



CITY OF FOREST PARK

Planning & Community Development Department

785 Forest Parkway

Forest Park, Georgia 30297

(404) 366-4720

STAFF REPORT – Preliminary Plat

Public Hearing Date: January 18, 2024

Case: PP-2024-01

Current Zoning: Multiple-Family Residential District (RM)

Proposed Request: Preliminary Plat for 803, 805, 829, 837, 845, 847, 861 Main Street – 32-Unit Townhome Development

Staff Report Compiled By: SaVaughn Irons, Principal Planner

Staff Recommendation: Approval of Preliminary Plat with Conditions

APPLICANT INFORMATION

Owner of Record:

Name: Cultivate Communities
Address: 1075 Peachtree Street, NE, Suite 6 #570248
City/State: Atlanta, Georgia 30318

Applicant:

Name: Frank Bailey
Address: 1075 Peachtree Street, NE, Suite 6 #570248
City/State: Atlanta, GA 30309

PROPERTY INFORMATION

Parcel Number: 13050B L001A, L002 – L007

Acreage: 1.55

Address: 803, 805, 829, 837, 845, 847, 861 Main Street

FLU: Institutional, Commercial

SUMMARY

The applicant is requesting the approval of a Preliminary Plat for 803 Main Street to subdivide a 1.55+/- acre parcel to create 32 townhome units.

FINDINGS OF FACT

The subject property is a vacant lot located north of the railroad tracks between Forest Parkway and Main Street, and the corners of Lake Drive and Ash Street, with approximately 1.55 acres. The applicant has met with the City of Forest Park City Manager, Planning & Community Development Department, Economic Development Department, and the Urban Design Review Board to discuss this project. The applicant is seeking approval of the Preliminary Plat to begin the process of developing the property into a subdivision consisting of thirty-two (32) townhome units. Adjacent zoning land uses north, east and west of the subject property consist



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of the Downtown Mainstreet District (DM District). South of the property is zoned Institutional Commercial District (IC District).

Each of the thirty-two (32) townhomes will be constructed into four (4) Separate buildings, featuring rear loading two (2) car garages, and a mixture of seventeen (17) feet and twenty (20) feet wide units. Three (3) of the townhome buildings will be two-story (2), and one building will be three (3) stories. The units range from 2,052 sq ft to 2,286 sq ft gross and 1,500 sq ft to 1,734 sq ft heated. Each end unit on each building will be slightly wider than the middle units. The front exterior of the buildings will include a combination of brick, faux stone siding panels, vertical Hardie board plank, and Hardie shingle plank.

The entrance will feature a walk-up design, with wrought iron railings and minimum front yard space from the sidewalk to provide an urban, walkable environment while still providing a small-town charm. The upper levels of the rear elevations will consist of Hardie plank and the lower, garage level exterior will be brick. Side elevations of the buildings will mimic the same materials as the rear elevations, upper levels utilizing Hardie plank and the lower-level brick. The front exterior of each townhome unit per building will also have an assorted color and material combination.

AERIAL MAP



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ZONING MAP



Multiple Family Residential (RM)

Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	Downtown Mainstreet District (DM)	East	Downtown Mainstreet District (DM)
South	Institutional Commercial District (IC)	West	Downtown Mainstreet District (DM)



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CURRENT CONDITIONS





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SITE PLAN

---VICINITY MAP---
NTS

GRAPHIC SCALE
1" = 100' H.S.

WHITLEY ENGINEERING INC.
INCORPORATED
355 E. MAIN STREET, 11
FOREST PARK, GA 30297
TEL: (770) 544-0255

REV.	DATE	DESCRIPTION

<p>WATER NOTE WATER SYSTEM FOR THE DEVELOPMENT SHALL BE PUBLIC</p> <p>SANITARY SEWER NOTE SANITARY SEWER SYSTEM FOR THE DEVELOPMENT SHALL BE PUBLIC</p> <p>NOTE ALL OPEN SPACE SHALL BE MAINTAINED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. COMPLETE LANDSCAPE PLANS TO BE SUBMITTED WITH CONSTRUCTION DOCUMENTS</p>	<p>OWNER'S ACKNOWLEDGEMENT (STATE OF GEORGIA) (CITY OF FOREST PARK) (CLAYTON COUNTY)</p> <p>The owner of record of the land shown on this plat and whose name is subscribed thereto, in person or through a duly authorized agent, hereby acknowledges that this plat was made from an actual survey, dedicates to the public for use forever those water and sewer improvements constructed in accordance with this plat that are specifically labeled as dedicated to the public, and dedicates to the City of Forest Park, the complete ownership and use of all public streets and dedicated right-of-way specifically labeled as public streets and dedicated right-of-way, and dedicates to the use of the public forever the following:</p> <p>Public Streets _____ ACRES</p> <p>Public Sewer Easements _____ ACRES</p> <p>Public Drainage Easements _____ ACRES</p> <p>Public Parks/Open Space _____ ACRES</p> <p>Public Space _____ ACRES</p> <p>Typed Name of Subdivider _____ Typed Name of Owner of Record _____</p> <p>Signature of Subdivider _____ Signature of Owner of Record _____</p> <p>Date 11/11/23 _____ Date _____</p>
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This plat is subject to the covenants set forth in the separate document(s) as recorded in Deed Book _____ Page(s) _____ which hereby becomes a part of this plat.

MINOR SUBDIVISION PLAT APPROVAL
The Director of Planning, Building & Zoning for the city of Forest Park, Georgia, certifies that this plat complies with the City of Forest Park Zoning Ordinance and the City of Forest Park Subdivision Regulations as amended.

