



## URBAN DESIGN REVIEW BOARD

### STAFF REPORT

**UDRB Hearing Date:** November 17, 2023  
**Staff Report Compiled By:** SaVaughn Irons, Principal Planner  
**Staff Recommendation:** Approval

#### APPLICANT INFORMATION

**Applicant:**  
**Name:** Technique Concrete Construction  
**Address:** 5050 Park Ave and 730 South Ave.  
**City/State:** Forest Park, GA 30297

#### PROPERTY INFORMATION

**Site Address:** 5050 Park Ave and 730 South Ave. (Lot 65 and 85)  
**Current Zoning:** Single Family Residential district (RS)  
**Parcel Number:** 13050C G001 and 13050C G021

#### FINDINGS OF FACT

The applicant is requesting an approval to move forward with the conceptual design provided to the city of Forest Park Planning and Community Development, to construct six (6) single family new build detached homes at two residential oversized lots at 5050 Park Ave and 730 South Ave. The lots will be subdivided into seven (7) individual parcels. The new single-family construction development will be constructed into two-story single-family residences with up to 1,430 square feet and feature front loading one (1) car garages. The current location has a residential structure at the corner of South Ave & Cherry Street that has plans on being demolished and vacant undeveloped land between Park Ave and South Ave. Currently, the property is zoned within the Single-Family Residential (RS) District. With this development, there are also plans to add infrastructure such as a pedestrian sidewalk to promote walkability and a healthier lifestyle for its future residence. This pedestrian sidewalk will be constructed from Park Ave to South Ave and have direct access to Starr Park.

The façade that will be included in the newly built construction features a TPO roofing on exterior grade plywood deck, TPO roofing membrane, Upper trim with Board & Batten planking and Hardie board siding. The windows will be casement, fixed and sliding windows and the doors will be Single flush solid core wood panel door with wood frames on the front facade that will be painted with wood stain paint. The western, eastern exterior of the structure will also feature casement, fixed and sliding windows and the rear exterior will feature Casement, fixed and sliding windows, Single flush solid core wood panel doors with wood frame, a Patio with concrete finish materials and Scored concrete, with a deck with intermediate wooden newel post, cap, and railing panels in between. The exterior material of Hardie Board and Board & Batten siding will also be featured.

## Front Façade Material & Colors

**Upper Trim:** Board & Batten: SW7019-Gauntlet gray, SW9185-Marea Baja

**Hardie Board Siding:** SW0044-Hubbard squash, SW 9166-Drift of mist

**Fascia Type: Metal** -Exterior metal sheet (Painted) - SW033-Rembrandt Ruby, SW0045-Antiquarian brown.

**Soffit Type:** T&G plywood panels/EIFS – Wood, EIFS, Wood stain: MW449 Hornbeam (Min wax), Paint: White

**Exterior Gutters:** Metal/PVC (SW0044 – Hubbard Squash, SW9166 – Drift of Mist)

**Flat parapet of roof:** TPO roofing on exterior grade plywood deck, TPO roofing membrane

**Windows** – Casement, fixed and sliding windows. (Painted wood frame with clear glass- Color: Black)

**Doors:** Single flush solid core wood panel door with wood frame (Wood stain/paint)

**Garage Door:** Single panel metal/wood door with vision panels, White/darker neutral shades

**Exterior Downspout:** Type- Metal/PVC Paint colors- SW0044-Hubbard squash, SW 9166-Drift of mist

**Canopy:** Type- Wood frame canopy with metal fascia Finish material- Paint Colors- SW033-Rembrandt Ruby, SW0045-Antiquarian brown

