



Department of
CITY PLANNING

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MAYOR

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TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0127/CDP-21-006 1046 and 1104 Avondale Avenue SE
DATE: June 28, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 1046 Avondale Avenue SE and 1104 Avondale Avenue SE from the Single Family Residential (SFR) Land Use Designation to the High Density Residential (HDR) Land Use Designation. This land use amendment will facilitate the rezoning of the parcel per Z-20-088 from Single Family Residential (R-4) and Multifamily Residential (MR-4A) to Multifamily Residential (MR-4A) to build 300 residential units with accessory non-residential uses.

FINDINGS OF FACT:

- **Property location:** The subject property is located to the east of Avondale Avenue SE, to the south of United Avenue SE and to the west of Lester Avenue SE. It is in Land Lot 23 of the 14th District, Fulton County, Georgia in the Boulevard Heights neighborhood of NPU W, Council District 1.
- **Property size and physical features:** The subject property has approximately 6.13 acres. The parcels are undeveloped. Portions of the parcel are covered in grass and other portions are planted with trees. The topography increases from east to west throughout the site. There is a steep change in topography along Lester Avenue SE. Vehicular access to the property is provided via a curb cut on Avondale and Lester.
- **Current/past use of property:** The property is currently undeveloped. The parcel was previously a land fill. The applicant is proposing to remediate the site by excavating the landfill, removing the material, and disposing of it off site.
- **Surrounding zoning/land uses:** To the north, east and west, parcels have a Single Family Residential land use and are zoned Single Family Residential (R-4) and Two Family Residential (R-5). The parcels are developed with single family and two-family homes. To the south, the parcel has a High Density Residential land use and has Multifamily Residential zoning (MR-4A) zoning. The parcels are developed with multifamily residential uses. To the southeast, the parcels have an Office-Institutional land use and Office Institutional (O-I) zoning. It is developed with State of Georgia facilities.

- **Transportation system:** Avondale Avenue SE and Lester Avenue SE are classified as local streets. United Avenue is classified as an arterial street. MARTA provides service along United Avenue via bus #832. Sidewalks are located along United Avenue. There are no sidewalks along Avondale Avenue SE or Lester Avenue SE.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed High Density Residential (HDR) land use is compatible with the High Density Residential land use to the south and the Office and Institutional land use to the east. It provides a transition to the Single Family Residential land use to the west.
- **Effect on adjacent property and character of neighborhood:** The land use amendment to High Density Residential will have a beneficial effect on the character of the neighborhood. The site has an old landfill and without remediation, it will remain unused due to the development and environmental constraints. The developer is proposing to remediate the site by excavating the solid waste and disposing of it in a landfill that meets current environmental requirements. After the remediation, the parcel will be developed in the same pattern and density as the adjacent parcel to the south. The proposed development will provide additional housing options in this neighborhood.
- **Suitability of proposed land use:** The proposed High Density Residential is suitable for this site, it extends the High Density Residential land use from the parcel to the south to United Avenue. The BeltLine Subarea 3 Master Plan recommended that this parcel become a park perhaps in part due to the previous use of the site as a landfill. The applicant is proposing to excavate the materials and remediate to allow for residential use. The proposed residential development is consistent with the recommended residential development 1 to 4 stories in the existing neighborhood in the East Confederate retail district. In addition, the High Density Residential land use provides a transition between the Office Institution land use to the east and the Single Family Residential land use to the west.
- **Consistency with City's land use policies:** The *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Traditional Neighborhood Existing. The proposed land use of High Density Residential is consistent with the CDP land use policies to:
 - Promote diversity of housing types.
 - Encourage new housing development that is compatible with the character of existing neighborhoods.
 - Promote Missing Middle housing types that are compatible in size and scale with the character of the neighborhood as transition between single family uses and more intense uses.
- **Consistency with Adopted Small Area and Neighborhood Plans:** These parcels are located in the Atlanta BeltLine Subarea 3 Master Plan. Specifically, the parcels are located in the East Confederate retail district. The plan recommends neighborhood-oriented retail/ services and multi and single-family living connected to greenways, a 1/8-mile core area centered at Confederate Court and East Confederate (now United Avenue) with linear pedestrian connections to the BeltLine and includes two neighborhood parks, building heights up to 9 stories, residential 5 to 9

stories in low terrain and buffered by greenspace transitioning to mixed use and residential 1 to 4 stories adjacent to existing neighborhood.

The plan recommends the parcel be developed as the Boulevard Heights Park and the Intrenchment Creek connector trail. The parcels south of the park are recommended to have Residential 1-4 stories land.

- **Consistency with Atlanta City Design:** The proposed land use of High Density Residential is consistent with the *Atlanta City Design* recommendations. The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **1046 Avondale Avenue and 1104 Avondale Avenue SE** are located within an Urban Neighborhood Conservation Area. Urban Neighborhood 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 policies:** None of the NPU W policies apply to this land use amendment.

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

NPU Recommendation: NPU-W voted to Approve this land use amendment at its June 23, 2021 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0109/ CDP-21-012 3430 Cascade Road SW
DATE: June 28, 2021

PROPOSAL:

A substitute ordinance by Councilmember Marci Collier Overstreet to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property known as 3430 Cascade Road from the Single Family Residential (SFR) Land Use category to the Low Density Commercial (LDC) land use category. This land use amendment will facilitate the rezoning of the parcel per Z-21-014 from Fulton County Single Family Residential (FC3) to Residential Limited Commercial (R-LC) to develop a mixed-use development with 6,000 square feet of retail and 4 residential units.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the south side of Cascade Road and is to the west of Shanter Trail SW. The property is located within Land Lot 248 of the 14th District, Fulton County, Georgia and within the Horseshoe Community neighborhood of NPU-I in Council District 11.
- **Property size and physical features:** The subject property is approximately 0.607 Acres. The property is undeveloped and planted with trees and shrubs. The site has approximately 150 feet of frontage on the south side of Cascade Road. Topography varies throughout the site with the highest elevation along Cascade Road and decreasing towards the rear of the site. There are currently no curb cuts providing access to the site.
- **Current/past use of property:** The subject property is currently undeveloped with mature vegetation. Staff is unaware of any other previous uses on the site.
- **Surrounding zoning/land uses:** The parcels to the east and south have a Single Family Residential land use and Fulton County Single Family Residential (FCR-3) zoning. They are developed with single family homes fronting on Shanter Trail SW. The parcels to the west have a Low Density Residential and Fulton County Single Family Residential (FCR-3) zoning. Parcels are developed with single family homes. Further to the west, several parcels have a Low Density Commercial (LDC) land use and Commercial (C-1) zoning. They are developed with retail uses. The parcels to the north are in the City of South Fulton and are developed with a retail shopping center.

- **Transportation system:** The subject property has frontage along Cascade Road which is classified as an arterial road. Cascade Road connects to Interstate 285. Currently, MARTA serves the area via bus route #71 along Cascade Road. The nearest MARTA bus stop is located approximately 450 feet from the subject property. Sidewalks are present along Cascade Road.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Low Density Commercial Land use designation is compatible with the Low Density Commercial land uses fronting on Cascade Road in the City of Atlanta and the commercial uses across the street on Cascade and in the City of South Fulton.
- **Effect on adjacent property and character of neighborhood:** Staff is of the opinion that the Low Density Commercial (LDC) land use would have a positive effect on the adjacent properties and the character of the neighborhood. The proposed project will have a mix of retail and residential uses. It will introduce a new housing type in an area that is predominately single family residential and will add small scale and walkable commercial use to an area that has mostly suburban and auto oriented type commercial uses.
- **Suitability of proposed land use:** The proposed Low Density Commercial land use is a suitable land use for a parcel fronting on Cascade Road, an arterial road that provides access to I-285. This section of Cascade Road on either side of I-285 is a major retail node in southwest Atlanta. The proposed Low Density Commercial land use will provide a transition from the more intense commercial and auto oriented uses near I-285 to the single family residential uses to the east.
- **Consistency with City's land use policies:** The *2016 Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Traditional Neighborhood Existing. The proposed Low Density Commercial land use is consistent with the following Neighborhood Center (NC) CDP policies:
 - Encourage new housing development that is compatible with the character of existing neighborhoods.
 - Promote diversity of housing types.
 - Promote new and existing nodal neighborhood commercial areas, which are of such a size and character that all uses are within convenient walking distance of one another can be located adjacent to Traditional Neighborhoods Existing
- **Consistency with Adopted Small Area and Neighborhood Plans:** No plans are relevant.
- **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, **3430 Cascade Road, SW** is in a Suburban Neighborhood within a Conservation Area. Suburban neighborhoods 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 the 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.”

- **Consistency with NPU policies:** The following NPU-I policies support the land use amendment to Low Density Commercial:
 - I-2: Encourage infill development that is compatible with surrounding areas.

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

NPU Recommendation: NPU-I voted to Approve this land use amendment at its April 21, 2021 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0179/CDP-21-014 1085 Avondale Avenue SE and 1045 Lester Avenue, 1055 Lester Avenue and 1059 Lester Avenue SE
DATE: June 28, 2021

PROPOSAL:

An ordinance by Councilmember Carla Smith to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 1085 Avondale Avenue and 1045 Lester Avenue, 1055 Lester Avenue and 1059 Lester Avenue SE from the Single Family Residential (SFR) Land Use designation to the High Density Residential (HDR) Land Use designation. This land use amendment in conjunction with CDP-21-006 will facilitate the rezoning of the parcel per Z-20-088 from Single Family Residential (R-4) and Multifamily Residential (MR-4A) to Multifamily Residential (MR-4A) to build 300 residential units with accessory non-residential uses.

FINDINGS OF FACT:

- **Property location:** The subject property is located to the east of Avondale Avenue SE, to the south of United Avenue SE and to the west of Lester Avenue SE. It is in Land Lot 23 of the 14th District, Fulton County, Georgia in the Boulevard Heights neighborhood of NPU W, Council District 1.
- **Property size and physical features:** The subject property has approximately 1.34 acres. Two of the parcels are developed with a Department of Watershed facility. The other parcels are undeveloped and planted with trees and vegetation. The topography increases from east to west throughout the site. There is a 20-foot change in topography from the parcel on Avondale Avenue to Lester Avenue SE. Vehicular access to the property is provided via a curb cut on Lester Avenue. A channel starts on this location and connects with a Department of Watershed Management facility to the south.
- **Current/past use of property:** Two of the parcels are developed with a Department of Watershed Management Combined Sewer Overflow (CSO) facility. The other parcels are undeveloped and may have been part of an old land fill.
- **Surrounding zoning/land uses:** To the north, east and west, parcels have a Single Family Residential land use and are zoned Single Family Residential (R-4) and Two Family Residential (R-5). The parcels are developed with single family and two-family homes. To the south, the parcel has a High Density Residential land use and has Multifamily Residential zoning (MR-4A) zoning. The parcels are developed with multifamily residential uses. To the southeast, the parcels have an Office-

Institutional (O-I) land use and Office Institutional (O-I) zoning. It is developed with State of Georgia facilities.

