



URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: September 9, 2022
Staff Report Compiled By: Caity Chandler
Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:

Name: Darion Dunn
 Address: 437 North Avenue
 City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Site Address: 437 North Avenue
Current Zoning: RT - Two-Family Residential
Parcel Number: 13051A A008

FINDINGS OF FACT

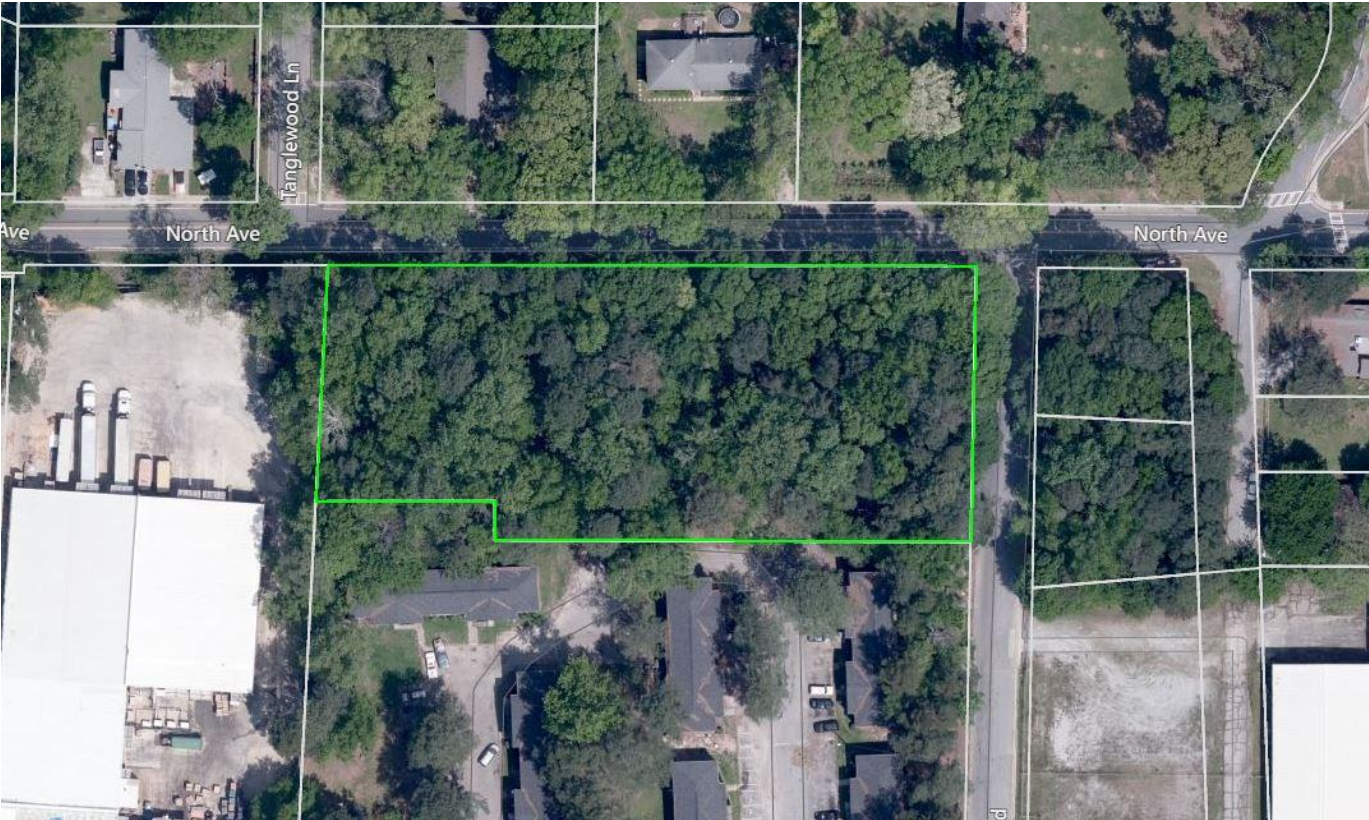
The applicant is requesting the approval to construct 16 townhome units of a 1.62+/- acre parcel located at 437 North Avenue. The subject property is a vacant wooded lot. The applicant has met with the Planning & Community Development Department several times over the last two years to discuss this project. The applicant is now in the process of developing the property into a subdivision consisting of 16 townhome units. Adjacent land uses are mainly residential, except for the parcel to the west of the property that is zoned Heavy Industrial.

