



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: March 22, 2024

Staff Report Compiled By: SaVaughn Irons, Principal Planner

Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:

Name: Tasha Ector

Address: 5405 Ash St.

City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Site Address: 5405 Ash St.

Current Zoning: Single-Family Residential (RS)

Parcel Number: 13082B A013

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 5405 Ash St. The current location is a vacant lot, The applicant is interested in constructing a new two-story 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 an Asphalt/Gable Shingles Roof that will be featured on each side of the home facing front, rear, left and right and above the front porch will feature Shanker Shingles. The featured front exterior materials include Hardie board and batten siding, stacked stone Masonry, three porch columns and eight (8) Single Hung Double Insulated Vinyl Windows. The Front Gable over Porch will be Cedar Hardie Siding. The Garage will also feature Carriage Style doors With Glass. In the rear of the proposed structure, it will feature Stacked Stone Masonry, a Pressure Treated deck with railing 2x2 balusters and 2x6 rails and a BBQ pit that will also be the same stack stone material and colors.

Front Façade Material & Colors

Upper Trim: Soffit and Fascia: Ivory Lace SW 7013



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Exterior Trim: Soffit and Fascia: Ivory Lace SW 7013
Siding: Board and Batten Siding, SW2009 Sandstone
Exterior Gutters & Downspout: Gutter 6inch Aluminum with 3×4 Downspouts
Roof: Asphalt/Gable Shingles Roof (SW 9090 Caribe)
Front Gable: Cedar Hardie
Windows: Single Hung Double Insulated Vinyl Windows. (Ivory Lace SW 7013)
Doors: Ivory Lace SW 7013
Column: Stacked Stone Masonry Trim. (Ivory Lace SW 7013)
Garage: Carriage style garage with black handles with clear garage windows. (Ivory Lace SW 7013)

Side Façade Material & Colors Facing East

Upper Trim: Soffit and Fascia: Ivory Lace SW 7013
Exterior Trim: Soffit and Fascia: Ivory Lace SW 7013
Siding: Board and Batten Siding, SW2009 Sandstone
Exterior Gutters & Downspout: Gutter 6inch Aluminum with 3×4 Downspouts
Roof: Asphalt/Gable Shingles Roof (SW 9090 Caribe)
Windows: Single Hung Double Insulated Vinyl Windows. (Ivory Lace SW 7013)
Doors: Ivory Lace SW 7013
Column: Stacked Stone Masonry Trim. (Ivory Lace SW 7013)
Deck: Rear Pressure Treated. Railing 2x2 Balusters and 2x6 Rails. (SW 9100)

Side Façade Material & Colors Facing West-

Exterior Trim: Soffit and Fascia: Ivory Lace SW 7013
Siding: Board and Batten Siding, SW2009 Sandstone
Exterior Gutters & Downspout: Gutter 6inch Aluminum with 3×4 Downspouts
Roof: Asphalt/Gable Shingles Roof (SW 9090 Caribe)
Windows: Single Hung Double Insulated Vinyl Windows. (Ivory Lace SW 7013)
Doors: Ivory Lace SW 7013
Garage: Carriage style garage with black handles with clear garage windows. (Ivory Lace SW 7013)

Rear Façade Material & Colors

Upper Trim: Soffit and Fascia: Ivory Lace SW 7013
Exterior Trim: Soffit and Fascia: Ivory Lace SW 7013
Siding: Board and Batten Siding, SW2009 Sandstone
Exterior Gutters & Downspout: Gutter 6inch Aluminum with 3×4 Downspouts
Roof: Asphalt/Gable Shingles Roof (SW 9090 Caribe)
Windows: Single Hung Double Insulated Vinyl Windows. (Ivory Lace SW 7013)
Doors: Ivory Lace SW 7013



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Column: Stacked Stone Columns. (Double Latte 9108 and Homestead Brown 7515)
Deck & Railing: Rear Pressure Treated. Railing 2x2 Balusters and 2x6 Rails. (SW 9100)
BBQ Pit: Stacked Stone (Double Latte 9108 and Homestead Brown 7515)

