



Legislation Text

File #: 2018-1508, Version: 2

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 6

D2. Z 18 21945 Benjamin Leininger

PETITION NO: Z-18-21945

PROPOSED USE: New House

LOCATION: 211 South Howard Street, Atlanta

PARCEL NO.: 15-179-06-062

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To rezone property from R-75 (Single-Family Residential) to MR-2 (Medium-Density Residential - 2) to allow construction of six attached townhomes. (Revised from request to rezone property to the R-60 (Single-Family Residential) district to allow a lot split and construction of a single-family house on the resulting new lot.) The property is located at the southwest corner of South Howard Street and Memorial Drive, at 211 South Howard Street, Atlanta. The property has approximately 100 feet on the west side of South Howard Street and approximately 184 feet on the south side of Memorial Drive and contains 0.4 acre.

RECOMMENDATIONS:

COMMUNITY COUNCIL: (2/13/18) FULL CYCLE DEFERRAL. (12/13/17) FULL CYCLE DEFERRAL.

PLANNING COMMISSION: (3/6/18) APPROVAL WITH CONDITIONS. (1/9/18) FULL CYCLE DEFERRAL.

PLANNING STAFF: APPROVAL WITH CONDITIONS.

PLANNING STAFF ANALYSIS: The proposal is consistent with the intent of the Neighborhood Center character area which envisions housing of up to 24 units per acre. The street-facing orientation of the proposed townhomes is consistent with the following policy of the 2035 Comprehensive Plan: "Create pedestrian communities that focus on the relationship between the street, buildings, streetscaping, and people." (NC Policy No. 4) The proposed development would be located on a major thoroughfare, which is a suitable location for residential development of the proposed density and height. Moreover, it is supported by recent

County approval of similar proposed townhome developments located on Memorial Drive within 500 feet of the subject property, including 1911-1921 Memorial Drive (CZ-17-21293), with a density of 20 units per acre, and the Moderns, with a density of approximately 15 units per acres. Because the full transitional buffer is not provided next to the west side and the rear property lines, staff recommends a landscape screen to buffer adjoining single-family residential properties. If conditioned as recommended by staff, the proposed development is expected to be suitable. Therefore, the Department of Planning and Sustainability recommends “Approval With Conditions”.

PLANNING COMMISSION VOTE: (3/6/18) Approval with Conditions, 7-1-0. J. West moved and V. Moore seconded for approval as recommended and conditioned by Staff. T. Snipes opposed. **(1/9/18) Full Cycle Deferral, 7-1-0.** J. West moved, V. Moore seconded for approval as recommended and conditioned by Staff. T. Snipes opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (2/13/18) Full Cycle Deferral, 6-2-0, to allow applicant time to address concerns about water runoff and whether fire walls between residential units will be sufficient. **(12/13/17) Full Cycle Deferral, 10-0-0.** CC3 recommended full cycle deferral in accordance with the applicant's request.