



## Legislation Text

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File #: 2019-3217, Version: 2

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

**SUBJECT:**

**COMMISSION DISTRICT(S):** 1 & 7

**Application of Mercer Lofts Atlanta, LLC c/o Battle Law, P.C. for a Special Land Use Permit to increase building height from 2 to 5 stories for student apartments above retail uses for Mercer University in an Office-Institutional (O-I) District outside an Activity Center Land Use Designation, at 2891 Mercer University Dr. & 2930 Flowers Rd.**

**PETITION NO:** N10. SLUP-19-1243047

**PROPOSED USE:** 2 five-story apartment buildings over retail use

**LOCATION:** 2891 Mercer University Drive & 2930 Flowers Road, Atlanta, Georgia

**PARCEL NO.:** 18-266-01-001 & 18 266 01 004

**INFO. CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

Application of Mercer Lofts Atlanta, LLC c/o Battle Law PC for a Special Land Use Permit to increase building height from 2 to 5 stories for student apartments above retail uses for Mercer University in an Office-Institutional (O-I) District outside an Activity Center Land Use Designation. The property is located on the northeast side of Flowers Road, across from Hollinswood Drive on combined portions of land located at 2891 Mercer University Drive and 2930 Flowers Road, Atlanta, Georgia. The property has approximately 2,471.47 feet of frontage along the northeasterly right-of-way of Flowers Road and contains 9.9 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval

**PLANNING COMMISSION:** Approval with Conditions

**PLANNING STAFF:** Approval with Conditions

**STAFF ANALYSIS:** Based on the submitted information, it appears that the application meets the criteria of the zoning ordinance for a Special Land Use Permit for two apartment buildings/retail with a building height of 5-stories. Located within an Institutional Land Use Character area designated by the 2035 Comprehensive Land Use Plan Map, the proposed use is consistent with the following plan strategy: Locate developments in areas with direct access to existing infrastructure. The applicable requirements of the O-I (Office-Institutional)

District have been met. The Department of Planning and Sustainability recommends, “**Approval with one condition**”.

**PLANNING COMMISSION VOTE: Approval with Conditions 7-0-0.** P. Womack, Jr. moved, L. Osler seconded for approval with Staff's conditions. A. Atkins was not present for this vote.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 3-0-0.** No quorum. No opposition.