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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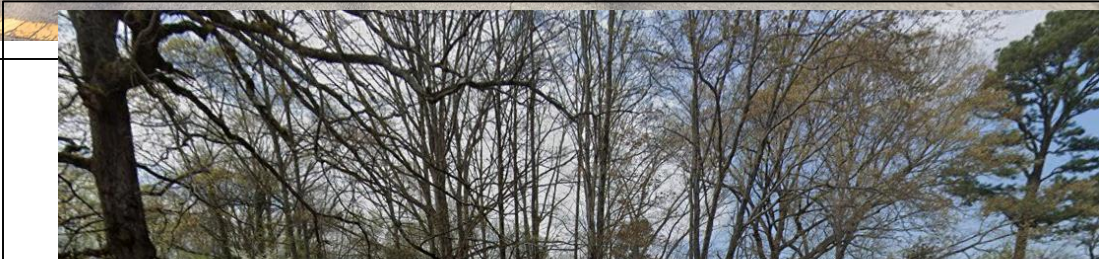
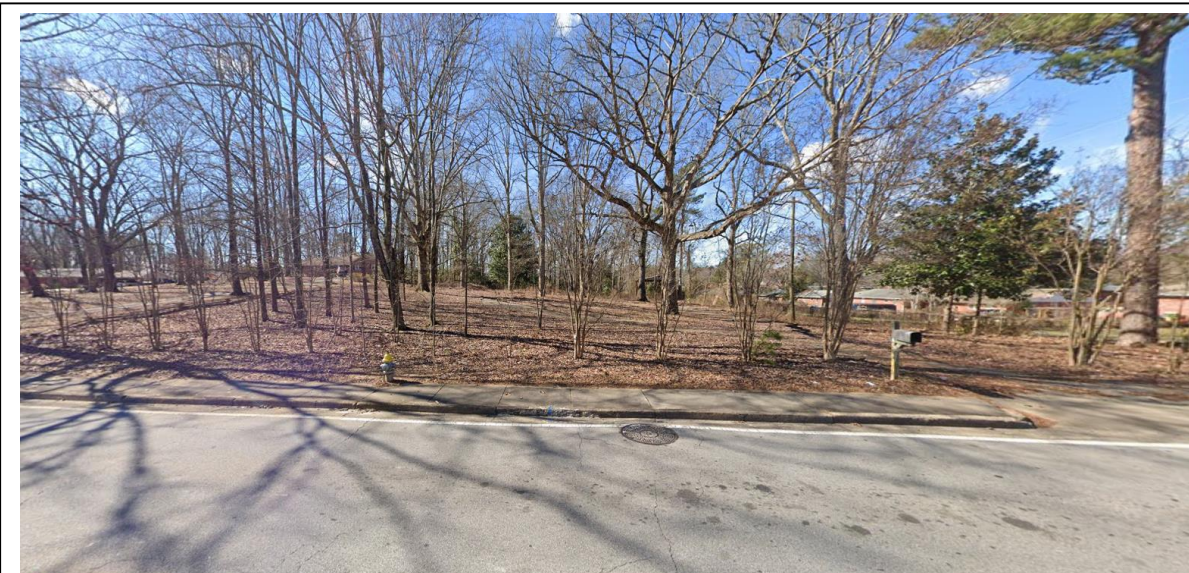
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ZONING MAP



