



REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax:404.463.3105 • www.atlantaregional.com

DATE: May 24, 2015

ARC REVIEW CODE: R1505151

TO: CEO Lee May
ATTN TO: John Reid, DeKalb County
FROM: Dan Reuter, Community Development Manager
RE: Area Plan Review



Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: Avondale Park

Submitting Local Government: DeKalb County

Review Type: Area Plan Review

Date Opened: May 15, 2015

Date Closed: May 24, 2015

Description: The proposed Avondale Park development is located in unincorporated DeKalb County, near the intersection of Mountain Drive and Memorial Drive and within a quarter mile of the Kensington MARTA Station. It will be a mixed-use development consisting of 12 single-family detached homes, 33 single-family attached townhomes, 315,000 square feet of office space and 24,000 square feet of commercial and retail space.

Comments: According to the ARC Unified Growth Policy Map (UGPM) and the Regional Development Guide (RDG), the proposed development is located within the Maturing Neighborhoods area of the region. Additionally, the proposed development is located with the Kensington Livable Centers Initiative (LCI) Study area. As such, the development proposal should be consistent with the plans, policies and recommendations within the LCI plan.

The RDG states that Maturing Neighborhoods are areas in the region characterized by older neighborhoods that include both single and multifamily development, as well as commercial and office uses at connected key locations. Though commercial and office buildings are aging, they nonetheless are often incorporated into neighborhoods, providing an active mix of uses and amenities. Maturing neighborhoods are denser than established suburbs and the development pattern is more similar to that of pre-1970s urban development. These areas represent the part of the region that is facing infill and redevelopment pressures. In many cases, the infrastructure is in place to handle the additional growth, however in some areas, infrastructure is built out with limited ability to expand. This may constrain the amount of additional growth possible in certain areas. Many arterial streets in this area are congested due to their use as a regional route for commuters. Limited premium transit service is available in these areas.

The demand for infill development, redevelopment and adaptive reuse of existing buildings in this area should be balanced with the preservation of existing single family neighborhoods. Consideration should be given to the need for additional usable parks and greenspace close to residents, as well as developing and maintaining pedestrian-friendly amenities such as trails and sidewalks. Maturing Neighborhoods are areas where people are aging in place. These areas should integrate Lifelong Communities principles to ensure options for housing and transportation in the community that support older adults that want to remain in their communities for a lifetime.

DeKalb County, MARTA, GDOT and the developer should work together to ensure safe pedestrian crossings are provided from the development site, across Mountain Drive to the Kensington MARTA Station. This may include, but is not limited to, sidewalks, bike paths, pedestrian crossing signals and crosswalks. The specific facility type and technology depends on local conditions.

Additionally, DeKalb County and the developer should identify potential points of interparcel access and preserve these points for future connections. While the access might not be constructed during the development of the proposed development, the design of the development should not preclude this access from occurring in the future.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
METRO ATLANTA RAPID TRANSIT AUTHORITY

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
DEKALB COUNTY

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF AVONDALE ESTATES

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3307 or jtuley@atlantaregional.com. This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.



2424 Piedmont Rd. N.E.
Atlanta, GA 30324-3330
404-848-5000

May 20, 2015

Jon Tuley, AICP
Principal Planner
Atlanta Regional Commission
40 Courtland Avenue
Atlanta, GA 30303

Re: MARTA Response to Avondale Park Area Plan Review

Hello Jon,

MARTA has reviewed the proposal known as Avondale Park. This development is well within a quarter of a mile of the MARTA Kensington Station to the northeast. It is within what is defined by the MARTA TOD Guidelines as the Core TOD District area. In addition, the project appears to be just west of the boundaries of the 2012 Kensington LCI Plan.

In terms of the design elements expected with developments in the Core TOD District: mixed use development, preferably vertical mixed use, should be closest to the station. Density should be concentrated toward the station and gradually scaled down as the distance from the station increases. Lastly, a strong and safe pedestrian network is essential. The site plan indicates that the layout orientates the commercial and higher density townhomes toward the station along Mountain Drive. The Land Use summary table indicates a parking deck, but it is not evident on the site plan. However, there appears to be a system of surface lots. Except for the single-family homes and the surface lots, the layout is generally consistent with what is expected in a Core TOD District.

The density of the development is somewhat low at about 4.5 units per acre and a FAR below 1 for non-residential uses when the parking deck is excluded. The density recommendation for development at Kensington station is 25 to 75 units per acre and FAR that ranges from 3 to 10. There appears to be some retail uses such as buildings E and F that could be consolidated toward Mountain Drive that could free up land to potential create more density for the site.

The pedestrian network along Mountain Drive to the station is poor. No sidewalks currently exist along Mountain Drive in front of the development. We urge the developer to work with the local jurisdiction, GDOT, and MARTA to improve the pedestrian connections to the station along Mountain Drive.

