URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: April 19, 2024
Staff Report Compiled By: James Shelby, Interim Planning Director
Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:
Name: Lorenzo Kendrick

Address: 2486 Moreland Ave

City/State: Atlanta, GA 30315

PROPERTY INFORMATION

Site Address: 0 Scott Road.

Current Zoning: Single-Family Residential (RS)

Lot Size: 3.14 AC

Parcel Number (s): 13015C A003, 13015C A006, 13015C A009

Ward: 1

FINDINGS OF FACT

The applicant is requesting approval of conceptual designs to construct 18 homes located at 0 Scott Road on two parcels of land. The current locations are vacant undeveloped lots. The homes will range from 18,500 – 2100 sq.ft. with two car garages.

The façades feature Owens Corning Oakridge Estate Gray Laminated Architectural Roof Shingles with black or white gutters.   The front exterior materials include Hardie Primed-Hz 10 Fiber Cement Smooth Lap Siding 8.25-in x 144-in. The Windows are Series Low-E Argon SC Glass Single Hung White Vinyl Fin Window. The doors are White -Therma-Tru Benchmark Doors Shaker 36-in x 80-in Fiberglass.
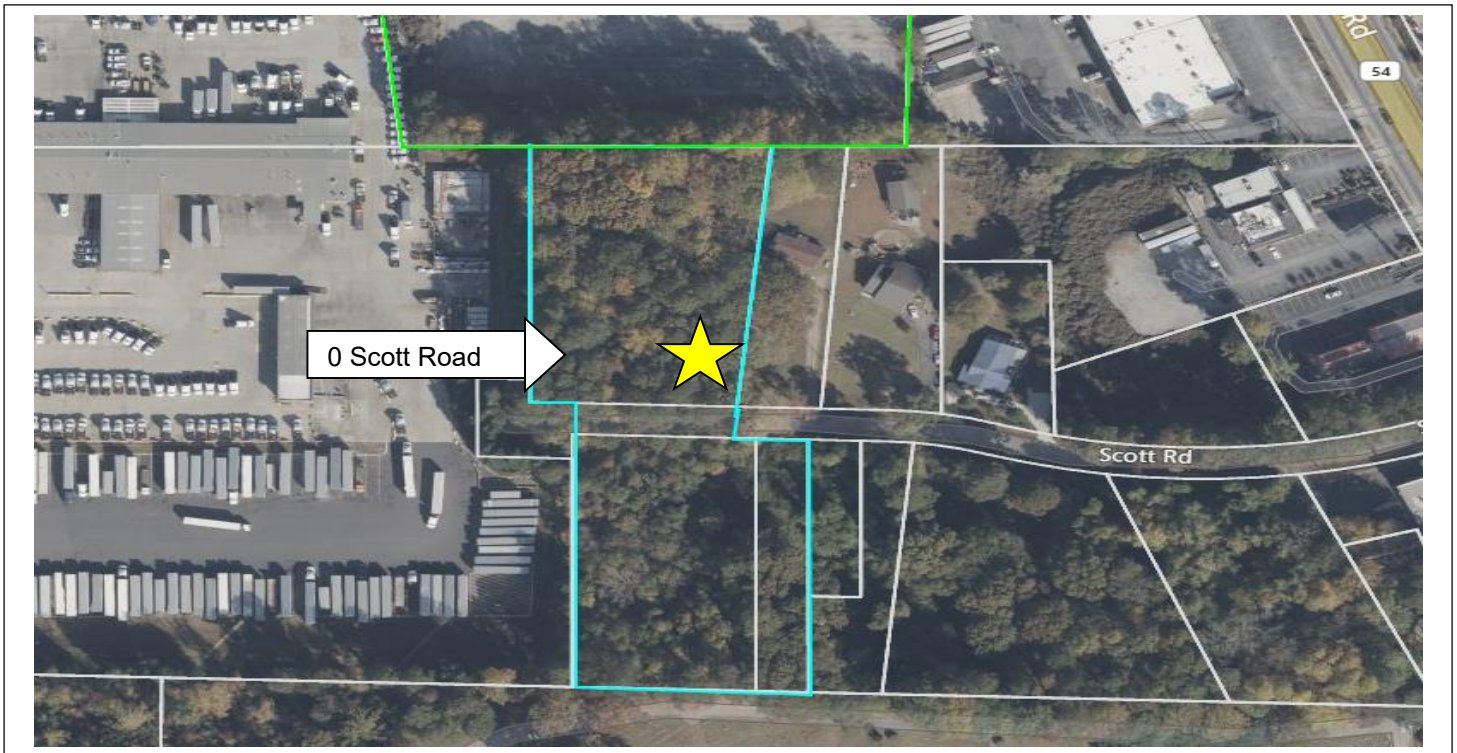
Zoning Classifications of Contiguous Properties

