



URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: July 21, 2023

Staff Report Compiled By: SaVaughn Irons, City Planner

Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:

Name: Juan Carlos Mendoza

Address: 921 Cone Rd.

City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Site Address: 921 Cone Rd.

Current Zoning: Single-Family Residential (RS)

Parcel Number: 13112C C005

FINDINGS OF FACT

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park to build a new home at 921 Cone Rd. The current location is a vacant lot where a previous home burned down, and the applicant is interested in constructing a new two-story home at this location. This update will be a completely new development construction home.

The façade that will be included in the newly built construction features a Gable & Valley Roof design with Hardie plank siding, vertical Hardie siding, Hertz Hardie plank siding, tapered column, and an asphalt roof shingles. The roof will include one (1) gable with added features to the front and sides of the proposed structure. The entrance of the front façade will include a ridge cap and EIFS system. The western and eastern exterior of the structure will include Hardie Plank Siding with black vinyl windows.

Front Façade Material & Colors

Ridge Cap: Dark Grey

Hardie Plank Siding: Pure White SW 7005

Trim & Fascia & Soffit: Pure White SW 7005

Exterior Gutters: Black & Aluminum

EIFS System on Tower Caps: Black & Aluminum

Flat parapet of roof: Pre-weathered (weathered wood)

Windows – Tricorn Black

Front Door: Tricorn Black
Post Exterior Stain: White Oak

Side Façade Material & Colors Facing East

Ridge Cap: Dark Grey
EIFS System on Tower Caps: Black & Aluminum
Flat parapet of roof: Pre-weathered (weather wood)
Hardie Plank : Pure White SW 7005
Windows – Vinyl – Tricorn Black
Post Exterior Stain: White Oak

Side Façade Material & Colors Facing West-

Ridge Cap: Dark Grey
EIFS System on Tower Caps: Black & Aluminum
Flat parapet of roof: Pre-weathered (weather wood)
Hardie Plank: Pure White SW 7005
Windows – Vinyl – Tricorn Black
Post Exterior Stain: White Oak

Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	Residential Home - Single-Family Residential District (RS)	East	Residential Home - Single-Family Residential District (RS)
South	Residential Home - Single-Family Residential District (RS)	West	Residential Home - Single-Family Residential District (RS)

