposed land use:** The proposed High Density Residential land use designation is suitable for the proposed site. The High Density Residential land use is consistent with the Northwest Atlanta Framework Plan's recommendation of multifamily residential. Moreover, the High Density Residential land use is consistent with the NPU G Plan recommendation that new developments must support this existing character while finding innovative ways to increase density and encourage vital retail and jobs.
- **Consistency with City's land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Traditional Neighborhood Redevelopment. The proposed High Density Residential land use is consistent with the CDP land use policies to:

- CW 10 Provide diverse and more affordable housing choices that are accessible by all people.
 - OS 9 Highlight the significance of connecting trails, parks, and natural area through increased wayfinding and education along their routes.
 - 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:** Hollywood Road is included in the Neighborhood Planning Unit G (NPU G) Master Plan and the Northwest Atlanta Framework Plan. In the NPU G Master Plan, the NPU-G community *envision[s] a future in which NPU-G represents the “melting pot of Atlanta. It is both the real Atlanta, embodied by legacy residents, historical resources, and environmental stewardship, and the new Atlanta, embodied by new and diverse residents, reinvigorated commercial spaces, and accessible amenities. It strives to be the most diverse community in Atlanta, offering opportunities for a wide mix of uses, incomes, housing stock, and residents, while providing high quality of life for everyone.* One of the Plan’s recommendations is to preserve the existing character of the neighborhood when planning for growth. The plan states that NPU-G residents are proud of the visual character of the area’s many single-family neighborhoods. Keeping the integrity of these neighborhoods is paramount. New developments, then, must support this existing character while finding innovative ways to increase density and encourage vital retail and jobs. The Northwest Atlanta Framework Plan also includes Hollywood Road and recommends multifamily residential development at this location. The plan recommends a mixture of housing density and income along this corridor. Both plans support the development of the construction of the townhomes/multifamily residential on Hollywood Road.
 - **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 on **1016 Hollywood Road NW** are 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: The proposed Mixed Use land use designation is compatible with NPU G policies to:

- G-1 Support and promote the NPU-G Community Master Plan Update 2020.
- G-11 Implement regulations using recommendations by NPU-G Community Master Plan relating to land use, transportation, pedestrian safety, and streetscape. Maintain the diversity of low-density commercial uses and promote a mix of multi-family residential housing types in

the same building. Work with the Office of Zoning and Development and the Office of Design to local design standards and communicate to property owners and developers what are their priorities for and how development should look and integrate into the area.

STAFF RECOMMENDATION: APPROVAL OF THE AMENDMENT FROM THE MEDIUM DENSITY RESIDENTIAL 0-16 UNITS PER ACRE (MDR 0-16 U/A) TO THE HIGH DENSITY RESIDENTIAL (HDR) LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU-G voted to Approve this land use amendment at its August 17, 2023, meeting.



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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: 23-O-1627/CDP-23-014 for 985 Gun Club Road NW
DATE: November 27, 2023

PROPOSAL:

An Ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **985 Gun Club Road NW, 989 Gun Club Road NW, 993 Gun Club Road NW, 1005 Gun Club Road NW, 2082 Hollywood Drive NW, 2086 Hollywood Drive NW, 2090 Hollywood Drive NW, 2094 Hollywood Drive NW and 960 Cato Street NW, 984 Cato Street NW, 988 Cato Street NW, 992 Cato Street NW, 996 Cato Street NW** from the Low Density Residential 0-8 units per acre (LDR 0-8 u/a) 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-23-043 from the R-4A/WPAHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay) zoning district to the MR-4B/WPAHO (Multifamily Residential/ Westside Park Affordable Workforce Housing Overlay) zoning district to allow for the construction of 75 townhouses. This land use amendment is being done in conjunction with CDP-23-12 and CDP-23-13.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the east side of Gun Club Road NW. It is south of Hollywood Drive NW, west of Cato Street NW, and north of Hollywood Road NW. The property is in Land Lots 226 and 248 of the 17th District of Fulton County, Georgia in the Grove Park neighborhood of NPU J, and in Council District 9.
- **Property size and physical features:** The subject property is approximately 2.78 acres. It is currently undeveloped. Vehicular access is provided along former driveways. The topography generally increases from east to west with the high points in the center of the property. Parcels that were developed with residential buildings are planted with grass while the Gun Club Road street frontage is planted with trees.
- **Current/past use of property:** The subject property is currently undeveloped. Some of the parcels previously had residential structures. Staff is unaware of any previous uses on the site.

