

STAFF REPORT
Planning Commission Meeting: June 15, 2023
City Council Meeting: July 3, 2023

Case: RZ-2023-01

Current Zoning: RS- Single Family Residential

Proposed Request: Rezone property from RS (Residential Single-Family) to RM (Residential Multi-Family)

Staff Report Compiled By: LaShawn Gardiner

Staff Recommendation:

APPLICANT INFORMATION

Owner of Record: Divine Dream Homes ATL

Applicant: Divine Dream Homes ATL

Address: 2486 Moreland Ave.

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City/State: Atlanta, GA 30315

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PROPERTY INFORMATION

Parcel Number: 13015C A006

Acreage: 1.60

Address: 0 Scott Road

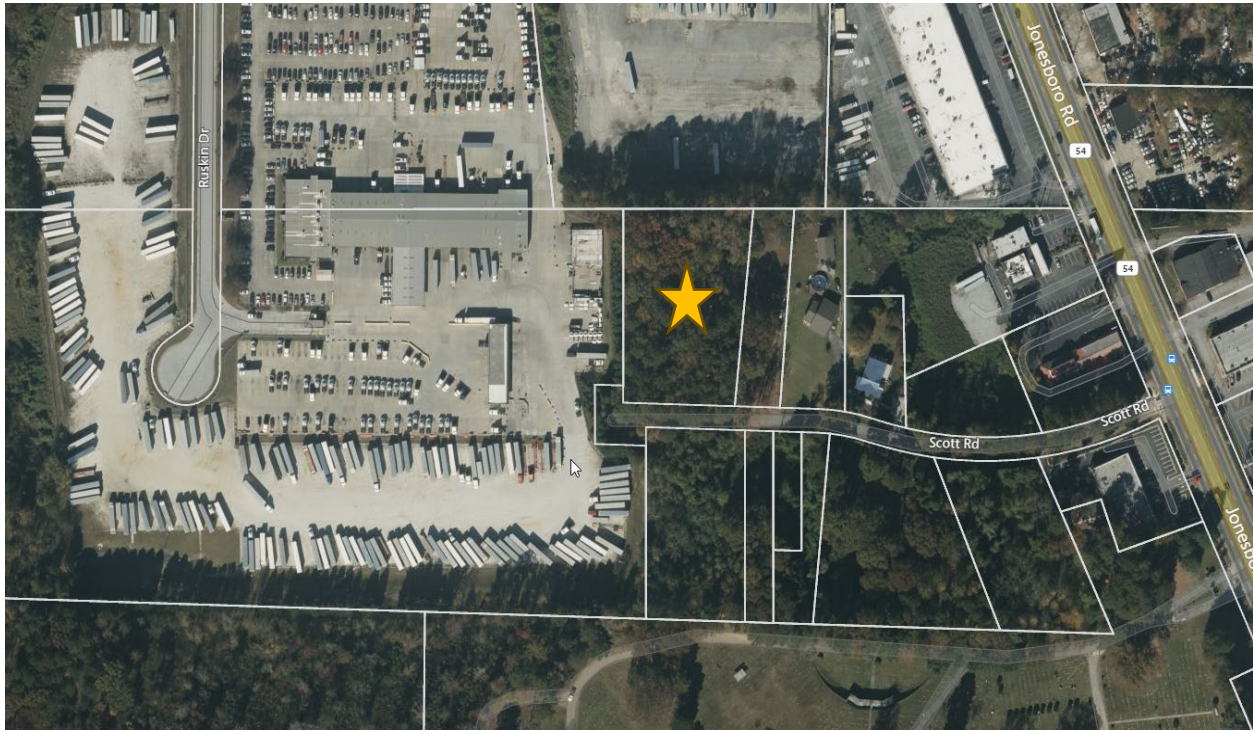
FLU: Industrial

SUMMARY & BACKGROUND

The subject property is located at 0 Scott Road. The parcel number is 13015C A006 and is currently zoned RS (Single-Family Residential). The subject property is currently zoned RS (Single-Family Residential). The property is currently wooded and undeveloped. The applicant's request is to rezone the property from RS (Single-Family Residential) to RM (Multi-family Residential) with the intent to build 19-townhouses. The parcel is 1.60 acres.