- **Transportation system:** Avondale Avenue SE and Lester Avenue SE are classified as local streets. MARTA provides service along United Avenue via bus #832. There are no sidewalks along Avondale Avenue SE or Lester Avenue SE.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed High Density Residential (HDR) land use is compatible with the High Density Residential land use to the south and the Office and Institutional land use to the east. It provides a transition to the Single Family Residential land use to the west.
- **Effect on adjacent property and character of neighborhood:** The land use amendment to High Density Residential will have a positive effect on the character of the neighborhood. The redevelopment of the city owned parcels in combination with the adjacent parcels, will allow a former landfill and a city facility to be developed into a cohesive development with a new road that connects Avondale Avenue and Lester Avenue. This improves the walkability of the neighborhood and allows the residential areas along Lester Avenue to be better connected and integrated to the rest of the neighborhood. After the remediation, the parcel will be developed in the same pattern and density as the adjacent parcel to the south. The proposed development will provide additional housing options in this neighborhood.
- **Suitability of proposed land use:** The proposed High Density Residential land use is suitable for this site, as it extends the High Density Residential land use from the parcel to the south to United Avenue. The Atlanta BeltLine Subarea 3 Master Plan recommended that this parcel become a park perhaps in part due to the previous use of the site as a landfill. The applicant is proposing to excavate the materials and remediate to allow for residential use. The proposed residential development is consistent with the recommended residential development 1 to 4 stories adjacent to the existing neighborhood in the East Confederate retail district. In addition, the High Density Residential provides a transition between the Office Institution land use to the east and the Single Family Residential land use to the west.
- **Consistency with City's land use policies:** The 2016 *Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Traditional Neighborhood Existing. The proposed land use of High Density Residential is consistent with the CDP land use policies to:
 - Promote diversity of housing types.
 - Encourage new housing development that is compatible with the character of existing neighborhoods.
 - Promote Missing Middle housing types that are compatible in size and scale with the character of the neighborhood as transition between single family uses and more intense uses.
- **Consistency with Adopted Small Area and Neighborhood Plans:**

Atlanta BeltLine Subarea 3: These parcels are located in the Atlanta Beltline Subarea 3 Master Plan. Specifically, the parcels are located in the East Confederate retail district. The plan recommends neighborhood-oriented retail/ services and multi and single-family living connected to greenways, a 1/8-mile core area centered at Confederate Court and East Confederate with linear

pedestrian connections to the BeltLine and includes two neighborhood parks, building heights up to 9 stories, residential uses with 5 to 9 stories in low terrain and buffered by greenspace transitioning to mixed use and residential 1 to 4 stories adjacent to existing neighborhood.

The plan recommends the parcel be developed as the Boulevard Heights Park and the Intrenchment Creek connector trail. The parcels south of the park are recommended to have a Residential 1-4 stories land use.

- **Consistency with Atlanta City Design:** The proposed land use of High Density Residential is consistent with the *Atlanta City Design* recommendations. The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **1085 Avondale Avenue SE and 1045 Lester Avenue, 1055 Lester Avenue and 1059 Lester Avenue SE** are located within an Urban Neighborhood Conservation Area. Urban Neighborhood 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 policies:** None of the NPU W policies apply to this land use amendment.

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

NPU Recommendation: NPU-W voted to Approve this land use amendment at its June 23, 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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KEYETTA M. HOLMES, AICP
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MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee

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

SUBJECT: **21-O-0337/CDP-21-015: 374 Climax Street, 380 Climax Street, 388 Climax Street, 394 Climax Street, 400 Climax Street, 406 Climax Street, 412 Climax Street, 418 Climax Street, 424 Climax Street, 430 Climax Street, 436 Climax Street, and 442 Climax Street SE**

DATE: June 28, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **374 Climax Street, 380 Climax Street, 388 Climax Street, 394 Climax Street, 400 Climax Street, 406 Climax Street, 412 Climax Street, 418 Climax Street, 424 Climax Street, 430 Climax Street, 436 Climax Street and 442 Climax Street SE** from the Mixed Use Medium Density (MU-MD) Land Use Designation to the Mixed Use High Density (MU-HD) Land Use Designation. This land use amendment will facilitate the rezoning of the parcels per Z-21-011 from Single Family Residential (R-4A) to Mixed Residential Commercial (MRC-3). These parcels in conjunction with adjoining parcels will result in a development with 17 townhomes, 5 live-work units, 200 multifamily housing units, 160 senior housing units and 27,000 square feet of retail.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the north side of Climax Street SE and is west of Grant Street SE. The subject property is located within Land Lot 41 of the 14th District, Fulton County, Georgia in NPU-Y and in Council District 1.
- **Property size and physical features:** The subject property is made up of twelve parcels with a total area of approximately 2.16 acres. The property is located on the north side of Climax Street and the parcels are currently undeveloped. The area where the residential units once stood located is covered in grass and shrubs while the street frontage and the rear of the parcels are planted with mature trees and vegetation. The topography increases from east to west.
- **Current/past use of property:** The subject property is currently vacant with mature vegetation on the Climax Street frontage. The parcels were previously developed with residential units. These parcels were once part of the Atlanta Housing Authority Englewood Manor housing development.

- **Surrounding zoning/land uses:** The parcels to the west have a Single Family Residential land use designation and have Single Family Residential zoning (R-4A). The parcels are developed with single family homes. The parcels to the south have a Single Family Residential land use designation and have Single Family Residential zoning (R-4A). These parcels are currently undeveloped and are included in the rezoning application Z-21-012 and the land use amendment CDP-21-016 to change the land use from Single Family Residential to Low Density Residential. The parcels to the north and west have a Mixed Use High Density land use designation and is zoned Mixed Residential Commercial (MRC-3). The parcel is currently undeveloped and will be developed in conjunction with the parcels that are part of this amendment.
- **Transportation system:** Climax Street SE is a local road. Englewood Avenue is also local road. It connects to Boulevard SE which is classified as a collector street. MARTA provides bus service along Boulevard SE via bus #9. There are no sidewalks on Climax Street. The street is currently fenced off.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** Surrounding land uses include Mixed Use High Density to the north and west and Single Family Residential to the south and east. The proposed development will create 3 blocks and the redevelopment of the land within those blocks. Townhomes are proposed adjacent to the Single Family Residential land use to provide a transition to the more dense multifamily residential buildings. The proposed land use amendment is consistent with the Chosewood Park Redevelopment Plan goals to leverage the impact of the BeltLine and subsequent Boulevard Crossing Park for creating positive physical change and increased transit-oriented density within the neighborhood; create a neighborhood with a diversity of uses that facilitates convenience and accessibility for all ages and provide neighborhood-serving retail development at strategic locations within the neighborhood.
- **Effect on adjacent property and character of neighborhood:** The proposed Mixed Use High Density land use will have a positive effect on the adjacent property and the character of the neighborhood. The proposed land use is consistent with the recommendations of the Chosewood Redevelopment Plan. The plan recommends the redevelopment of the former Englewood Manor development as one of the neighborhood priorities. The plan states that, “The community should include a healthy mix of owner occupied and rental housing options. A small neighborhood retail node would help establish a community gathering place for the neighborhood. Its location is a crucial element in the redevelopment of Chosewood Park, both through new housing opportunities but as significant a change in perception for the community”.
- **Suitability of proposed land use:** The proposed Mixed Use High Density land use is suitable for this site. The Chosewood Park Redevelopment Plan recommends the Mixed Use land use and MRC-3 and MR-4A zoning for these parcels, which is consistent with this land use amendment and zoning application. The parcels fronting on Englewood Avenue and that are part of the proposed development currently have a Mixed Use High Density land use. The designation of the subject property as Mixed Use High Density will allow the cohesive redevelopment of the parcels into blocks and the creation of a new street network. The proposed Mixed Use High Density land use is suitable given the that the parcels are located in a Redevelopment Corridor and in an Atlanta City Design Growth Corridor.

- **Consistency with City’s land use policies:** The *2016 Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Redevelopment Corridor (RC). The proposed Mixed Use High Density land use is consistent with the following Redevelopment Corridor (RC) CDP policies:
 - Encourage revitalization and redevelopment of Redevelopment Corridors that improves the sense of place and community, creates a well-functioning corridor that facilitates traffic flow, provides transportation options, and supports a variety of land uses;
 - Promote and encourage the redevelopment of vacant, underutilized and auto oriented development along Redevelopment Corridors; and
 - Promote and encourage mixed use (residential, retail and office uses) and development with a pedestrian oriented urban form.

The 2016 CDP states that “Redevelopment Corridors should bring neighborhoods together by providing services and facilities that serve them. Multistory buildings, high density and mixed-use buildings, developments, and multifamily residential; including senior and workforce housing are appropriate along Redevelopment Corridors. At the same time, there should be appropriate transitions and buffers to adjacent character areas, particularly in areas without an intervening street”.

Consistency with Adopted Small Area and Neighborhood Plans: The parcels have been included in the plans summarized below.

New Beginnings- Chosewood Park Redevelopment Plan (2010): The subject property is included in this plan, and they are identified as a redevelopment opportunity. Some of the relevant community goals of the plan are to: Leverage the impact of the Atlanta BeltLine and subsequent Boulevard Crossing Park for creating positive physical change and increased transit-oriented density within the neighborhood; Create a neighborhood with a diversity of uses that facilitates convenience and accessibility for all ages; and Provide neighborhood-serving retail development at strategic locations within the neighborhood.

The plan identifies the Englewood Manor apartment development as one of the Development Opportunities in the neighborhood. The plan specifically states:

1. Former Englewood Manor Apartments: “the former 22-acre AHA housing complex was demolished in 2009. The site is uniquely positioned between the expanded neighborhood park to the south and the proposed Boulevard Crossing Park to the north, a regional park that is anticipated to be the first park constructed as part of the BeltLine corridor. In addition, this site will be within a 1/4-mile walking distance of the proposed BeltLine transit line and a potential station. Its location provides an improved opportunity for a true mixed-use, transit-oriented development. To take advantage of the park, a dense mixed-use development should be encouraged. Density and height would step down as the project moves south towards the inner core of the predominately single-family neighborhood. Buildings should be placed closer to the street; street connections should be made to the existing street network and the streetscape should include a clear delineation between the travel lanes and the sidewalks. The community should include a healthy mix of owner occupied and rental housing options. A small neighborhood retail node would help establish a community gathering place for the neighborhood. Its location is a crucial element in the redevelopment of Chosewood Park, both through new housing opportunities but as significant a change in perception for the community”.

For Englewood Avenue, the plan recommends a “mixed-use pedestrian-oriented corridor that balances density needed for transit, maximizes proximity to public park and provides goods &

services to the greater community. The plan recommends the Mixed Use Land use and MRC-3, MR-4A zoning.

Atlanta BeltLine Subarea 3 Master Plan: The subject site is included in the Atlanta BeltLine Subarea 3. An updated Atlanta BeltLine Subarea 3 was on the 2021 first quarter agenda and is pending before City Council Community Development Human Resources Committee. Atlanta BeltLine staff is presenting the plan to the Neighborhood Planning units for comments followed by a vote. Some of the goals of the plan are to: Provide a balanced mix of compatible land uses, utilize redevelopment to mend the urban fabric, Expand housing options and affordable housing choices. Subarea 3 Land Use and Urban Design Guiding Principles are to: Preserve and protect single-family and low-rise residential areas, and to Use height and intensity transitions where development adjoins single-family and low-rise residential areas. Some of the Housing Guiding Principles are to: Provide a mix of owner-occupied and rental housing as part of an equitable housing strategy, minimize any over concentration of low-income units to ensure optimal housing opportunities regardless of income level, Provide and encourage housing for families who earn between 30-80% of area median income, consistent with the Housing Working Group Study recommendations.

Chosewood Park Transit Oriented Development (TOD): The planning process was led by the Atlanta BeltLine Inc. in coordination with the Atlanta Housing. Atlanta Housing continued the community engagement for their site. This planning process consisted of an evaluation of existing land use, zoning, and street frameworks for TOD readiness in the study area. The purpose of the effort was to 1) assess, validate, and update the development objectives outlined in the 2009 Master Plan; 2) prepare a framework for the development of the area with TOD, affordable housing, economic development, and sustainability goals; 3) determine infrastructure required to serve the anticipated development program; 4) assess terms for cost-sharing and implementation of shared infrastructure.

- **Consistency with Atlanta City Design**: The proposed Mixed Use High Density land use is consistent with the *Atlanta City Design* recommendations. The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **374 Climax Street, 380 Climax Street, 388 Climax Street, 394 Climax Street, 400 Climax Street, 406 Climax Street, 412 Climax Street, 418 Climax Street, 424 Climax Street, 430 Climax Street, 436 Climax Street, and 442 Climax Street SE** are located within a Corridor within a Growth Area. Corridors are described as follows:

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

- **Consistency with NPU policies:** The following NPU-Y policies support the land use amendment to Mixed Use High Density:
 - Y-6 Preserve the underlying nature of Chosewood Park neighborhood with transitional heights.

STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM MIXED USE MEDIUM DENSITY LAND USE DESIGNATION TO THE MIXED USE HIGH LAND USE DESIGNATION.

NPU Recommendation: NPU-Y voted to deny this land use amendment at its June, 21 2021 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

TIM KEANE
COMMISSIONER

KEISHA LANCE BOTTOMS
MAYOR

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee

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

SUBJECT: **21-O-0338/CDP-21-016: 373 Climax Street, 379 Climax Street, 385 Climax Street, 393 Climax Street, 407 Climax Street, 411 Climax Street, 417 Climax Street, 425 Climax Street, 431 Climax Street, 437 Climax Street, and 443 Climax Street SE; 374 Dalton Street, 380 Dalton Street, 386 Dalton Street, 394 Dalton Street, 375 Dalton Street, 381 Dalton Street, 387 Dalton Street, 389 Dalton Street SE, and 505 Englewood Avenue SE Apartment 3**

DATE: June 28, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **373 Climax Street, 379 Climax Street, 385 Climax Street, 393 Climax Street, 407 Climax Street, 411 Climax Street, 417 Climax Street, 425 Climax Street, 431 Climax Street, 437 Climax Street, and 443 Climax Street SE; 374 Dalton Street, 380 Dalton Street, 386 Dalton Street, 394 Dalton Street, 375 Dalton Street, 381 Dalton Street, 387 Dalton Street, 389 Dalton Street SE, and 505 Englewood Avenue SE Apartment 3** 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 parcels per Z-21-012 from Single Family Residential (R-4A) to Multifamily Residential (MR-2) to build 80 residential units (20 townhomes, 39 single family homes and 21 accessory dwelling units).

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the south side of Climax Street SE, north and south of Dalton Street SE and east of Grant Street SE and to the north and west of the Chosewood Park. The subject property is located within Land Lot 41 of the 14th District, Fulton County, Georgia in NPU-Y and in Council District 1.
- **Property size and physical features:** The subject property is made up of twenty parcels with a total area of approximately 6.09 acres. The parcels are currently undeveloped. The area where the residential units were once located is covered in grass and shrubs while the street frontage and the rear of the parcels are planted with mature trees and vegetation. The topography increases from east to west.

- **Current/past use of property:** The subject property is currently vacant with mature vegetation on the street frontages. These parcels were once part of the Atlanta Housing Authority Englewood Manor housing development and were previously developed with residential units.
- **Surrounding zoning/land uses:** The parcels to the west and south have a Single Family Residential land use designation and have Single Family Residential zoning (R-4A). The parcels are developed with single family homes. One of the parcels to the south has an Open Space land use designation and has Single Family Residential (R-4A) zoning. It is developed as the Chosewood Park. The parcels to the north have a Mixed Use Medium Density land use and have a Single Family Residential zoning (R-4A). These parcels are currently undeveloped and are included in the rezoning application Z-21-011 and the land use amendment CDP-21-015 to change the land use from Mixed Use Medium Density to Mixed Use High Density. The parcel to the east has a Mixed Use High Density land use designation and is zoned Mixed Residential Commercial (MRC-3).
- **Transportation system:** Climax Street SE and Dalton Street SE are classified as local streets. Englewood Avenue to the north is also a local street and it connects to Boulevard SE which is classified as a collector street. MARTA provides bus service along Boulevard SE via bus #9. There are no sidewalks on Climax Street or Dalton Street. The street is currently blocked off.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The Low Density Residential land use is compatible with the adjacent Single Family Residential land use. The proposed Low Density Residential land use and zoning of the subject property will allow the creation of 3 blocks and the redevelopment of the land within those blocks. Townhomes are proposed across from multifamily residential and new single-family homes will be built between the townhomes and the existing Single Family Residential land use and zoning to the west. The Low Density Residential land use will provide a transition between the single family residential units and the more intense multifamily residential development fronting on Englewood Avenue SE and Climax Street SE creating compatibly scaled infill residential units.
- **Effect on adjacent property and character of neighborhood:** The proposed Low Density Residential land use will have a positive effect on the adjacent property and the character of the neighborhood. These parcels have been vacant for many years. The proposed land use is consistent with the recommendations of the Chosewood Park Redevelopment Plan goals to: create a connected and walkable neighborhood, create a neighborhood with a diversity of uses that facilitates convenience and accessibility for all ages, and to increase new home ownership opportunities within the neighborhood by leveraging existing vacant lots. In addition, the plan recommends the redevelopment of the former Englewood Manor multifamily development as one of the neighborhood's priorities. The plan states that "density and height would step down as the project moves south towards the inner core of the predominately single-family neighborhood. Its location is a crucial element in the redevelopment of Chosewood Park, both through new housing opportunities but as significant a change in perception for the community".
- **Suitability of proposed land use:** The proposed Low Density Residential land use is suitable for this site. The Chosewood Park Redevelopment Plan recommends the Mixed Use land use and MRC-3 and MR-4A zoning for these parcels, which are higher densities than the proposed Low Density Residential. The designation of the subject property as Low Density Residential will

allow for redevelopment of the parcels with townhomes and single-family residential units with accessory dwelling units. It will provide a transition between the more intense development to the north and the single-family residential portion of the neighborhood. The proposed Low Density Residential is suitable given that the parcels are located in a Traditional Neighborhood Redevelopment Character Area and in the Atlanta City Design Urban neighborhood and Corridor.

- **Consistency with City's land use policies:** The *2016 Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Traditional Neighborhood Redevelopment (TNR). The proposed Low Density Residential land use is consistent with the following Traditional Neighborhood Redevelopment CDP policies:
 - Preserve the residential character of Traditional Neighborhoods Redevelopment,
 - Promote diversity of housing types,
 - Promote Missing Middle housing types that are compatible in size and scale with the character of the neighborhood as transition between single family uses and more intense uses, and
 - Encourage new housing development that is compatible with the character of existing neighborhoods. Neighborhood character is defined by attributes of the plating pattern, including the layout of streets and block.

The 2016 CDP states that in the Traditional Neighborhood Redevelopment Character Area, “preserving and rehabilitating the original housing stock while rebuilding on vacant lots following the principles of traditional neighborhood development should be a focus and that home-ownership assistance and redevelopment incentives should be focused where needed to ensure that the neighborhood becomes more stable. Missing Middle housing that is in scale with the neighborhood can provide a transition between uses. The proposed Low Density Residential land use is consistent with these statements of Transitional Neighborhood Redevelopment.

Consistency with Adopted Small Area and Neighborhood Plans: The parcels have been included in the plans summarized below.

New Beginnings- Chosewood Park Redevelopment Plan (2010): The subject property is included in this plan, and they are identified as a redevelopment opportunity. Some of the relevant community goals of the plan are to: Increase new home ownership opportunities within the neighborhood by leveraging existing vacant lots and developing compatibly scaled infill residential units, create a neighborhood with a diversity of uses that facilitates convenience and accessibility for all ages and Create a connected and walkable neighborhood.

The plan identifies the Englewood Manor apartment as one of the Development Opportunities in the neighborhood. The plan specifically states:

1. Former Englewood Manor Apartments: “the former 22-acre AHA housing complex was demolished in 2009. The site is uniquely positioned between the expanded neighborhood park to the south and the proposed Boulevard Crossing Park to the north, a regional park that is anticipated to be the first park constructed as part of the BeltLine corridor. In addition, this site will be within a 1/4-mile walking distance of the proposed BeltLine transit line and a potential station. Its location provides an improved opportunity for a true mixed-use, transit-oriented development. To take advantage of the park, a dense mixed-use development should be encouraged. Density and height would step down as the project moves south towards the inner core of the predominately single-family neighborhood. Buildings should be placed closer to the

street; street connections should be made to the existing street network and the streetscape should include a clear delineation between the travel lanes and the sidewalks. The community should include a healthy mix of owner occupied and rental housing options. A small neighborhood retail node would help establish a community gathering place for the neighborhood. Its location is a crucial element in the redevelopment of Chosewood Park, both through new housing opportunities but as significant a change in perception for the community”.

For Englewood Avenue, the plan recommends a “mixed-use pedestrian-oriented corridor that balances density needed for transit, maximizes proximity to public park and provides goods & services to the greater community. The plan recommends the Mixed Use Land use and MRC-3, MR-4A zoning.

Atlanta BeltLine Subarea 3 Master Plan: The subject site is included in the Atlanta BeltLine Subarea 3. An updated Atlanta BeltLine Subarea 3 was on the 2021 first quarter agenda and is pending before City Council Community Development Human Resources Committee. Atlanta BeltLine staff is presenting the plan to the Neighborhood Planning units for comments followed by a vote. Some of the goals of the plan are to: provide a balanced mix of compatible land uses, utilize redevelopment to mend the urban fabric, Expand housing options and affordable housing choices. Subarea 3 Land Use and Urban Design Guiding Principles are to: Preserve and protect single-family and low-rise residential areas, and to Use height and intensity transitions where development adjoins single-family and low-rise residential areas. Some of the Housing Guiding Principles are to: Provide a mix of owner-occupied and rental housing as part of an equitable housing strategy, minimize any over concentration of low-income units to ensure optimal housing opportunities regardless of income level, Provide and encourage housing for families who earn between 30-80% of area median income, consistent with the Housing Working Group Study recommendations.

Chosewood Park Transit Oriented Development (TOD): The planning process was led by the Atlanta BeltLine Inc. in coordination with the Atlanta Housing. Atlanta Housing continued the community engagement for their site. This planning process consisted of an evaluation of existing land use, zoning, and street frameworks for TOD readiness in the study area. The purpose of the effort was to 1) assess, validate, and update the development objectives outlined in the 2009 Master Plan; 2) prepare a framework for the development of the area with TOD, affordable housing, economic development, and sustainability goals; 3) determine infrastructure required to serve the anticipated development program; 4) assess terms for cost-sharing and implementation of shared infrastructure.

- **Consistency with Atlanta City Design**: The proposed Low Density Residential is consistent with the *Atlanta City Design* recommendations. The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, 373, 379, 385, 393, 407, 411, 417, 425, 431, 437 and 443 Climax Street SE; 374, 380 386, 394, Dalton Street SE and 505 Englewood Avenue SE-Apartment 3 are located within a Corridor within a Growth Area. Corridors are described as follows:

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

According to the Atlanta City Design map, **373 Climax Street, 379 Climax Street, 385 Climax Street, 393 Climax Street, 407 Climax Street, 411 Climax Street, 417 Climax Street, 425 Climax Street, 431 Climax Street, 437 Climax Street, and 443 Climax Street SE; 374 Dalton Street, 380 Dalton Street, 386 Dalton Street, 394 Dalton Street, 375 Dalton Street, 381 Dalton Street, 387 Dalton Street, 389 Dalton Street SE, and 505 Englewood Avenue SE Apartment 3** are located within an Urban neighborhood of the 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 policies:** The following NPU-Y policies support the land use amendment to Low Density Residential:
 - Y-1 Preserve the single-family and low-density residential character of the Chosewood Park, High Point, Joyland, Betmar LaVilla, South Atlanta, and Lakewood Heights neighborhoods.
 - Y-6 Preserve the underlying nature of Chosewood Park neighborhood with transitional heights.