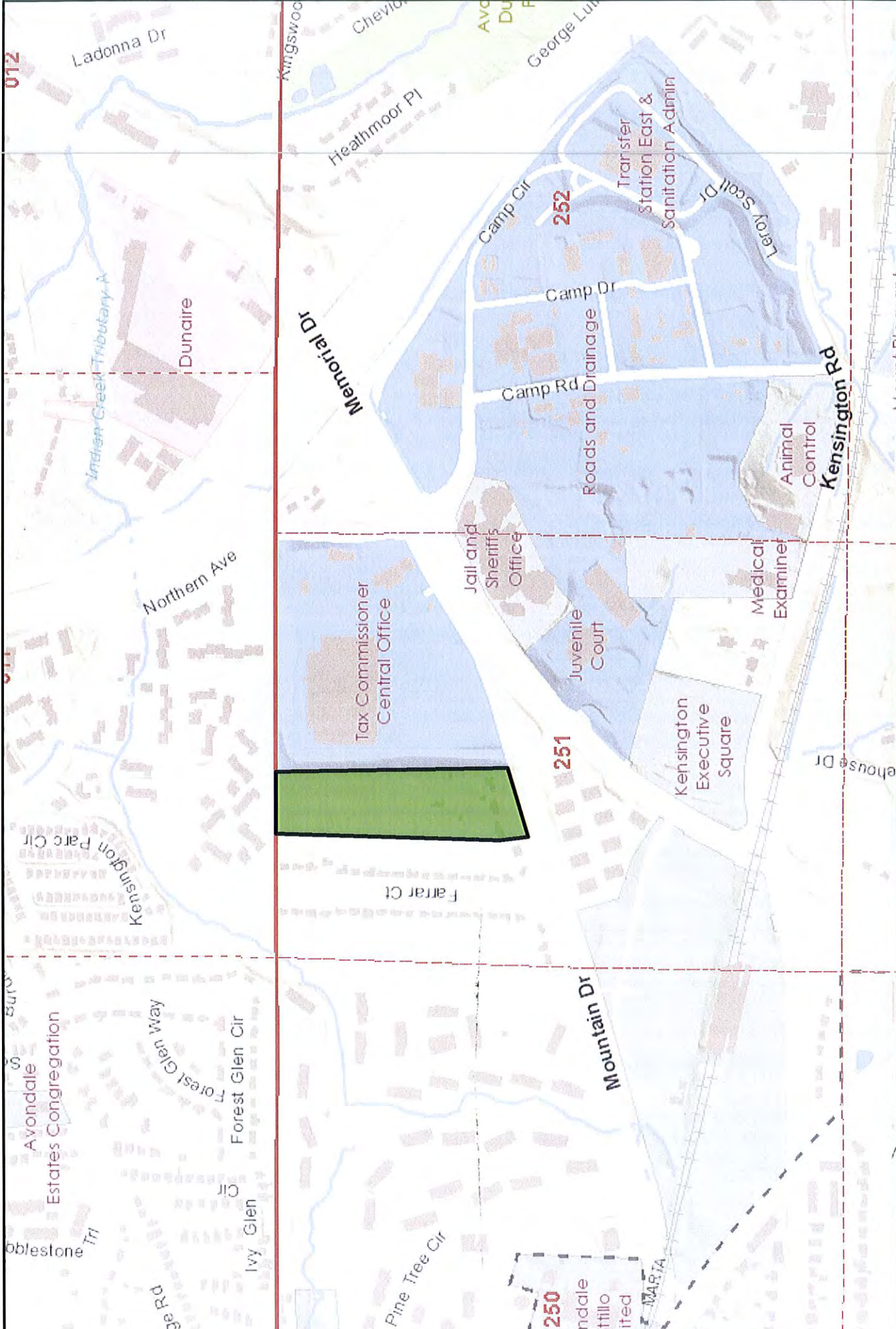
In terms of the proposals consistency with the 2012 Kensington LCI Plan, the plan calls for mixed use development near the location of the project. The proposal appears to be consistent with the plan.

Lastly, MARTA welcomes development that is conducive to TOD near our Kensington MARTA Station.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Floyd", is written over the typed name of Gregory T. Floyd.

Gregory T. Floyd, AICP
Senior Land Use Planner
404-848-5508
gffloyd@itsmarta.com



DeKalb County GIS Disclaimer
 The maps and data contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness, or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.





