



# 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:** January 19, 2024

**Staff Report Compiled By:** SaVaughn Irons, Principal Planner

**Staff Recommendation:** Approval

#### APPLICANT INFORMATION

**Applicant:**

**Name:** Lucio Favela

**Address:** 851 White Oak Dr.

**City/State:** Forest Park, GA 30297

#### PROPERTY INFORMATION

**Site Address:** 851 White Oak Dr.

**Current Zoning:** Single-Family Residential (RS)

**Parcel Number:** 13079D E007

#### 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 construction home at 851 White Oak Dr. The current location is a vacant lot, and the previous structure has been demolished. The applicant is interested in constructing a new one-story ranch style 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 combination of a Gable and Hip Roof design with Asphalt Roof Shingles. The featured front exterior materials include Hardie board siding, fiber cement siding, fiber cement corner boards and Hardie trim, with 8inch fiber cement columns. There will also be a solid core wood door featuring two panels of glass and three white vinyl double-Hung windows, surrounded by 4-inch fiber cement window trim. The bottom of the structure will also include a 10-inch fiber cement water table. The western exterior of the structure will include Hardie Board Siding and a 10-inch fiber cement water table. The eastern exterior of the structure will include Hardie Board Siding, a 10-inch fiber cement water table and three Double Hung, White Vinyl Windows. The rear of the structure will be similar to the front façade and feature Hardie board siding, fiber cement siding, fiber cement corner boards, Hardie trim, a covered pavilion with three 8inch fiber cement columns, a solid core wood door featuring two panels of glass as well as three Double Hung, White Vinyl Windows.



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## Front Façade Material & Colors

**Upper Trim:** Cement Freeze Board: SW 7009 - Pearly White  
**Exterior Trim & Cornice:** Hardie Trim: SW7006 Extra White  
**Hardie Board Siding:** SW7048-Urbane Bronze, SW7009-Pearly White, SW7006 Extra White  
**Exterior Gutters & Downspout:** Aluminum (Color: Bronze)  
**Roof:** Architectural Asphalt Shingles: GAF Timberline HDZ (Pewter Grey)  
**Windows:** Double Hung, White Vinyl. (Fiber Cement Siding. TYP. Color: SW 7009; Pearly White)  
**Shutters:** Hardie Trim: SW 7048 Urbane Bronze  
**Doors:** Iron Ore (SW 7069)  
**Column:** Fiber Cement Column Trim. TYP.  
**Water Table:** Fiber cement water table (SW7009-Pearly White)

## Side Façade Material & Colors Facing East

**Upper Trim:** Cement Freeze Board: SW 7009 - Pearly White  
**Hardie Board Siding:** SW7048-Urbane Bronze, SW7009-Pearly White, SW7006 Extra White  
**Exterior Gutters & Downspout:** Aluminum (Color: Bronze)  
**Roof:** Architectural Asphalt Shingles: GAF Timberline HDZ (Pewter Grey)  
**Windows –** Double Hung, White Vinyl. (Fiber Cement Siding. TYP. Color: SW 7009; Pearly White)  
**Water Table:** Fiber cement water table (SW7009-Pearly White)

## Side Façade Material & Colors Facing West-

**Upper Trim:** Cement Freeze Board: SW 7009 - Pearly White  
**Hardie Board Siding:** SW7048-Urbane Bronze, SW7009-Pearly White, SW7006 Extra White  
**Exterior Gutters & Downspout:** Aluminum (Color: Bronze)  
**Roof:** Architectural Asphalt Shingles: GAF Timberline HDZ (Pewter Grey)  
**Water Table:** Fiber cement water table (SW7009-Pearly White)

## Rear Façade Material & Colors

**Upper Trim:** Cement Freeze Board: SW 7009 - Pearly White  
**Hardie Board Siding:** SW7048-Urbane Bronze, SW7009-Pearly White, SW7006 Extra White  
**Exterior Gutters & Downspout:** Aluminum (Color: Bronze)  
**Roof:** Architectural Asphalt Shingles: GAF Timberline HDZ (Pewter Grey)  
**Windows –** Double Hung, White Vinyl. (Fiber Cement Siding. TYP. Color: SW 7009; Pearly White)