For the Director of Planning, Building & Zoning _____ Date _____

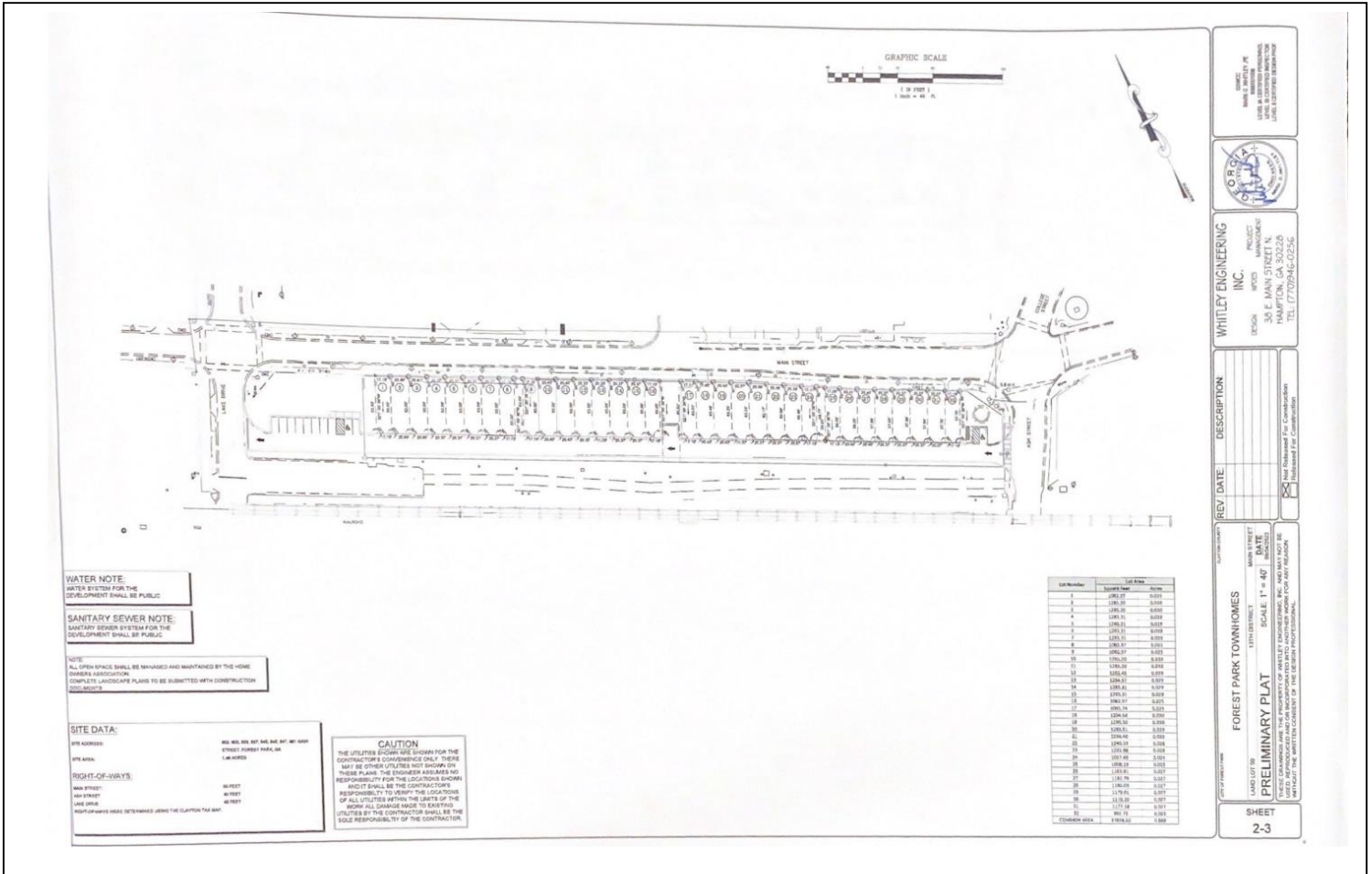
<p>SITE DATA</p> <p>SITE ADDRESS: 861, 805, 829, 837, 845, 847, 861 MAIN STREET, FOREST PARK, GA 30297</p> <p>OWNER: [Blank]</p> <p>DATE: [Blank]</p> <p>PREPARED BY: [Blank]</p> <p>CHECKED BY: [Blank]</p> <p>DATE: [Blank]</p>	<p>CAUTION THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION, DEPTH AND TYPE OF UTILITIES UNLESS SPECIFICALLY NOTED ON THESE PLANS. THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.</p>
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<p>FOREST PARK TOWNHOMES 15TH DISTRICT SCALE: 1" = 40'</p> <p style="text-align: center;">SITE PLAN</p>	<p style="text-align: right;">SHEET 1-2</p>
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STAFF RECOMMENDATION

Staff recommends **APPROVAL OF THE PRELIMINARY PLAT** for 803, 805, 829, 837, 845, 847, 861 Main Street 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.



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3. Sidewalks shall serve each lot and shall be designed and constructed in accordance with City Standards.
4. Applicant must complete a land combination application and submit to the city of Forest Park to Combine separate addresses and parcels prior to the final Plat submission.
5. Applicant must complete a Lot Split Application and submit to the City of Forest Park to subdivide lots for 32 units to be provided individual Parcel ID numbers prior to the final plat submission.

Attachments Included

- Site Plan