



CITY OF FOREST PARK

Planning & Community Development Department

785 Forest Parkway

Forest Park, Georgia 30297

(404) 366-4720

URBAN DESIGN REVIEW BOARD STAFF REPORT

Meeting Date: April 18, 2025

Prepared By: Latemia Richards, Planner I

Staff Recommendation: Approval

APPLICANT INFORMATION

Name: Jesus Gonzalez

Address: 556 Kay St

Site Address: **556 Kay St**

Ward: 4

Acreage: 0.203

Current Zoning: Single Family Residential (RS)

Parcel ID Number: 13078D A009

REQUEST

The applicant at 556 Kay St is requesting approval of the architectural design for a new 1,400 to 1,700 square foot Single Family Residential Home in Ward 4. Currently, an existing single-family home resides on the above-mentioned property. The applicant informed the Planning & Community Development Department that there are plans to demolish the existing single-family home and build a new single-family home that complies with the urban design standards in the City of Forest Park. The exterior façade will reflect a modern and contemporary home with hardie siding and stone.



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REVIEW CRITERIA

Architectural design plans shall be reviewed based on the following:

(A) Design shall be in harmony with the general character of developments of high quality in the immediate vicinity and the surrounding area;

Design is not in harmony with the general character of the development in the area. However, per Sec. 8-2.160.- Single Family Residential Dwellings-Exterior Construction Standards and Requirements, the design meets the current four (4) architectural design requirement features for single family homes. The four (4) architectural design features are a side-entry garage, covered front porch entry, sidelights, and hip rooflines.

(B) Design components shall be planned in such a fashion that they are physically and aesthetically related and coordinated with other elements of the project surrounding environment;

Zoning Classifications of Contiguous Properties

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

The design components are not planned in a fashion that is physically and aesthetically related and coordinated with other elements of the project surrounding environment. The design meets the current four (4) design standards for single family homes per Sec. 8-2.160.- Single Family Residential Dwellings-Exterior Construction Standards and Requirements. The current four (4) design standards are a side-entry garage, covered front porch entry, sidelights, and hip rooflines.

(C) Design shall protect scenic views and natural features of the site.

There are no scenic or natural views at this location.

(D) Design shall protect adjacent properties from negative visual impact.

The design does not protect adjacent properties from negative visual impact.



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(E) All exterior forms, attached to buildings, shall be in conformity with and secondary to the building.

N/A. There are no secondary structures that are proposed.

Front Façade Material & Colors

Siding: James Hardie Panels (Sherwin Williams Alabaster SW 7008)

Roof: Hill with Timberline HDZ Charcoal Algae Resistant Laminated High-Definition or Royal Sovereign Charcoal Algae Resistant 3-Tab

Doors: Modern Clear Glass RHIS Onyx-Stained Fiberglass Prehung

Trim: James Hardie Panels (Sherwin Williams Alabaster SW 7008)

Windows: Black or White Single Hung, Picture, and Sliding

Column: Canyon Ridge (Dark River) Stacked Stone | StoneWall Faux Stone Siding &

Exterior Composite: Brazilian Ipe Siding Board, Peruvian Teak Siding Board, or Peruvian Teak Siding Board

Gutters: 5in Aluminum (Black)

Down Spout: 5in Aluminum (Black)

Garage: 16x7 ft C.H.I. 4151 Contemporary, Skyline Flush (Black)

Side Façade Material & Colors Facing East

Siding: James Hardie Panels (Sherwin Williams Alabaster SW 7008)

Roof: Hill with Timberline HDZ Charcoal Algae Resistant Laminated High-Definition or Royal Sovereign Charcoal Algae Resistant 3-Tab

Trim: James Hardie Lap Siding (Sherwin Williams Alabaster SW 7008)

Windows: Black or White Single Hung, Picture, and Sliding

Gutters: 5in Aluminum (Black)

Down Spout: 5in Aluminum (Black)

Side Façade Material & Colors Facing West

Siding: James Hardie Panels (Sherwin Williams Alabaster SW 7008)

Roof: Hill with Timberline HDZ Charcoal Algae Resistant Laminated High-Definition or Royal Sovereign Charcoal Algae Resistant 3-Tab

