



CITY OF FOREST PARK

Planning & Community Development Department
785 Forest Parkway
Forest Park, Georgia 30297
(404) 366-4720

URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: June 21, 2024

Staff Report Compiled By: SaVaughn Irons-Kumassah, Principal 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 has a two-story home that is currently in the process of development on the premises but was issued a stop work order due to what was being built, not being approved by UDRB or Staff. The applicant previously went before the Urban Design Review board in July 2023 and was approved for a different conceptual design, however, the house the applicant began to build was not what he was originally approved for. The applicant was advised to reapply for architectural review and submit new plans for plan review of the new design before any construction could continue.

The front façade features a flat parapet roof design with Weather Wood Architectural Shingles, two tone color design with 80% Hardie Siding, 20% Panel Siding, White Vinyl Frame windows with Black Cement Trim, Fiberglass with Black Trim Front and rear doors and a two car Fiberglass garage color Black with clear/Frosted Glass. The western exterior will be consistent with the front façade materials and include four White Vinyl Frame windows with Black Cement Trim. The eastern exterior is also consistent with the front façade materials and features two white Vinyl Frame windows with Black Cement Trim, and the rear exterior is also consistent with the front façade materials and features eight white Vinyl Frame windows and a fiberglass rear door with Black Trim.



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Front Façade Material & Colors

Siding: Hardie and Panel Siding (Behr Half Sea Fog N470-3 and Behr Midnight Blue (N480-7)

Exterior Soffit, Fascia & Trim: Tricorn Black. (SW 6258)

Roof: Architectural Shingles (Weather Wood)

Exterior Gutters: Black Metal & Aluminum (Tricorn Black SW 6258)

Front Door: Fiberglass with Black Trim with Glass (Tricorn Black SW 6258)

Window: White Vinyl Frame with Black Cement Trim

Garage: Fiberglass Color Black with Clear or Frosted Glass

Side Façade Material & Colors Facing East

Siding: Hardie and Panel Siding (Behr Half Sea Fog N470-3 and Behr Midnight Blue (N480-7)

Exterior Soffit, Fascia & Trim: Tricorn Black. (SW 6258)

Roof: Architectural Shingles (Weather Wood)

Exterior Gutters: Black Metal & Aluminum (Tricorn Black SW 6258)

Window: White Vinyl Frame with Black Cement Trim

Side Façade Material & Colors Facing West

Siding: Hardie and Panel Siding (Behr Half Sea Fog N470-3 and Behr Midnight Blue (N480-7)

Exterior Soffit, Fascia & Trim: Tricorn Black. (SW 6258)

Roof: Architectural Shingles (Weather Wood)

Exterior Gutters: Black Metal & Aluminum (Tricorn Black SW 6258)

Window: White Vinyl Frame with Black Cement Trim

Rear Façade Material & Colors

Siding: Hardie and Panel Siding (Behr Half Sea Fog N470-3 and Behr Midnight Blue (N480-7)

Exterior Soffit, Fascia & Trim: Tricorn Black. (SW 6258)

Roof: Architectural Shingles (Weather Wood)

Exterior Gutters: Black Metal & Aluminum (Tricorn Black SW 6258)

Rear Door: Fiberglass with Black Trim with Glass (Tricorn Black SW 6258)

