



# CITY OF FOREST PARK

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

## STAFF REPORT – Preliminary Plat

Public Hearing Date: August 18, 2022

Case: PP-2022-02

**Current Zoning:** RT – Two Family Residential

**Proposed Request:** Preliminary Plat for 437 North Avenue – 16-Unit Townhome Development

**Staff Report Compiled By:** Caity Chandler

**Staff Recommendation:** Approval of Preliminary Plat with Conditions

### APPLICANT INFORMATION

**Owner of Record:**

Name: Forest Park Townhomes, LLC  
Address: 541 10<sup>th</sup> Street, Suite 249  
City/State: Atlanta, Georgia 30318

**Applicant:**

Name: Darion Dunn  
Address: 541 10<sup>th</sup> Street, Suite 249  
City/State: Atlanta, Georgia 30318

### PROPERTY INFORMATION

**Parcel Number:** 13051A A008

**Address:** 437 North Avenue

**Acreage:** 1.62

**FLU:** Duplex Residential

### SUMMARY

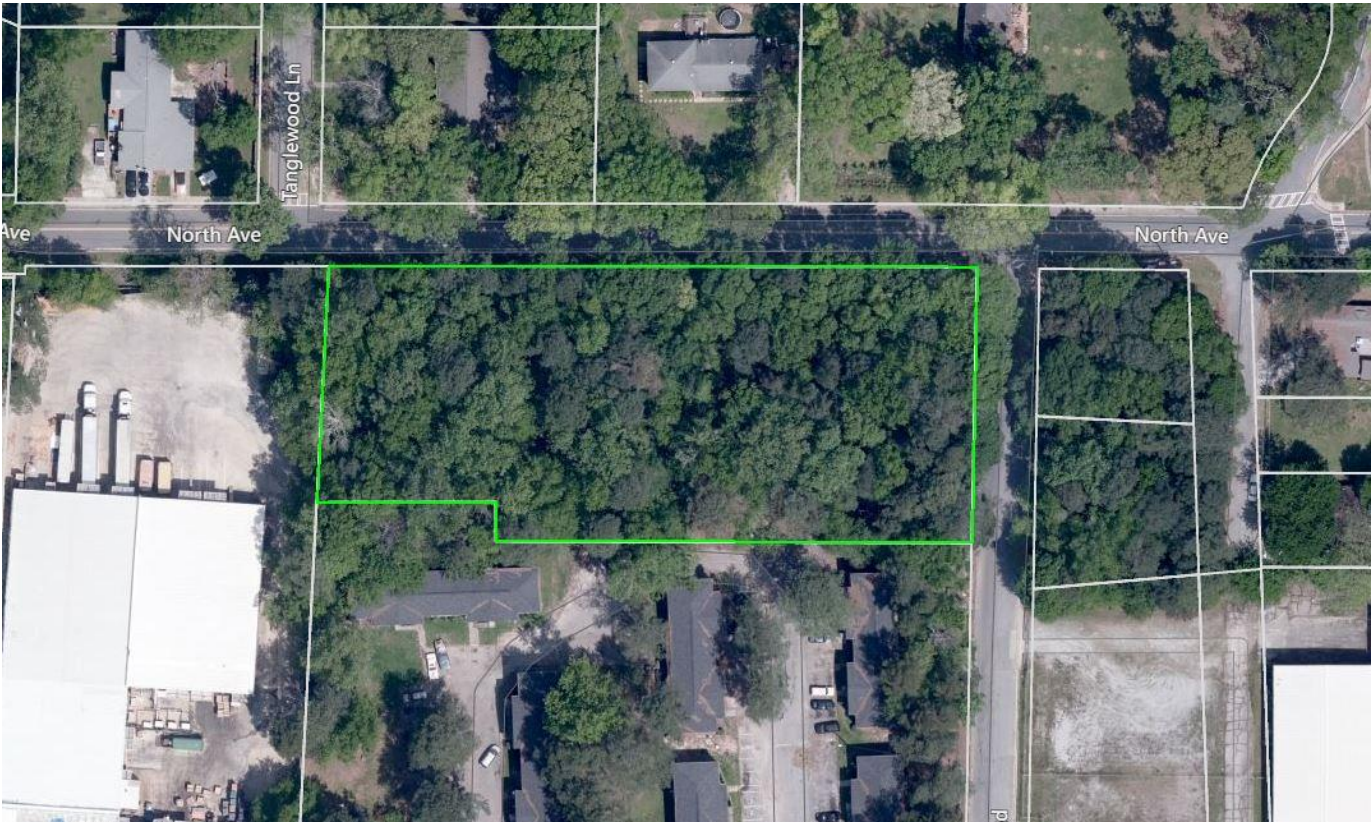
The applicant is requesting the approval of a Preliminary Plat for 437 North Avenue to subdivide a 1.62+/- acre parcel to create 12 townhome units.

### FINDINGS OF FACT

The subject property is a vacant wooded lot with approximately 1.62 acres. The applicant has met with the Planning & Community Development Department several times over the last two years to discuss this project. The applicant is now in the process of developing the property into a subdivision consisting of 16 townhome units. Adjacent land uses are mainly residential, except for the parcel to the west of the property that is zoned Heavy Industrial.

Each of the 16 units will be two stories and have approximately 1694 square feet, including a one car garage per unit. The exterior will feature brick, stone, and architectural shingles. Each garage will be located on the front of each townhome.

**AERIAL MAP**



**ZONING MAP**



# Multiple Family Residential (RM)

## ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

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

### CURRENT CONDITIONS



**Looking West**



**Looking Southwest**



**Looking South**



## STAFF RECOMMENDATION

Staff recommends **APPROVAL OF THE PRELIMINARY 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