Z 15 19943

Date Printed: 6/2/2015

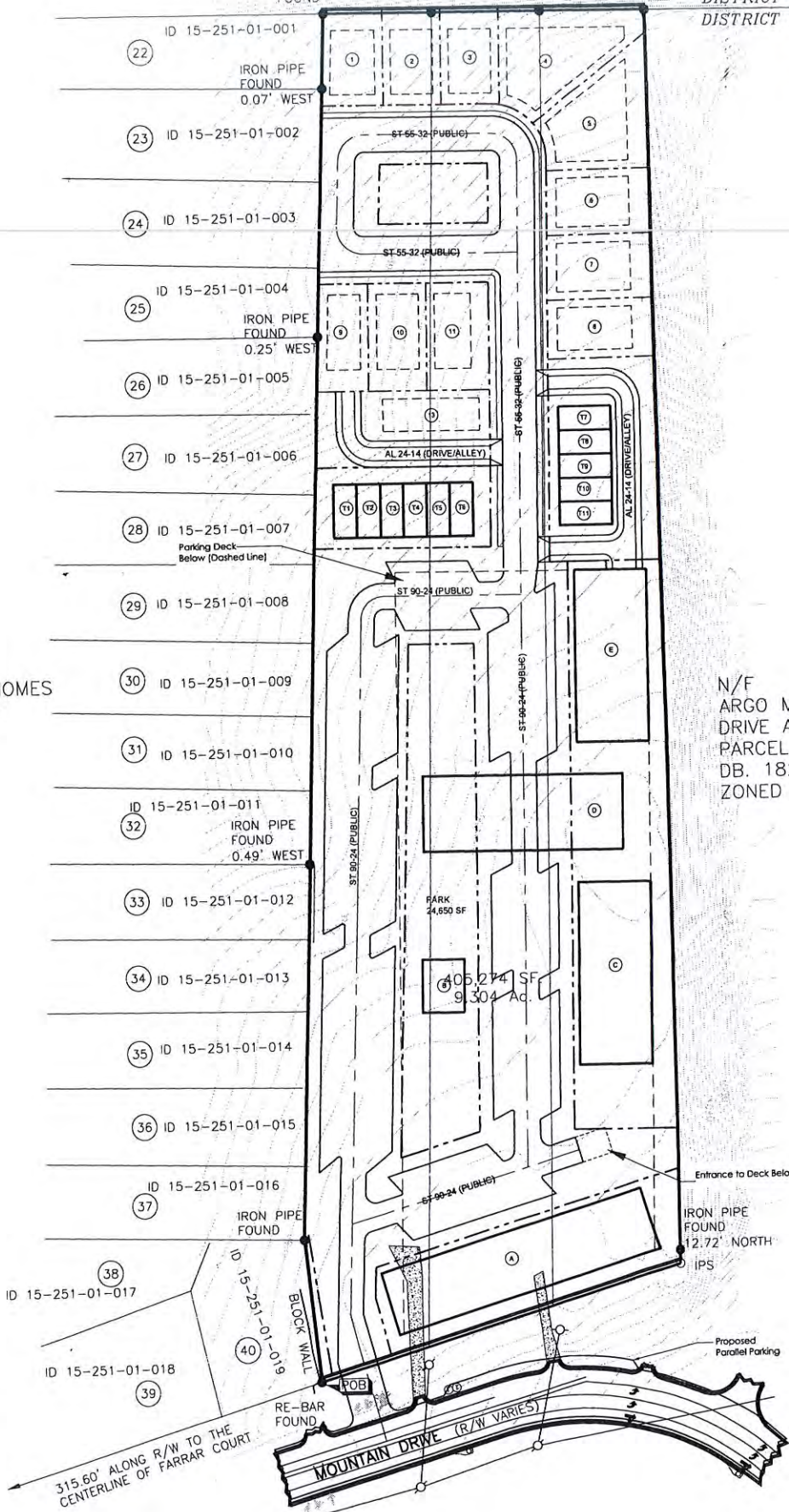


LL 251



N/F
FARRAR COURT HOMES
PB. 18, PG. 159
ZONED R-75

N/F
ARGO MEMORIAL
DRIVE ASSOCIATES
PARCEL 15-251-01
DB. 18297, PG. 58
ZONED C-1

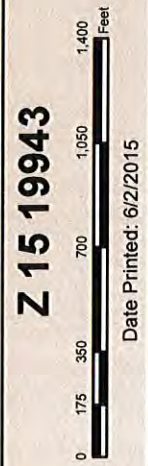
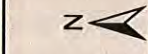


ZONING PLAN FOR: Avondale Park





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Z 15 19943

Date Printed: 6/2/2015





DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Date Received: MAY 08 2015 Application No.: 19943

Applicant: FELIPE CASTELLANO E-Mail: FELIPE@PROTERRA.US

Applicant's Mailing Address: 133 JOHNSON FERRY RD SUITE 500 MARIETTA GA 30068

Applicant's Phone No.: 404-707-7775 Fax: 888-419-1191

Owner(s): AVODALE PARK LLC E-Mail: INFO@PROTERRA.US
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 133 JOHNSON FERRY RD SUITE 500 MARIETTA GA 30068

Owner(s) Phone No.: 6786532333 Fax: 888-419-1191

Address/Location of Subject Property: 3458/3468/3478 MOUNTAIN DRIVE DECATUR GA

District(s): 15 Land Lot(s): 251 Block(s): Parcel(s):

Acreage: 9.32 Commission District(s): 4

Current Zoning Category: C-1 Proposed Zoning Category: PC3

Current Land Use Category: Land Use Amendment Filed? Yes No

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted. 20 collated copies must be submitted.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following question must be answered: Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes X No

- 1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

Signature of Diane Henderson St. Zos

NOTARY SIGNATURE
DIANE HENDERSON
NOTARY PUBLIC

EXPIRATION DATE

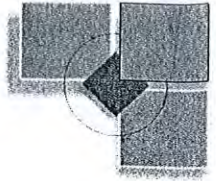
SIGNATURE OF APPLICANT / DATE

Check One: Owner Agent X

State of Georgia Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030
My Comm. Expires 06/22/2017 Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address http://www.dekalbcountyga.gov/planning

Email Address: planninganddevelopment@dekalbcountyga.gov

Handwritten mark '22'



Lee May
Chief Executive Officer

PRE-APPLICATION FORM

REZONES, LAND USE, AND SPECIAL LAND USE PERMIT

(Pre-application appointment required prior to filing application; copy must be submitted at filing)

Property Frontage/Address: ³⁴⁵⁸
3468 Mountain Drive
³⁴⁷⁸

Parcel I.D.: 15-251-01-028, 020, 027 District: 4

Proposed Development Name: _____ DRI? Yes No

Existing Development/Use: Vacant

Proposed Use: Mixed Use ^{Res Office + Retail} Proposed Density/#Units: _____

Existing Zoning: C-1 Proposed Zoning: PC3 / MU4

SLUP Request: Exceed Height 10 stories Art. 27: SLUP or Variance?

Land Use Amendment: Yes No

Current Land Use: _____ Proposed Land Use: _____

Existing Plan Designation: Town Center Consistent Inconsistent

Proposed Access: Mountain Drive

Contact Person: Felipe Castellanos Phone: 404 707 7775
Address: 133 Johnson Ferry RD Email: felipe@proterra.us
Marietta, Ga 30068

- Reviewed Required Submittals/ Schedule [?] DRI ^{consyle} ARC Recommend
- Reviewed Zoning Standards/Reference Chapter 14 Submit for
- Reviewed Site Plan/Checklist Pre-submittal
- Discussed Consistency with Plan and Surrounding Zoning/Uses Sketch Plat
- SLUP Requirements/Supplemental Regs (Subd Regs)
- Process explained to applicant:

Staff Comments: Related to Proposal Mountain Drive Mixed Use

Planner

Date 5-1-15

May 1 , 2015

Avondale Park LLC
133 Johnson Ferry Rd
Suite 500
Marietta, GA 30068

PUBLIC NOTICE

To

Request for a Special Land use Permit

Filed by: Avondale Park LLC

Located at: 133 Johnson Ferry rd Suite 500

Marietta, GA 30068

Current Use- Vacant land – Commercial C-1

Proposed Use- Mix- Use Development-PC3

Property Locations: 3458, 3468, 3478 Mountain Drive Decatur GA 30032

Pre-Submittal Community Meeting to take place at: 125 Clairemont Ave. Suite
100 Decatur, Georgia 30030

At the Community Room

Date & Time: Wednesday May 6th 2015 at 6:30 PM

For any communication or questions you can call 678-653-2333 or email at
Avondalepark@proterra.us



DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



OWNER'S AUTHORIZATION

The property owner should complete this form or a similar, signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 4 30 2015

TO WHOM IT MAY CONCERN:

(I) (WE), AVONDALE PARK LLC
Name of Owner(s)

being (owner) (owners) of the subject property described below or attached, hereby delegate authority to:

FELIPE CASTELLANOS
Name of Applicant or Agent

to file an application on (my) (our) behalf.