Window: White Vinyl Frame with Black Cement Trim



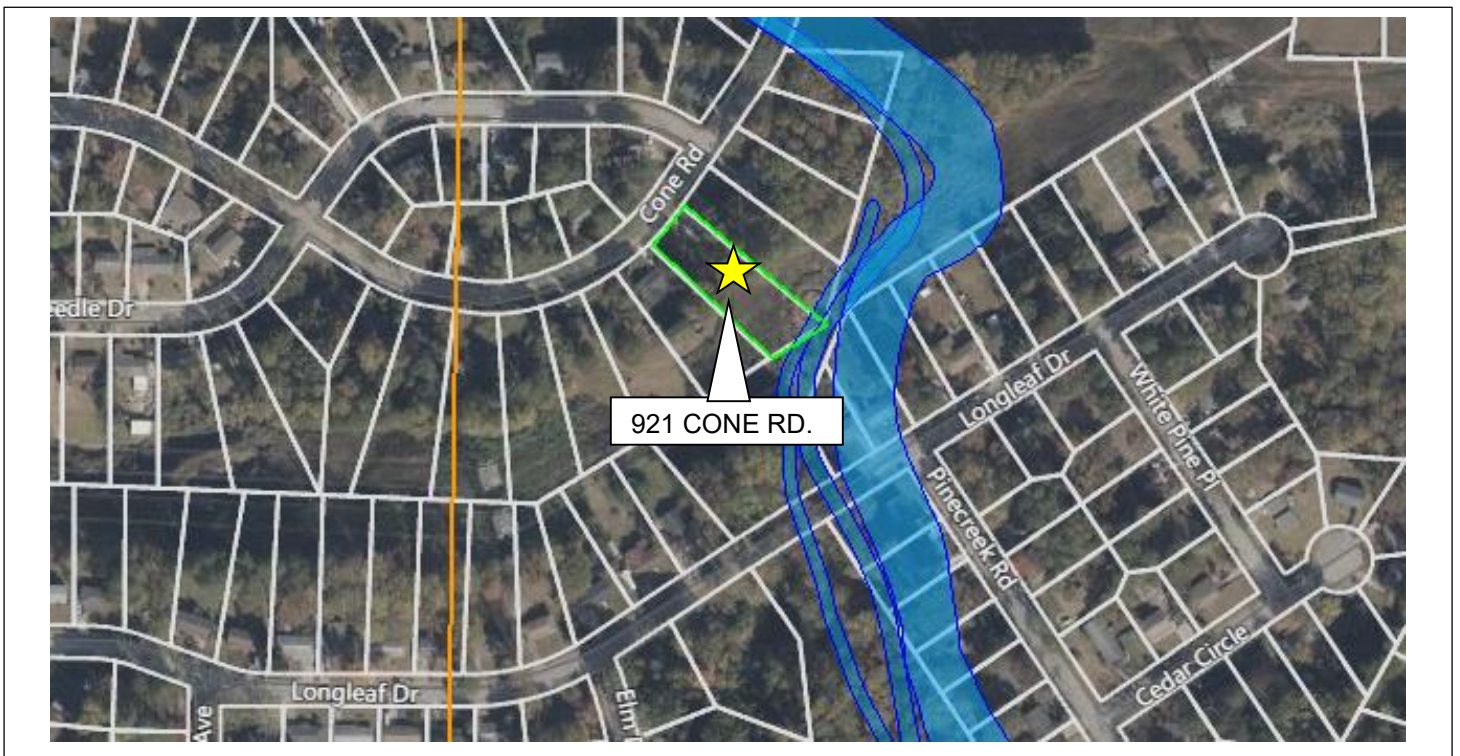
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Zoning Classifications of Contiguous Properties