- **Surrounding zoning/land uses:** The parcels to the north and east, have the same Low Density Residential land use 0-8 units per acre (LDR 0-8 u/a) and are zoned R-4A (Single Family Residential). Most parcels are developed with single family homes. A Southern Bell Telephone building is located NE of the subject site. The parcels to the south and west have a Low-Density Commercial land use (LDC) and are zoned C-1/WPAHO (Community Business District/Westside Park Affordable Workforce Housing Overlay). Parcels are developed with residential and commercial uses.
- **Transportation system:** Gun Club Road NW, Cato Street and Hollywood Drive are classified as local streets while Hollywood Road NW is classified as a collector street. There are no sidewalks present on any of the street frontages. MARTA provides bus service via route #58 along Hollywood Road with connection to the West End Transit Station

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed High Density Residential designation is compatible with the adjacent land uses. It will provide a transition between the Low Density Residential uses and the neighborhood commercial node with Low Density Commercial land uses. Developing the vacant parcels is consistent with the CDP Policy to: TNR 4 Encourage compatible infill development on vacant lots.
- **Effect on adjacent property and character of neighborhood:** The proposed High Density Residential land use designation will have a beneficial effect on the character of the neighborhood. It will allow for the redevelopment of vacant lots with a multifamily development. It is consistent with the CDP Policy: CW 10 Provide diverse and more affordable housing choices that are accessible by all people. Having a more diverse choice of housing and improved access to the open space along the Carline right-of-way will be beneficial for the Grove Park Neighborhood.
- **Suitability of proposed land use:** The proposed High Density Residential land use designation is suitable for the proposed site. The High Density Residential land use is consistent with the Northwest Framework Plan recommendation for Hollywood Road to *identify strategies to promote a mixture of housing types in terms of density and income with balanced commercial development, retail and support services concentrated in specific nodes, provide for adequate community facilities, provide for infill housing in appropriate locations, all of which will encourage development and reinvestment and a more stable community.*
- **Consistency with City's land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Traditional Neighborhood Redevelopment. The proposed High Density Residential land use is consistent with the CDP land use policies to:
 - CW 3 Promote a balance of uses, particularly between jobs and housing, and between retail and housing.
 - 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:** Gun Club Road is included in the Northwest Atlanta Framework Plan. The Northwest Atlanta Framework Plan development concept for Hollywood Road is *to identify strategies to promote a mixture of housing types in terms of density*

and income with balanced commercial development, retail and support services concentrated in specific nodes, provide for adequate community facilities, provide for infill housing in appropriate locations, all of which will encourage development and reinvestment and a more stable community. In addition, the plan recommends encouraging a range of densities on various sections of Hollywood Road.

- **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, parcels on **985 Gun Club Road NW, 989 Gun Club Road NW, 993 Gun Club Road NW, 1005 Gun Club Road NW, 2082 Hollywood Drive NW, 2086 Hollywood Drive NW, 2090 Hollywood Drive NW, 2094 Hollywood Drive NW and 960 Cato Street NW, 984 Cato Street NW, 988 Cato Street NW, 992 Cato Street NW, 996 Cato Street NW** 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: The proposed Mixed Use land use designation is compatible with NPU J policies to:

- J-1 Preserve the culture and character of the neighborhoods of NPU-J, to include compatible design, visually similar building materials, height, setbacks, parking accommodations, and landscape; and encouraging infill development compatible with surrounding uses.
- J-2 Support medium-to-high density in residential areas with an emphasis on mixed incomes, except where otherwise indicated in adopted neighborhood-specific plans.
- J-12 Increase community stability by promoting diverse housing options.

STAFF RECOMMENDATION: APPROVAL OF THE AMENDMENT FROM THE LOW DENSITY RESIDENTIAL 0-8 UNITS PER ACRE (LDR 0-8 U/A) TO THE HIGH DENSITY RESIDENTIAL (HDR) LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU-J voted to Approve this land use amendment at its September 26, 2023, meeting.

cc: Jessica Lavandier, Assistant Director



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ANDRE DICKENS
MAYOR

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KEYETTA M. HOLMES, AICP
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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: 23-O-1629/CDP-23-020 for 2348 Hosea L Williams Drive NE
DATE: November 27, 2023

PROPOSAL:

An Ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **2348 Hosea L. Williams Drive NE** from the Single Family Residential (SFR) land use designation to the Low Density Commercial (LDC) land use designation. This land use amendment will facilitate the rezoning of the parcel per Z-23-056 from R-4 (Single Family Residential) to C-1 (Community Business District) to develop the site with a 24-unit three-story multifamily building.