Each of the 16 units will be two stories and have approximately 1694 square feet, including a one car garage per unit. The exterior will feature brick, stone, and architectural shingles. Each garage will be located on the front of each townhome.

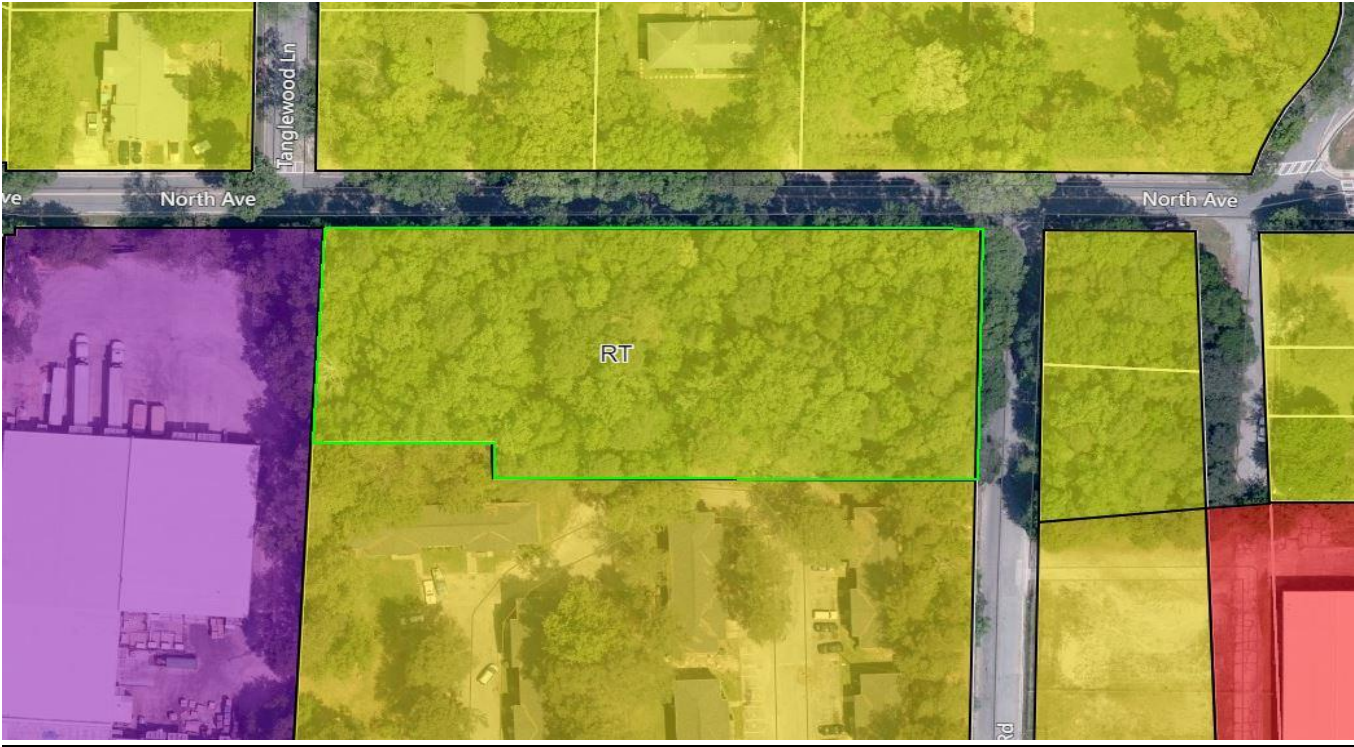
Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	RT – Two Family Residential (Residential properties)	East	RT – Two Family Residential (Residential properties)
South	RM – Multiple Family Residential (Residential properties)	West	HI – Heavy Industrial (Warehouse)