The future land use designates the subject property as industrial.

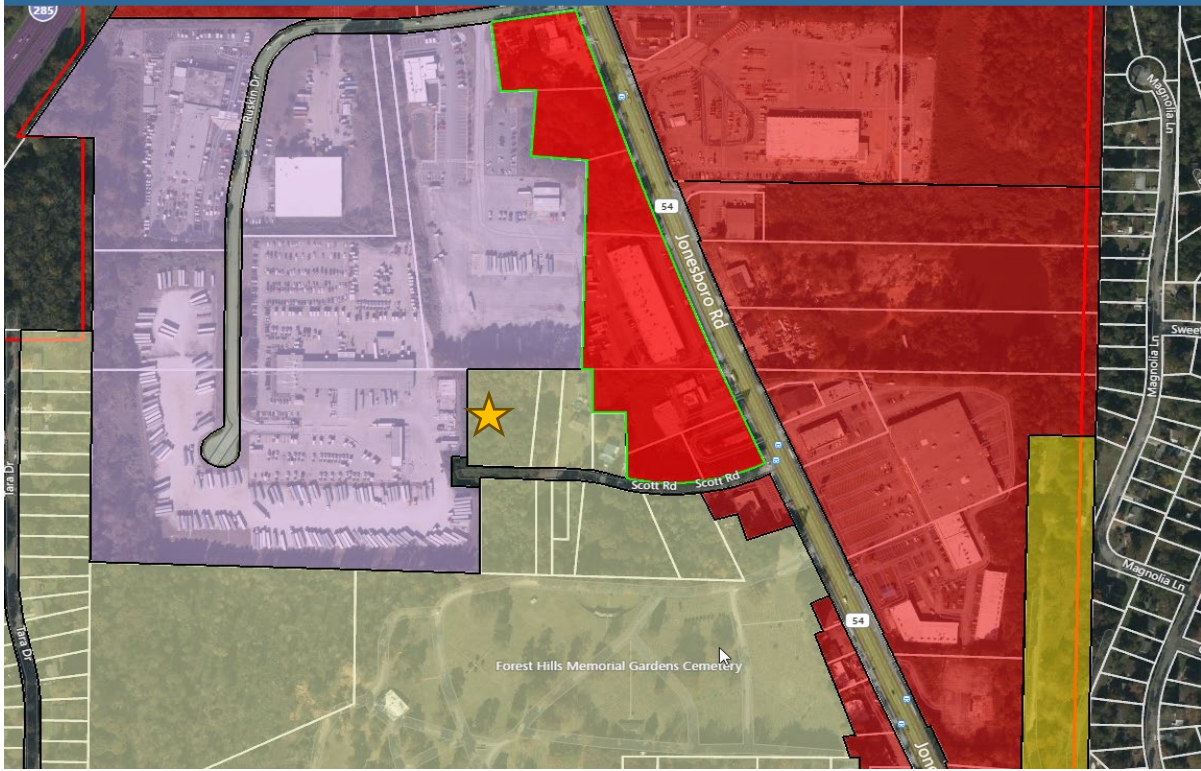
AERIAL MAP



ZONING CLASSIFICATION OF CONTIGUOUS PROPERTIES

North	LI (Light Industrial)	East	RS (Single Residential)
South	RS (Single Family Residential)	West	LI (Light Industrial)