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

AERIAL MAP



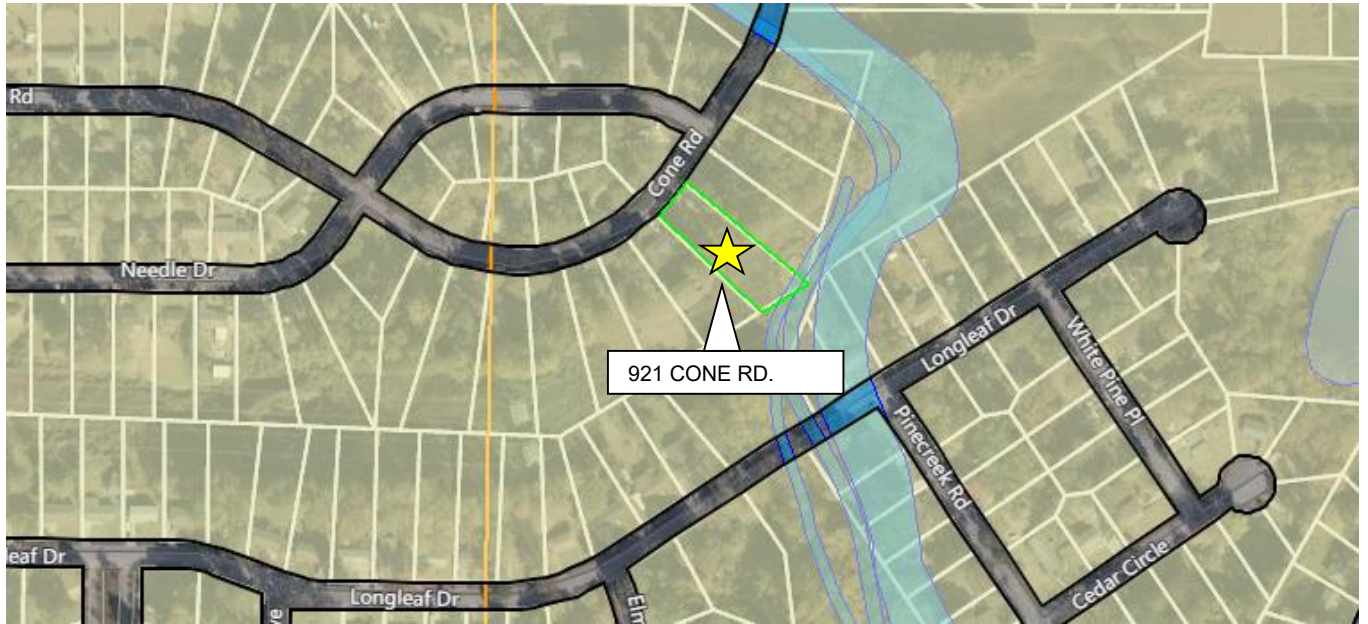


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ZONING MAP