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

NPU Recommendation: NPU-Y voted to deny this land use amendment at its June 21, 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
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TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0339/CDP-21-017: 925 Hank Aaron Drive and 929 Hank Aaron Drive SE
DATE: June 28, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **925 Hank Aaron Drive SE and 929 Hank Aaron Drive SE** from the Low Density (LDR) 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-21-019 from Two-Family Residential (R-5) to Residential General Sector 4 (RG-4) to develop two buildings with a total of ten residential units.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the west side of Hank Aaron Drive SE and it is south of the intersection of Hank Aaron Drive and Vanira Avenue SE. The parcel is in Land Lot 74, 14th District, Fulton County, Georgia within the Peopletown neighborhood of NPU-V in Council District 1.
- **Property size and physical features:** The subject site consists of two rectangular shaped parcels that are 0.5 acres in size. One of the parcels has a one-story place of worship with mature trees planted in the rear. The other parcel is undeveloped and planted with mature vegetation. The parcels are relatively level, the parcel slopes down at street frontage. The vehicular access is provided via a curb cut on Hank Aaron Drive to the east side of the lot.
- **Current/past use of property:** One of the parcels is developed with a place of worship and the other parcel is undeveloped. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** The parcels to the north, south and west have Low Density Residential land use. The parcels to the north, east and south have a Two Family Residential zoning (R-5) and are developed with single family and two family homes. The parcels to the west have a Residential General Sector 2 (RG-2) zoning and are developed with multi-family residential uses. Parcels further to the north at the intersection of Hank Aaron Drive and Atlanta Avenue have a Low Density Commercial land use designation and Commercial zoning (MRC-1).

- **Transportation system:** Hank Aaron Drive is classified as an arterial street. MARTA operates bus route #55 along Hank Aaron Drive and connects the subject site to Five Points MARTA Transit station. A bus stop is located on the sidewalk in front of the subject site. The Georgia State MARTA Transit station is approximately 1.5 miles to the north of the subject property. Sidewalks are present on both sides of Hank Aaron Drive.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** All of the surrounding parcels have Low Density Residential land use. Higher residential densities and mixed-use land uses are located to the north from Atlanta Avenue to I-20 and to the south from Boyton Street to University Avenue. This section of Hank Aaron is characterized by single family and two family residential uses and lower density multifamily residential. The High Density Residential land use in this section of Hank Aaron Drive is not compatible with the surrounding land uses.
- **Effect on adjacent property and character of neighborhood:** The proposed High Density Residential land use allows for development that is more than 4 times more intense than the surrounding Low Density Residential parcels. Therefore, staff is of the opinion that the proposal will have a detrimental effect on adjacent property and the character of the neighborhood and is not supportive of the request.
- **Suitability of proposed land use:** The proposed High Density Residential is not suitable for this parcel. The Peoplestown Community Redevelopment Plan Update recommended redevelopment and higher densities further north and further south on Hank Aaron Drive. This portion of Hank Aaron Drive retains its historic neighborhood fabric, and the plan recommends retaining the Low Density Residential land use. The plan states that in the Single Family and Low Density Residential areas of the neighborhood, “new houses need to be built in a manner that is consistent with the traditional characteristics of the neighborhood”. Therefore, Staff finds the proposed High-Density Residential land use is not suitable for the subject property.
- **Consistency with City’s land use policies:** The *2016 Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Traditional Neighborhood Redevelopment (TNR). The proposed High Density Residential land use is not consistent with the following Neighborhood Center (NC) CDP policies:
 - Preserve the residential character of Traditional Neighborhoods Redevelopment.
 - Protect single-family detached residential neighborhoods from encroachment by non-residential uses and incompatibly scaled residential development.
 - Encourage new housing development that is compatible with the character of existing neighborhoods. Neighborhood character is defined by attributes of the plating pattern, including the layout of streets and blocks, street connectivity, the shapes and sizes of lots, the natural topography, and the presence of mature trees.
- **Consistency with Adopted Small Area and Neighborhood Plans:** These plans are included in the Peoplestown Community Redevelopment Plan Update. This plan update has similar goals as the 1993 Urban Redevelopment Plan with emphasis on the following objectives:
 - Enhance a diversified urban environment where people can live, work, meet, and recreate, and

- Encourage a compatible mixture of residential, commercial, cultural, and recreational uses.

The plan identifies areas for redevelopment such as the intersection of Hank Aaron Drive/Ridge and University Avenues. The subject parcels are located in the Single Family and Low Density areas of the neighborhood; The plan states:

“Another intention in the single-family and low-density residential district is to ensure quality design of houses, which means the new houses need to be built in a manner that is consistent with the traditional characteristics of the neighborhood. For this purpose, conditional zoning will be used to regulate front façade fenestration, primary entrances, driveways, location of accessory structures, roofs, and foundations.

- **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, **925 Hank Aaron Drive, SE and 929 Hank Aaron Drive, SE** 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 policies:** The following NPU-V policies do not support the land use amendment to High Density Residential:
 - V-1: Preserve and promote the Low Density residential character of the Adair Park, Pittsburg, Mechanicsville ;south of Georgia Avenue), Summerhill (south of Georgia Avenue), and Peoplestown neighborhoods by encouraging a mix of incomes and housing types in the redevelopment of NPU. With the exception of higher density in the core stadium area as described in the LCI.
 - V -5: Promote mixed-use and commercial development on Hank Aaron/ Capitol Avenue north of Ormond Ave to create a vital connection to the downtown area.

STAFF RECOMMENDATION: DENIAL OF THE LAND USE AMENDMENT FROM LOW DENSITY RESIDENTIAL (LDR) LAND USE DESIGNATION TO THE HIGH DENSITY RESIDENTIAL (HDR) LAND USE DESIGNATION.

NPU Recommendation: NPU-V voted to Approve this land use amendment at its May 10, 2021 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

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TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0340 CDP-21-018: 1261 Lockwood Drive SW
DATE: June 28, 2021

PROPOSAL:

A substitute ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1261 Lockwood Drive SW** from the Single Family Residential (SFR) Land Use Designation to the Mixed Use Medium Density (MUMD) Land Use Designation. This land use amendment will facilitate the rezoning of the parcel per Z-21-021 from Single Family Residential (R-4) to Commercial Service District (C-2) to allow for the redevelopment of the Preston Arkwright Elementary School for office/co-working space and to build a new building up to four stories on the site.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the west side of Lockwood Drive SW, the east side of Willow Trail SW, the south side of Rawls Street (unimproved) and the north side of Wurm Street (unimproved). The property is located within Land Lot 152 of the 14th District, Fulton County, Georgia and within the Venetian Hills neighborhood of NPU-S in Council District 4.
- **Property size and physical features:** The subject property is the former location of the Atlanta Public Schools Preston Arkwright Elementary School. The parcel has a total area of approximately 2.706 acres. The property is currently developed with a 30,892 square foot school building surrounded by mature trees with a surface parking lot on the north end of the parcel. Topography varies throughout the site with the highest point along Lockwood Drive and decreasing along the northern and western portions of the lot.
- **Current/past use of property:** The former Preston Arkwright Elementary School is located on the site. The school was built in the 1950s and closed in 2004. Staff is unaware of any other previous uses on the site.
- **Surrounding zoning/land uses:** The parcels to the north, south, east and west have a Single Family Residential land use designation and have Single Family Residential (R-4) zoning. The parcels are developed with single family homes.

- **Transportation system:** The subject site has frontage along Lockwood Drive SW and Willow Trail SW which are both classified as local roads. Lockwood Drive SW and Willow Trail SW connect to Venetian Drive, a collector street. Currently, MARTA serves the area via bus route #81 along Venetian Drive. The nearest MARTA bus stop is located approximately 0.2 miles. There are no sidewalks along Lockwood Drive or Willow Trail SE.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The Mixed Use Medium Density land use is often not compatible in the middle of a Single Family Residential neighborhood. However, this site was the location of a former neighborhood elementary school, and they are often located in the center of the communities they serve. After being closed since 2004, the Atlanta Board of Education sold this parcel and the new owner, after extensive engagement with the community on the redevelopment of the site, is proposing to rehabilitate the building for office and community-based uses, that include training, co-working, workspace for creative industries, workforce development and community meeting space. The proposed uses are similar the past uses at the site as a school and community gathering space and are thus suitable and compatible with surrounding single-family residential uses.
- **Effect on adjacent property and character of neighborhood:** This school has been part of the fabric of the Venetian Hills neighborhood since the 1950s. The school was built at the same time as many of the surrounding homes. The proposed rehabilitation and reuse of the school building that has been vacant and deteriorating for almost 2 decades will have a positive effect on the character of the neighborhood. It will also improve the walkability of the neighborhood by building the platted but unimproved roads to the north and south. The uses proposed at the site are low to medium density in nature and thus are compatible with the surrounding single-family neighborhood. The proposed reuse of the school will have a positive effect on the character of the neighborhood by bringing services and employment to an area of the City of Atlanta that hasn't experienced this type of development.
- **Suitability of proposed land use:** This land use is typical along corridors and nodes rather than in the center of a Single Family Residential area. However, the proposed Mixed Use Medium Density is suitable for this former school site now that it is no longer part of the public school system. The proposed development will maintain the low scale and density of the school and will maintain its compatibility with the surrounding neighborhood.
- **Consistency with City's land use policies:** The *2016 Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Traditional Neighborhood Redevelopment (TNR). The proposed Medium Density Residential land use is consistent with the following Traditional Neighborhood Redevelopment (TNR) CDP policies:
 - Provide Traditional Neighborhoods 'Redevelopment with nodal neighborhood commercial areas along arterials and collectors, which are of such a size and character that all uses are within convenient walking distance of one another.One of the goals of Traditional Neighborhood Redevelopment (TNR) is that small commercial nodes should be rehabilitated and compatible with the neighborhood character.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The subject site is included in the Neighborhood Planning Unit S 2005-2020 15-year Comprehensive Plan. As the plan states

“The NPU-S Land Use Plan supports new community sponsored initiatives that address comprehensive approaches to housing conservation and development, transportation, and neighborhood commercial development. The consensus sentiment expressed by NPU-S residents is to conserve existing structures through rehabilitation incentives, code enforcement and design criteria.

The plan establishes a framework for addressing vacant lots. The plan acknowledges that vacant lots are detrimental to the growth and conservation of existing land uses in NPU S. The plan states that “Residents of NPU-S are resolved to continued rigorous enforcement of code standards and the promotion of incentives that can accelerate development (of vacant lots) and high levels of maintenance.” The plan identified these parcels as additional recreational areas for Barbara McCoy Park.

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, **1261 Lockwood Drive, 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 policies:** The following NPU-S policies support the land use amendment to Medium Density Residential:
 - S-4: Create opportunities for commercial property owners and merchants to improve their properties through a uniform and coordinated method that links the character, design standards, and historic nature of the community.
 - S-10 Encourage development of employment centers and promote economic development in order to attract more commerce into NPU S.
 - S-12 Preserve historical Features in Venetian Hills

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

NPU Recommendation: NPU-S voted to Approve this land use amendment at its April 15, 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

KEISHA LANCE BOTTOMS
MAYOR

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TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee

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

SUBJECT: **21-O-0341/CDP-21-019 1245 Wichita Drive SW, 1251 Wichita Drive SW and 1257 Wichita Drive SW**

DATE: June 28, 2021

PROPOSAL:

A substitute ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1245 Wichita Drive, 1251 Wichita Drive and 1257 Wichita Drive SW** from the Single Family Residential (SFR) Land Use Designation to the High Density Residential (HDR) Land Use Designation. This land use amendment will facilitate the rezoning of the parcels per Z-21-02 from Single Family Residential (R-4) to Multi-Family Residential (MR-4A) to build a residential development of two buildings with 64 work force housing units.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the north side of Wichita Drive SW and the west side of the unimproved right of way extension of Willow Trail SW. The property is located within Land Lot 152 of the 14th District, Fulton County, Georgia in the Venetian Hills Neighborhood of NPU-S in Council District 4.
- **Property size and physical features:** The subject property was the recreation fields that were part of the former Atlanta Public Schools Preston Arkwright Elementary School. The subject property is made up of three parcels with a total area of approximately 1.35 acres. The property is located to north of Wichita Drive SW and to the west of the unimproved right-of-way of Willow Trail SW. The property is undeveloped. It has an open field in the center, a small, paved area along the western property line and mature vegetation along the periphery. The topography drops from west and south to east and north. Vehicular access is not currently provided to the site.
- **Current/past use of property:** The subject property is currently undeveloped. Previously, it was the recreation fields of the former Preston Arkwright Elementary School located on the adjacent parcel at 1261 Lockwood Drive. It is connected to the school parcel via stairs. The school was built in the 1950s and closed in 2004. Staff is unaware of any other previous uses on the site.