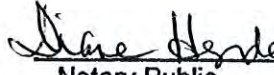
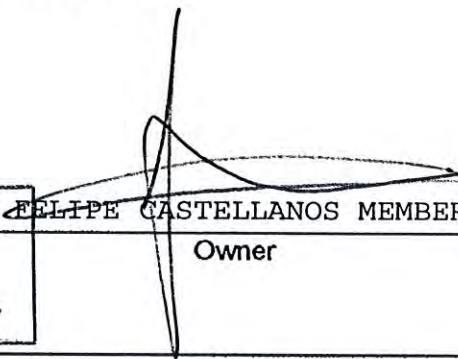
| | | | |
|---|---|--|--|
|  | DIANE HENDERSON NOTARY PUBLIC DeKalb County State of Georgia My Comm. Expires Oct. 2, 2017 |  | <u>FELIPE CASTELLANOS MEMBER OF AVONDALE PARK</u> Owner |
| Notary Public | | | Owner |
| Notary Public | | | Owner |
| Notary Public | | | Owner |
| Notary Public | | | Owner |

EXHIBIT "A"

LEGAL DESCRIPTIONS

FILE NO.: 15-1019S

3458 MOUNTAIN DRIVE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 251 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LAND LOT 251, 617.6 FEET EAST OF THE NORTHWEST CORNER OF LAND LOT 251 SAID POINT OF BEGINNING ALSO BEING 253.46 FEET EAST OF FARRAR COURT; RUNNING THENCE NORTH 89 DEGREES 58 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF LAND LOT 251 A DISTANCE OF 102.05 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 00 DEGREES 56 MINUTES 37 SECONDS WEST, A DISTANCE OF 1,240.85 FEET TO THE NORTHWESTERLY SIDE OF MOUNTAIN DRIVE (RIGHT OF WAY VARIES) FORMERLY KNOWN AS STONE MOUNTAIN DRIVE; RUNNING THENCE SOUTH 73 DEGREES 02 MINUTES 26 SECONDS WEST ALONG THE NORTHWESTERLY SIDE OF MOUNTAIN DRIVE, A DISTANCE OF 106.61 FEET TO AN IRON PIN FOUND; RUNNING THENCE NORTH 06 DEGREES 14 MINUTES 55 SECONDS WEST, A DISTANCE OF 133.49 FEET TO AN IRON PIN FOUND; RUNNING THENCE NORTH 01 DEGREES 45 MINUTES 14 SECONDS EAST A DISTANCE OF 1,139.58 FEET TO AN IRON PIN FOUND AT THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 132,420 SQUARE FEET OR 3.178 ACRES AND BEING KNOWN AS 3458 MOUNTAIN DRIVE USING THE PRESENT SYSTEM OF NUMBERING IN DEKALB COUNTY, GEORGIA AND BEING SHOWN ON A PLAT FOR INMAN PARK PROPERTIES, INC. DATED JUNE 23, 2000 BY PERRY E. MCCLUNG, PROFESSIONAL LAND SURVEYOR NUMBER 1541.

LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY AS MAY LIE WITHIN THE BOUNDS OF A PUBLIC RIGHT OF WAY INCLUDING BUT NOT LIMITED TO MOUNTAIN DRIVE AND MEMORIAL DRIVE.

(Cont'd)

3468 MOUNTAIN DRIVE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 251 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LAND LOT 251, 719.11 FEET EAST OF THE NORTHWEST CORNER OF LAND LOT 251 SAID POINT OF BEGINNING ALSO BEING 355.51 FEET EAST OF FARRAR COURT; RUNNING THENCE SOUTH 89 DEGREES 58 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF LAND LOT 251 A DISTANCE OF 101.49 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 00 DEGREES 06 MINUTES 28 SECONDS WEST, A DISTANCE OF 1,204.16 FEET TO THE NORTHWESTERLY SIDE OF MOUNTAIN DRIVE (RIGHT OF WAY VARIES) FORMERLY KNOWN AS STONE MOUNTAIN DRIVE; RUNNING THENCE SOUTH 73 DEGREES 02 MINUTES 26 SECONDS WEST ALONG THE NORTHWESTERLY SIDE OF MOUNTAIN DRIVE 125.10 FEET TO AN IRON PIN FOUND; RUNNING THENCE NORTH 00 DEGREES 56 MINUTES 37 SECONDS EAST, A DISTANCE OF 1,240.85 FEET TO AN IRON PIN FOUND AT THE POINT OF BEGINNING;.

SAID TRACT OR PARCEL CONTAINING 134,965 SQUARE FEET OR 3.098 ACRES AND BEING KNOWN AS 3468 MOUNTAIN DRIVE USING THE PRESENT SYSTEM OF NUMBERING IN DEKALB COUNTY, GEORGIA AND BEING SHOWN ON A PLAT FOR INMAN PARK PROPERTIES, INC. DATED JUNE 23, 2000 BY PERRY E. MCCLUNG, PROFESSIONAL LAND SURVEYOR NUMBER 1541.

LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY AS MAY LIE WITHIN THE BOUNDS OF A PUBLIC RIGHT OF WAY INCLUDING BUT NOT LIMITED TO MOUNTAIN DRIVE AND MEMORIAL DRIVE.