CURRENT CONDITIONS -PHOTOS

PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE



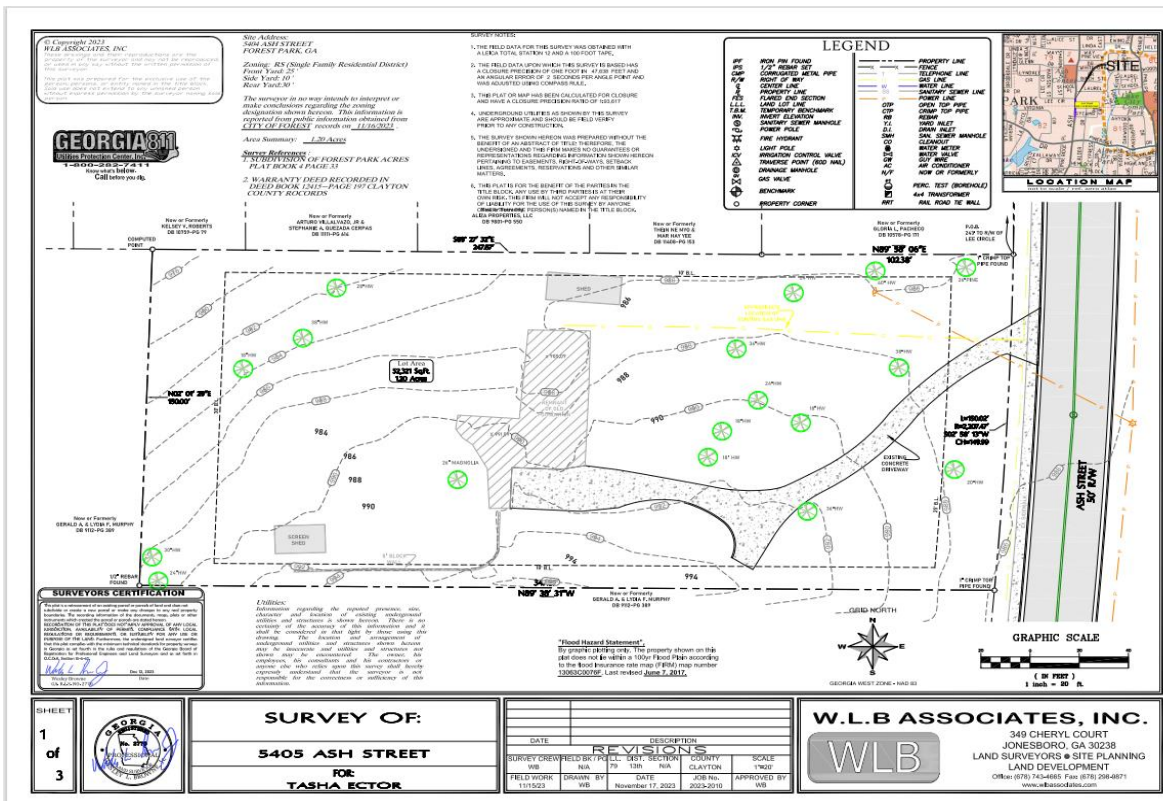


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EXISTING SURVEY



1) Disturbed areas left idle shall be stabilized with temporary vegetation after 14 days after 30 days permanent vegetation shall be established.

2) All Erosion - shall meet the requirements of Georgia Manual for Erosion & Sediment Control 2016 Edition (64-5).

3) Maintenance Strategy - Erosion control measures shall be inspected at least weekly, after each rain and repaired by the general contractor.

4) Stabilization - Additional erosion and sediment control measures shall be installed if deemed necessary by a third inspection.

5) No graded slopes shall exceed 20:1v.

6) The escape of equipment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land-disturbing activities.

EROSION AND SEDIMENT CONTROL NOTES

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PREVENT FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE NEAREST SOURCE.

TURBULENCE AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.

ALL FRIDGE SHALL MEET THE REQUIREMENTS OF GEORGIA MANUAL FOR EROSION & SEDIMENT CONTROL, 2016 EDITION (64-5).

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES.

ADDITIONAL GRADING AND DRAINAGE NOTES

ALL MATERIAL AND METHODS OF CONSTRUCTION MUST CONFORM TO CITY OF ATLANTA STANDARDS AND SPECIFICATIONS.

PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR, CALL 560-1800 TO CONTACT THE INSPECTOR.