Trim: James Hardie Lap Siding (Sherwin Williams Alabaster SW 7008)

Windows: Black or White Single Hung, Picture, and Sliding

Gutters: 5in Aluminum (Black)



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Down Spout: 5in Aluminum (Black)

Rear Façade Material & Colors

Siding: James Hardie Panels (Sherwin Williams Alabaster SW 7008)

Roof: Hill with Timberline HDZ Charcoal Algae Resistant Laminated High-Definition or Royal Sovereign Charcoal Algae Resistant 3-Tab

Doors: Modern Clear Glass RHIS Onyx-Stained Fiberglass Prehung

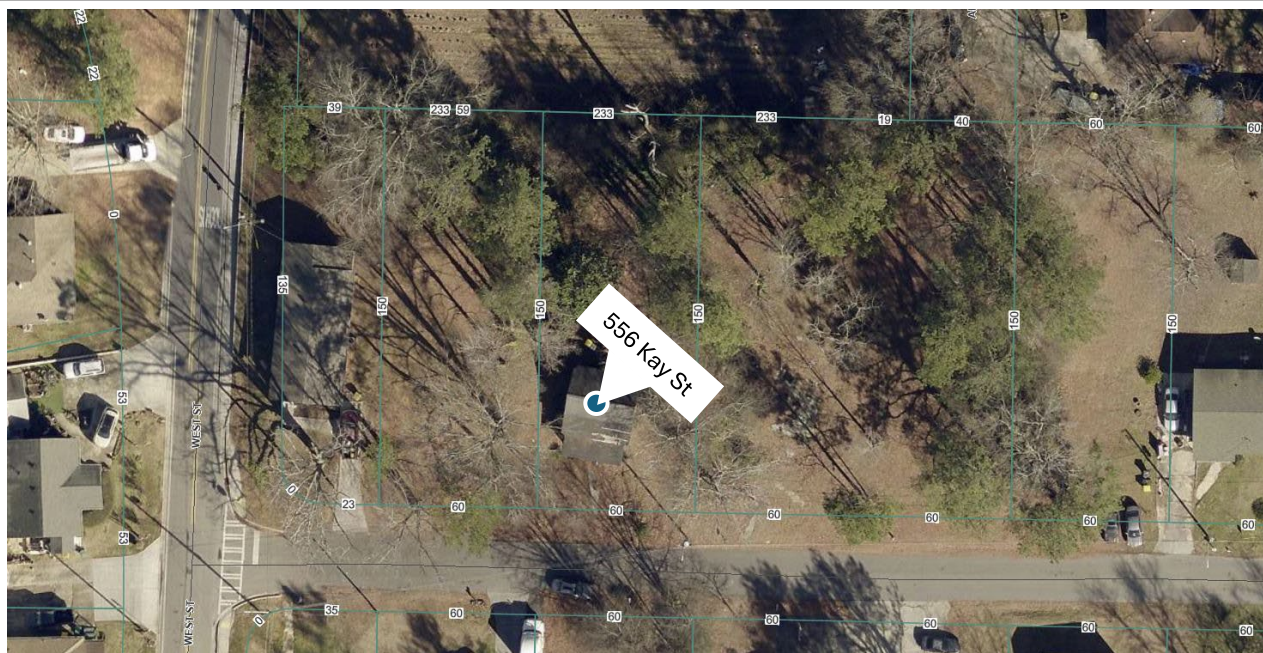
Trim: James Hardie Lap Siding (Sherwin Williams Alabaster SW 7008)

Windows: Black or White Single Hung, Picture, and Sliding

Gutters: 5in Aluminum (Black)

Down Spout: 5in Aluminum (Black)