FINDINGS OF FACT:

- **Property Location:** The property fronts on the north side of Hosea L. Williams Drive NE and is west of the intersection with 2nd Avenue. The property is in Land Lot 204 of the 15th District, in the East Lake Neighborhood of NPU O, Council District 5.
- **Property Size and Physical Features:** The subject site is a rectangular shaped parcel with approximately 0.459 acres (approximately 19,998 square feet) of lot area. The lot is currently vacant and undeveloped. Vehicular access is provided via a curb cut along Hosea L. Williams Drive. Topography increases slightly from west to east. There are some mature trees along the rear property boundary.
- **Current/Past Use of Property:** The property is currently vacant and undeveloped. It appears to have previously been occupied by a single family residential structure. Staff is unaware of any other previous uses of the property.
- **Surrounding Zoning/Land Uses:** The parcels to the north and west have a Single Family Residential land use and are zoned R-4 (Single Family Residential). These parcels are developed with single family homes. The parcels to the east and south have a Low Density Commercial (LDC) land use designation and are zoned C-1 (Community Business District). One parcel to the south is developed with a single family home and the adjacent parcel is developed with townhomes. The parcel to the east is developed with a commercial retail building.

- **Transportation System:** Hosea L. Williams Drive is designated as a collector street. Sidewalks are present on both sides of the street. MARTA bus route #24 provides service along Hosea L. Williams Drive and bus route #34 operates along 2nd Ave.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed land use amendment is compatible with the surrounding land uses. The proposed Low Density Commercial land use will extend the neighborhood commercial node at 2nd and Hosea one parcel to the west. The parcel to the south and opposite Hosea L. Williams Drive has a Low Density Commercial land use designation. The proposed land use amendment is consistent with the East Lake neighborhood policy to *Promote inclusion of a low to medium density residential component within 400 feet of the following intersections (districts): 2nd & Hosea.*
- **Effect on adjacent property and character of neighborhood:** Staff is of the opinion that the proposed Low Density Commercial land use designation will have a beneficial effect on adjacent properties. The proposed development will provide a transition and screening from the Low Density Commercial uses to the east and the Single Family Residential parcels to the west. The proposed development is consistent with the East Lake neighborhood policies to *Promote multi-family as a means of supporting commercial businesses and when possible, use multi-family as a buffer between commercial and single family uses.*
- **Suitability of proposed land use:** The Low Density Commercial land use designation is suitable for this location adjacent to a neighborhood commercial node. The density and scale of the proposed development is appropriate for the location of the parcel. In addition, it will provide more housing options in the area. It is consistent with CDP policies: CW 10 to provide diverse and more affordable housing choices that are accessible by all people and CW 12 Encourage a variety of housing types, including “missing middle” housing, that are compatible with nearby buildings.
- **Consistency with City’s land use policies:** Parcels fronting on Hosea L. Williams Drive NE have a Traditional Neighborhood Development Character Area. According to the 2021 CDP. Many Traditional Neighborhoods 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, like the neighborhood commercial development at 2nd and Hosea. CDP policies that support the land use amendment are:
 - CW 4 Encourage mixed use along corridors and centers and provide height and density transitions to adjacent residential areas.
 - CW 10 Provide diverse and more affordable housing choices that are accessible by all people.
 - CW 12 Encourage a variety of housing types, including “missing middle” housing, that are compatible with nearby buildings.
- **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, **2348 Hosea L Williams Drive 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.”