AERIAL MAP



ZONING MAP



CURRENT CONDITIONS



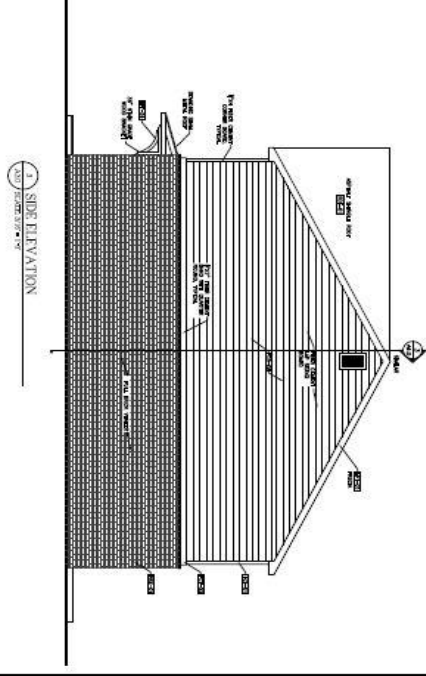
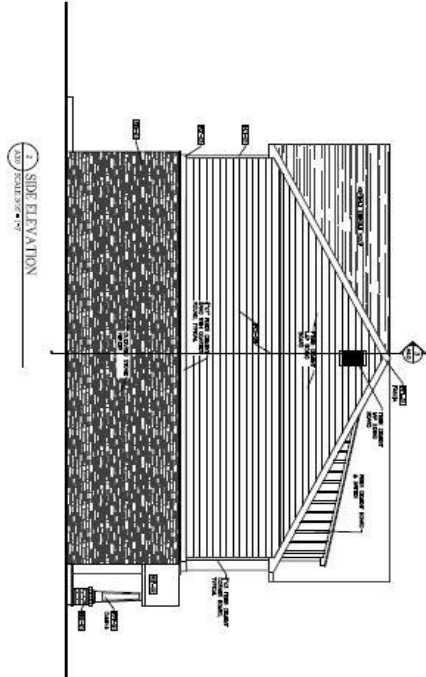
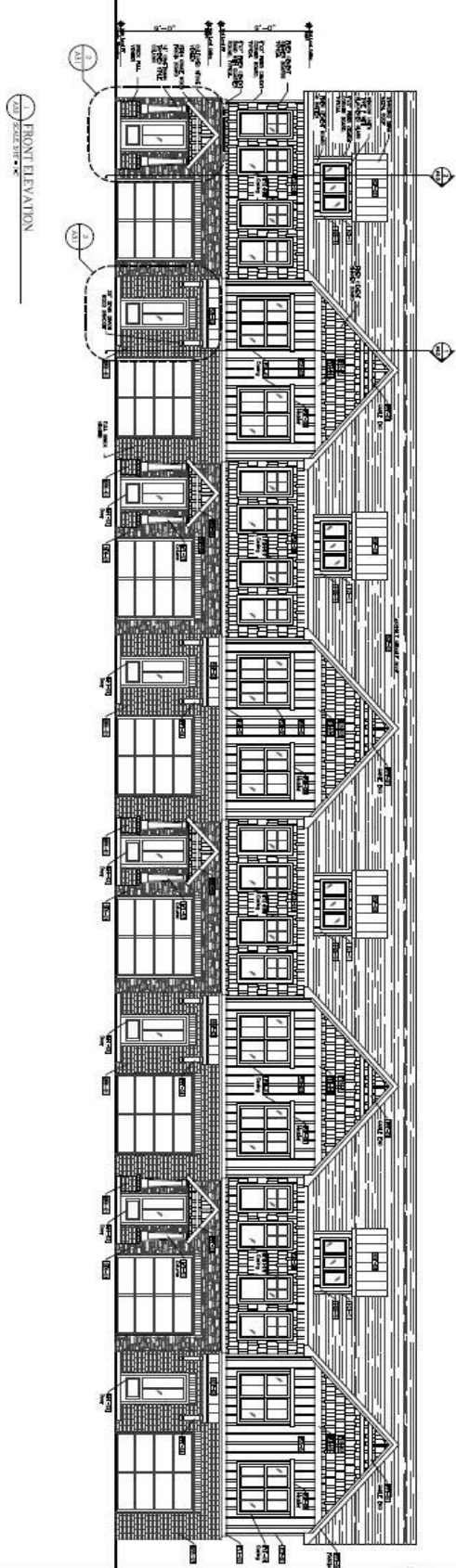


