



Legislation Text

File #: 2017-1496, **Version:** 1

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

SUBJECT: Z-18-21938

COMMISSION DISTRICT(S): 3 & 6

Title: Z-18-21938 Blue Tiger Properties, LLC.

PETITION NO: Z-18-21938

PROPOSED USE: A 3-Story Self -Storage Facility (mini-warehouse)

LOCATION: 2421, 2431 & 2435 E Tupelo Street, Atlanta, Georgia

PARCEL NO.: 15-202-07-010; 15-202-07-011, 15-202-07-012

INFORMATION CONTACT: Marian Eisenberg

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PURPOSE:

To rezone 1.23 acres of R-75 (Residential Medium Lot District) zoned property to C-1 (Local Commercial District) to develop a 3-story self-storage facility (mini-warehouse) in conjunction with the adjacent 1.45 acre tract zoned C-1 fronting on Memorial Drive. The property is located on the south side of the unimproved right-of-way of E. Tupelo Street and approximately 292 feet west of N. Ellington Street and adjacent to Atlanta City limits at 2421, 2431 and 2435 E. Tupelo Street, Atlanta, Georgia. The property has approximately 202 feet of frontage along the south side of E. Tupelo Street and contains 1.23 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Denial

PLANNING COMMISSION: Denial

PLANNING STAFF: Withdrawal

PLANNING STAFF ANALYSIS: The applicant is requesting to rezone the property from the R-75 (Residential Medium Lot) District to the C-1 (Local Commercial) District to develop the subject site as a self-storage facility in conjunction with contiguous property fronting along Memorial Drive. Located within a Suburban Character Area designated by the 2035 Comprehensive Plan and adjacent to property along a major arterial, the rezoning request to the C-1 (Local Commercial) District will allow the extension of commercial related service establishments to encroach within an established residential area which could encourage other commercial properties fronting on Memorial Drive to increase depth thereby having a negative impact on existing

neighborhoods. The proposed request reflects inconsistency with the following Comprehensive Plan Policies: Encourage the use of buffers by large scale office and commercial uses to reduce noise in residential neighborhoods; and Commercial and offices uses that would have a negative influence on adjacent residential neighborhoods shall not be permitted. Per the applicant's request, the Department of Planning and Sustainability recommends **"WITHDRAWAL"** of the rezoning request to C-1 (Local Commercial). However, should the Board of Commissioners approve the request, Planning Staff offers the following conditions:

PLANNING COMMISSION VOTE: Denial 6-1-1. V. Moore moved, P. Womack, Jr. seconded for denial. M. Butts opposed; L. Osler was off the floor.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 10-0-0.