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**Doors:** Iron Ore (SW 7069)

**Column:** Fiber Cement Column Trim. TYP.

**Water Table:** Fiber cement water table (SW7009-Pearly White)

## 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

PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE





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## EXISTING SURVEY

**There is currently no existing structure/plans for this lot. Previous Structure was demolished.**



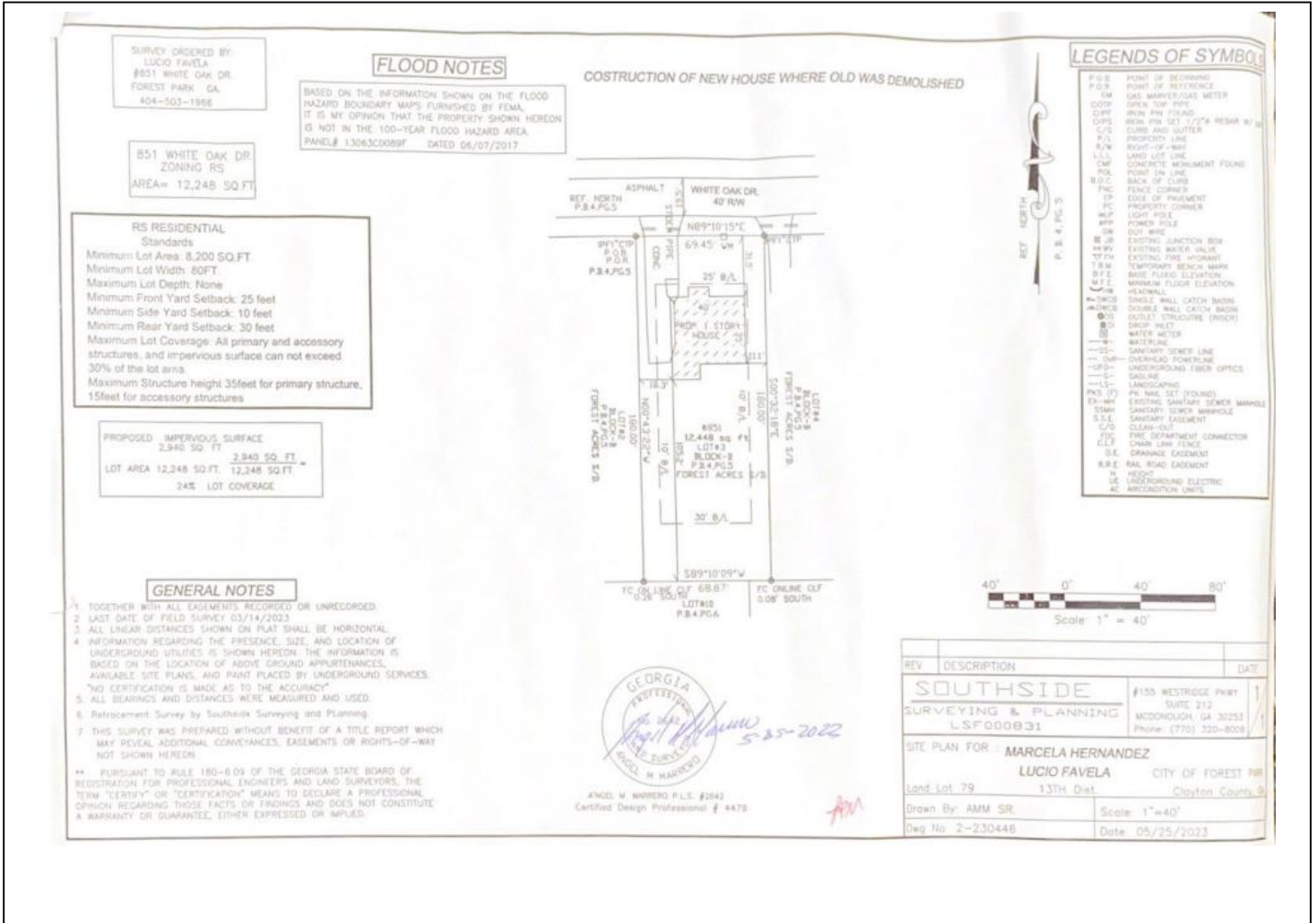
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## NEW SURVEY

