

URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: December 20, 2024

Staff Report Compiled By: SaVaughn Irons, Principal Planner

Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:

Name: Ima Udoh (Hillview LLC/Udoh Enterprises)

Address: 8735 Dunwoody Place, STE R

City/State: Atlanta, GA 30350

PROPERTY INFORMATION

Owner: Development Authority of The City of Forest Park

Site Address: 4888 Evans DR

Current Zoning: Downtown Mainstreet District (DM)

Parcel Number: 13050B H003

FINDINGS OF FACT

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park for five new construction mixed use development four story townhomes within the **Downtown Mainstreet District (DM)**. The proposed site is on a vacant parking lot parcel located between Evans Dr. and Parker Street, facing Hill Street. The lot area is approximately 0.39 +/- acres. The mixed used townhomes will have an upper level for residential use and retail/commercial on the ground level and will be split into two buildings, with three 3,500 sf units west of the parcel and two 3,000 sf units east of the parcel. This development will also feature a courtyard in between each building that will have both residential and retail/commercial usage. Each townhome will be 3 bedrooms, 3.5 bath with two car garages facing the rear of the property. The retail portion of the development will have three 720 sf units to the west and two 600 sf units to the east. The exterior siding materials will be a mixture of Natural Thin Stone and Carolina Ceramics Mont Blanc Queen thin brick, and the garage will be made of burned and brushed pine.

Approval of this architectural design will allow the applicant to move forward with their development plans of construction within the Downtown Mainstreet District (DM).

Front Façade Material & Colors

Siding: Natural Thin Stone and Carolina Ceramics Mont Blanc Queen thin brick

Roof: TPO

Door: Black iron

Trim: Painted EIFS (Pediment SW7634)

Gutters: Pre-Finished Metal (Pac-Clad)

Downspouts: Pre-Finished Metal (Pac-Clad)

Coping: Pre-Finished Metal (Pac-Clad)

Windows: Aluminum Storefront (Dark Anodized)

Garage: burned and brushed pine

Side Façade Material & Colors Facing East

Siding: Carolina Ceramics Mont Blanc Queen thin brick

Siding: burned and brushed pine

Roof: TPO

Trim: Painted EIFS (Pediment SW7634)

Gutters: Pre-Finished Metal (Pac-Clad)

Downspouts: Pre-Finished Metal (Pac-Clad)

Coping: Pre-Finished Metal (Pac-Clad)

Side Façade Material & Colors Facing West-

Siding: Carolina Ceramics Mont Blanc Queen thin brick

Siding: burned and brushed pine

Roof: TPO

Trim: Painted EIFS (Pediment SW7634)

Gutters: Pre-Finished Metal (Pac-Clad)

Downspouts: Pre-Finished Metal (Pac-Clad)

Coping: Pre-Finished Metal (Pac-Clad)

Rear Façade Material & Colors

Siding: Natural Thin Stone and Carolina Ceramics Mont Blanc Queen thin brick

Roof: TPO

Door: Black iron

Trim: Painted EIFS (Pediment SW7634)

Gutters: Pre-Finished Metal (Pac-Clad)

Downspouts: Pre-Finished Metal (Pac-Clad)

Coping: Pre-Finished Metal (Pac-Clad)

Windows: Aluminum Storefront (Dark Anodized)