## Side Façade Material & Colors Facing East

**Board & Batten:** SW7019-Gauntlet gray, SW9185-Marea Baja

**Hardie Board Siding:** SW0044-Hubbard squash, SW 9166-Drift of mist

**Windows** – Casement, fixed and sliding windows. (Painted wood frame with clear glass- Color: Black)

**Fascia Type: Metal** -Exterior metal sheet (Painted) - SW033-Rembrandt Ruby, SW0045-Antiquarian brown.

**Soffit Type:** T&G plywood panels/EIFS – Wood, EIFS, Wood stain: MW449 Hornbeam (Min wax), Paint: White

**Exterior Gutters:** Black & Aluminum

**Exterior Gutters:** Metal/PVC (SW0044 – Hubbard Squash, SW9166 – Drift of Mist)

**Flat parapet of roof:** TPO roofing on exterior grade plywood deck, TPO roofing membrane

## Side Façade Material & Colors Facing West-

**Board & Batten:** SW7019-Gauntlet gray, SW9185-Marea Baja

**Hardie Board Siding:** SW0044-Hubbard squash, SW 9166-Drift of mist

**Windows** – Casement, fixed and sliding windows. (Painted wood frame with clear glass- Color: Black)

**Fascia Type: Metal** -Exterior metal sheet (Painted) - SW033-Rembrandt Ruby, SW0045-Antiquarian brown.

**Soffit Type:** T&G plywood panels/EIFS – Wood, EIFS, Wood stain: MW449 Hornbeam (Min wax), Paint: White

**Exterior Gutters:** Black & Aluminum

**Exterior Gutters:** Metal/PVC (SW0044 – Hubbard Squash, SW9166 – Drift of Mist)

**Flat parapet of roof:** TPO roofing on exterior grade plywood deck, TPO roofing membrane

## Rear Façade Material & Colors

**Board & Batten:** SW7019-Gauntlet gray, SW9185-Marea Baja  
**Hardie Board Siding:** SW0044-Hubbard squash, SW 9166-Drift of mist  
**Fascia Type: Metal** -Exterior metal sheet (Painted) - SW033-Rembrandt Ruby, SW0045-Antiquarian brown.  
**Windows** – Casement, fixed and sliding windows. (Painted wood frame with clear glass- Color: Black)  
**Doors:** Single flush solid core wood panel door with wood frame (Wood stain/paint)  
**Soffit Type:** T&G plywood panels/EIFS – Wood, EIFS, Wood stain: MW449 Hornbeam (Min wax), Paint: White  
**Exterior Gutters:** Metal/PVC (SW0044 – Hubbard Squash, SW9166 – Drift of Mist)  
**Railings:** Intermediate wooden newel post with cap and railing panel in between, Finish material- Wood and metal Colors- White/Black  
**Patio:** Type- Concrete Finish material- Scored concrete  
**Roof Top Deck:** Type- Wood deck Finish material- Interlocking wood decking tiles

**Zoning Classifications of Contiguous Properties**

Direction	Zoning & Use	Direction	Zoning & Use
North	Institutional Commercial District (IC)	East	Single-Family Residential District (RS)
South	Single-Family Residential District (RS)	West	Single-Family Residential District (RS)