CURRENT CONDITIONS -PHOTOS





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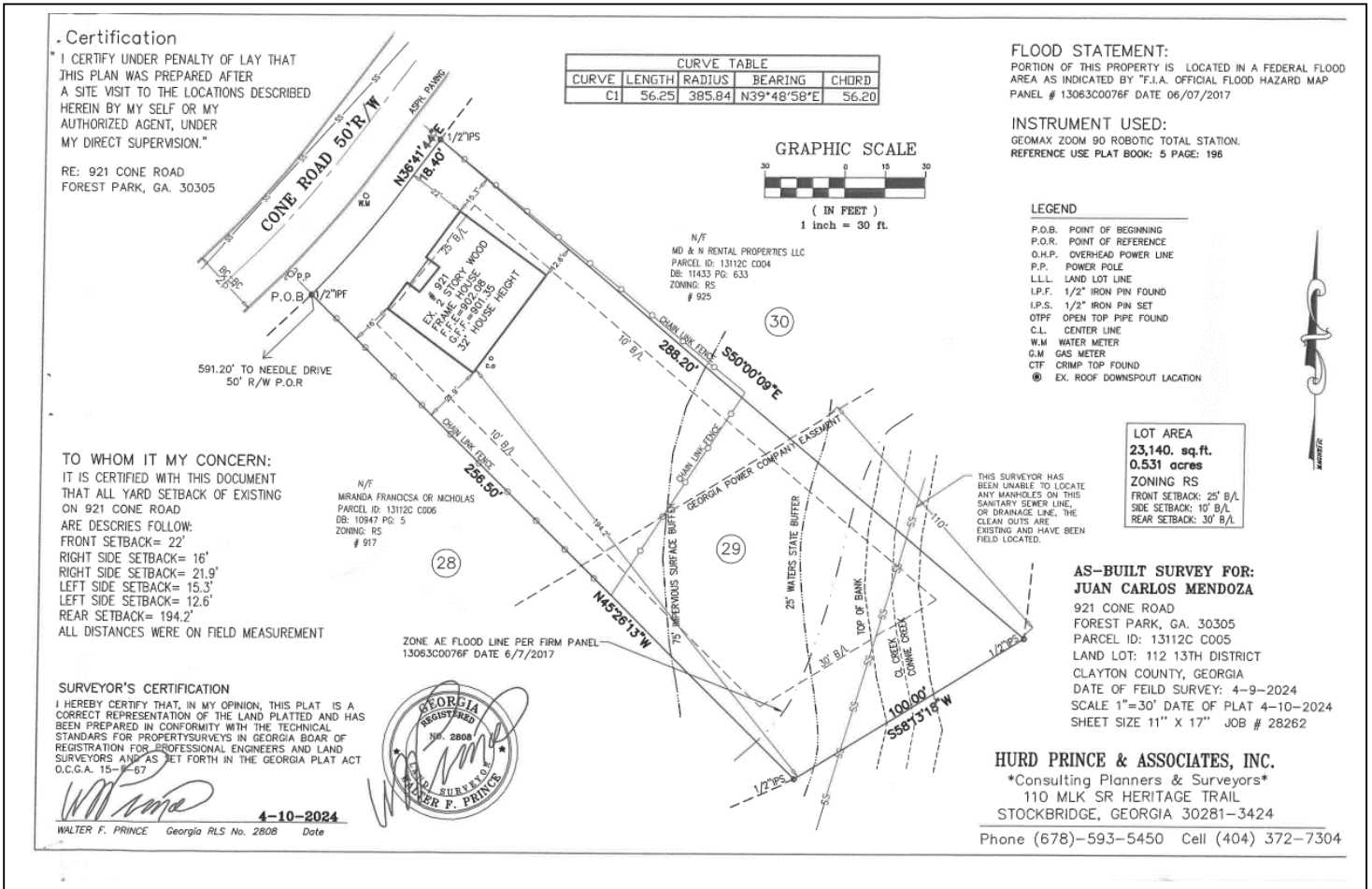
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EXISTING SURVEY