### New Proposed Structure





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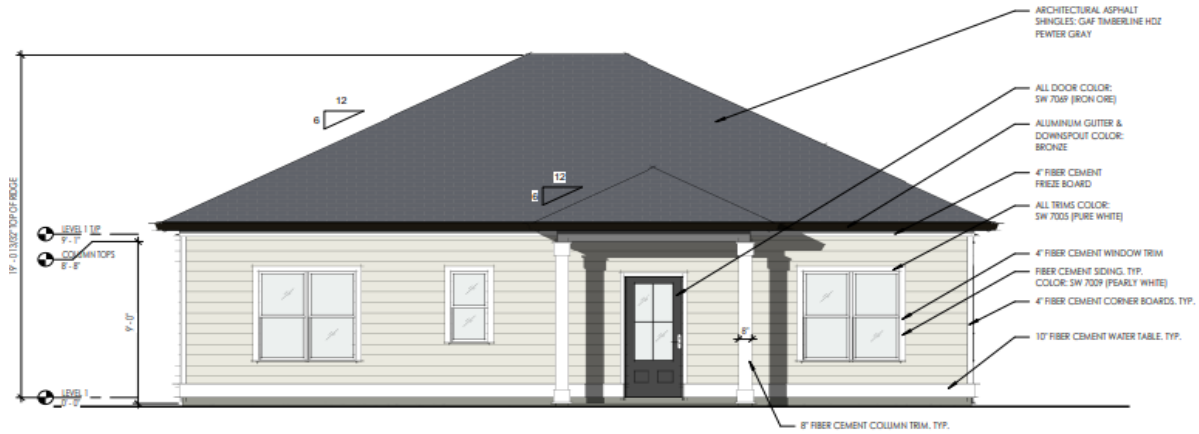
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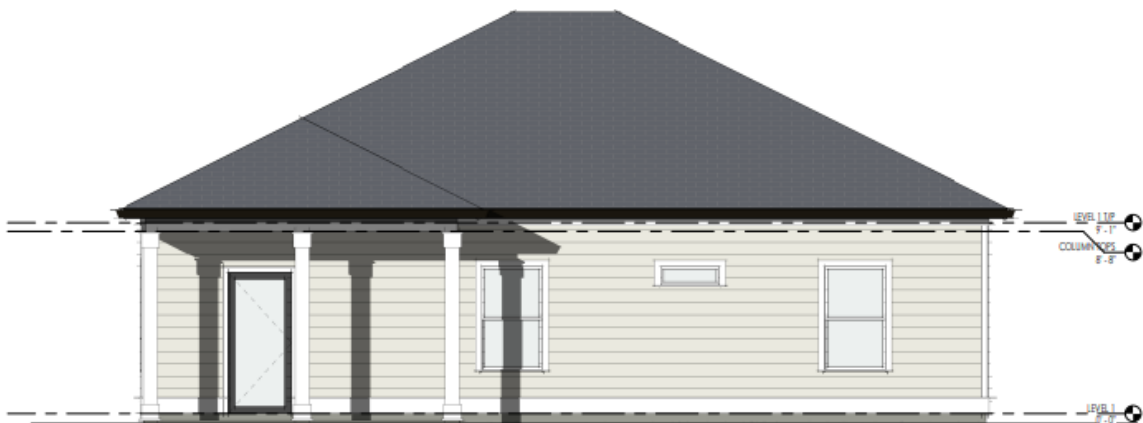
## ELEVATIONS