Looking Southwest



Looking South

ELEVATIONS & SITE PLAN

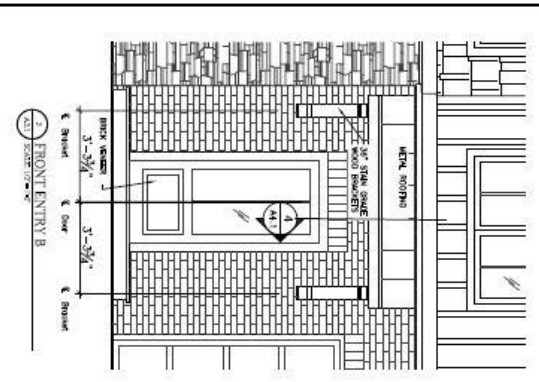
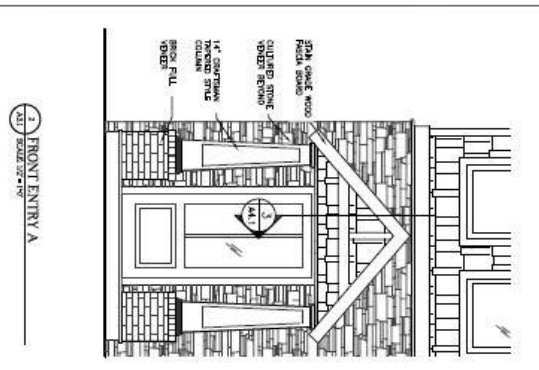
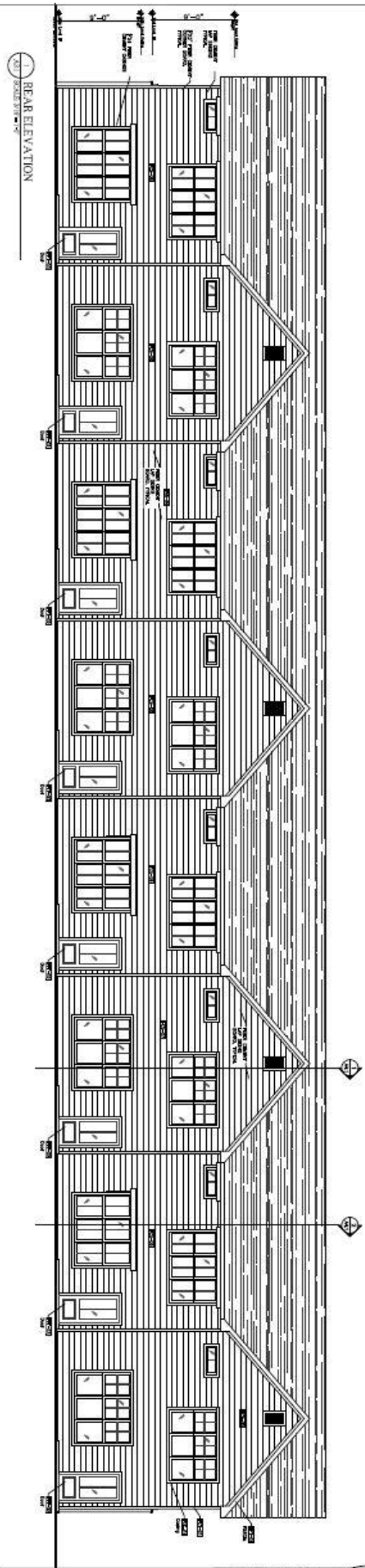


GENERAL NOTES

1. SEE "GENERAL NOTES" SECTION OF ARCHITECTURAL SPECIFICATIONS AND DRAWINGS FOR MATERIALS, FINISHES, AND CONSTRUCTION DETAILS.
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS INDICATED OTHERWISE.
3. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS INDICATED OTHERWISE.