Garage: burned and brushed pine

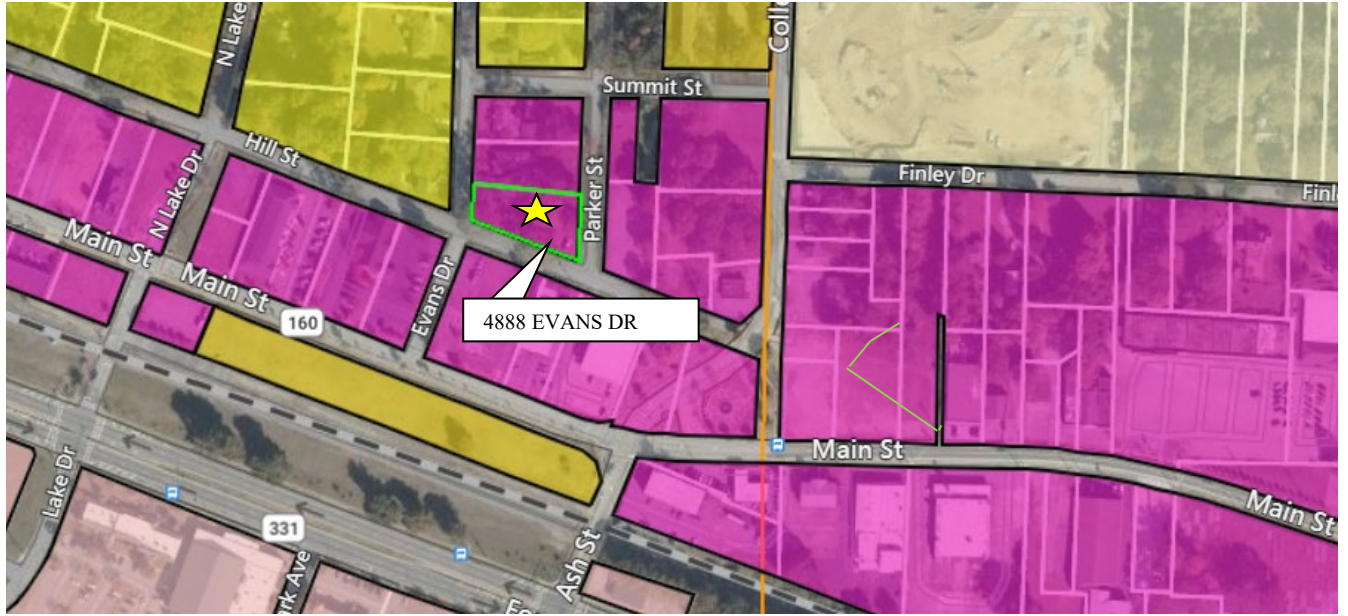
ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	DM: Downtown Mainstreet District	East	DM: Downtown Mainstreet District
South	DM: Downtown Mainstreet District	West	RT: Two-Family Residential District