ZONING MAP



Current Zoning: RS

FUTURE LAND USE MAP



Future Land Use: Institutional

Surrounding Properties



3 Single Family Homes

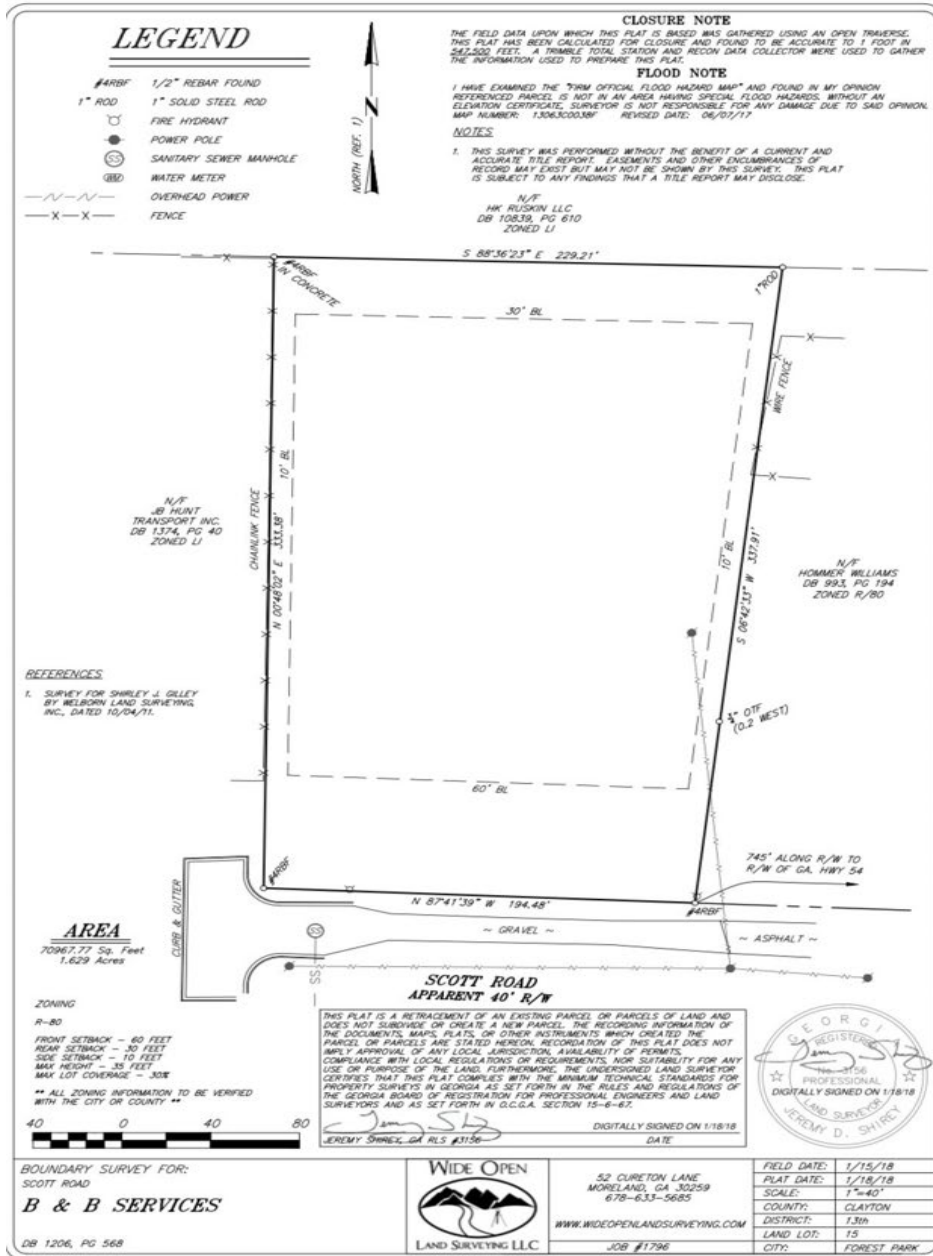


Vacant, wooded parcel south of parcel

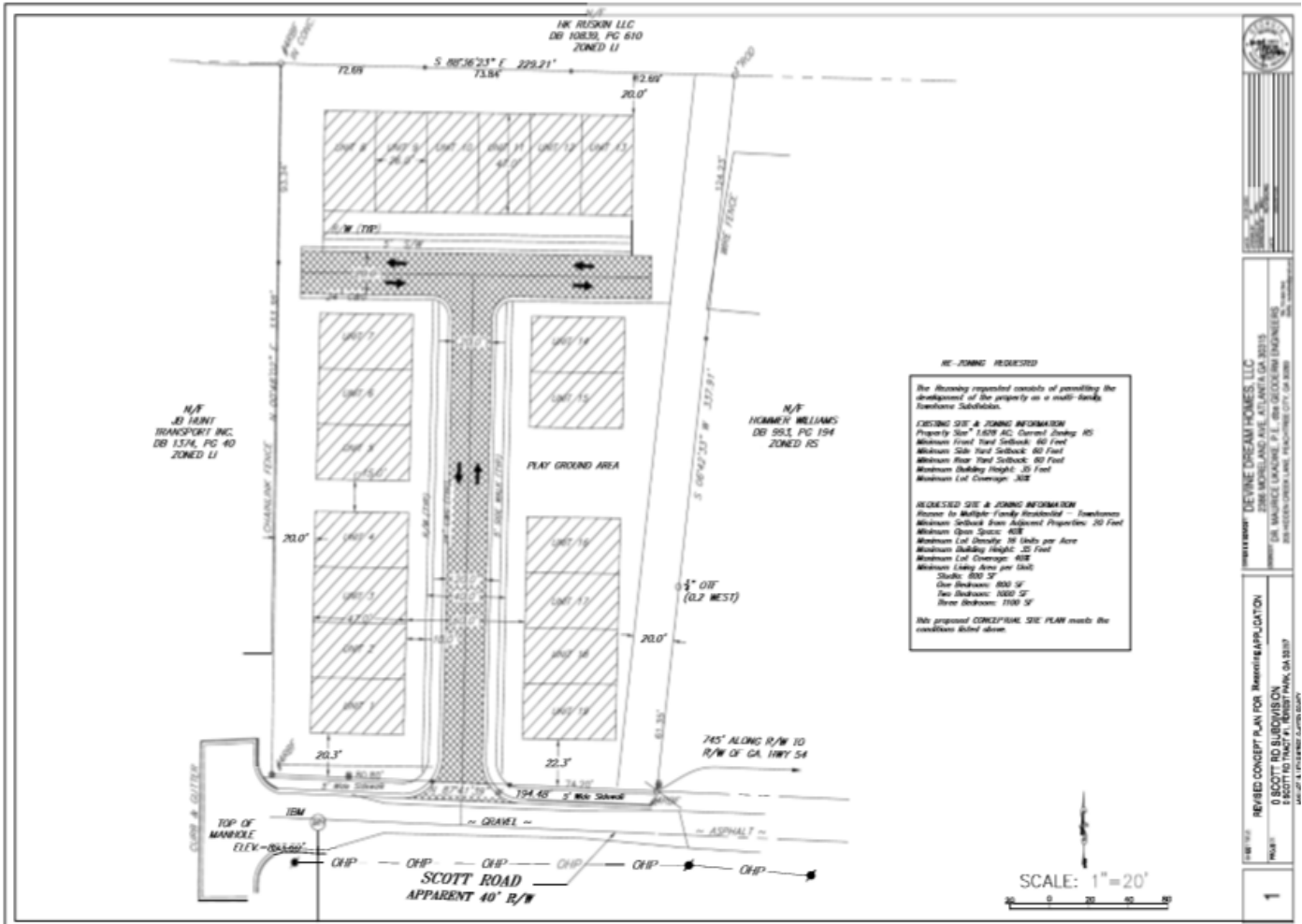


J.B. Hunt Trucking- west of property at end of Scott Road

BOUNDARY SURVEY



SITE PLAN



RE-ZONING REQUESTED

The following requested results of permitting the development of the property as a multi-family townhome subdivision.

EXISTING USE & ZONING INFORMATION
 Property Size: 1.659 AC, Current Zoning: RS
 Minimum Front Yard Setback: 60 Feet
 Minimum Side Yard Setback: 60 Feet
 Minimum Rear Yard Setback: 60 Feet
 Maximum Building Height: 35 Feet
 Maximum Lot Coverage: 30%

REQUESTED USE & ZONING INFORMATION
 Proposed Use: Multiple-Family Residential - Townhomes
 Minimum Setback from Adjacent Properties: 20 Feet
 Minimum Open Space: 40%
 Minimum Lot Density: 16 Units per Acre
 Maximum Building Height: 35 Feet
 Maximum Lot Coverage: 60%
 Minimum Lot Area per Unit:
 Studio: 650 SF
 One Bedroom: 850 SF
 Two Bedroom: 1050 SF
 Three Bedroom: 1100 SF

No proposed CONCEPTUAL SITE PLAN meets the conditions listed above.