- **Consistency with NPU policies:** NPU O policies that apply to this land use amendment are listed below.
 - O-23 East Lake Housing Policies
 - a. Promote multi-family as a means of supporting commercial businesses through the following Land Use guidelines.
 - b. Encourage a categorical up-zone as proposed by the Dept of City Planning.
 - c. Promote inclusion of a low to medium density residential component at the following:
 - Parcels bounded by Cottage Grove, Third Ave, and Memorial Drive and parcels with frontage on an arterial or collector (ie the main roads of these intersections) AND within 400 feet of the following intersections (districts): 2nd & Hosea, 4th & Memorial, Candler & Memorial, 2nd & Memorial.
 - d. Other Guidelines:
 - When possible, use multi-family as a buffer between commercial and single family uses and to provide badly needed housing units and a type rarely seen in the neighborhood.
 - Further, where appropriate, we would support and encourage the development of zero-lot-line duplexes, townhomes, 4-12plexes, and other missing middle housing surrounding our commercial hubs (zoning types such as R5, RG, MR, PDH, MRMU, and similar).
 - O-25 East Lake Population: Given the recent population growth and future projections for the City of Atlanta, East Lake plans to do its part in absorbing some of that increase by increasing our density and allowing development where appropriate.

STAFF RECOMMENDATION: APPROVAL OF THE AMENDMENT FROM THE SINGLE FAMILY RESIDENTIAL(SFR) TO THE LOW DENSITY COMMERCIAL (LDC) LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU-O voted to Approve this land use amendment at its October 24, 2023 meeting.

cc: Jessica Lavandier, Assistant Director



Department of
CITY PLANNING

ANDRE DICKENS
MAYOR

55 Trinity Avenue, S.W. SUITE 1450 – ATLANTA, GEORGIA 30303
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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: 23-O-1630/CDP-23-021 for 657 Jones Avenue NW
DATE: November 27, 2023

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **657 Jones Avenue NW** from the Single Family Residential (SFR) 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-23-057 from SPI-3 SA1 (English Avenue Special Public Interest District Subarea 1) to SPI-3 SA3 (English Avenue Special Public Interest District Subarea 3) for the development of a three-story multifamily residential building with 16 dwelling units.

FINDINGS OF FACT:

- **Property Location:** The property fronts on the north side of Jones Avenue NW and the west side of Elm Street NW. The property is in Land Lot 111 of the 14th District, Fulton County, Georgia in the English Avenue Neighborhood of NPU-L, Council District 3.
- **Property Size and Physical Features:** The parcel is approximately 0.277 acres (12,066 square feet) of lot area. The parcel is undeveloped. Vehicular access is not provided. Topography increases from north to south or from the rear to the front of the parcel. The lot is planted with grass.
- **Current/Past Use of Property:** The lot, which was previously two parcels, was developed with two residential structures. Staff is unaware of any other previous uses of the property.
- **Surrounding Zoning/Land Uses:** The parcels to the north and west have a Single Family Residential (SFR) land use designation and are zoned SPI 3 SA1 (English Avenue Special Public Interest District Subarea 1). The parcels are developed with single family residential structures. The parcel to the east has a Medium Density Residential (MDR) land use designation and is zoned SPI 3-SA3 (English Avenue Special Public Interest District Subarea 3). The parcel is developed with a multifamily residential building. The parcels to the south have a Low Density Residential (LDR) land use designation and are zoned SPI 3 SA2 (English Avenue Special Public Interest District Subarea 2). The parcels are developed with residential uses.

- **Transportation System:** Jones Avenue and Elm Street are classified as a local street. Both Jones and Elm Street have sidewalks on both sides. MARTA bus #51 provides service south of the site along Joseph E. Boone Boulevard NW with connection to the North Avenue Transit Station. The Vine City MARTA Transit station is approximately 1 mile to the south.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The English Avenue neighborhood has small scaled multifamily buildings throughout the neighborhood and in the vicinity of the subject site. The proposed development is consistent with the Westside Land Use Framework Plan recommendation to expand housing choice by *Developing new housing with a mix of building typologies, including rental apartments, condominiums, town houses and single family homes.*
- **Effect on adjacent property and character of neighborhood:** The proposed Medium Density Residential land use designation will have a beneficial effect on the character of the neighborhood. It will allow for the construction of a small scaled multifamily building on a vacant lot. It is consistent with the CDP policy- TNR 4 Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated.
- **Suitability of proposed land use:** The proposed Medium Density Residential land use designation is suitable for the proposed site. The parcel to the east has a Medium Density Residential land use and is developed with multifamily uses. The Medium Density Residential Land use will allow the construction of a small multifamily building and is consistent with the Westside Land Use Framework Plan objective to expand housing choice to improve affordability, attract a mix of income levels and reduce displacement.
- **Consistency with City's land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Traditional Neighborhood Redevelopment. The proposed Medium Density Residential land use is consistent with the CDP land use policies to:
 - 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.
 - CW 10 Provide diverse and more affordable housing choices that are accessible by all people.
 - CW 12 Encourage a variety of housing types, including “missing middle” housing, that are compatible with nearby buildings.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The English Avenue Neighborhood is included in the Westside Land Use Framework Plan. The vision for the English Avenue Neighborhood is *“To create a diverse and sustainable, multi-generational community with high quality mixed-income housing, locally owned retail, and walkable greenspace; in a safe, healthy, and civic environment that promotes family, education, and home ownership; and encourages traditionally designed, primarily single family development and rehabilitation which reflects and preserves the history and culture of the English Avenue Neighborhood.”* Goal 1 of the plan is to acknowledge, stabilize and strengthen neighborhood assets and Objective 1.2. is to Expand housing choice to improve affordability, attract a mix of income levels and reduce displacement. This could be achieved by *Developing new housing with a mix of building typologies, including rental apartments,*

