File #: 2023-0068, **Version:** 1

Public Hearing: YES ☒   NO ☐   **Department:** Planning & Sustainability

SUBJECT:
COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Craig Wasilewsky to amend the future land use plan from Suburban (SUB) character area to Neighborhood Center (NC) character area, at 710 Fayetteville Road.

PETITION NO: N5-2023-0068 LP-23-1246249

PROPOSED USE: Neighborhood Center character area to construct multi-family apartments.

LOCATION: 710 Fayetteville Road, Atlanta, Georgia 30316

PARCEL NO. : 15-173-07-022

INFO. CONTACT: Brianna McCloud, Planner

PHONE NUMBER: 404-371-2155

PURPOSE:
Application of Perennial Properties Land Use Amendment to amend the future land use plan from Suburban (SUB) character area to Neighborhood Center (NC) character area. The property is located 140 feet east of Fayetteville Road and approximately 456 feet north of Terry Mill Road, at 710 Fayetteville Road, Atlanta, Georgia. The property has no public road frontage (proposed access will be via Second Avenue through adjacent properties to the east under common ownership) and contains 1.96 acres.

RECOMMENDATION:
COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval.

PLANNING STAFF: Approval

STAFF ANALYSIS: The intent of the Neighborhood Center Character Area is to promote a concentration of clustered residential and commercial uses that serve the goods and service needs of a few surrounding, local neighborhoods. These areas and their uses shall complement the smaller scale character of nearby neighborhoods while reducing automobile travel and promote walkability and increased transit usage. These areas act as a neighborhood focal point with a concentration of activities including retail, neighborhood commercial, professional office, moderate density housing, and public open space that are all easily accessible by pedestrians. Neighborhood Centers are often the smallest Activity Centers in terms of size and scale. Additional density beyond the identified baseline may be allowed if there is an adopted small area plan for the activity center that is no more than 10 years old. At a minimum, the small area plan should include a process to

engage nearby residents and stakeholders, identify where core, intermediate, and edge areas are located and include additional detail on the location of heights and densities that will allow for appropriate transitions to any adjacent, stable, single-family neighborhoods. Encourage compact residential in mixed-use projects, not to exceed 40 dwelling units per acre, (except in locations with an approved SAP providing other guidance). Concentrate the most intense commercial and/or office development around a focal point at the core of the neighborhood center. Properties located along the outer edges of the Neighborhood Center shall be sensitive to the building height and density of adjacent. The property has no public road frontage proposed access will be via Second Avenue through adjacent properties to the east under common ownership. Height Transition-The most intense development types and tallest buildings should be concentrated in the core of the activity center, gradually transitioning to less intense uses and lower building heights as one moves further from the core. The edge of the activity center should serve as a transition zone, buffering more intense uses in the core from adjacent single-family neighborhoods and other uses outside the Activity Center's boundaries. Permitted Zoning: R-60, RSM, MR-1, MR-2, MU-1, MU-2, MU-3, NS, OI, OIT, C-1. The Neighborhood Center (NC) future land use designation supports the requested zoning designation. Therefore, staff's recommendation is for "Approval".

PLANNING COMMISSION VOTE: Approval 6-1-1. Jan Costello moved, April Atkins seconded for Approval, per Staff recommendation. Tess Snipes opposed; LaSonya Osler abstained. Vivian Moore was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 6-1-0.