AERIAL MAP





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ZONING MAP





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CURRENT CONDITIONS – PHOTOS



Front – North View





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Side – West View



Side – East View



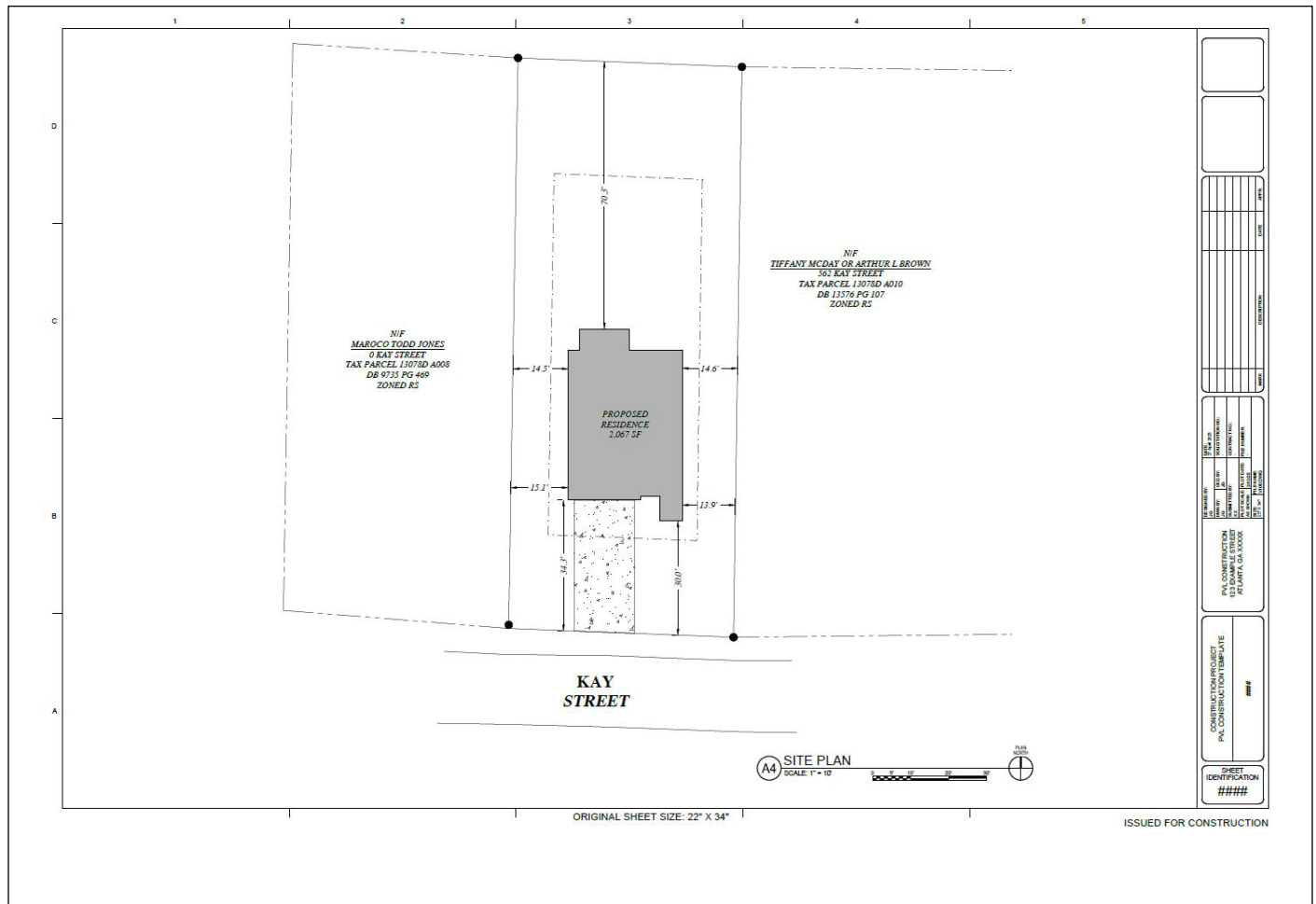


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Rear – South View

SITE PLAN





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[illegible]

FRONT ELEVATION

SCALE: 1" = 1'-0"