- **Surrounding zoning/land uses:** The parcels to the north, south, east and west have a Single Family Residential land use designation and have Single Family Residential (R-4) zoning. The parcels are developed with single family homes.
- **Transportation system:** The subject site has frontage along Wichita Drive SW and Willow Trail SW which are both classified as local roads. Wichita Drive SW and Willow Trail SW connect to Sandtown Road SW and Venetian Drive, a collector street. Currently, MARTA serves the area via bus route #81 along Venetian Drive. The nearest MARTA bus stop is located approximately 0.2 miles. There are no sidewalks along Wichita Drive SW or Willow Trail SE.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** This site was the location of the recreation fields of the former Preston Arkwright Elementary School. After being vacant and unused since 2004, the Atlanta Board of Education sold this parcel after the owner worked extensively with the community on the redevelopment plan for the parcel. The High Density Residential land use will provide a transition from the mix of uses at the school building site to the surrounding single family land uses. It will complement the proposed redevelopment of the school building by providing affordable housing for the workforce at the school site.
- **Effect on adjacent property and character of neighborhood:** This school has been part of the fabric of the Venetian Hills neighborhood since the 1950s. The proposed construction of workforce housing will have a positive effect on the character of the neighborhood. The construction of workforce housing is consistent with the Atlanta Public Schools policy of having 15% of housing units built on its surplus properties be affordable housing. It is also consistent with the Comprehensive Development Plan policies of supporting and encouraging affordable housing. In addition, the proposed redevelopment of the site will improve the walkability of the neighborhood by building new sidewalks as well as constructing the platted but unimproved roads to the north and south and improving the street connectivity of the neighborhood.
- **Suitability of proposed land use:** The proposed High Density Residential land use is suitable for this site. The development will provide a transition from the Mixed Use Medium Density land use at the former school building to the surrounding Single Family Residential land uses. The proposed 64-unit multifamily development will provide for housing diversity and development of vacant property. The 2005 NPU-S Comprehensive Plan acknowledges that vacant lots are detrimental to the growth and conservation of existing land uses in NPU S. The plan states that, “residents of NPU-S are resolved to continued rigorous enforcement of code standards and the promotion of incentives that can accelerate development (of vacant lots) and high levels of maintenance.” The proposed development is consistent with the NPU-S Comprehensive Plan.
- **Consistency with City’s land use policies:** The *2016 Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Traditional Neighborhood Redevelopment (TNR). The proposed High Density Residential land use is consistent with the following Traditional Neighborhood Redevelopment (TNR) CDP policies:
 - Promote diversity of housing types.

- Promote Missing Middle housing types that are compatible in single and scale with the character of the neighborhood as transition between single family uses and more intense uses.
- Encourage new housing development that is compatible with the character of existing neighborhoods.
- Support the preservation and the development of senior housing units and affordable housing units.

It is also consistent with Traditional Neighborhood Redevelopment (TNR) goal that the existing development pattern should be supported by increased code enforcement and compatible infill housing construction. Preserving and rehabilitating the original housing stock while rebuilding on vacant lots following the principles of traditional neighborhood development should be a focus.

- **Consistency with Adopted Small Area and Neighborhood Plans:** The subject site is included in the Neighborhood Planning Unit S 15 year Comprehensive Plan. As the plan states “The NPU-S Land Use Plan supports new community sponsored initiatives that address comprehensive approaches to housing conservation and development, transportation, and neighborhood commercial development. The consensus sentiment expressed by NPU-S residents is to conserve existing structures through rehabilitation incentives, code enforcement and design criteria.

The plan establishes a framework for addressing vacant lots. The plan acknowledges that vacant lots are detrimental to the growth and conservation of existing land uses in NPU S. The plan states that, “Residents of NPU-S are resolved to continued rigorous enforcement of code standards and the promotion of incentives that can accelerate development (of vacant lots) and high levels of maintenance,” The plan identified these parcel as additional recreational areas for Barbara McCoy Park.

The applicant, Ryse Creative Village, worked with the NPU S community on the redevelopment plan for this site prior to its acquisition from the Atlanta Public Schools.

- **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, **1245 Wichita Drive SW, 1251 Wichita Drive SW and 1257 Wichita Drive 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 policies:** The following NPU-S policies support the land use amendment to Medium Density Residential:
 - S-10 Encourage development of employment centers and promote economic development in order to attract more commerce into NPU S.
 - S-12 Preserve historical Features in Venetian Hills

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

NPU Recommendation: NPU-S voted to Approve this land use amendment at its April 15, 2021 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
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TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee

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

SUBJECT: **21-O-0342/CDP-21-020: 910 Lindbergh Drive, 922 Lindbergh Drive, and 928 Lindbergh Drive NE**

DATE: June 28, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **910 Lindbergh Drive, 922 Lindbergh Drive, and 928 Lindbergh Drive NE** 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 parcels per Z-21-059 from Single Family Residential (R-4) to Two Family Residential (R-5) to build six residential units.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the north side of Lindbergh Drive NE. The subject property is in Land Lots 5, 6 and 48 of the 17th District, Fulton County Georgia. The property is within the Lindridge/Martin Manor neighborhood of NPU F in Council District 6.
- **Property size and physical features:** The subject property is on the corner of the intersection of Lindbergh Drive NE and Lindridge Drive NE. The total lot area of the property is approximately 2.07 acres. The North Fork of Peachtree Creek is the western boundary of the subject site and part of 910 Lindbergh Drive is in a flood zone. The topography of the site increases from the creek east to the intersection of Lindbergh Drive NE and Lindridge Drive NE. The site is heavily planted with mature trees and shrubs. There is an existing single-family home located at 928 Lindbergh and the other two lots are undeveloped.
- **Current/past use of property:** Property located at 928 Lindbergh Drive has single-family home and 922 Lindbergh Drive was formerly developed with a single-family home. Staff is not aware of any previous uses onsite.
- **Surrounding zoning/land uses:** The parcels to the north, south, and east have a Single Family Residential (SFR) land use designation and are zoned Single Family Residential (R-4). Most of these parcels are developed with single family homes, however some are developed with two family homes.

To the west, the parcels have a High Density Residential land use and are zoned Single Family Residential (R-4). The parcels are to the west of the Bufford Spring Connector and Interstate I-85.

- **Transportation system:** Lindbergh Drive NE is classified as an arterial street and is State Route 236. Lindridge Drive NE is classified as a local street. MARTA provides service along Lindbergh Drive NE via bus route #6. The closest MARTA Transit Station is Lindbergh Transit Station which is 0.8 miles from the subject property. Sidewalks are present along Lindbergh Drive and on portions of Lindridge Drive NE.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The Low Density Residential land use is compatible with the surrounding land uses. The Low Density Residential land use provides a transition between Single Family Residential uses and higher density residential uses. In addition, the proposed residential units will be similar in scale with nearby single family and two-family homes.
- **Effect on adjacent property and character of neighborhood:** The proposed Low Density Residential land use will have a positive effect on the character of the neighborhood. The proposed development and land use will allow for an appropriately scaled residential development that provides a transition from higher density residential to the west of the Bufford Spring Connector to lower density residential including single family and two family to single family dwellings in the neighborhood.
- **Suitability of proposed land use:** The proposed Low Density Residential land use designation is suitable for this site and is a compatible land use in the Traditional Neighborhood Existing Character Areas. It is consistent with TNE policies to promote diversity of housing types and promote Missing Middle housing types that are compatible in size and scale with the character of the neighborhood as a transition between single family uses and more intense uses. The proposed land use is also consistent with the TNE preferred development land use pattern that states “neighborhoods should have a diversity of housing types to meet the needs to the community, particularly seniors. Missing Middle housing that is compatible with the size and scale of the neighborhood can provide a transition at edges and corridors.” This is also an appropriate land use for a parcel on a arterial street that is less than a mile from a transit station.
- **Consistency with City’s land use policies:** The *2016 Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Traditional Neighborhood Existing (TNE). The proposed Low Density Residential land use is a compatible land use, and it is consistent with the following Traditional Neighborhood Existing (TNE) CDP policies:
 - Preserve the residential character of Traditional Neighborhoods,
 - Promote diversity of housing types,
 - Protect single-family detached residential neighborhoods from encroachment by nonresidential uses, incompatibly scaled residential development, and
 - Promote Missing Middle housing types that are compatible in size and scale with the character of the neighborhood as transition between single family uses and more intense uses.

Traditional Neighborhood Existing land use preferred development patterns maintain the existing character, preserve the housing stock of neighborhoods and prevent the encroachment of incompatible uses.

- **Consistency with Atlanta City Design:** The proposed Low Density Residential land use is consistent with the *Atlanta City Design* recommendations. The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **910 Lindbergh Drive, 922 Lindbergh Drive, and 928 Lindbergh Drive NE** is located within an Urban Conservation area. Urban Conservation areas 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 policies:** The following NPU-F policies are relevant to this land use amendment to the Low Density Residential request:
 - F -1: Protect the historic integrity and single-family character of the Atkins Park, Edmund Park, Lindridge Martin Manor, Morningside-Lenox Park, Piedmont Heights and Virginia Highland neighborhoods and the low-density residential character of the St. Charles Greenwood neighborhoods. Attempted assemblages of single-family properties and rezonings of such assemblages to higher density residential, commercial or mixed-use categories should be rejected.

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

NPU Recommendation: NPU-F voted to Deny this land use amendment at its May 17, 2021 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
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TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0343/CDP-21-021 2169 Butner Road SW
DATE: June 28, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **2169 Butner Road 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-21-025 from Single Family Residential (R-4) to Multifamily Residential (MR-2) to build seven townhomes.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the west side of Butner Road SW and the north side of Waits Avenue SW. The subject property is in Land Lot 32 of the 14F District, Fulton County Georgia. The property is within the Fairburn neighborhood of NPU P in Council District 11.
- **Property size and physical features:** The subject property is a corner lot at the intersection of Butner Road and Waits Avenue. The total lot area of the property is approximately 0.72 acres. The site is heavily planted with mature trees and shrubs. A single-family home and accessory building are on the site but obscured by the vegetation. The topography of the lot increases towards the west to Waits Avenue. Access to the property is available via a curb cut on the Butner Road.
- **Current/past use of property:** The subject property is developed with a single-family home that is currently vacant. Staff is not aware of any previous use.
- **Surrounding zoning/land uses:** The parcels to the north, south, and west have a Single Family Residential land use designation and are zoned Single Family Residential (R-4). One of the parcels to the east has a Multifamily Residential (MR-3) zoning. The parcels are developed with single family uses.
- **Transportation system:** Waits Avenue is classified as a local street and Butner Road is classified a collector street. Butner Road connects to Campbellton Road to the north which is classified as an arterial street. MARTA provides service along Butner Road via bus route #183. The closest MARTA

station is Oakland City Transit Station which is 6.2 miles from the subject property. Sidewalks are not present on Waits Avenue or Butner Road.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** While the surrounding land uses are Single Family Residential, the parcel across Butner Road has a multi-family residential zoning (MR-3). The proposed development will be compatible with the surrounding land uses. The residential units will be built fronting on the two existing streets in a similar pattern and height as adjacent single-family homes.
- **Effect on adjacent property and character of neighborhood:** The proposed Low Density Residential land use will have a positive effect on the character of the neighborhood. The proposed development and land use will allow for an appropriately scaled residential development that provides a transition from higher density residential along the Campbellton Road corridor to the lower density single-family neighborhood.
- **Suitability of proposed land use:** The proposed Low Density Residential land use designation is suitable for this site and is a compatible land use in the Suburban Character Area.
- **Consistency with City's land use policies:** The *2016 Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Suburban Area (SA). The proposed Low Density Residential land use is a compatible land use and it is consistent with the following Suburban Area (SA) CDP policies:
 - Protect single-family detached residential neighborhoods from encroachment by nonresidential uses, incompatibly scaled residential development.
 - Promote Missing Middle housing types that are compatible in size and scale with the character of the neighborhood as transition between single family uses and more intense uses.
- **Consistency with Adopted Small Area and Neighborhood Plans:** This parcel was included in the Campbellton West section of the Campbellton Cascade Corridors Redevelopment (2006) plan. The plan states that, “there is strong pressure for new residential development in this area as older, large residential lots are combined to create new subdivisions. The key to managing the future impact of this residential growth will be to plan for and structure development on a set of interconnected streets and blocks.” The plan recommends Quality of Life Zoning districts such as the MR districts. The nearby parcel with multifamily (MR-3) zoning was rezoned to this district to implement the plan recommendations.
- **Consistency with Atlanta City Design:** The proposed land use of Low Density Residential is consistent with the *Atlanta City Design* recommendations. The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **2169 Butner Road SW** is located within a Suburban Conservation area. Urban Conservation 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.”

