



CITY OF FOREST PARK

Planning & Community Development Department
785 Forest Parkway
Forest Park, Georgia 30297
(404) 608-2300 Fax: (404) 608-2306

STAFF REPORT – Final Plat

Public Hearing Date: February 15, 2024

Case: FP-2024-01

Current Zoning: RT – Two-Family Residential

Proposed Request: The applicant is requesting an approval of the Final Plat for 437 North Ave – to subdivide existing parcel into 16 lots for a 16-unit townhome subdivision.

Staff Report Compiled By: SaVaughn Irons, Principal Planner

Staff Recommendation: Approval of Final Plat with Conditions

APPLICANT INFORMATION

Owner of Record:

Name: Forest Park Townhomes, LLC
Address: 437 North Ave
City/State: Forest Park, Georgia 30297

Applicant:

Name: Darion Dunn
Address: 541 10th Street, Suite 249
City/State: Atlanta, Georgia

PROPERTY INFORMATION

Parcel Number: 13051A A008

Address: 437 North Ave

Acreage: 1.61

FLU: Duplex Residential

SUMMARY

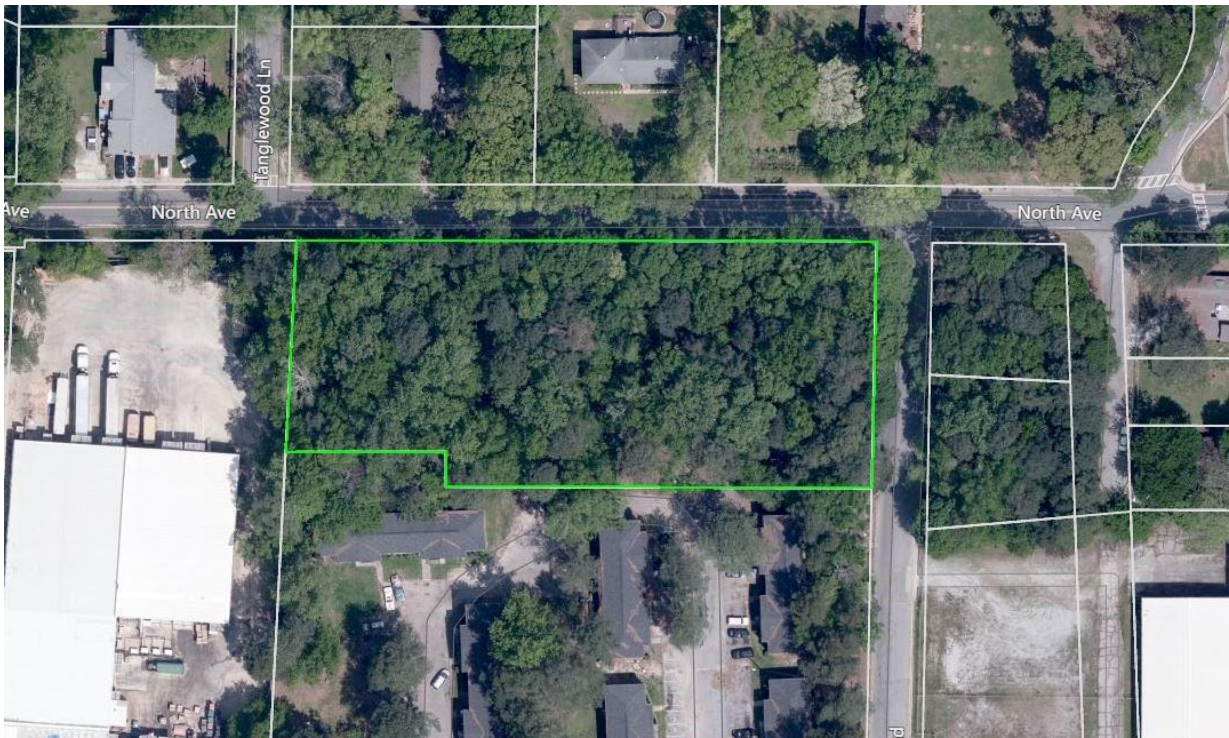
The applicant is requesting the approval of a Final Plat for 437 North Ave to subdivide a 1.61+/- acre parcel into a 16-unit townhome subdivision.

FINDINGS OF FACT

Forest Park Townhomes, LLC is now in the final plating stage and nearing the completion of development for a 16-townhome unit subdivision on a total development area of 1.61+/- acre lot. The property is located south of North Avenue on the corner of North Ave and Burks Rd. The Preliminary Plat was presented to the Planning commission on August 18, 2022, and received an approval to move forward with conditions. The zoning at the time of the Preliminary Plat approval was RT (Two Family Residential District). Through the timeline of this development, the Preliminary Plat and final plat was routed to appropriate city departments for review and comments. There were no comments provided. Based on this information, the final plat is consistent with the Preliminary Plat and what was initially

proposed during the predevelopment phase. An approval of this Final Plat will allow the applicant to subdivide the initial 1.61+/- acre lot into 16 lots for the development of a 16-unit townhome subdivision.

AERIAL MAP



ZONING MAP



Multiple Family Residential (RM)

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

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

RESIDENTIAL ZONING STANDARDS

Minimum Lot Area:

- 9,000 sq. ft.