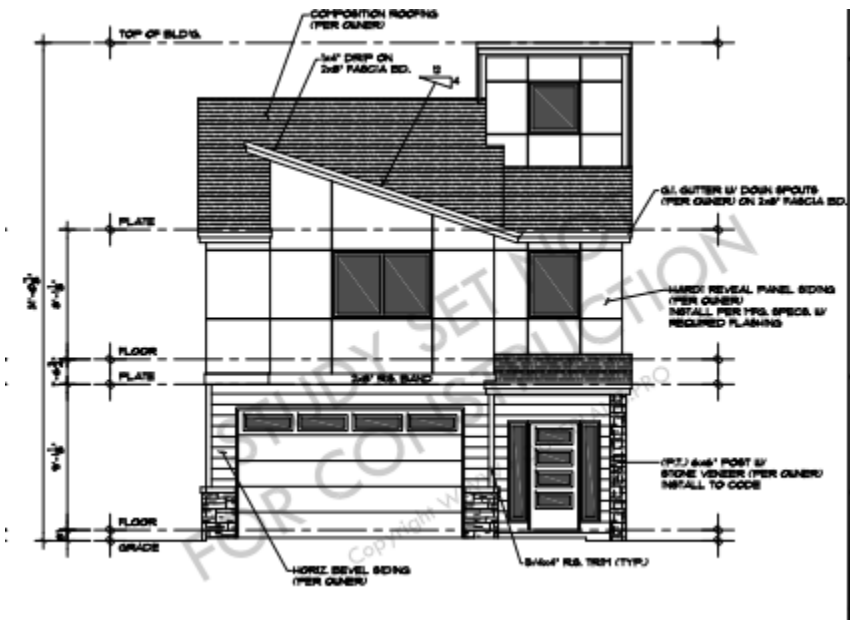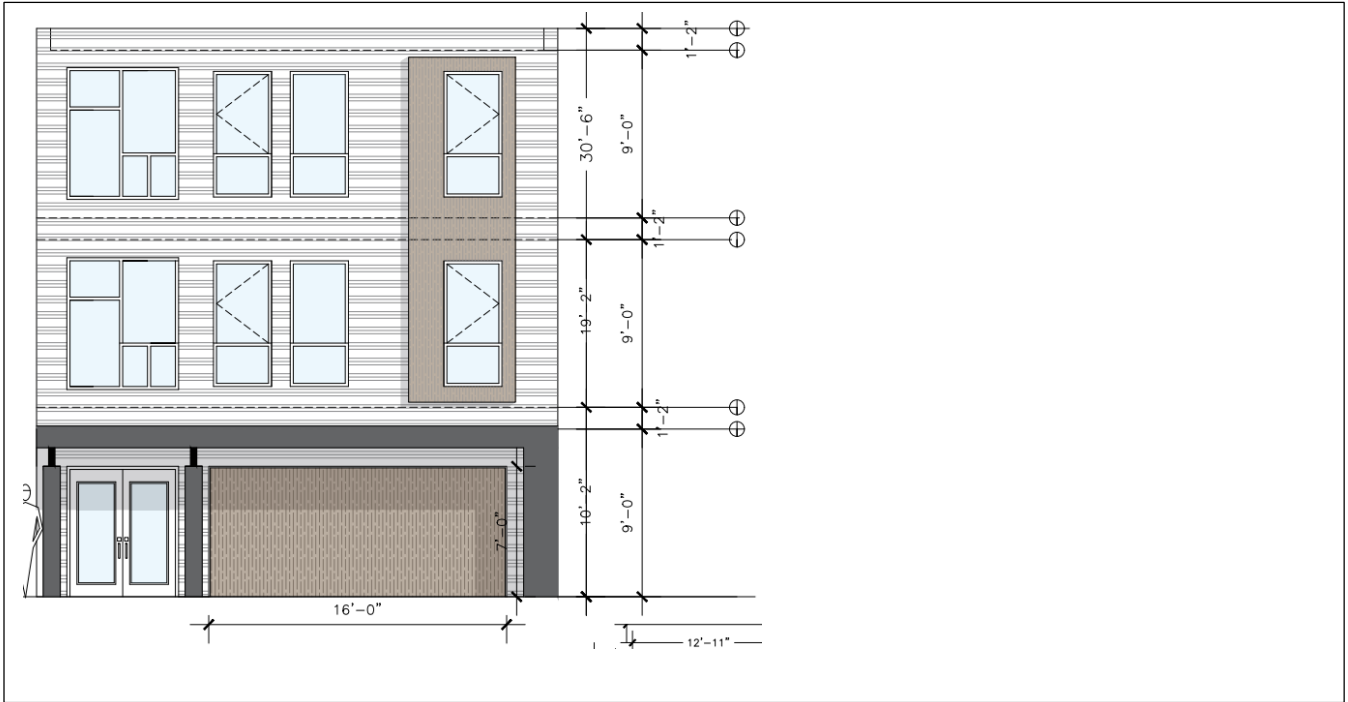| Direction	Zoning & Use		Direction	Zoning & Use
North	Single-Family Residential District (RS)		East	Single-Family Residential District (RS)
South	Single-Family Residential District (RS)		West	Light Industrial District (LI)