condominiums, town houses and single family homes. Structure the housing inventory to meet household composition and incomes.

Goal 2 of the plan is to reinforce unique neighborhood identity and 2.4. Objective is to Require compatibly scaled and detailed infill housing to maintain the residential scale and architectural character of the English Avenue neighborhood. The plan recommends regulating buildings to permit housing development that includes the predominant typologies found in the existing neighborhood, in support of neighborhood character, such as single family homes, town houses and mixed-use apartments.

- **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 on **657 Jones Avenue NW** 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: The proposed Medium Density Residential land use designation is compatible with NPU L policies to:

- L-1 Encourage development and planning consistent with and in support of the specific guidelines established by the Westside Land Use Framework (dated November 30, 2017, adopted December 4, 2017, by Atlanta City Council as ordinance 17-O-1722).

STAFF RECOMMENDATION: APPROVAL OF THE AMENDMENT FROM THE SINGLE FAMILY RESIDENTIAL(SFR) TO THE MEDIUM DENSITY RESIDENTIAL (MDR) LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU-L voted to Deny this land use amendment at its November 14 , 2023 meeting.

cc: Jessica Lavandier, Assistant Director



Department of
CITY PLANNING

ANDRE DICKENS
MAYOR

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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: **23-O-1631/CDP-23-023 for 667 Thurmond Street NW and 673 Thurmond Street NW**
DATE: **November 27, 2023**

PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **667 Thurmond Street NW and 673 Thurmond Street NW** from the Single Family Residential (SFR) 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-23-049 from SPI-19 SA6/WIZ (Vine City Special Public Interest District Subarea 6/Westside Affordable Workforce Housing Inclusionary Zoning Overlay) to SPI-19 SA7/WIZ (Vine City Special Public Interest District Subarea 7/Westside Affordable Workforce Housing Inclusionary Zoning Overlay) for the development of a multifamily residential building with 16 housing units.

FINDINGS OF FACT:

- **Property Location:** The property fronts on the north side of Thurmond Street NW and it is located east of Sunset Avenue NW and west of Elm Street NW. The property is in Land Lot 110 of the 14th District, Fulton County, Georgia in the Vine City Neighborhood of NPU-L, Council District 3.
- **Property Size and Physical Features:** Both parcels are approximately 0.254 acres (9,104 square feet) of lot area. Each parcel has a one story brick building with two housing units. Vehicular access is not provided. Topography increases slightly from east to west. Trees are planted along the rear property line while the front is planted with grass and some shrubs next to the buildings.
- **Current/Past Use of Property:** Each parcel has a one story brick residential building with two units. Staff is unaware of any other previous uses of the property.
- **Surrounding Zoning/Land Uses:** Some of the parcels to the north have a Mixed Use Low Density (MULD) land use designation and are zoned SPI-19 SA10/WIZ (Vine City Special Public Interest District Subarea 10/Westside Affordable Workforce Housing Inclusionary Zoning Overlay). Many of the parcels are developed with multifamily housing. Parcels to the north, west and south have a Single Family Residential (SFR) land use designation and are zoned SPI-19 SA6/WIZ (Vine City Special Public Interest District Subarea 6/Westside Affordable Workforce Housing Inclusionary Zoning

Overlay) and SPI-19 SA6/WIZ/HC20P (Vine City Special Public Interest District Subarea 6/Westside Affordable Workforce Housing Inclusionary Zoning Overlay/Sunset Avenue Historic District). These parcels are mainly developed with single family homes. Other parcels to the south have a Low Density Residential land use designation and are zoned SPI-19 SA5/WIZ (Vine City Special Public Interest District Subarea 5/Westside Affordable Workforce Housing Inclusionary Zoning Overlay). These parcels are developed with multifamily uses. Further to the east and across Elm Street is the Rodney Cook Sr. Park, which has an Open Space land use designation.