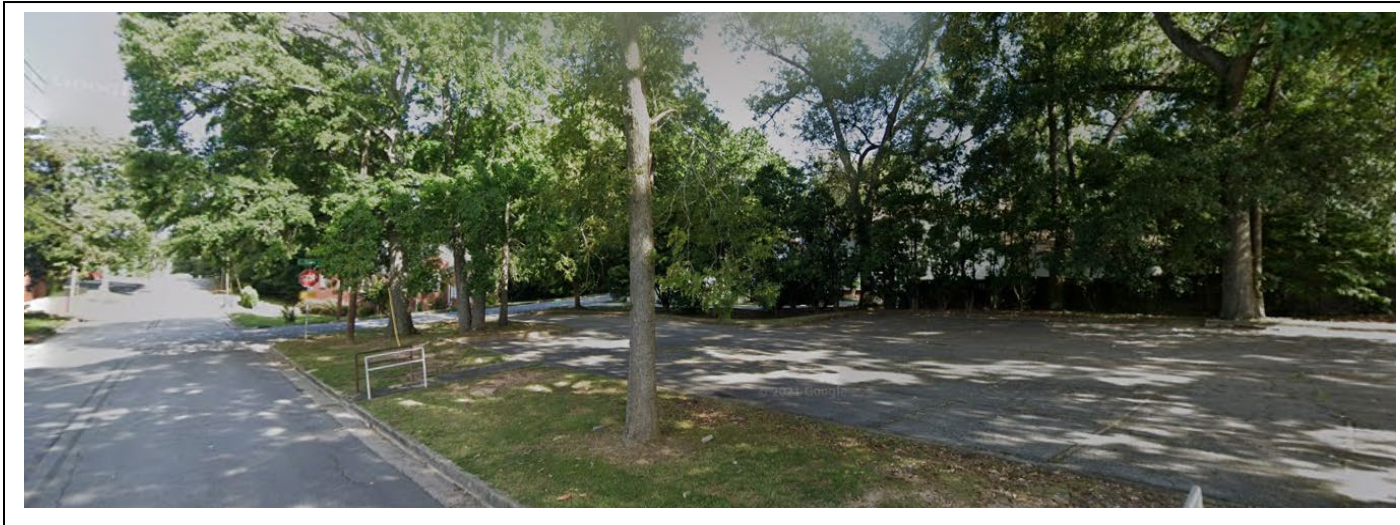
AERIAL MAP



ZONING MAP

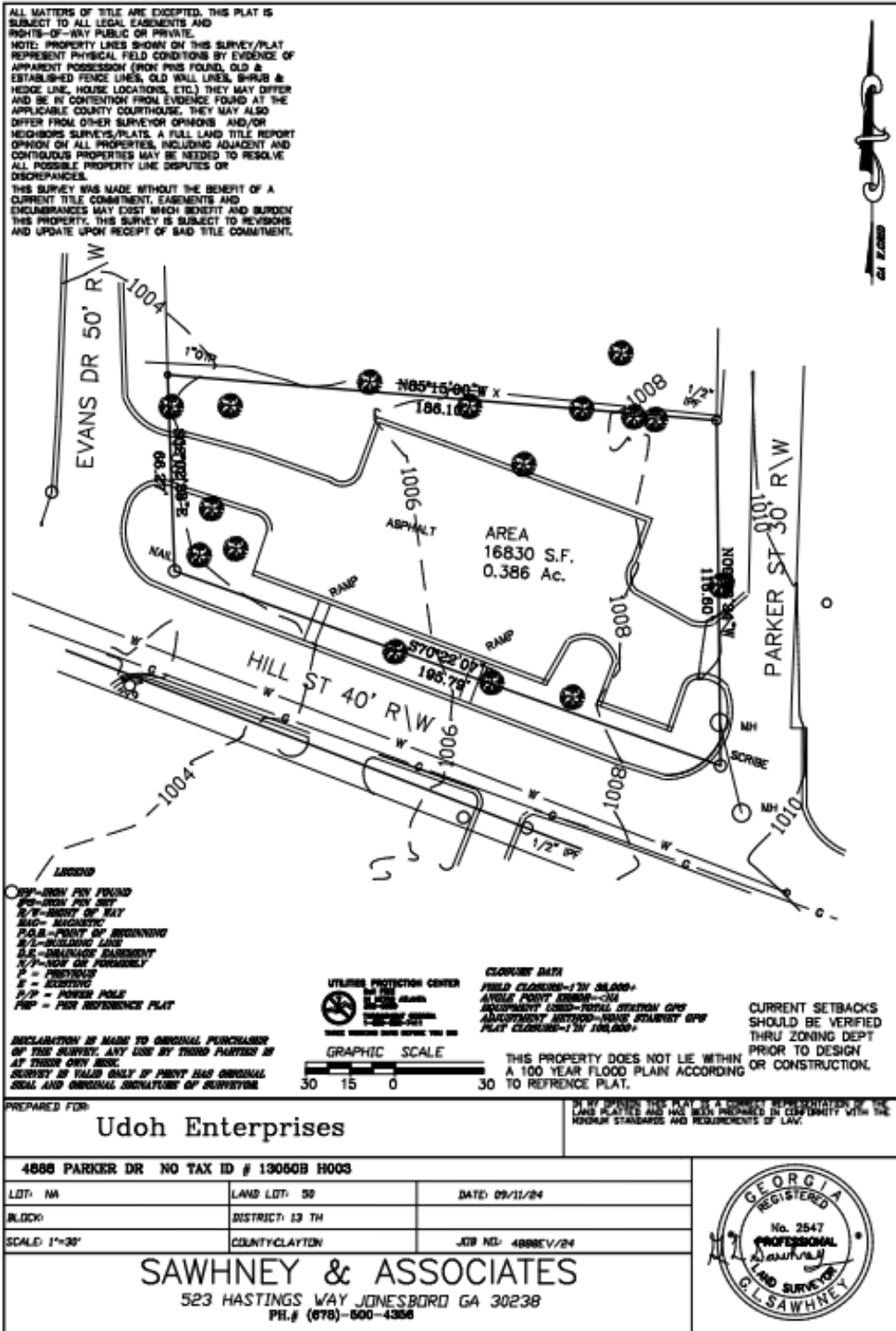


CURRENT CONDITIONS -PHOTOS





SURVEY



SITE PLAN

EVANS DRIVE Townhouse Complex with Retail

**5 TOWNHOUSES
8 RETAIL UNIT**

BUILDING - APARTMENTS AREA

TYPE A - 3 BED 3.5 BATH 3,000 SF
2 CAR GARAGE 400 SF
TOTAL AREA TYP A = 3,400 SF

TOTAL TYPE A - 3 UNITS - RESIDENTIAL = 11,100 SF

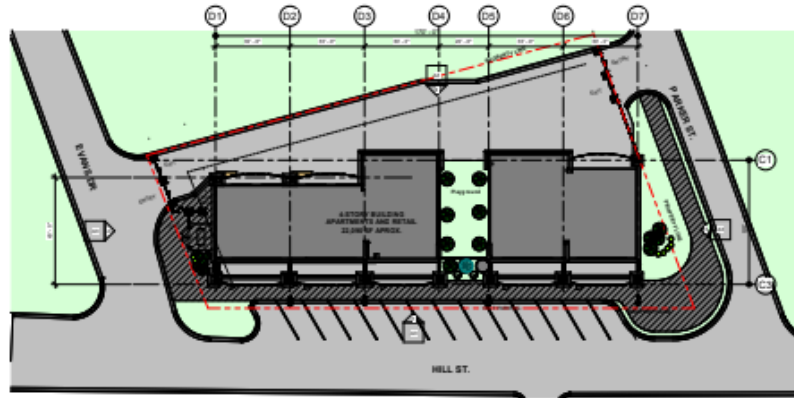
TYPE B - 3 BED 3.5 BATH 3,000 SF
2 CAR GARAGE 400 SF
TOTAL AREA TYP B = 3,400 SF