**AERIAL MAP**



**ZONING MAP**



**CURRENT CONDITIONS -PHOTOS**

**PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE**

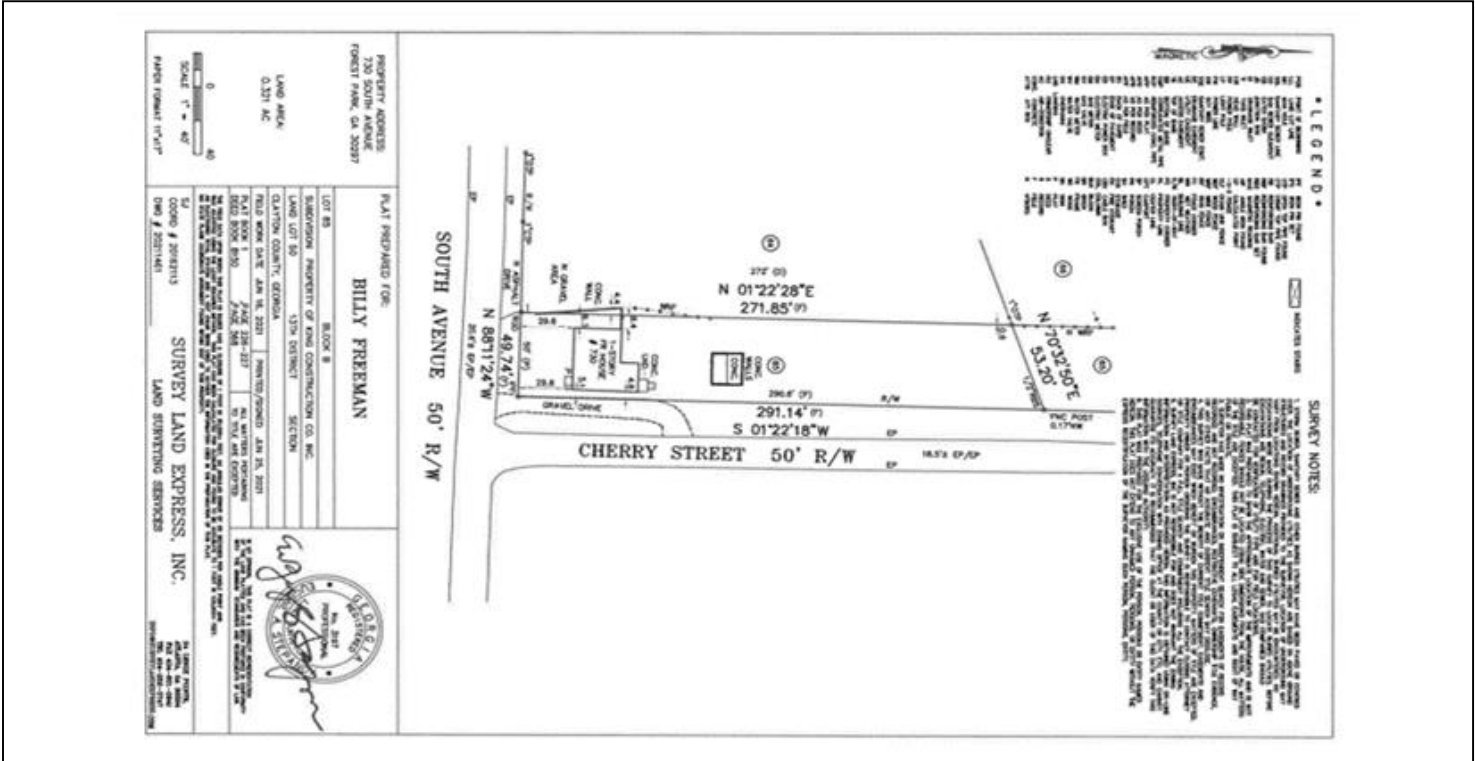






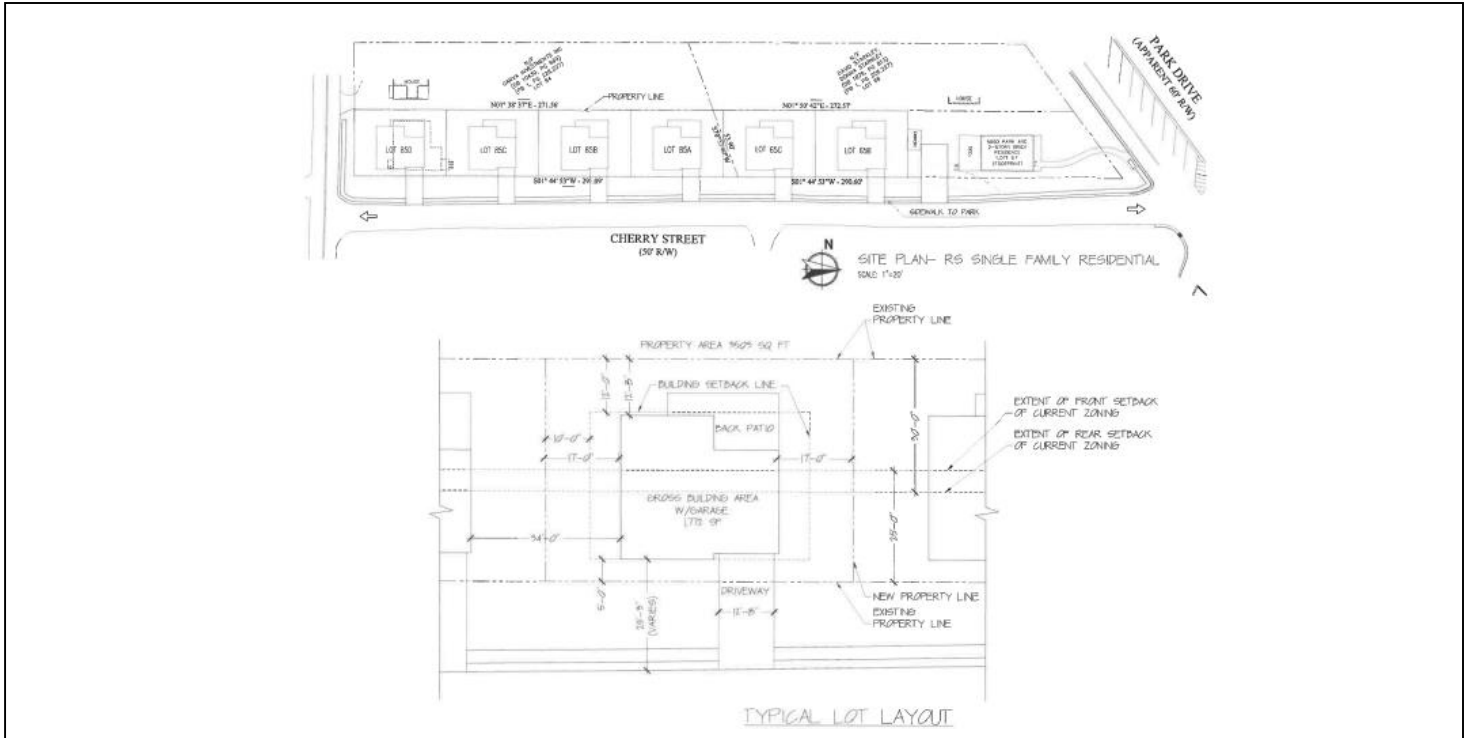
**EXISTING SURVEY**

There is an existing structure/plans for this lot. Currently there is one single family home on the corner of south Ave and Cherry Street that will be demolished.



# NEW SURVEY

## New Proposed Structure







# ELEVATIONS

## OPTION 1



1 SIDE ELEVATION (NORTH)  
1/2" = 1'-0"



2 SIDE ELEVATION (SOUTH)  
1/2" = 1'-0"



3 FRONT ELEVATION (EAST)  
1/2" = 1'-0"



4 REAR ELEVATION (WEST)  
1/2" = 1'-0"

OPTION 2



**Material & Color Examples**



**Exterior Paint:**  
SW 7019 Gauntlet Gray



**Exterior Paint:**  
SW 9185 Marea Baja



**Exterior Paint:**  
SW 0044 Hubbard Squash



**Exterior Paint:**  
SW 9166 Drift of Mist



**Exterior Siding:**  
Board & Batten



**Exterior Siding:**  
Hardie Board Siding



**Casement Window:**



**Fixed window**



**Sliding Window:**



**Window Paint Colors:** Black/ White

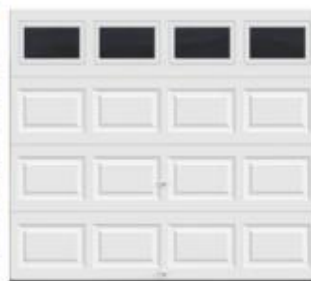
**Window Finish:** Painted Wood frame with transparent glass



**Door Paint Colors:** Black/ White

**Doors:** Single flush solid core wood door panel door with wood frame.  
**Finish Material** – Wood Stain/Paint  
**Colors-** black/white

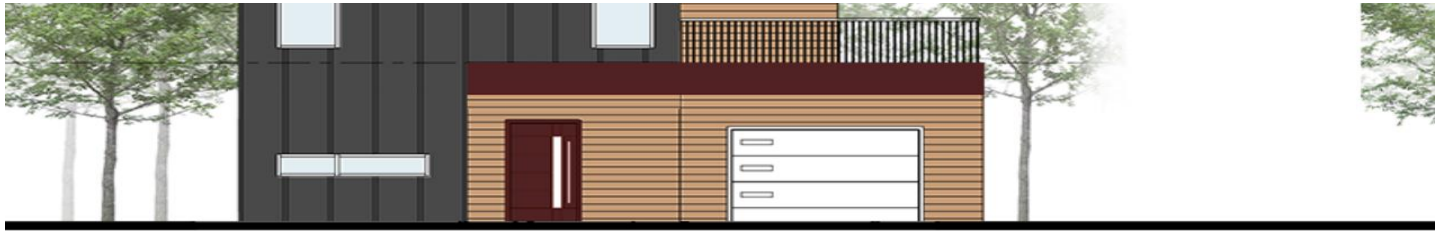
**Doors:** Single flush solid core wood door panel door with wood frame.  
**Finish Material** – Wood Stain/Paint  
**Colors-** black/white







**Garage Doors:** Single Panel Metal/Wood door with vision Panels  
 Finish Material - Paint: colors white/dark neutral shades



**Railings:** Type- Intermediate wooden newel post with cap and railing panel in between.  
 Finish Material – Wood and metal  
 Colors- white/black



-  BOARD AND BATON FINISH (NEUTRAL SHADES / WHITE)
-  WOOD SIDING / PAINTED HARDIE SIDING (WOOD COLORS)
-  HARDIE BOARD FINISH PANEL (NEUTRAL SHADES)
-  METAL CANOPY

## 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