(Cont'd)

3478 MOUNTAIN DRIVE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 251 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LAND LOT 251, 820.60 FEET EAST OF THE NORTHWEST CORNER OF LAND LOT 251 SAID POINT OF BEGINNING ALSO BEING 457 FEET EAST OF FARRAR COURT; RUNNING THENCE SOUTH 89 DEGREES 37 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF LAND LOT 251 A DISTANCE OF 101.76 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 00 DEGREES 52 MINUTES 18 SECONDS EAST, 1,166.48 FEET TO THE NORTHWESTERLY SIDE OF MOUNTAIN DRIVE (RIGHT OF WAY VARIES) FORMERLY KNOWN AS STONE MOUNTAIN DRIVE; RUNNING THENCE SOUTH 73 DEGREES 02 MINUTES 26 SECONDS WEST ALONG THE NORTHWESTERLY SIDE OF MOUNTAIN DRIVE 127.30 FEET TO AN IRON PIN FOUND; RUNNING THENCE NORTH 00 DEGREES 06 MINUTES 28 SECONDS EAST, 1,204.16 FEET TO AN IRON PIN FOUND AT THE POINT OF BEGINNING;

SAID TRACT OR PARCEL CONTAINING 132,603 SQUARE FEET OR 3.044 ACRES AND BEING KNOWN AS 3478 MOUNTAIN DRIVE USING THE PRESENT SYSTEM OF NUMBERING IN DEKALB COUNTY, GEORGIA AND BEING SHOWN ON A PLAT FOR INMAN PARK PROPERTIES, INC. DATED JUNE 23, 2000 BY PERRY E. MCCLUNG, PROFESSIONAL LAND SURVEYOR NUMBER 1541.

LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY AS MAY LIE WITHIN THE BOUNDS OF A PUBLIC RIGHT OF WAY INCLUDING BUT NOT LIMITED TO MOUNTAIN DRIVE AND MEMORIAL DRIVE.

Avondale Park

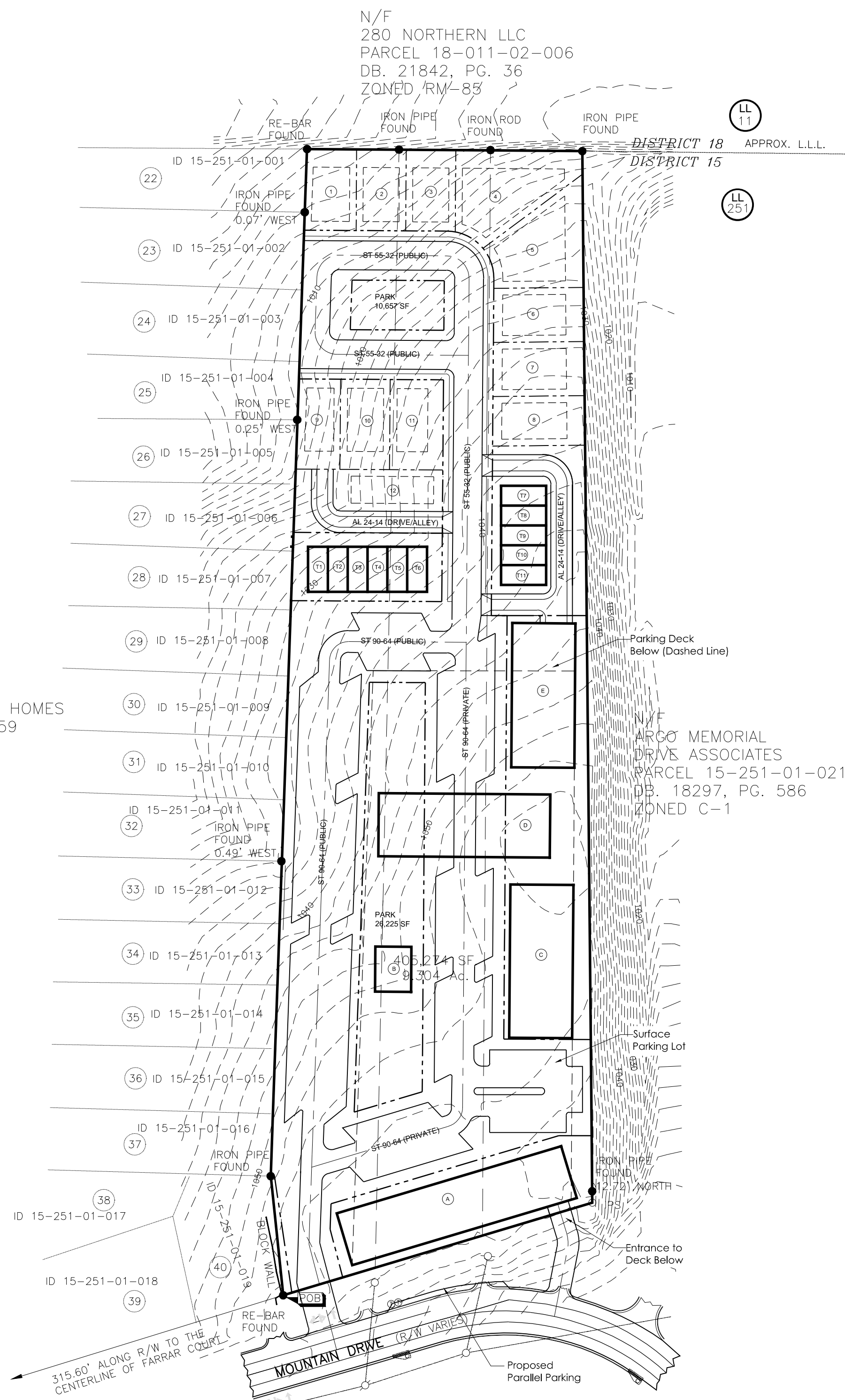
| Product | Square Footage |
|---------------------------|----------------|
| 11 Single Family Attached | 48,400 |
| 13 Single Family Detached | 38,400 |
| Building A | 31,200 |
| Building B | 2,000 |
| Building C | 71,400 |
| Building D | 93,800 |
| Building E | 112,000 |
| Total | 397,200 |