- **Consistency with NPU policies:** The following NPU-P policies support the land use amendment to Medium Density Residential:
 - P-1: Preserve the single-family and low-density residential character of existing neighborhoods in NPU P.
 - P-2: Encourage residential infill development that is compatible with the character of adjacent areas regardless if the developer is a nonprofit or profit entity.

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

NPU Recommendation: NPU-P voted to Approve this land use amendment at its June 7, 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0345/CDP-21-023: 2246 Memorial Drive SE and 2250 Memorial Drive SE
DATE: June 28, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **2246 Memorial Drive SE and 2250 Memorial Drive SE** 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-21-032 from Single Family Residential (R-4A) to Multifamily Residential (RG-3) to build 5 detached Single Family Residential homes.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the north side of Memorial Drive and the east side of East Lake Terrace SE. The property is located within Land Lot 205 of the 15th District, DeKalb County, Georgia and in the Kirkwood neighborhood of NPU-O and in Council District 5.
- **Property size and physical features:** The subject property is composed of two consolidated parcels with a total area of approximately 0.36 acres. The property is developed with a place of worship that originally was a single-family home. The site is flat with grass on the front and side yards. A small surface parking lot is located at the rear of the parcel. Access to the site is currently provided via a private drive that connects to East Lake Terrace SE.
- **Current/past use of property:** The subject property is currently developed with a place of worship. The building was previously a single-family home.
- **Surrounding zoning/land uses:** The parcels to the north and east have a Single Family Residential land use and are zoned Single Family Residential (R-4). The parcels to the west have a Single Family Residential land use and are zoned Planned Development Housing (PD-H). The parcels are developed with single family homes. The parcels to the south have a multifamily Residential General Sector 3 conditional zoning (RG-3-C) and Medium Density Residential land use. The parcel is developed with the Drew Charter School.

- **Transportation system:** Memorial Drive, State route 154, is classified as an arterial street. East Lake Terrace SE is a local street. MARTA provides service along Memorial Drive via bus route #21. Sidewalks are located on the Memorial Drive frontage of the parcel. No sidewalks are located on the East Lake Terrace SE.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Medium Density land use is compatible with the Medium Density Residential on the south side of Memorial Drive and other Medium Density Residential land uses and development along Memorial Drive. The Medium Density Residential land use serves as a transition from higher intensity residential along the corridor to single family land use on the neighborhood.
- **Effect on adjacent property and character of neighborhood:** The proposed Medium Density Residential land use will have a positive effect on the character of the neighborhood. The proposed development and land use will allow for an appropriately scaled single family development that creates a transition between nearby single family residential and higher density residential uses that are an appropriate use along a corridor.
- **Suitability of proposed land use:** The proposed Medium Density Residential land use designation is suitable for Memorial Drive, an arterial street. The proposed development is like other Medium Density Residential developments along the corridor located between 1st and 2nd Avenue. The development pattern of the proposed development is consistent with the approved PD-H development across the street at East Lake Terrace SE. The proposed land use is suitable and consistent with the land use recommendations in the Intown Corridor Character Area.
- **Consistency with City's land use policies:** The *2016 Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Intown Corridor (IC). The proposed Medium Density Residential land use is consistent with the following Intown Corridor (IC) CDP policies:
 - Promote and encourage the redevelopment of vacant, underutilized and auto oriented development along Redevelopment Corridors.
 - Promote and encourage mixed use (residential, retail and office uses) and multifamily residential development with a pedestrian oriented urban form.
 - Along Intown Corridors, the highest densities should be along the street or rail transition to lower densities at the edges to protect and buffer surrounding neighborhoods. Surrounding neighborhoods should be buffered from noise and lights.
 -
- **Consistency with Adopted Small Area and Neighborhood Plans:** No plans are relevant.
- **Consistency with Atlanta City Design:** The proposed land use of Medium Density Residential is consistent with the *Atlanta City Design* recommendations. The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **2246 Memorial Drive SE and 2250 Memorial Drive SE** is located within a Corridor Growth area. Corridors are described as follows:

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

- **Consistency with NPU policies:** The following NPU-O policies are applicable to this land use amendment:
 - O-4: Preserve the single family and low-density residential character of NPU-O.
 - Kirkwood Land Use Principles and Policies: Preserve single family residential uses in the Memorial Drive Corridor from Howard Street St to 1st Avenue.

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

NPU Recommendation: NPU-O voted to Approve this land use amendment at its June 22, 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

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TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: **21-O-0346/CDP-21-024 2164 Marietta Boulevard, 2184 Marietta Boulevard NW and 2194 Marietta Boulevard NW and 1703 and 1719 Chattahoochee Avenue**
DATE: June 28, 2021

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to re-designate property located at **2164 Marietta Boulevard NW** from the Industrial (I) Land Use Designation to the Mixed Use High Density (MUHD) Land Use designation and **2184 Marietta Boulevard and 2194 Marietta Boulevard NW and 1703 and 1719 Chattahoochee Avenue NW** from the Mixed Use Medium Density (MUMD) Land Use Designation to the Mixed Use High Density (MUHD) Land Use Designation. This application is being sought in conjunction with the rezoning of the parcels per Z-21-31 from Industrial (I-1) and Mixed Residential Commercial (MRC-2) to Mixed Residential Commercial (MRC-3) to allow for the construction of a multifamily development with 546 housing units, 144,975 square feet of office and retail uses along with a parking garage. The parcels with the Mixed Use Medium Density (MUMD) land use were included in the 19-O-1318/CDP-19-030 land use amendment.

FINDINGS OF FACT:

- **Property location:** The parcels front on Marietta Boulevard NW and on Chattahoochee Avenue, NW southeast of the Agape Youth and Family Center. The subject site is in Land Lot 221 of the 17th District of Fulton County, Georgia within the Bolton neighborhood of NPU-D in Council District 9.
- **Property size and physical features:** The subject property is made up of four parcels totaling approximately 5.84 acres in land area. The parcels are developed with several one-story warehouse buildings. The site is relatively flat, but the typography follows the grade of Marietta Boulevard NW and Chattahoochee Avenue NW. A City of Atlanta owned property, improved with a water tower, is adjacent to the site and there are significant elevation differences between the properties.
- **Current/past use of property:** The site is currently developed as light industrial and warehousing. Past industrial users at the site included Buckhead Beef Company.
- **Surrounding zoning/land uses:** To the west, the parcel has a Business Park land use with O-I (Office Institutional) zoning. It is developed with Agape Youth and Family Center. To the south, the parcels have an Industrial land use and Industrial (I-1) zoning and Open Space land use and

Industrial (I-1) zoning. Also to the south, the City-owned water tower has an Industrial land use and Industrial (I-1) zoning. The parcel adjacent to the water tower has a Very High Density Residential (VHDR) land use and Multi-Family (MR-5A) zoning. The parcel is developed with a warehouse building. The parcels to the south have an Industrial land use and Industrial (I-1) zoning. They are developed with one story industrial buildings. To the north and across Marietta Boulevard, the parcels have a High Density Residential (HDR) land use and Multi-family (RG-3) zoning and they developed with a multi-family development.

- **Transportation system:** Marietta Boulevard NW is a four-lane, arterial street and truck route and Chattahoochee Avenue NW is a collector street and a truck route. The site is served by MARTA bus routes #1 and #14 along Marietta Boulevard NW. The Bankhead Transit Station, closest MARTA Transit Station to the site, is 3.5 miles away.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The High Density Mixed Use land use is not compatible with the surrounding industrial land uses. The new use will continue the instability of the surrounding industrial uses and will further fragment the industrial park centered on MacArthur Boulevard and Chattahoochee Avenue and will isolate the industrial uses along MacArthur Blvd. The Industrial sector is an important part of Atlanta's economy and should be encouraged to continue. Many of the businesses that provide goods and services that the City's residents and businesses rely on and need on a day-to-day basis require industrial land use and zoning. There is a need to have a range of industries and firms to create a variety of opportunities for employment requiring different skill levels. To foster a diverse employment base, a supply of job-producing land on which economic opportunities can be made available to both current and future residents as well as businesses is necessary. To protect and strengthen the industrial sector, it is critical to maintain an inventory of land where industrial businesses can locate.
- **Effect on adjacent property and character of neighborhood:** A healthy mix of industrial and non-residential users is needed in this area to maintain a viable and competitive industrial and employment district. The redevelopment of industrially zoned land to non-industrial uses will create instability in industrial land uses and increase pressure to redevelop industrially used and zoned land to non-industrial uses. The site is an extension of the Chattahoochee Industrial District, one of the principal industrial areas in the city and south of the Bolton-Moores Mill area which is experiencing significant redevelopment. The loss of Industrial land uses result in the loss of middle wage jobs and the displacement of businesses, many of them locally owned. Therefore, Staff is of the opinion that the Mixed Use High Density land use request would have an adverse effect on the character of the neighborhood.
- **Suitability of proposed land use:** Due to the proximity to other viable industrial uses, the Mixed Use High Density land use designation is not suitable for this area. Allowing a Mixed Use High Density development would continue to erode the Industrial base of the City of Atlanta. The proposed land use amendment will continue the "hollowing out of middle-wage jobs" in the city. The recently adopted Economic Mobility, Recovery & Resiliency Plan strategy desires to attract, retain and support businesses that have a large share of good and promising jobs that do not require a bachelor's degree. These businesses are likely to be in industry sectors ranging from IT, utilities and construction to transportation and logistics, manufacturing, and food processing. All

of these job sectors require industrial zoning. With the continuing loss of industrial land use, these jobs and businesses will not be able to locate in the city.

- **Consistency with City’s land use policies:** The *2016 Atlanta Comprehensive Development Plan* (CDP) Character Area for this location is Industrial. The City of Atlanta has many important industrial areas that should be protected from incompatible land uses, particularly residential uses, to continue operations and allow the ability to expand. These policies are intended to retain and promote industrial land uses and industrial businesses. The 2016 CDP policies that do not support this land use change are listed below.
 - Protect and strengthen the industrial sector by maintaining an inventory of land where industrial and manufacturing businesses can locate;
 - Preserve and protect industrial land uses to retain industrial based jobs;
 - Industrial land uses support not only customary industrial activities but also a range of users that require industrially zoned land to conduct business;
 - Industrial uses should not encroach into non-industrial areas—particularly, residential areas; and,
 - The appearance of many industrial districts could be improved to have more cohesive character—landscape buffers and screening should be used around industrial uses to minimize their adverse effects on adjacent properties.