AERIAL MAP

0 Scott Road

SCALED FRONT ELEVATIONS

PROPOSED SITE PLAN-TRACK A

PROPOSED SITE PLAN-TRACK B

PROPOSED CONCEPTUAL SITE PLAN

ELEVATIONS

COLOR EXAMPLES

SW 2802
Rookwood Red
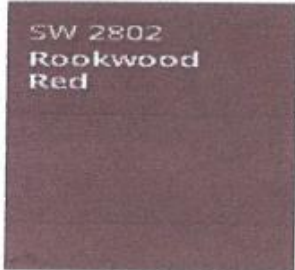
Exterior Paint:
SW 2802 Rookwood Red
(Victorian.

SW 2806
Rookwood Brown
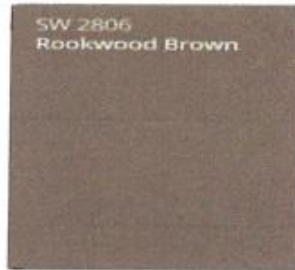
Exterior Paint:
SW 2806 Rookwood Brown
(Victorian)

SW 2851
Sage Green Light

Exterior Paint:
SW 2851 Sage Green Light

SW 7748
Green Earth

Exterior Paint:
SW 7748 Green Earth

SW 7060
Attitude Gray

Exterior Paint:
SW 7060 Attitude Green

SW 2845
Bunglehouse Gray

Exterior Paint:
SW 2845 Bunglehouse Gray
(Arts & Crafts

SW 0037
Morris Room Grey
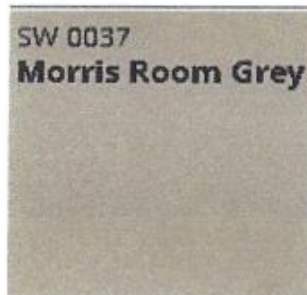
SW 7005
Pure White
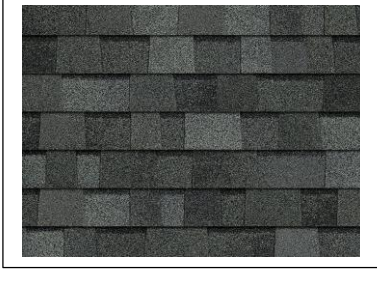Interior / Exterior
Location Number 255-C1

HOUSE MATERIALS

STL: Destiny Ridge

James Hardie Primed-Hz 10 Fiber
10 Fiber Cement Smooth Lap Siding
8.25-in x 144-in

Owens Corning Oakridge
Estate Gray Laminated
Architectural **Shingles**

White-Therma-Tru Benchmark
Doors Shaker 36-in x 80-in Fiberglass

Series Low-E Agron SC Glass Single
Hung White Vinyl Fin Window

Black Gutters

White Gutters

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 design components were planned such that they are physically and aesthetically related and coordinate with other elements of the project.

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. Staff recommends to the UDRB that the proposed project be **APPROVED**.

☒ Approval
☐ Denial
☐ Approve with Conditions