| LAND USE SUMMARY | |
|---|--|
| 13 Single Family Detached Dwellings | |
| 2-3 Stories Residential | 35' Maximum |
| Yard Requirements | 10' Front Yard, 7.5' Side Yard, 20' Rear Yard |
| Maximum Lot Coverage | 55% of lot |
| Minimum Lot Width | 50' |
| Minimum Lot Size | 4,500 SF |
| Parking | 2 Spaces per Dwelling |
| 11 Single Family Attached Dwellings - Fee Simple | |
| 4 Stories Residential | 35' Maximum |
| Yard Requirements | 10' Front Yard, 15' Side Yard, 15' Side Yard along street or corner lot, 15' Rear Yard |
| Maximum Lot Coverage | 80% of lot |
| Minimum Lot Width | 25' |
| Minimum Lot Area | 3,250 SF |
| Parking | 2 Spaces per Dwelling |
| Building A | |
| Use | Retail |
| Square Footage | 31,200 |
| 2 Stories | 26' Minimum, 120' Maximum |
| Yard Requirements | 0' Front Yard, 15' Side Yard, 15' Rear Yard |
| Maximum Lot Coverage | 80% |
| Minimum Lot Width | 25' |
| Minimum Lot Area | 3,500 SF |
| Parking | 2 Spaces per 1000 Gross SF |
| Building B | |
| Use | Retail |
| Square Footage | 2,000 |
| 1 story | 26' Minimum, 120' Maximum |
| Yard Requirements | 0' Front Yard, 15' Side Yard, 15' Rear Yard |
| Maximum Lot Coverage | 80% |
| Minimum Lot Width | 25' |
| Minimum Lot Area | 3,500 SF |
| Parking | 2 Spaces per 1000 Gross SF |
| Building C | |
| Use | Office |
| Square Footage | 71,400 |
| 8 Stories | 26' Minimum, 120' Maximum |
| Yard Requirements | 0' Front Yard, 15' Side Yard, 15' Rear Yard |
| Maximum Lot Coverage | 80% |
| Minimum Lot Width | 25' |
| Minimum Lot Area | 3,500 SF |
| Parking | 2 Spaces per 1000 Gross SF |
| Building D | |
| Use | Office |
| Square Footage | 93,800 |
| 6 Stories | 26' Minimum, 120' Maximum |
| Yard Requirements | 0' Front Yard, 15' Side Yard, 15' Rear Yard |
| Maximum Lot Coverage | 80% |
| Minimum Lot Width | 25' |
| Minimum Lot Area | 3,500 SF |
| Parking | 2 Spaces per 1000 Gross SF |
| Building E | |
| Use | Office |
| Square Footage | 112,000 |
| 10 Stories | 26' Minimum, 120' Maximum |
| Yard Requirements | 0' Front Yard, 15' Side Yard, 15' Rear Yard |
| Maximum Lot Coverage | 80% |
| Minimum Lot Width | 25' |
| Minimum Lot Area | 3,500 SF |
| Parking | 2 Spaces per 1000 Gross SF |