There is not an existing structure/plans for this lot due to it previously being vacant.

NEW SITE PLAN

New Proposed Residence





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ELEVATIONS





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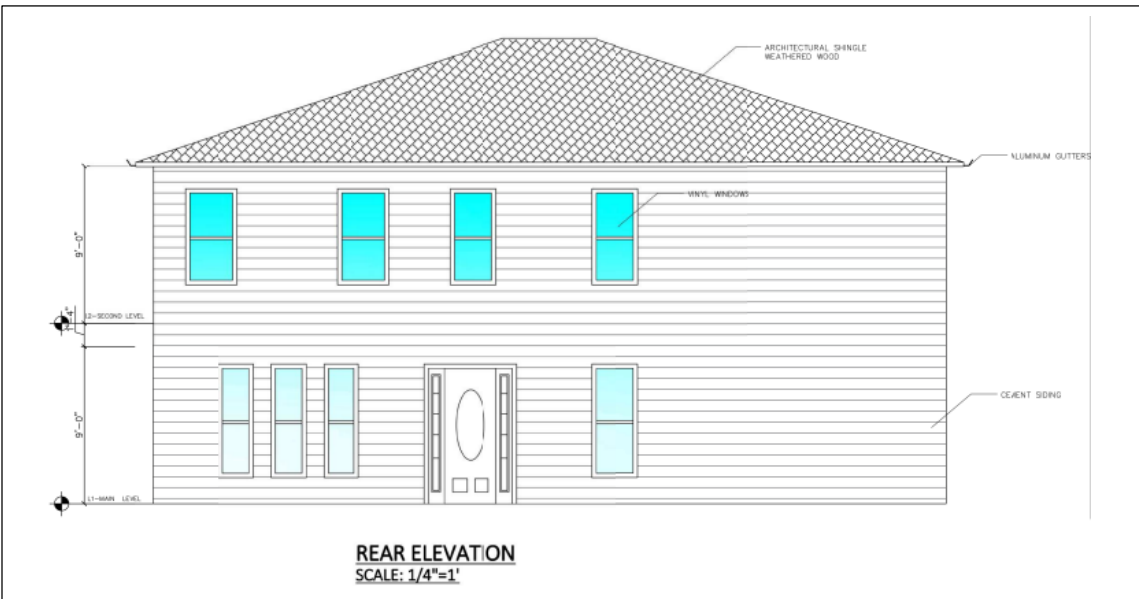
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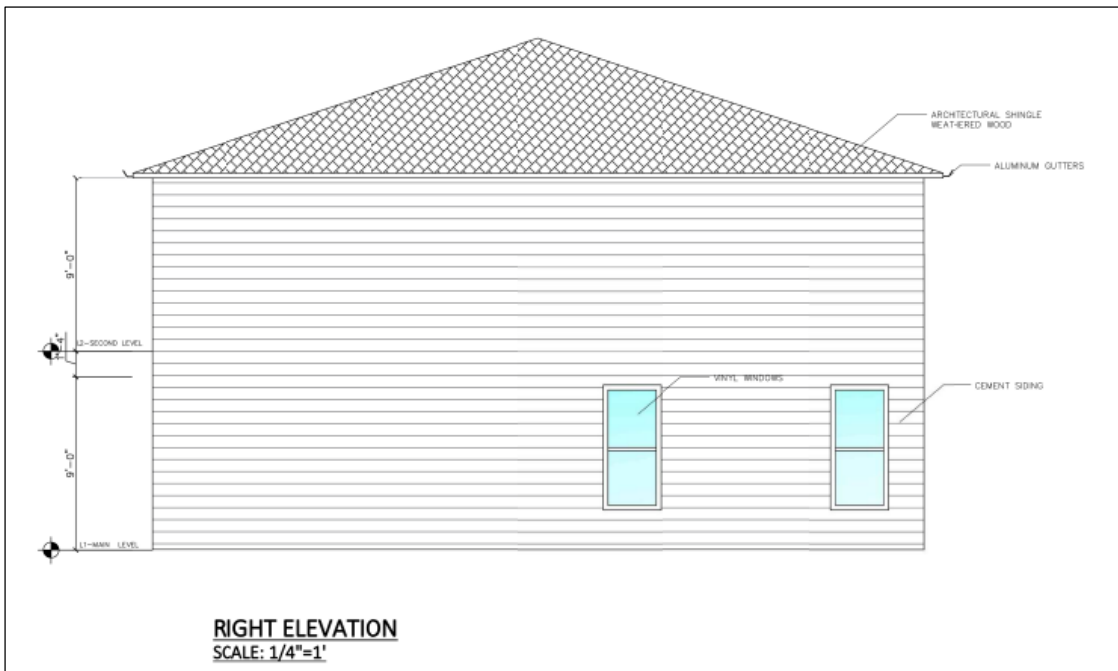
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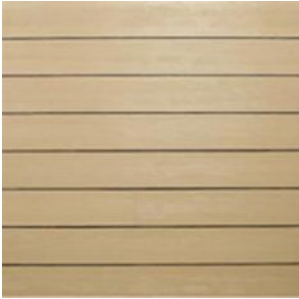




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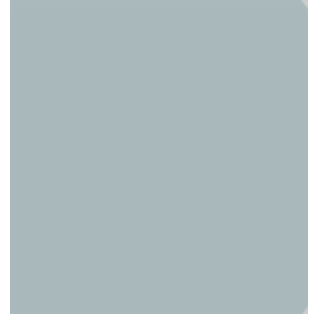
Material & Color Examples



Exterior Siding:
80% Hardie Siding.



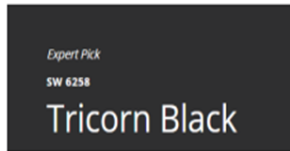
Exterior Siding:
20% Panel Siding.



Exterior Color:
Color: Behr Half Sea Fog (N470-3)



Exterior Color: Behr
Midnight Blue (N480-7)



Exterior Trim, Fascia, Soffit Color: Tricorn Black. SW 6258



Roof: Architectural Shingles
Weather Wood



Windows:
White Vinyl Frame with Black
Cement Trim



Front & Rear Door:
Fiberglass with Black
Trim with Glass



Exterior Gutters:
Color: Black Metal &
Aluminum



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Garage Door:
Fiberglass Color Black with Clear
or Frosted Glass



Grass Type:
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. Staff recommends to the UDRB that the proposed project be **APPROVED**.

- Approval
- Denial
- Approve with Conditions