PROPOSED ELEVATIONS

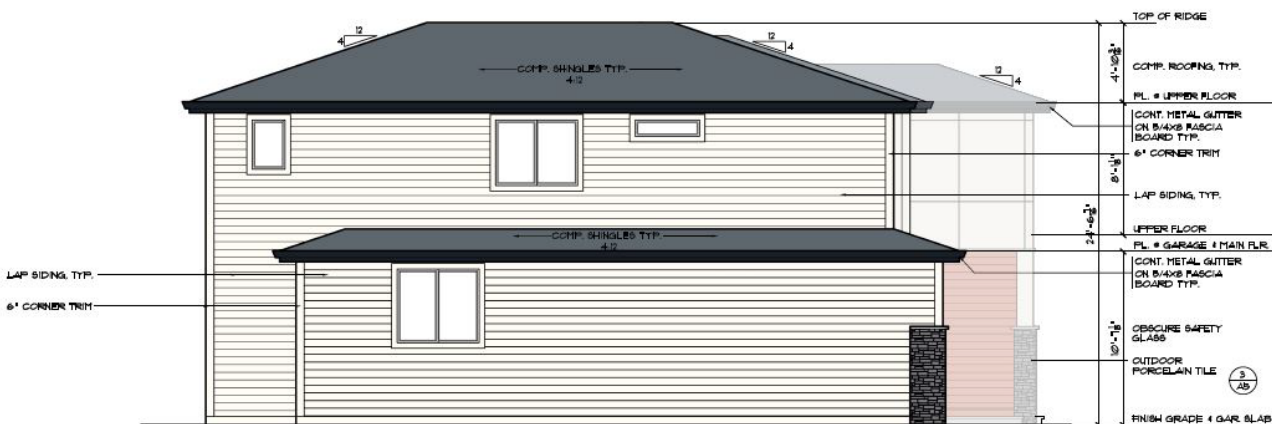


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LEFT ELEVATION

SCALE: 1" = 1'-0"





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SCALE: 1" = 1'-0"



MATERIAL & COLOR EXAMPLES



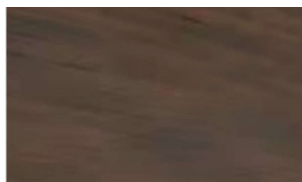
Exterior Paint: Sherwin
Williams Alabaster SW 7008



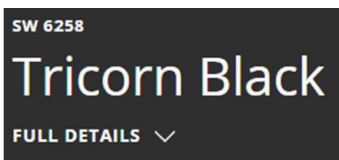
Siding, Soffit, & Facias:
Sherwin Williams Alabaster
SW 7008



Front Exterior Composite:
Peruvian Teak Siding Board



Front Exterior Composite:
Brazilian Ipe Siding Board



Front Exterior Composite:
Tricorn Black SW 6258



Roof: Royal Sovereign
Charcoal Algae Resistant
3-Tab Shingles



Roof: Timberline HDZ
Charcoal Algae Resistant
Laminated High-Definition
Shingles



**Front Exterior Siding &
Column:** Canyon Ridge
(Dark River) Stacked Stone |
StoneWall Faux Stone Siding



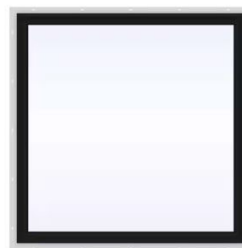
**Front Exterior Siding &
Column:** Canyon Ridge
(Slate Gray) Stacked Stone |
StoneWall Faux Stone



Windows: Single Hung
(Black)



Windows: Sliding (Black)



Windows: Picture (Black)



Windows: Single Hung
(White)



Windows: Sliding (White)



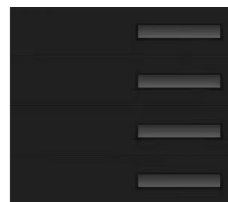
Windows: Picture (White)



Doors: Modern Clear Glass
RHIS Onyx-Stained
Fiberglass Prehung



Gutters: 5in Aluminum
(Black)



Garage Door: 16x7 ft C.H.I.
4151 Contemporary, Skyline
Flush (Black)



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STAFF RECOMMENDATION

The proposed project does not meet all the review criteria standards for urban design review. However, it is compatible with the City of Forest Park's requirements for exterior construction in single family homes. Staff recommend that the UDRB **Approve** the proposed project.

- ☒ **Approval**
- ☐ Denial
- ☐ Approved with Conditions