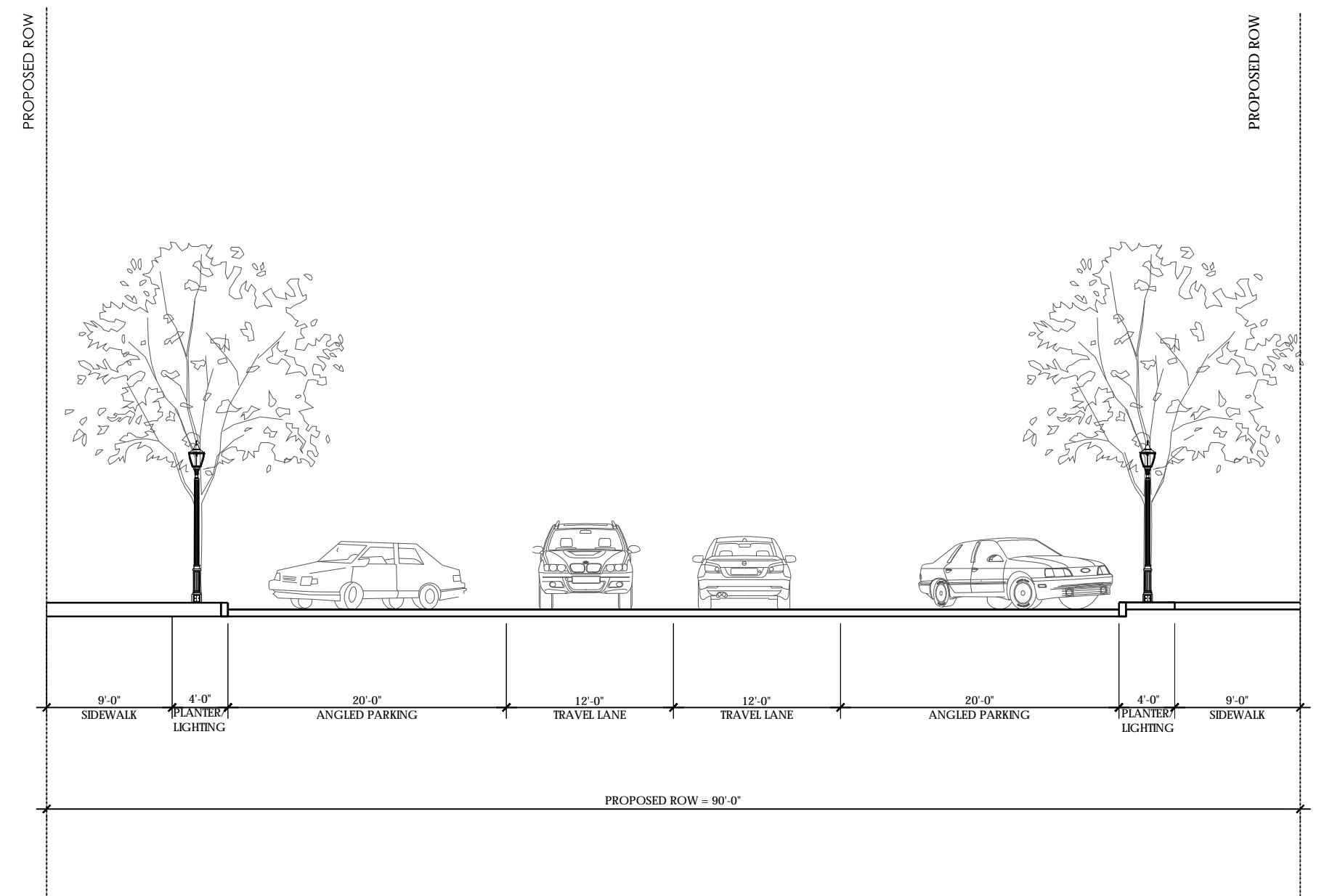
| Variations Needed | Requirement | Proposed Changes |
|-------------------|--|--|
| Sec. 27-649.16b2 | The residential use component shall constitute at least fifty percent of the PC-3 District Parcel | Residential use allowed to constitute less than fifty percent of the PC-3 District parcel. |
| Sec. 27-649.e2d | Individual nonresidential uses within the mixed-use component shall not exceed 50,000 SF in parcel. The building footprint for each individual use shall not exceed 25,000 SF. | Individual nonresidential uses within the mixed-use component can exceed 50,000 SF. The building footprint for each individual use shall can exceed 25,000 SF. |
| Sec. 27-649.1.3 | The residential component of the PC-3 District parcel shall have at least one square or park that is a minimum of 1 acre in size. | The one acre can be a total area of square and park space throughout the parcel. |
| Sec. 27-649.1.4 | The mixed-use component of a PC-3 District parcel shall have at least 1 square that is minimum of 20,000 SF in size. | The 20,000 SF can be a total for all squares/open spaces in mixed-use component. |
| Sec. 27-649.16.12 | No building height shall exceed on hundred twenty (120) feet. | Height allowed to exceed 120 feet. |
| Sec. 27-649.11.11 | Other uses: One (1) parking space for every 300 square feet of gross building area. | Two Spaces per 1000 SF of gross building area due to proximity to Marta Transit. |

ZONING

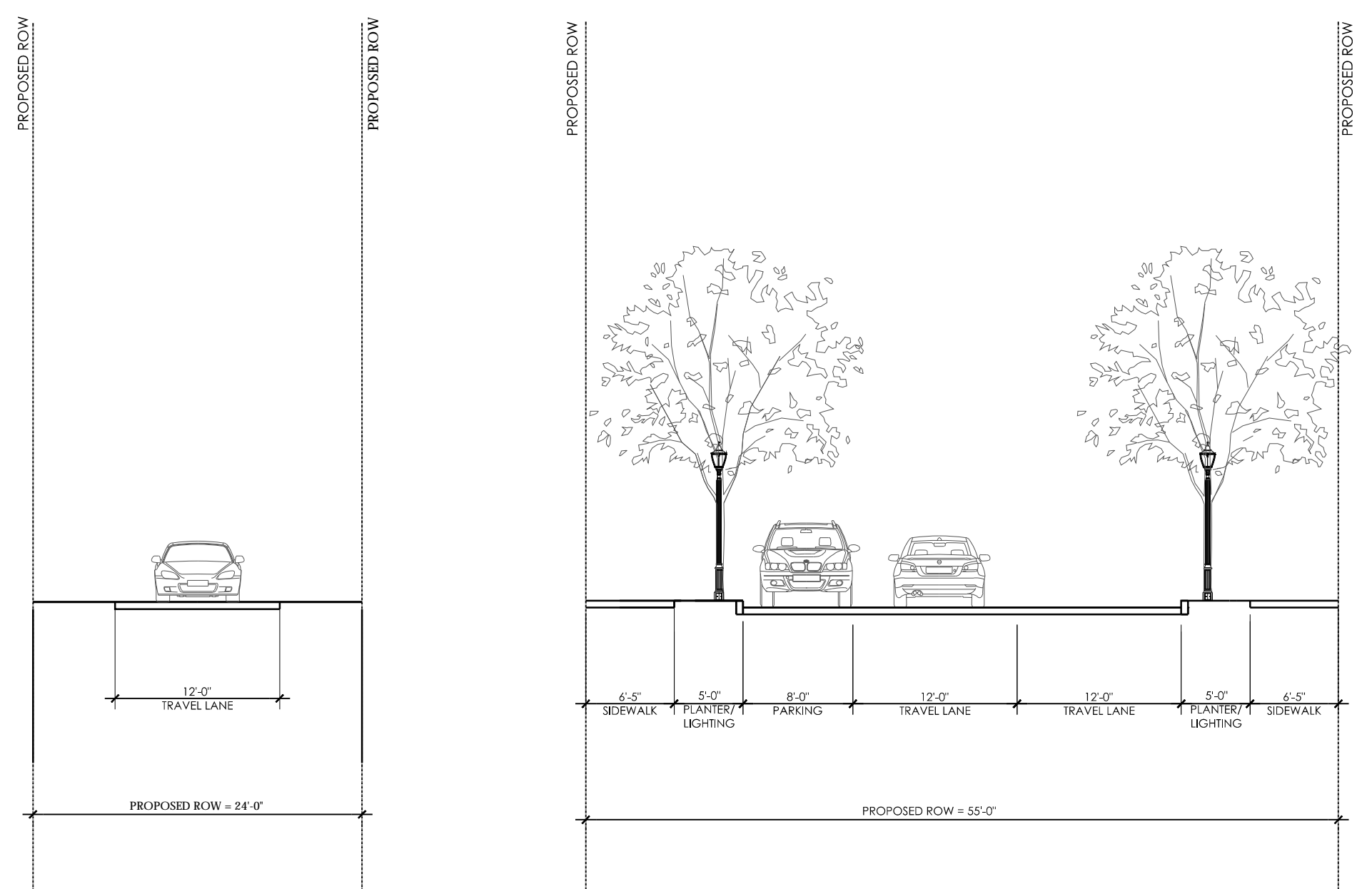
| | |
|---|---|
| Density | |
| Commercial: Office + Retail (FAR) | 0.77 |
| Residential (Detached + Attached) | 2.58 Units/Acre |
| Existing Lot Coverage | |
| | 0.0% |
| Proposed Lot Coverage | |
| Building A | 60.8% |
| Building B | 5.5% |
| Building C | 30.1% |
| Building D | 5.5% |
| Building E | 21.9% |
| Residential (Detached) | 24.4% |
| Residential (Attached) | 37.5% |
| Parking | |
| Total Off-Street Parking | 491 (Attached SFH, Detached SFH + Parking Deck) |
| Total On-Street Parking | 230 Spaces |
| Required Parking Single Family Attached | 2 Spaces |
| Proposed Parking Single Family Attached | 2 Spaces |
| Required Parking Single Family Detached | 2 Spaces |
| Proposed Parking Single Family Detached | 2 Spaces |
| Required Parking Building A | 104 (1 Space per 300 Gross SF of Building) |
| Proposed Parking Building A | 104 (2 Spaces per 1000 Gross SF of Building) |
| Required Parking Building B | 7 (1 Space per 300 Gross SF of Building) |
| Proposed Parking Building B | 4 (2 Spaces per 1000 Gross SF of Building) |
| Required Parking Building C | 308 (1 Space per 300 Gross SF of Building) |
| Proposed Parking Building C | 143 (2 Spaces per 1000 Gross SF of Building) |
| Required Parking Building D | 312 (1 Space per 300 Gross SF of Building) |
| Proposed Parking Building D | 188 (2 Spaces per 1000 Gross SF of Building) |
| Required Parking Building E | 374 (1 Space per 300 Gross SF of Building) |
| Proposed Parking Building E | 224 (2 Spaces per 1000 Gross SF of Building) |
| Proposed Parking Retail + Office | 643 Spaces (230 On-Street Spaces + 413 Parking in Deck) |
| Total Deck Parking | 445 Spaces |
| Open Space Calculations | |
| Total Open Space Percentage | 21% / 84,890 SF |
| Total Park Space Percentage | 43.40% |
| One acre of Park Space or Square | 1.57 Acres Total in Residential Area |
| Percent Open Space that is Common Space | 91% |
| Percent Open Space in Mixed Use Component | 77% |
| One Park in Mixed Use Component | 26,225 SF |
| Building Square Footages + Heights | |
| Height | |
| Building A | 2 |
| Building B | 1 |
| Building C | 6 |
| Building D | 8 |
| Building E | 10 |
| Various Calculations | |
| Percent of Overall Site Mixed Use/Non Residential | 28.00% |
| Percent Overall Site Residential | 27.60% |
| Use Averages | |
| Single Family Detached | 73,875 SF/1.70 Acres |
| Single Family Attached | 32,179 SF/0.74 Acres |
| Commercial | 54,000 SF/1.24 Acres |



SECTIONS SCALE 1"=10'-0"



**SECTION ST 90-64
TYPICAL COMMERCIAL STREET**



**SECTION AL 24-12
TYPICAL DRIVE/ALLEY**

**SECTION ST 55-32
TYPICAL RESIDENTIAL STREET**

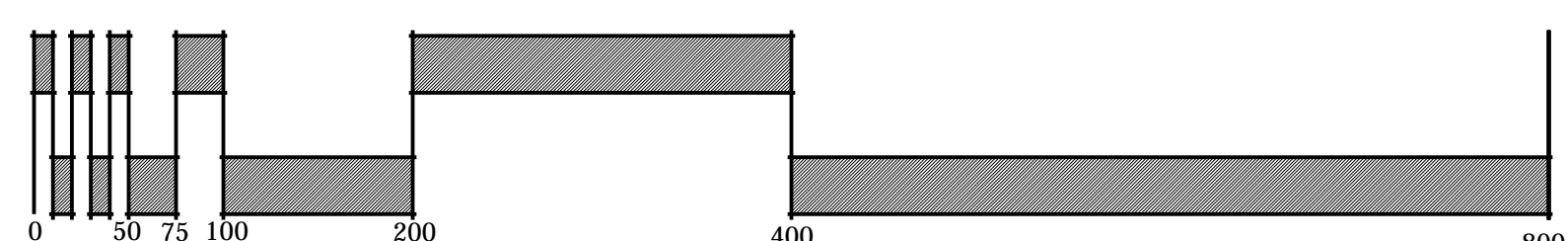
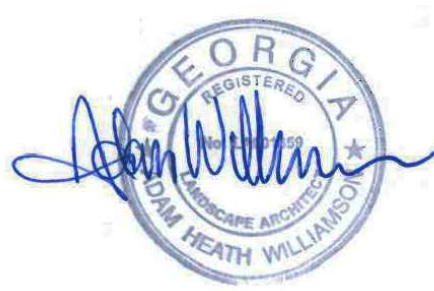
ZONING PLAN FOR:

Avondale Park

Site Area: 9.304 Acres

for: Eikon Partners

by: TSW 05.13.2015.



MAY 2015