- **Transportation System:** Thurmond Street NW is designated as a local street. Thurmond Street NW does not have sidewalks along either side. MARTA bus #51 provides service north of the site along Joseph E. Boone Boulevard NW. The Vine City MARTA transit station is approximately 0.6 miles away.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The Medium Density Residential land use designation is compatible with the adjacent Mixed Use Low Density and the Low Density Residential designation on the area. It will serve as a transition to Single Family Residential uses to the west. It is consistent with the Westside Land Use Framework Plan objective to *focus on appropriately scaled and designed new housing infill* and the CDP policy CW 12 to Encourage a variety of housing types, including “missing middle” housing, that are compatible with nearby buildings.
- **Effect on adjacent property and character of neighborhood:** The proposed Medium Density Residential land use designation will have a beneficial effect on the character of the neighborhood. The parcels are in close proximity to the new Rodney Cook Park. The land use designation of the parcels across from Cook Park were changed to Mixed Use Low Density to encourage more dense and mixed use development adjacent to the park. The proposed Medium Density designation will serve as a transition between the Mixed Use Low Density fronting on the park and the Single Family Residential fronting on Sunset Avenue. It is also consistent with the CDP Policy CW 10 Provide diverse and more affordable housing choices that are accessible by all people.
- **Suitability of proposed land use:** The proposed Medium Density Residential land use designation is suitable for the proposed site. The Medium Density Residential land use is consistent with the residential use of the parcel and the request is consistent with the Westside Land Use Framework Plan objective to *expand housing choice to improve affordability, attract a mix of income levels and reduce displacement by developing new housing with a mix of building typologies, including rental apartments, condominiums, town houses and single family homes.*
- **Consistency with City’s land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Traditional Neighborhood Redevelopment. The proposed Medium Density Residential land use is consistent with the CDP land use policies to:
 - CW 10 Provide diverse and more affordable housing choices that are accessible by all people.
 - CW 12 Encourage a variety of housing types, including “missing middle” housing, that are compatible with nearby buildings.
 - 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 Westside Land Use Framework Plan (2017) includes Vision, Goals and recommendations for the Vine City Neighborhood. The Vine City Neighborhood Vision statement is *“To create a diverse and sustainable, multi-generational community with high quality mixed-income housing, locally owned retail, and walkable greenspace; in a safe, healthy, and civic environment that promotes family, education, and home ownership; and encourages traditionally designed, primarily single family development and rehabilitation which reflects and preserves the history and culture of the Vine City Neighborhood.”*

One of the Objectives under to Goal 1: Acknowledge and strengthen neighborhood assets to expand housing choice to improve affordability, attract a mix of income levels and reduce displacement by developing new housing with a mix of building typologies, including rental apartments, condominiums, town houses and single family homes. Structure the housing inventory to meet household composition and incomes.

Under Goal 2 of reinforcing Vine City’s unique neighborhood identity is the objective to focus on appropriately scaled and designed new housing infill and to regulate new housing development to include only the predominant typologies found in the neighborhood, such as single family homes, town houses and apartments, in support of existing neighborhood character.

- **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 on **667 Thurmond Street NW and 673 Thurmond Street NW** are 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: The proposed Medium Density Residential land use designation is compatible with NPU L policies to:

- L-1 Encourage development and planning consistent with and in support of the specific guidelines established by the Westside Land Use Framework (dated November 30, 2017, adopted December 4, 2017 by Atlanta City Council as ordinance 17-O-1722).

STAFF RECOMMENDATION: APPROVAL OF THE AMENDMENT FROM THE SINGLE FAMILY RESIDENTIAL(SFR) TO THE LOW DENSITY COMMERCIAL (LDC) LAND USE DESIGNATION.

NPU RECOMMENDATION: NPU-L voted to Deny this land use amendment at its November 14, 2023 meeting.

cc: Jessica Lavandier, Assistant Director