ABBREVIATIONS

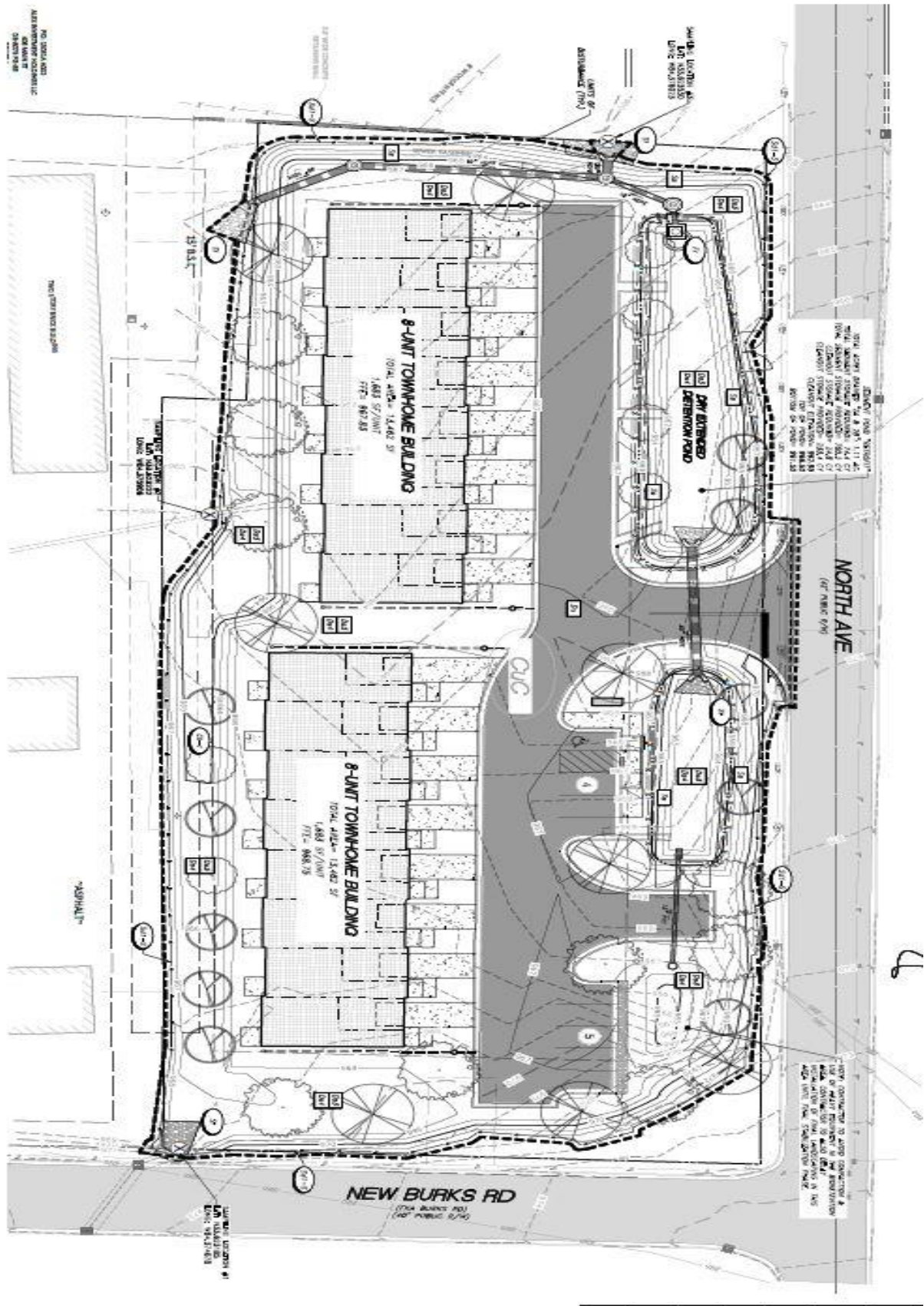
BR	BRICK	WOOD SHAKES	WOOD SHAKES
GL	GLASS	WOOD SHAKES	WOOD SHAKES
...



COLOR RENDERING



Forest Park Townhomes
North Avenue & New Dublin Road
Forest Park, GA 30297



IMPACT SUMMARY

The proposed project would be consistent and compatible with the city's land use and development, plans, goals, and objectives. The project's design is in harmony with the general character developments in the vicinity, considering factors such as mass, building materials, placement, height, land use patterns, and consistency of exterior architectural treatment. The design components were planned in such a fashion that they are physically and aesthetically related and coordinating with other elements of the project and surrounding environment.

STAFF RECOMMENDATION

The proposed project is compatible with the City of Forest Park's requirements and will not cause an adverse effect on the surrounding community. For this reason, Staff recommends to the UDRB that the proposed project be **APPROVED**.

- Approval
- Denial
- Approve with Conditions