TOTAL TYPE B - 2 UNITS - RESIDENTIAL = 6,800 SF

RESIDENTIAL = 17,900 SF

3 RETAIL AREA = 700 SF
2 RETAIL AREA = 400 SF

TOTAL BUILDING - 5 UNITS - RETAIL = 3,500 SF



1 ARCHITECTURAL SITE PLAN HILL ST
SCALE: 1/16" = 1'-0"



PROJECT

**Evans Street
Townhomes**

Conceptual Drawing

Forest Park, GA

DATE: 1/15/16

Architectural Site Plan
Copy 1

NO FOR CONSTRUCTION

A1

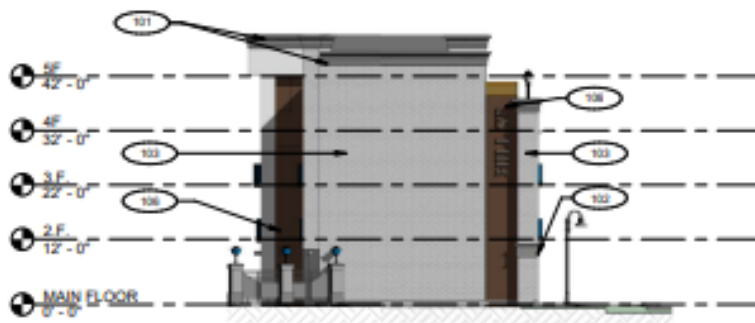
ELEVATIONS



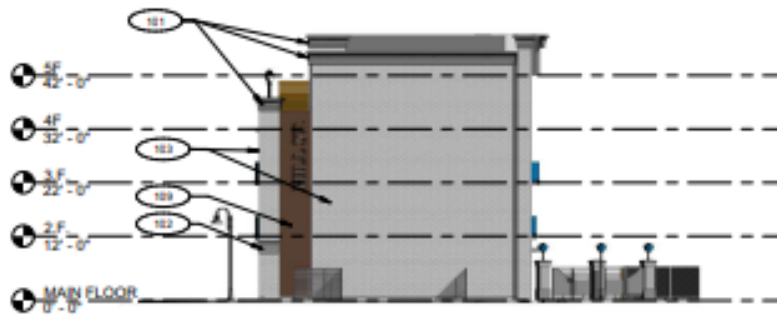
④ North Elevation
SCALE: 1/16" = 1'-0"



① South Elevation
SCALE: 1/16" = 1'-0"



② West Elevation
SCALE: 1/16" = 1'-0"



③ East Elevation
SCALE: 1/16" = 1'-0"



UEIGA
Enterpice LLC

4755 Roswell Road
Suite 1000 Roswell, GA 30076
(770) 421-1111

PROJECT:
**Evans Street
Townhomes**

Conceptual Design

Forest Park, GA

SHEET TITLE:
Renderings

SHEET:
A5



PROJECT:
**Evans Street
Townhomes**

Conceptual Design

Forest Park, GA

SHEET TITLE:
Renderings

SHEET:
A6

NO FOR CONSTRUCTION

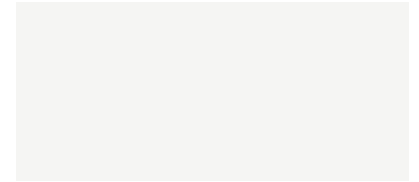
Material & Color Examples



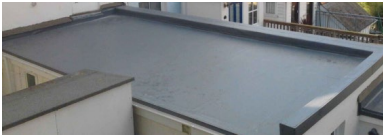
Exterior Siding:
CAROLINA CERAMICS
MONT BLANC
QUEEN THIN BRICK



Exterior Siding:
COUNTRY SNOW NATURAL
THIN STONE



Exterior Paint:
COLOR: SW6252 ICE CUBE



Roof: TPO



Exterior Gate:
black iron gate without light



Windows:
Aluminum Storefront (Dark
Anodized)



Door: Iron Door



Exterior Lighting:



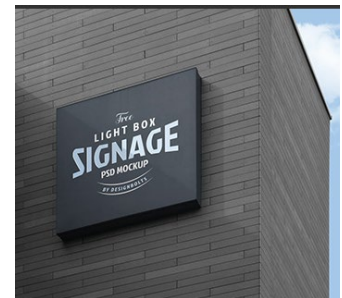
Exterior Lighting:



Exterior Lighting:



**Exterior Signage
example:**



**Exterior Signage
example:**

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