### COLOR NOTE

1. ALL PAINT PROPOSED IS SHERWIN-WILLIAMS (SW)



**FRONT ELEVATION**  
1/4" = 1'-0"



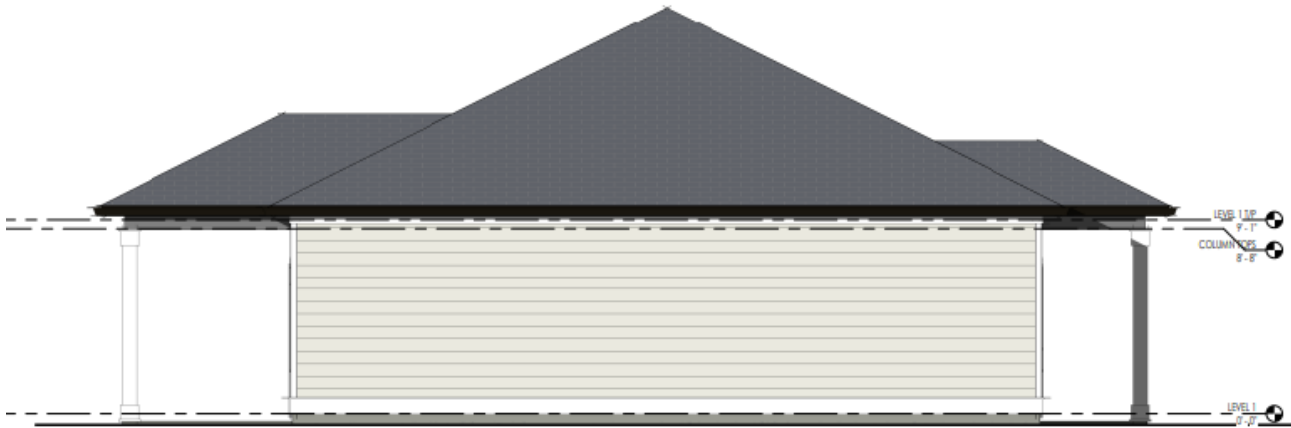
**REAR ELEVATION**  
1/4" = 1'-0"



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**LEFT ELEVATION**

1  
A105  
1/4" = 1'-0"



**RIGHT ELEVATION**

1  
A105  
1/4" = 1'-0"





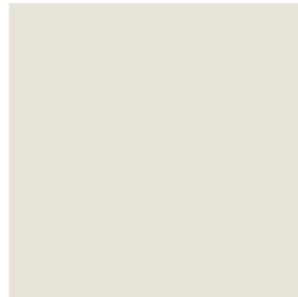
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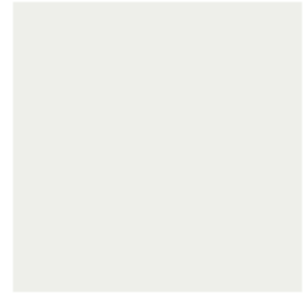
## Material & Color Examples



**Exterior Paint:**  
SW 7048 Urbane Bronze



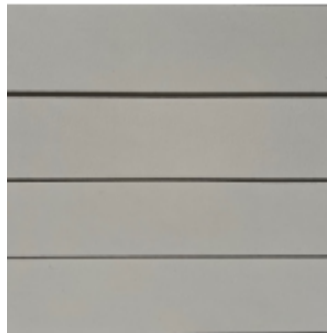
**Exterior Paint:**  
SW 7009 Pearly White



**Exterior Paint:**  
SW 7006 Extra White



**Exterior Trim & Cornice:**  
Hardie Trim



**Exterior Siding:**  
Hardie Board Siding



**Roof:**  
Asphalt Roof Shingles.  
GAF Timberline HDZ PEWTER  
GRAY



**Front & Rear Doors:**  
Two Panels with Glass.  
Solid Core Wood



**Window:**  
White Vinyl, Double-Hung



**Rain Gutters & Downspouts:**  
Five- Inch Aluminum



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**Window Shutters:** Hardie Trim

## 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