Consistency with Adopted Small Area and Neighborhood Plans:

Economic Mobility, Recovery & Resiliency Plan: This plan developed by Invest Atlanta and the City of Atlanta has the goal of achieving better economic and social outcomes for Atlanta residents, primarily black and brown communities where low household income and high rates of poverty and unemployment persist. The plan states that in recent years, “Atlanta has seen a hollowing out of middle-wage jobs and its economic recovery since the global financial crisis has been characterized by the creation of large numbers of low-wage jobs and high wage jobs”. In the City of Atlanta, less than half of Atlanta’s adults ages 25 and older have a bachelor’s degree. Therefore, one of the Plan’s Objectives is the creation of good jobs- defined as jobs that provide stable employment, middle class wages and benefits. Specifically, the plan recommends attracting, retaining, and supporting businesses that have a large share of good and promising jobs that do not require a bachelor’s degree. These businesses are likely to be in industry sectors ranging from IT, utilities and construction to transportation and logistics, manufacturing, and food processing. Of these industry sectors, the transportation and warehousing and construction sectors are growing the fastest. New green jobs will also be created in the coming years as the city transitions to 100% clean energy in accordance with the plan “Clean Energy Atlanta: A Vision for a 100% Clean Future.” The utilities, energy, construction, transportation and logistics, manufacturing and food processing all require Industrial land use and zoning. As the industrially zoned land use is zoned to a non-industrial zoning district, locating these businesses in the City of Atlanta will become more difficult.

Another strategy is to locate jobs in proximity to city residents. Proximity to jobs is an important factor impacting employment outcomes as it determines the number of employment opportunities, the types of jobs and the associated transportation costs as it relates to time and money. As industrial uses are pushed out of the City of Atlanta, accessing the middle wage jobs becomes more difficult for City residents and limits their employment opportunities.

- **Consistency with Atlanta City Design:** The proposed Mixed Use High Density land use is not consistent with the Atlanta City Design recommendations. The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Everything outside the Growth Areas, is the Conservation Area, which is made up of Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas.

According to the Atlanta City Design, **2164 Marietta Boulevard, 2184 Marietta Boulevard, and 2194 Marietta Boulevard NW and 1703 and 1719 Chattahoochee Avenue NW** are within a Conservation-Production Area. Conservation-Production Areas are described as follows:

“Areas that the city has an interest in protecting from change. Primarily, they consist of strategic industrial land and railyards where intermodal transfer facilities, warehousing and key production facilities are needed close to the city center...and should not be included in the growth area.”

- **Consistency with NPU policies:** The following NPU D’s policies are relevant to this land use amendment:
 - Review the industrially classified properties to determine the potential for vacant and underutilized to be reclassified to residential.
 - Where industrial uses are to remain, provide landscaped or architectural buffers to minimize their impacts on residential areas.

STAFF RECOMMENDATION: DENIAL OF LAND USE AMENDMENT FROM THE INDUSTRIAL LAND USE DESIGNATION AND MIXED USE MEDIUM DENSITY LAND USE DESIGNATION TO THE MIXED USE HIGH DENSITY LAND USE DESIGNATION.

NPU Recommendation: NPU-D voted to support the Mixed-Use High-Density (MU-HD) land use designation at its May 25, 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
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TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0347/CDP-21-025: 955 Wylie Street SE
DATE: June 28, 2021

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **955 Wylie Street SE** 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-21-034 from Two Family Residential (R-5) to Multifamily Residential (MR-2) to convert an existing place of worship into six residential units.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the south side of Wylie Street SE and is east of the intersection of Wylie Street SE and Flat Shoals Avenue SE. The property is located within Land Lot 13 of the 14th District, Fulton County, Georgia in the Reynoldstown Neighborhood of NPU-N in Council District 5.
- **Property size and physical features:** The subject property has a total area of approximately 0.33 acres. The property is located on the south side of Wylie Street SE. The parcel is developed with a one story church built in the 1980's. Parking is located to the side and the rear of the church. The front yard is planted with grass and shrubs.
- **Current/past use of property:** The subject property is currently developed with the Free Gospel International Church. Staff is not aware of a previous use.
- **Surrounding zoning/land uses:** The parcels to the north, east and west have a Single Family Residential land use and are zoned Two Family Residential (R-5). The parcels are developed with single and two family homes. The parcel to the south has a Mixed Use Medium Density land use and has a Planned Development Mixed Use (PDMU) zoning. This parcel is developed with parking lot/storage for Stein Steel and was recently rezoned for a mixed use development.

- **Transportation system:** Wylie Street SE is classified as local street. The Reynoldstown/Inman Park MARTA Transit Station is located 0.8 miles to the northeast. Sidewalks are located on both sides of Wylie Street NE.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The surrounding land use on Wylie Street SE is Single Family Residential. However, these parcels have a Two-Family Residential zoning (R-5). Typically, parcels with Two-Family Residential zoning have a Low Density Residential land use. The proposed Low Density Residential land use designation is compatible with surrounding land uses and zoning.
- **Effect on adjacent property and character of neighborhood:** The proposed Low Density Residential land use will have a positive effect on the character of the neighborhood. The proposed development and land use will allow for an appropriately scaled multifamily development. The proposed development will renovate an existing place of worship to a multifamily residential development with 6 units. As a result, there will be no change to the physical appearance and character of the street.
- **Suitability of proposed land use:** The proposed Low Density Residential land use designation is suitable for this parcel. The parcels fronting on Wylie Street have a Two-Family Residential zoning which is compatible with the Low Density Residential land use. The proposed Multifamily Residential (MR-2) zoning is also compatible with the Low Density Residential land use which consists primarily of detached single family homes, duplexes, triplexes, quadruplexes, townhomes, and small multifamily developments.
- **Consistency with City's land use policies:** The *2016 Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Traditional Neighborhood Development (TND). The proposed Low Density Residential (LDR) land use is consistent with the following Traditional Neighborhood Development (TND) policies:
 - Preserve the residential character of Traditional Neighborhoods.
 - Promote diversity of housing types.
 - Protect single-family detached residential neighborhoods from encroachment by non-residential uses, incompatibly scaled residential development.
 - Promote Missing Middle housing types that are compatible in size and scale with the character of the neighborhood as transition between single family uses and more intense uses.
- **Consistency with Adopted Small Area and Neighborhood Plans:** This parcel is included in the Reynoldstown Neighborhood Master Plan- Reynoldstown 2000 and Beyond. The proposed land use amendment is consistent with the plan goals to
 - To renovate and expand existing housing stock while offering a variety of housing types and price ranges.
 - Maintain single family and multifamily affordable housing availability.
- **Consistency with Atlanta City Design:** The proposed Low Density Residential land use is consistent with the *Atlanta City Design* recommendations. The Atlanta City Design articulates

Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **955 Wylie Street SE** 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 policies:** The following NPU-N policies support the land use amendment to Low Density Residential:
 - The renovation of existing structures shall be the preferred option over demolition and new construction where feasible.
 - N-8 : Reynoldstown-
 - Encourage and facilitate development within Reynoldstown that is consistent with principals and policies outlined in the Reynoldstown Master Plan, adopted by City Council January 6, 2001.
 - Encourage the development of affordable housing as a high priority in Reynoldstown. Support mixed-income developments in Reynoldstown.

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

NPU Recommendation: NPU-N voted to approve this land use amendment at its May 27, 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0348/CDP-21-26 400 Bishop Street NW
DATE: June 28, 2021

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to re-designate property located at **400 Bishop Street NW** from the Industrial (I) Land Use Designation to the Mixed Use High Density (MUHD) Land Use Designation. This application is being sought in conjunction with the rezoning of the site per Z-21-035 from Industrial (I-2) to Mixed Residential Commercial (MRC-3) to allow for the construction of a multifamily residential development with 278 units including street level live-work units and a parking deck.

FINDINGS OF FACT:

- **Property location:** The site is located on Bishop Street NW, north of the Norfolk Southern railroad and west of Mecaslin Street NW. It is in Land Lot 148 of the 17th District of Fulton County, within the Loring Heights neighborhood of NPU-E in City Council District 8.
- **Property size and physical features:** The site consists of a 1.51-acre parcel. The site is undeveloped and consists mostly of the remains of a concrete pad and foundations of the former National Smelting & Refining lead smelting operations. A chain link fence secures the site.
- **Current/past use of property:** The site is currently vacant. The former National Smelting & Refining operated on the site as a secondary lead smelting facility under several owners from 1914 until 1984. These included United Lead from 1914 to 1926, Georgia Lead from 1926 to 1937, National Lead/NL Industries, Inc. (NL) from 1937 to 1981, and National Smelting & Refining Co. from 1981 to 1984. In 1981, NL sold the property to National Smelting & Refining Co., which continued operating until 1984, when it filed for bankruptcy. Among materials processed at the site, include lead-acid batteries and lead-bearing scrap were accepted for recycling. The lead was separated from the battery casings and refined for reuse. The site has been inactive since 1984.
- **Surrounding zoning/land uses:** The parcels to the north have an Industrial land use designation and have Industrial (I-1) zoning. The parcel to the west has an Industrial (I-2) zoning and is developed with a storage facility. To the south is the Norfolk-Southern railroad. To the east, the parcel has a

Medium Density Residential land use and Multifamily Residential zoning (RG-3). It is developed with multi-family residential uses.

- **Transportation system:** Bishop Street NW is a 2-lane collector street and truck route. The site is not well served by MARTA. Bus routes #37 and #10 travel along 17th Street NW and transit users have to walk about half a mile to the site from the nearest bus stop. The closest MARTA transit station is Art Center Transit Station about 1.5 miles away. There are no sidewalks on this section of Bishop Street.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The Mixed Use High Density land use is not compatible with the surrounding industrial land uses. The proposed land use amendment will contribute to the instability of the surrounding industrial uses and continue to fragment the industrial uses centered on Bishop Street. Many of the businesses that provide goods and services to the City's residents and businesses, such as many of the businesses currently on Bishop Street, rely on and need on a day-to-day basis industrial land use and zoning. The Loring Heights Plan recommends Industrial Live Work for Bishop Street. The plan states that "the purpose is to protect commercial, light industrial and live-work/I-MIX spaces along Bishop Street NW is to ensure job-producing land uses into the future.
- **Effect on adjacent property and character of neighborhood:** The proposed land use amendment will have an adverse effect on the character of Bishop Street. A healthy mix of industrial and non-residential uses is needed in this area for it to stay viable and competitive as an industrial and employment district. The redevelopment of industrially zoned land to non-industrial uses will create an instability in industrial land uses and increase pressure to redevelop industrially used and zoned land to non-industrial uses and will result in the displacement of locally serving businesses.
- **Suitability of proposed land use:** The proposed Mixed-Use High-Density (MU-MD) land use designation is not suitable for this site. The MU-MD land use is suitable along corridors such as Northside Drive and Howell Mill Road and in proximity to rail transit stations. Due to the proximity to other viable industrial uses, the Mixed Use High Density land use designation is not suitable for this area. In addition, with current industrial/commercial businesses that are still located in the area, changing the land use of this parcel is not recommended. Allowing a Mixed Use High Density development would continue to erode the Industrial base of the City of Atlanta.
- **Consistency with City's land use policies:** The *2016 Atlanta Comprehensive Development Plan* Character Area for this location is Industrial. The proposed land use of MU-HD (and, rezoning to MRC-3) is not consistent with Atlanta's Comprehensive Development Plan and recommended policies for Industrial Character Areas. Industrial land use policies are intended to do the following:
 - Protect and strengthen the industrial sector by maintaining an inventory of land where industrial and manufacturing businesses can locate;
 - Preserve and protect industrial land uses to retain industrial based jobs;
 - Industrial land uses support not only customary industrial activities but also a range of users that require industrially zoned land to conduct business;
 - Industrial uses should not encroach into non-industrial areas—particularly, residential areas; and,

- **Consistency with Adopted Small and Neighborhood Plans:** The site is within the 2012 Loring Heights Neighborhood Master Plan area. The Loring Heights neighborhood recommends a new park and keeping the immediate area adjacent to the site as industrial live-work (or, now considered to be Atlanta’s Industrial Mixed-Use (I-MIX) zoning and land use classification). The purpose is to protect commercial, light industrial and live-work/I-MIX spaces along Bishop Street NW is to ensure job-producing land uses into the future. As stated in the plan:

“The vision for the future of the Bishop Street/17th Street corridor combines the area’s traditional use as a job-generating district with a recognition that its days as a traditional purely industrial district are over. However, unlike other former industrial districts in the city, which have seen conversions into primarily residential projects with small amounts of ground-floor retail uses, the vision for this area is to develop into a live-work district that combines some preserved industrial buildings, new streets, pocket parks, and contextually designed new buildings with ground-floor commercial or light industrial space”.