Minimum Lot Width:

- 90 feet

Maximum Lot Depth:

- None

Minimum Lot Frontage:

- 100% of the lot width

Minimum Front Yard Setback:

- 25 feet

Minimum Side Yard Setback:

- 10 feet

Minimum Rear Yard Setback:

- 30 feet

Maximum Lot Coverage:

- 30 percent

Minimum Living Area:

- 1,200 sq. ft.

Maximum Structure Height:

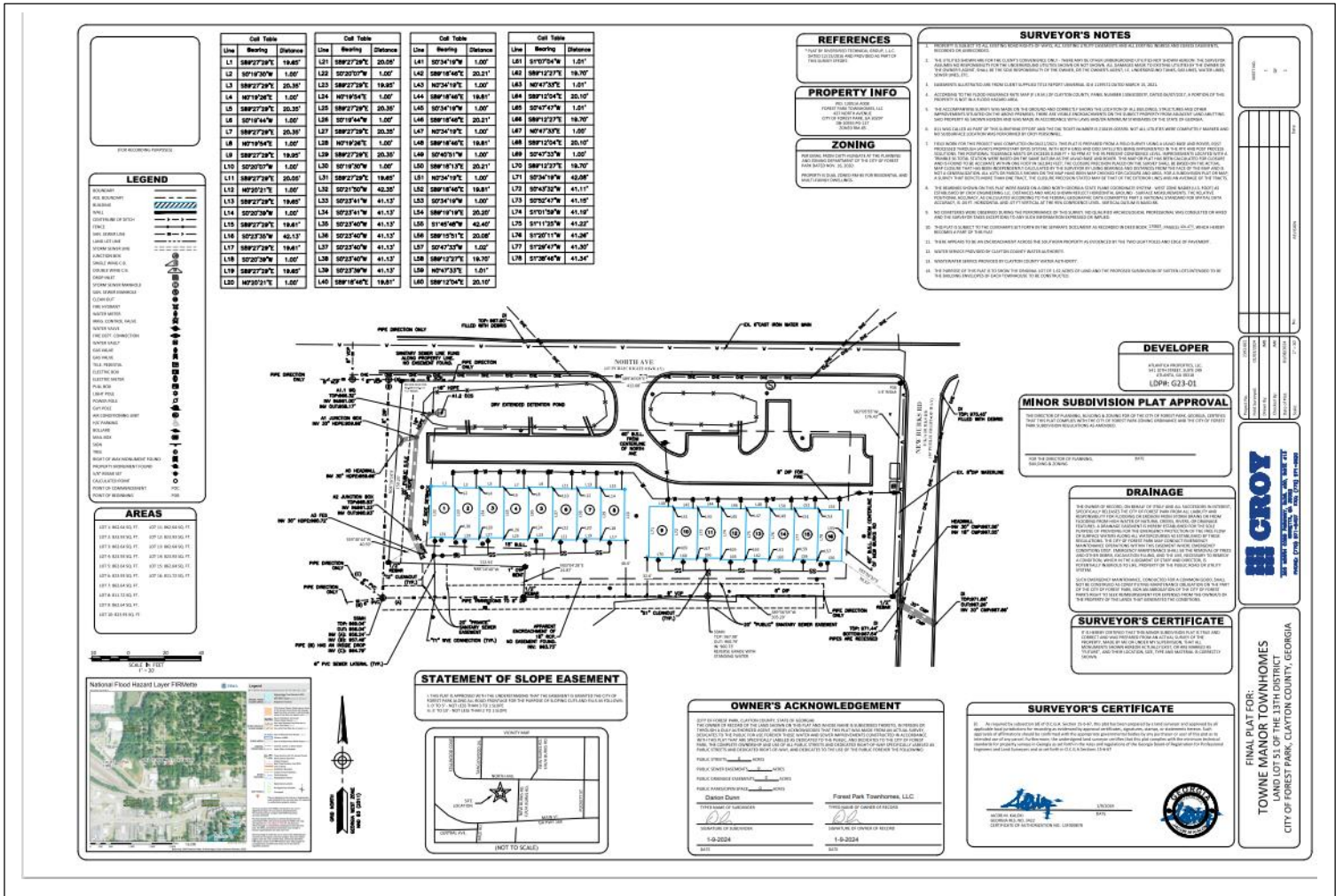
- 40 feet for the primary structure
- 15 feet for accessory structures.

CURRENT CONDITIONS





SITE PLAN



DEPARTMENT COMMENTS

Fire Department: No comments received.
Public Works: No comments received.
Falcon Design Consultants, LLC: No comments received.

STAFF RECOMMENDATION

Staff recommends **APPROVAL OF THE FINAL PLAT** for 437 North Avenue with the **FOLLOWING CONDITIONS:**

1. The applicant will submit protective covenants to regulate land use in the subdivision and otherwise protect the proposed subdivision.
2. The developer will be responsible for all costs associated with design and construction of sanitary sewer and water improvements necessary to serve the proposed plat.

3. Sidewalks shall serve each lot and shall be designed and constructed in accordance with City Standards.

Attachments Included

- Site Plan