AERIAL MAP



ZONING MAP



CURRENT CONDITIONS -PHOTOS

PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE



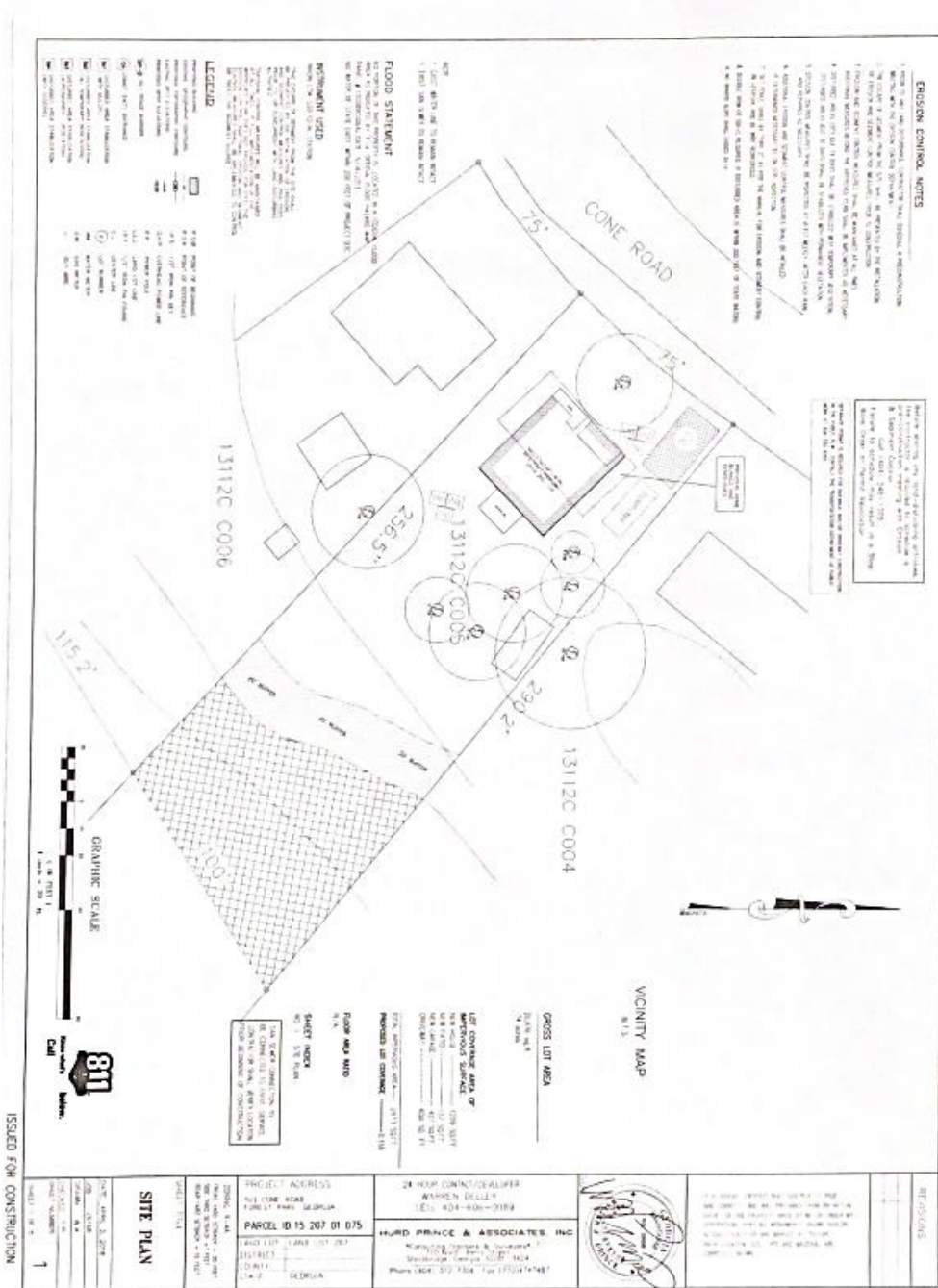


EXISTING SURVEY

There is not an existing structure/plans for this lot.

NEW SURVEY

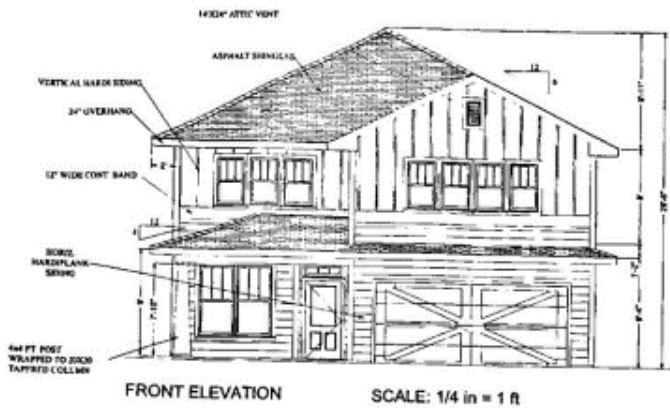
New Proposed Residence



ELEVATIONS



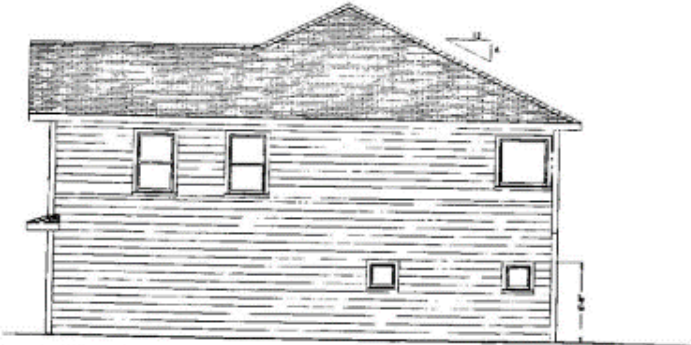




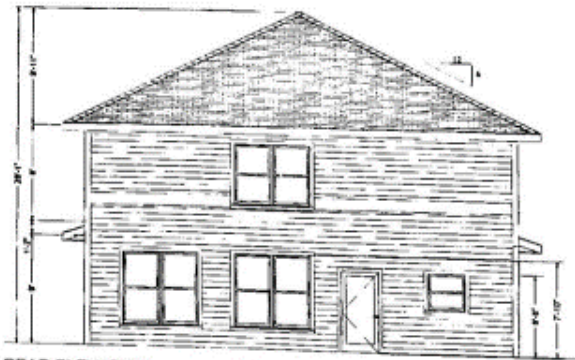
FRONT ELEVATION SCALE: 1/4 in = 1 ft



LEFT SIDE ELEVATION SCALE: 1/4 in = 1 ft

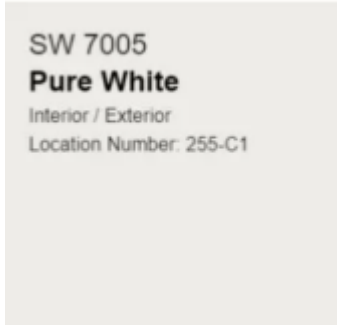


RIGHT SIDE ELEVATION SCALE: 1/4 in = 1 ft



REAR ELEVATION SCALE: 1/4 in = 1 ft

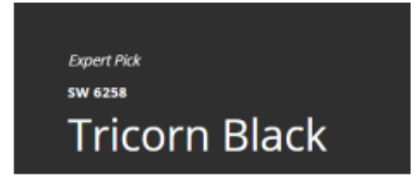
**Material & Color Examples
921 Cone Rd.**



Exterior Color: This color will also be used for Trim, Fascia, and Soffit.



Exterior Siding: Hardie plank



Exterior Front Door Color



Exterior Gutters: Black and Aluminum



Roof Shingle: weathered wood



Windows: Black Vinyl



Exterior Landscaping: Bermuda Grass

IMPACT SUMMARY

The proposed project meets the current district standards and 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 coordinate 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 have 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