As such, the proposed Mixed Use High Density land use is not consistent with the 2012 Loring Heights Neighborhood Master Plan recommendations.

- **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. Everything outside the Growth Areas, is the Conservation Area, which is made up of Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas.

According to the Atlanta City Design, **400 Bishop Street NW** is within a Growth-Core Area. Growth-Core Areas are described as follows:

“This is the center of Old Atlanta. It includes the city’s densest, most traditional, adaptable and walkable districts. It has an easy capacity for growth, the best transit network and many of the top historic, cultural and academic assets in the region. It covers Downtown, Midtown, and a larger surrounding territory made primarily of commercial and industrial property...where better design can solve shortcomings that today limit the capacity for growth.”

- **Consistency with NPU policies:** There are no applicable NPU policies.

STAFF RECOMMENDATION: DENIAL OF THE LAND USE AMENDMENT FROM INDUSTRIAL (I) LAND USE DESIGNATION TO THE MIXED-USE HIGH -DENSITY (MU-HD) LAND USE DESIGNATION.

NPU Recommendation: NPU-E voted to approve this land use amendment at its June 1, 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: **21-O-0350/CDP-21-028: 3393 Jonesboro Road SE**
DATE: June 28, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **3393 Jonesboro Road SE** 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-21-039 from Single Family Residential (R-4) to Multifamily Residential (MR-3) to build two three story buildings with 84 housing units.

FINDINGS OF FACT:

The applicant has requested an amendment to the rezoning application to the Industrial (I-1) zoning district and to amend the land use designation of the parcel to Industrial.

STAFF RECOMMENDATION: FILE THIS LEGISLATION AND DEFERRAL OF INDUSTRIAL LAND USE AMENDMENT TO THE THIRD QUARTER PUBLIC HEARING.

NPU Recommendation: NPU-Z did not vote on this land use amendment at its May 24, 2021 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee

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

SUBJECT: **21-O-0351 CDP-21-029: 1010 West Marietta and additional parcels**

DATE: June 28, 2021

PROPOSAL:

An ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to re-designate property located at 963, 1054, 1060, 1062, 1064, and 1070 Baylor Street NW, 957, 963, and 973 Herndon Street NW, 1056, 1058, 1062, 1066, 1068, 1072, 1076, 1082, and 1086 Niles Avenue NW, 1054, 1057, 1060, 1061, 1064, 1065, 1069, 1070, 1073, 1074, 1075, 1076, 1081, 1082, 1085, and 1086, Reynolds Street NW from the Single Family Residential land use designation to the Mixed Use High Density land use designation, 1040 West Marietta St NW from the Medium Density Residential and Mixed Use Medium Density Land use designations to the Mixed Use High Density land use designation, 1010 West Marietta St NW from the Medium Density Residential, Mixed Use Medium Density and Transportation Communications and Utilities land use designations to the Mixed Use High Density land use designation and 949 Herndon Street NW and 949 Herndon Rear Street NW from the Industrial land use designation to the Mixed Use High Density land use designation. This application is being sought in conjunction with the rezoning of the parcels per Z-21-37 from Industrial (I-2) and Single Family Residential (R-4A) to Mixed Residential Commercial (MRC-3) to build a data center, office, commercial and residential uses.

FINDINGS OF FACT:

Atlanta BeltLine Inc. is working with the property owner to identify the location for the right-of-way for a future BeltLine Trail. This right-of-way will have a Transportation Communications and Utilities (TCU) land use designation.

Staff recommends deferring this land use amendment until the location TCU land use can be identified and be included as part of this land use amendment.

STAFF RECOMMENDATION: DEFERRAL OF THIS LAND USE AMENDMENT.

NPU Recommendation: NPU-K voted to support this land use amendment at its June 15, 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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TIM KEANE
COMMISSIONER

KEYETTA M. HOLMES, AICP
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OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 21-O-0352/CDP-21-030 1840 Childress Drive SW and 1850 Childress Drive SW
DATE: June 28, 2021

PROPOSAL:

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1840 Childress Drive SW and 1850 Childress Drive SW** from the Single Family Residential (SFR) Land Use Designation to the Low Density Residential (LDR) Land Use Designation. This land use amendment is being done in conjunction with the rezoning of these parcels per Z-21-046 from R-3 (Single Family Residential) to MR-2 (Multifamily Residential) in order to build 14 buildings with a total of 28 housing units.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the east side of Childress Drive SW, south of Landrum Drive SW and north of McMurray Drive SW. The property is located within Land Lot 231 of the 14th District, Fulton County, Georgia in the Southwest Neighborhood of NPU-R and in Council District 11.
- **Property size and physical features:** The subject property is made up of two parcels with a total area of approximately 2.59 acres. The property is currently undeveloped. The topography rises from a low point at the rear of the site to a high point at the street frontage. The subject site is wooded with mature trees and vegetation. There is no driveway access from Childress Drive. There is a 3-4 ft metal fence along the street frontage.
- **Current/past use of property:** The subject property is currently vacant with mature vegetation throughout the parcel.
- **Surrounding zoning/land uses:** The parcels to the north, west and south have a Single Family Residential land use and Single Family Zoning (R-3). The parcels are developed with single family homes. The parcel to the east has a Low Density Residential land use and Multifamily zoning (RG-2).
- **Transportation system:** Childress Drive is classified as a collector street and connects to Cascade Road and Campbellton Road, both arterial streets. Currently, MARTA serves the area via bus route

#71 on Cascade Road and bus route #83 on Campbellton Road. Sidewalks do not currently exist on the subject properties but are present on portions on Childress Drive.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The surrounding land uses on three sides is Single Family Residential. The area is developed in a suburban residential pattern with wooded lots, and single family residential uses with large front yards. The proposed Low Density Residential land use and the proposed townhome development is not compatible with the surrounding land uses.
- **Effect on adjacent property and character of neighborhood:** The proposed Low Density Residential land use will have an adverse effect on the character of the neighborhood. The proposed development and land use is not of the same density, scale, or development pattern as the adjacent and surrounding single family residential uses.
- **Suitability of proposed land use:** The proposed Low Density Residential land use designation is not suitable for this site. It introduces a development type that is not present along this section of Childress Drive SW. The proposed land use is not suitable for this location. It is not consistent with the City Design Rural Neighborhoods or the policies of the Transitional Neighborhood Existing Character Area. Adopted plans recommend higher density residential development along Campbellton Road.
- **Consistency with City's land use policies:** The *2016 Atlanta Comprehensive Development Plan* (CDP) Character Area for this site is Transitional Neighborhood Existing. The proposed Low Density Residential land use is not consistent with the following Transitional Neighborhood Existing CDP policies:
 - Protect single-family detached residential neighborhoods from encroachment by nonresidential uses, incompatibly scaled residential development.
 - Encourage new housing development that is compatible with the character of existing neighborhoods. Character of neighborhoods is defined by attributes of the platting pattern, including the layout of streets and blocks, street connectivity, the shapes and sizes of lots, the natural topography, and the presence of mature trees.
 - Ensure that the size and scale of new homes are commensurate with lot sizes in order to provide adequate open space, permeable surfaces and tree cover on each lot.
- **Consistency with Adopted Small Area and Neighborhood Plans:** No plans are relevant.
- **Consistency with Atlanta City Design:** The proposed land use of Low Density Residential is not consistent with the *Atlanta City Design* recommendations. The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **1840 Childress Drive SW and 1850 Childress Drive SW** are located within a Rural Neighborhood within a Conservation Area. Rural Neighborhoods are described as follows:

“These are the least dense, least-walkable parts of Atlanta. They are not-quite-rural communities of reasonably large suburban estates that have big lots and narrow, winding and often curb-less streets. They include neighborhoods like Mount Paran and Cascade Heights, where seclusion and nature are prioritized over any interest in city life.”

- **Consistency with NPU policies:** The following NPU-R policies do not support the land use amendment to Low Density Residential:
 - R-1: Preserve the single-family residential areas and multi-family communities of NPU R, including all parks.
 - R-2: Construct residential and commercial infill development that is compatible with adjacent development.

STAFF RECOMMENDATION: DENIAL OF THE LAND USE AMENDMENT FROM SINGLE FAMILY RESIDENTIAL (SFR) LAND USE DESIGNATION AND TO THE LOW DENSITY RESIDENTIAL (LDR) LAND USE DESIGNATION.

NPU Recommendation: NPU-R voted to Deny this land use amendment at its June 2, 2021 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of
CITY PLANNING

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TIM KEANE
COMMISSIONER

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

MEMORANDUM

TO: Matt Westmoreland, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development
SUBJECT: **21-O-0296/CDP-21-032: 1971 Ridgewood Drive NE**
DATE: June 28, 2021

PROPOSAL:

An ordinance by Council Member Jennifer N. Ide to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **1971 Ridgewood Drive NE** to the Single Family Residential (SFR) Land Use designation as a result of the petition to annex the parcel into Atlanta and to facilitate its zoning to Single Family Residential (R-4) per Z-21-052.

FINDINGS OF FACT:

- **Property location:** The parcel fronts on Ridgewood Drive NE and is between North Decatur Road NE and Gambrell Road NE. The property is east of Emory University within NPU-F and City Council District 6. The site is in Land Lot 52 of the 18th District of DeKalb County.
- **Property size and physical features:** The site is approximately 0.22 acres and is developed with a single-family residential structure. The topography of the site is relatively level with many mature trees located in the rear of the property.
- **Current/past use of property:** The site is currently developed with a single-family residential structure and has a Traditional Neighborhood (TN) Character Area land use designation and Residential Medium Lot (R-75) zoning in DeKalb County. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have Traditional Neighborhood Character Area land use designation and residential zoning R-75 (Residential Medium Lot) District. The parcels are developed with single-family residential uses. The site is at the eastern boundary of the City of Atlanta. The surrounding parcels within the City of Atlanta have a Future Land use designation of Single Family Residential and are zoned R-4 (Single Family Residential) District.
- **Transportation system:** Ridgewood Drive is a two-lane local street without sidewalks. MARTA provides service via bus routes #6 and #36 that operate along North Decatur Road.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Single Family Residential land use designation is compatible with surrounding land uses in Atlanta and current Traditional Neighborhood land use designation in DeKalb County.
- **Effect on adjacent property and character of neighborhood:** The proposed land use designation of Single Family Residential will not have an adverse effect on the character of adjacent properties or the surrounding residential neighborhood, as the proposed land use designation is substantially comparable to the subject property's current land use designation in DeKalb County.
- **Suitability of proposed land use:** The Single Family Residential land use designation reflects the site's existing use and is suitable for the site. In addition, it is the same land use designation as immediately adjacent parcels, which is in Atlanta.
- **Consistency with City's land use policies:** The proposed Single Family Residential land use designation is compatible with Atlanta's *Comprehensive Development Plan* Traditional Neighborhood Existing Character Area policy to:
 - Preserve the residential character of Traditional Neighborhoods.
- **Consistency with Atlanta City Design:** The *Atlanta City Design* articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the *Atlanta City Design* map, the site is adjacent to a Conservation Area/ Suburban Neighborhood and is consistent with this description:

"These are peaceful post-war subdivisions designed by the speed and easy distance of automobiles. Many, like Adamsville, Brandon and Perkerson, lack sidewalks, are not a 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 Single Family Residential land use designation is compatible with NPU-F policies to:

- F-1, -5 and -6: Preserve the NPU's single family and low-density residential character.

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

NPU RECOMMENDATION: NPU-F voted to Approve this land use amendment at its June 21 2021, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning