

# Agenda Item

File ID: 2022-1911

Substitute: 11/8/22

Public Hearing: YES  NO

Department: Planning & Sustainability

## SUBJECT:

**COMMISSION DISTRICT(S):** Commission District 02; Super District 06

**Application of Stein Investment Group c/o Smith Gambrell & Russell to rezone properties from the C-1 (Local Commercial) Zoning District to the HR-3 (High Density Residential-3) Zoning District to allow for the construction of a mixed-use development to include approximately 30,000 square feet of accessory restaurant/retail space, 6,000 square feet of accessory office space, 392 multi-family units, and a shared structured parking garage, at 3082 Briarcliff Road.**

**PETITION NO:** Z-22-1245874 (2022-1979)

**PROPOSED USE:** Mixed-use development.

**LOCATION:** 3082 Briarcliff Rd, Atlanta, Georgia 30329

**PARCEL NO. :** 18-196-03-006, 18-196-03-008, 18-196-03-010

**INFO. CONTACT:** John Reid, Sr. Planner

**PHONE NUMBER:** 404-371-2155

## PURPOSE:

Application of Stein Investment Group c/o Smith Gambrell & Russell to rezone properties from C-1 (Local Commercial) zoning district to HR-3 (High Density Residential-3) zoning district to allow for the construction of a mixed-use development to include approximately 30,000 square feet of accessory restaurant/retail space, 6,000 square feet of accessory office space, 392 multi-family units, and a shared structured parking garage. The property is located on the northeast quadrant of Clairmont Road and Briarcliff Road, approximately 360 feet south of Interstate 85, at 3082, 3084, and 3110 Briarcliff Road in Atlanta, Georgia. The property has approximately 540 feet of frontage along Briarcliff road and 285 feet of frontage along Clairmont Road and contains 6 acres.

## RECOMMENDATION:

**COMMUNITY COUNCIL:** Approval.

**PLANNING COMMISSION:** 30-Day Deferral.

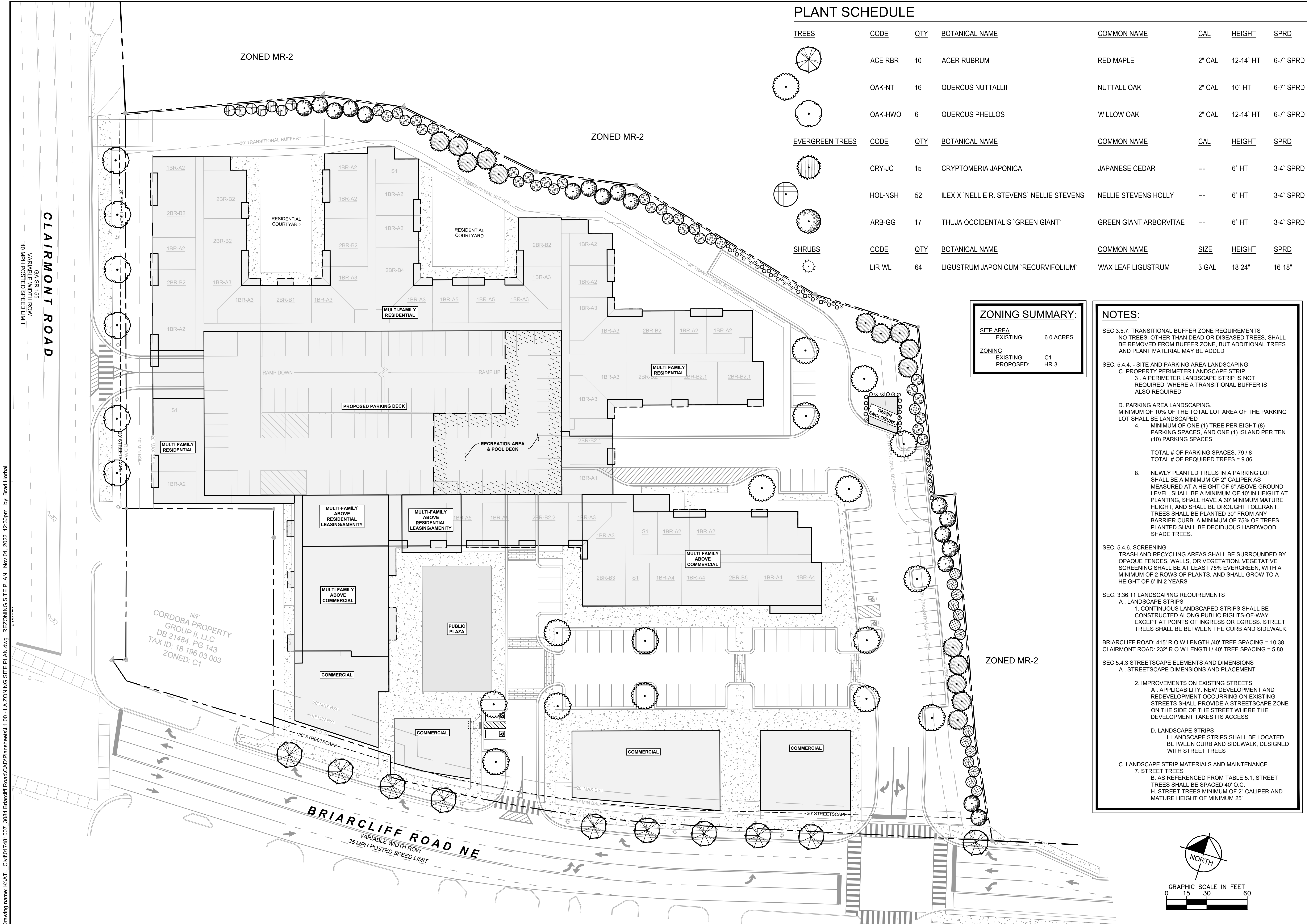
**PLANNING STAFF:** Approval (Revised 11/04/2022)

**STAFF ANALYSIS:** Based on the submitted information, the HR-3 zoning proposal to allow a multi-family/commercial mixed-use project at a density of 65 units per acre is *generally* consistent with the Core-Mixed Use subarea that is proposed in the *Briarcliff Road - Clairmont Road Small Area Study* calling for 70 to 90 units per acre. The development is consistent with Neighborhood Center *policies* contained in the *2035 Comprehensive Plan*, such as: “Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping, and people.” (No. 4); Create compact mixed-use districts and reduce automobile dependency and travel to obtain basic services.” (No. 5) The proposed multi-family/commercial land use, density, and building height (65 units per acre, 7 stories) is consistent with the multi-family/commercial land use, residential density, and building height of the HR-3 zoning across Clairmont Road approved by the Board of Commissioners on December 15, 2020 (i.e., 69 units per acre, 6 stories). The project is not likely to adversely affect the use and usability of adjacent and nearby properties since the plan provides for all required minimum building setbacks

and 30-foot-wide buffers abutting the MR-2 zoned apartments to the east. Since a portion of the buffer contains a proposed fire access lane and parking, a variance would be required by the Zoning Board of Appeals. There has been no indication from reviewing agencies and departments that the proposed development would be excessively burdensome on the existing infrastructure. The County Transportation Department has provided infrastructure requirements relating to right-of-way expansion, sidewalks, landscape strips and street lighting (see attached). It appears that the development will improve vehicular access and traffic flow to and from the subject property by reducing the number of excessive curb cuts. The applicant submitted an updated site plan on October 25<sup>th</sup> (see attached). The applicant and Commissioners are in the process of crafting appropriate zoning conditions. Staff recommends “*Approval*”.

**PLANNING COMMISSION VOTE: 30-Day Deferral 7-1-0.** April Atkins moved, LaSonya Osler seconded for a 30-day deferral, per Staff recommendation. Passed 8-0-0.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 5-0-1.**



**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPRD
	ACE RBR	10	ACER RUBRUM	RED MAPLE	2" CAL	12-14' HT	6-7' SPRD
	OAK-NT	16	QUERCUS NUTTALLII	NUTTALL OAK	2" CAL	10' HT.	6-7' SPRD
	OAK-HWO	6	QUERCUS PHELLOS	WILLOW OAK	2" CAL	12-14' HT	6-7' SPRD
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPRD
	CRY-JC	15	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	--	6' HT	3-4' SPRD
	HOL-NSH	52	ILEX X 'NELLIE R. STEVENS' NELLIE STEVENS	NELLIE STEVENS HOLLY	--	6' HT	3-4' SPRD
	ARB-GG	17	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	--	6' HT	3-4' SPRD
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPRD
	LIR-WL	64	LIGUSTRUM JAPONICUM 'RECURVIFOLIUM'	WAX LEAF LIGUSTRUM	3 GAL	18-24"	16-18"

**ZONING SUMMARY:**

SITE AREA	EXISTING: 6.0 ACRES
ZONING	EXISTING: C1 PROPOSED: HR-3

**NOTES:**

SEC 3.5.7. TRANSITIONAL BUFFER ZONE REQUIREMENTS  
NO TREES, OTHER THAN DEAD OR DISEASED TREES, SHALL BE REMOVED FROM BUFFER ZONE, BUT ADDITIONAL TREES AND PLANT MATERIAL MAY BE ADDED

SEC. 5.4.4. - SITE AND PARKING AREA LANDSCAPING  
C. PROPERTY PERIMETER LANDSCAPE STRIP  
3. A PERIMETER LANDSCAPE STRIP IS NOT REQUIRED WHERE A TRANSITIONAL BUFFER IS ALSO REQUIRED

D. PARKING AREA LANDSCAPING.  
MINIMUM OF 10% OF THE TOTAL LOT AREA OF THE PARKING LOT SHALL BE LANDSCAPED  
4. MINIMUM OF ONE (1) TREE PER EIGHT (8) PARKING SPACES, AND ONE (1) ISLAND PER TEN (10) PARKING SPACES  
TOTAL # OF PARKING SPACES: 79 / 8  
TOTAL # OF REQUIRED TREES = 9.86

8. NEWLY PLANTED TREES IN A PARKING LOT SHALL BE A MINIMUM OF 2" CALIPER AS MEASURED AT A HEIGHT OF 6" ABOVE GROUND LEVEL, SHALL BE A MINIMUM OF 10' IN HEIGHT AT PLANTING, SHALL HAVE A 30' MINIMUM MATURE HEIGHT, AND SHALL BE DROUGHT TOLERANT. TREES SHALL BE PLANTED 30" FROM ANY BARRIER CURB. A MINIMUM OF 75% OF TREES PLANTED SHALL BE DECIDUOUS HARDWOOD SHADE TREES.

SEC. 5.4.6. SCREENING  
TRASH AND RECYCLING AREAS SHALL BE SURROUNDED BY OPAQUE FENCES, WALLS, OR VEGETATION. VEGETATIVE SCREENING SHALL BE AT LEAST 75% EVERGREEN, WITH A MINIMUM OF 2 ROWS OF PLANTS, AND SHALL GROW TO A HEIGHT OF 6' IN 2 YEARS

SEC. 3.36.11 LANDSCAPING REQUIREMENTS  
A. LANDSCAPE STRIPS  
1. CONTINUOUS LANDSCAPED STRIPS SHALL BE CONSTRUCTED ALONG PUBLIC RIGHTS-OF-WAY EXCEPT AT POINTS OF INGRESS OR EGRESS. STREET TREES SHALL BE BETWEEN THE CURB AND SIDEWALK.  
BRIARCLIFF ROAD: 415' R.O.W LENGTH / 40' TREE SPACING = 10.38  
CLAIRMONT ROAD: 232' R.O.W LENGTH / 40' TREE SPACING = 5.80

SEC 5.4.3 STREETSCAPE ELEMENTS AND DIMENSIONS  
A. STREETSCAPE DIMENSIONS AND PLACEMENT  
2. IMPROVEMENTS ON EXISTING STREETS  
A. APPLICABILITY. NEW DEVELOPMENT AND REDEVELOPMENT OCCURRING ON EXISTING STREETS SHALL PROVIDE A STREETSCAPE ZONE ON THE SIDE OF THE STREET WHERE THE DEVELOPMENT TAKES ITS ACCESS  
D. LANDSCAPE STRIPS  
1. LANDSCAPE STRIPS SHALL BE LOCATED BETWEEN CURB AND SIDEWALK, DESIGNED WITH STREET TREES  
C. LANDSCAPE STRIP MATERIALS AND MAINTENANCE  
7. STREET TREES  
B. AS REFERENCED FROM TABLE 5.1, STREET TREES SHALL BE SPACED 40' O.C.  
H. STREET TREES MINIMUM OF 2" CALIPER AND MATURE HEIGHT OF MINIMUM 25'

**Kimley Horn**  
6000 BIRCHMOUNT ROAD, SUITE 300  
ATLANTA, GA 30328  
PHONE: (770) 825-0744  
WWW.KIMLEYHORN.COM

**STEIN INVESTMENT GROUP**  
3500 LENOX ROAD, SUITE 1250  
ATLANTA, GA 30326  
PHONE: 770.580.2480

NO.	REVISED LANDSCAPE ZONING PLAN	BLH	BY
1 <td>ISSUANCE AND REVISION DESCRIPTIONS <td>11/01/22</td> <td>DATE</td> </td>	ISSUANCE AND REVISION DESCRIPTIONS <td>11/01/22</td> <td>DATE</td>	11/01/22	DATE

**BRIARCLIFF EAST**  
3084 BRIARCLIFF ROAD, ATLANTA, GA 30329  
LAND LOT 196, 18TH DISTRICT  
PARCEL ID: 18-196-03-006 & 18-196-03-010

GSWCC NO. (LEVEL II) 0000022363  
DRAWN BY PQ  
DESIGNED BY TML  
REVIEWED BY KCW  
DATE 06/28/2022  
PROJECT NO. 017481004  
TITLE **REZONING LA PLAN**  
SHEET NUMBER **L1-00**