A "NOTICE ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS."

ALL EXISTING TREES ARE TO REMAIN AND SHALL BE PROTECTED UNLESS OTHERWISE NOTED. TREES TO BE REMOVED WILL BE FLAGGED OR MARKED WITH RED PLYWOOD AND NOTED PRIOR TO ANY CLEARING ACTIVITIES.

THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS AND IMPROVEMENTS TO EQUAL OR BETTER CONDITIONS THAN PRIOR TO COMMENCEMENT OF CONSTRUCTION.

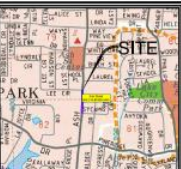
THE CONTRACTOR SHALL PROVIDE FOR ADEQUATE DRAINAGE OF THE SITE AND

ALL EQUIPMENT AND MATERIALS SHALL BE STORED IN AREAS DESIGNATED BY THE OWNER.

UNLESS OTHERWISE NOTED, CONSTRUCT NEW IMPROVEMENTS TO MATCH EXISTING ELEVATIONS OF EXISTING DRIVEWAYS, SIDEWALKS, AND FLOORS.

THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND DETAILS OF THOSE RESPECTIVE AREAS.

THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SANITARY SEWERS, GAS LINES, ELECTRICAL LINES, ETC., AS SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE SURVEYOR, ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES SEVENTY-TWO (72) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK. QUESTIONS CALL THE UTILITY PROTECTION SERVICE: 1-800-487-0244.





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PROPOSED STRUCTURE



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ELEVATIONS



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 ELEVATION - LEFT
1/4" = 1'-0"



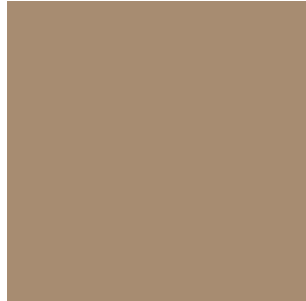
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Material & Color Examples



Exterior Paint:
SW 2009 Sandstone



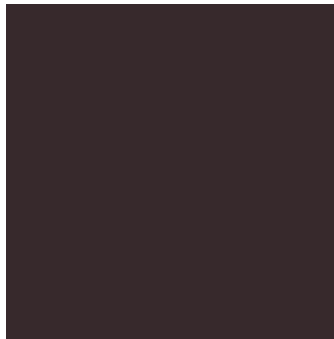
Exterior Paint:
SW 9108 Double Latte



Exterior Paint:
SW 7515 Homestead Brown



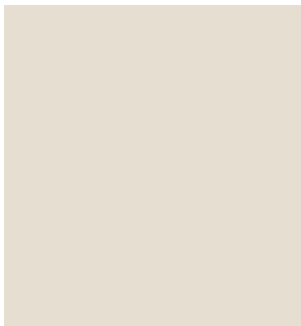
Exterior Paint:
SW 9090 Caribe



Exterior Paint:
SW 7630 Raisin



Exterior Deck & Railing:
SW 9100 Umber Rust



Doors:
SW 7013 Ivory Lace



Siding:
Board and Batten Siding



Front Siding & Columns:
Stack Stone Siding



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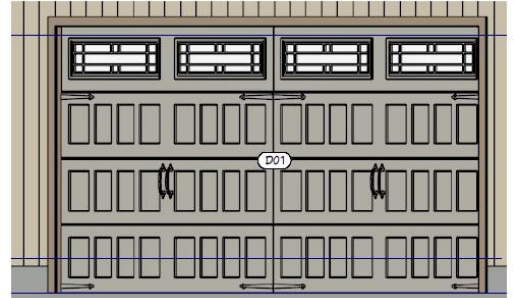
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Roof Above Front Porch:
Shaker Shingles



House Roofing:
Asphalt/Gable Shingles Roof



Garage with clear windows:
Carriage Style Garage



Deck & Railing.



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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