REVISIONS

REVISED CONCEPT PLAN FOR REZONING APPLICATION

PREPARED BY: SCOTT RD. DESIGN, LLC
 1000 W. MARKET STREET, SUITE 100, WASHINGTON, DC 20005
 (202) 462-1111

DATE: 11/14/2023

CONCEPT PLAN



LEGEND:
■ LOT
■ LOT
■ REAR PATIO

This site plan including measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing the site plan.

Scott Road Forest Park, GA

Impact Summary

Would the proposed amendment be consistent and compatible with the city's land use and development, plans, goals, and objectives: Yes No *The subject property is flanked by industrial zoned property to the west and north and residential zoned property south and east.*

Would the proposed amendment tend to increase, to decrease, or to have no impact on traffic safety and

congestion in the streets? **Increase** **Decrease** **No Impact** *Currently, there are only 3 homes on Scott Road. The construction of additional homes will result in an increase in traffic. Scott Road is below city standards and two-way traffic flow is at a minimum.*

Would the proposed amendment tend to increase, to decrease, or to have no relationship to safety from fire and other dangers? **Increase** **Decrease** **No Relationship** *Safety would be a concern for fire due to design of roadway and traffic circulation in and out of the property.*

Would the proposed amendment tend to promote, to diminish, or to have no influence on the public health and general welfare of the city? **Promote** **Diminish** **No Influence**

Would the proposed amendment tend to increase, to decrease or to have no influence on the adequacy of light and air? **Promote** **Diminish** **No Influence**

Would the proposed amendment tend to cause, to prevent, or to have no influence on the overcrowding of land? **Cause** **Prevent** **No Influence** *The proposed amendment could potentially cause overcrowding on the property. Currently the ordinance encourages only 16 units per acre in RM zoned districts. The applicant is proposing to construct 19 townhouses on this tract of property.*

Would the proposed amendment tend to cause, to prevent, or to have no relationship on the population distribution within the city, thus creating any area as dense in population as to adversely affect the health, safety, and general welfare of the city? **Cause** **Prevent** **No Relationship**

Would the proposed amendment tend to impede, to facilitate, or to have no impact on the adequate provision of transportation, water, sewerage, other public services, utilities or facilities?

Impede **Facilitate** **No Impact** *The circulation and the increase of traffic could potentially impact transportation on Scott Road.*

Would the proposed amendment tend to be compatible with environmental conditions in light of surrounding developments? If compatible, what factors, if any, would diminish the value, use and enjoyment of surrounding properties? **Yes** **No** *There are no known contributing factors that will affect the value, use and enjoyment of surrounding properties; however, the roadway is substandard. Any development on subject property would negatively impact the flow of traffic for the existing three homes.*

Would the proposed amendment tend to promote, to diminish, or to have no influence upon the aesthetic effect of existing and future uses of the property and the surrounding area?

Promote **Diminish** **No Influence** *Based on the design characteristics of the townhouses, the project could enhance the aesthetics of the surrounding area.*

Would the proposed amendment have measurable adverse economic effect on the value of surrounding or adjacent property? **Yes** **No** *The proposed development could positively impact the use of the surrounding residential properties based on its characteristics and sale prices.*

Would the proposed amendment create an isolated district, unrelated to adjacent and nearby districts?

Yes **No** *The proposed development would create an isolated district; however, it would be a transition from the surrounding industrial uses to the single-family uses currently on Scott Road.*

Staff Review

The following departments/divisions had no issues or concerns regarding the requested rezoning:

- Public Works, Police, and Building Inspector. The fire department expressed concern about the design based on water availability, road width and accessibility.

Staff Recommendation

The requested rezoning from RS (Single-Family Residential) to RM (Residential Multi-family) zoning category would allow for the property to be developed and result in an increase in the tax base in the city. The property if rezoned and developed would be a transitional use between the two current uses, industrial and residential single family. The proposed amendment will not cause an adverse impact on the surrounding community. **Staff recommends Approval of the rezoning request** along with the following conditions:

1. Scott Road shall be improved to city standards prior to development.
2. All buildings shall be constructed of brick, stone, wood, stucco, or any combination thereof.
3. There shall be differential architectural features between units, no adjacent units shall have the same design characteristics or features or identical.
4. Each unit shall provide 2-car garages.
5. Adhere to the buffer standards as specified in the current code between industrial and residential development.
6. Any deviations from the conditions shall be approved by the Planning Commission.