



CITY OF ATLANTA

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TIM KEANE
Commissioner

KEYETTA M. HOLMES, AICP
Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator *KMH*

SUBJECT: **Z-20-59 for 910 Lindbergh Drive, N.E., 922 Lindbergh Drive, N.E., and 928 Lindbergh Drive, N.E.**

DATE: August 5, 2021

A substitute Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-5 (Two Family Residential) for property located at **910 Lindbergh Drive NE, 922 Lindbergh Drive NE, and 928 Lindbergh Drive NE**

FINDINGS OF FACT:

- **Property location.** The subject property fronts 542 feet on the north side of Lindbergh Drive NE beginning at a ½" rebar found with grid coordinates of N:1389773.408, E:2238744.369 at the western corner of the mitered intersection of the western right of way line of Lindridge Drive and the northern right-of-way line of Lindbergh Drive (also known as State Route 236). The subject site is in Land Lot 6 and 48 of the 17th District Fulton County, Georgia within the Lindridge/Martin Manor neighborhood of NPU-F in Council District 6.
- **Property size and physical features.** The site is an irregular shaped lot located at the corner of Lindbergh Drive and Lindridge Drive. The subject site has an area of approximately 2.007 acres (87,425 square feet). The subject property is an assemblage of three parcels that are proposed to be subdivided into four individual two-family residential lots. Two of the three parcels are currently vacant and undeveloped with access off Lindbergh Drive. The parcel located at the corner of Lindbergh Drive and Lindridge Drive is currently developed with a single-family dwelling. The existing single-family dwelling is proposed to remain. There are several trees on the property along the rear property line and the topography on the site varies. Peachtree Creek runs along the west edge of the subject site.

- **CDP land use map designation:** The future land use designation for this property in the 2016 Comprehensive Development Plan is Single Family Residential (SFR). R-5 (Two Family Residential) is not compatible with the existing Single Family Residential (SFR) land use. An amendment to the Comprehensive Development Plan is needed to accommodate the proposed rezoning to R-5 (Two Family Residential). The applicant proposes a Comprehensive Development Plan amendment to Low Density Residential.
- **Current/past use of property:** Most of the site, except for an existing residential dwelling, is currently vacant and undeveloped. Staff is unaware of any other previous use on the property.
- **Surrounding zoning/land use:** Surrounding zoning includes O-I (Office Institutional) to the north and west and R-4 (Single Family Residential) to the south and east of the property. Surrounding future land use designations include HDR (High Density Residential) to the north and west and SFR (Single Family Residential) to the south and east of the property.
- **Transportation system:** Lindridge Drive is classified as a local road and Lindbergh Drive is classified as an arterial road. MARTA provides bus service via bus route #6 along Lindbergh Drive, with connections to the Lindbergh Transit Station. The closest bus stop is in front of the subject site on Lindbergh Drive.

PROPOSAL:

The applicant seeks a rezoning from R-4 (Single Family Residential) to R-5 (Two Family Residential) to subdivide the subject site into 4 individual residential lots.

	R-4 District Requirements (Existing zoning)	R-5 District Requirements (Proposed zoning)
Lot Area (minimum):	9,000 sq. ft.	7,500 sq. ft.
Lot Frontage (minimum):	70 ft.	50 ft.
Front Setback (minimum):	35 ft.	30 ft.
Side Setback (minimum):	7 ft.	7 ft.
Half-Depth Setback (minimum):	17.5 ft	15 ft.
Rear Setback (minimum):	15 ft.	7 ft.
Lot Coverage (maximum):	50%	55%
Floor Area Ratio (maximum):	.50	.50

Proposed Lot Dimensions

	Lot 1	Lot 2	Lot 3	Lot 4
Lot Area	11,231 sq. ft.	10,449 sq. ft	10,979 sq. ft.	54,796 sq. ft.
Lot Frontage	79 ft.	65 ft.	65 ft.	271.5 ft.

CONCLUSIONS:

- (1) **Compatibility with comprehensive development plan (CDP); timing of development:** The future land use designation for this property in the 2016 Comprehensive Development Plan is Single Family Residential (SFR). R-5 (Two-Family Residential) is not compatible with the existing Single Family Residential (SFR) land use. An amendment to the Comprehensive Development Plan is needed to accommodate the proposed rezoning to R-5 (Two-Family Residential). The applicant proposes a land use amendment to Low Density Residential.
- (2) **Availability of and effect of public facilities and services; referral to other agencies:** The location of the site and current use of surrounding properties indicates there are public facilities and services available to the subject property. There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services at the subject site. When the proposed development plans are submitted to other agencies for permit review, compliance with all applicable City codes will be required.
- (3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** Staff is of the opinion that the proposed rezoning and subsequent subdivision of the subject property would have a positive effect on the balance of land uses by allowing two-family lots that are compatible with the surrounding development pattern. The existing lot frontages along Lindbergh Drive range from 65 to 70 feet in width with a lot depth ranging from 181 to 200 feet. Similarly, the block face along Lindridge Drive has frontages averaging 65 feet. The property is proposed to be subdivided into four lots that exceed the R-4 minimum lot area of 9,000 square feet with minimum lot frontage widths of 65 feet to complement the surrounding single-family lot development pattern.
- (4) **Effect on character of the neighborhood:** Staff finds that the proposed rezoning would be compatible with the character of the surrounding neighborhood. Lots surrounding the subject property are zoned R-4 with lot widths that range from 65 to 70 feet. The subject site is proposed to be subdivided into 4 lots with minimum lot frontages of 65 feet and minimum lot sizes that exceed 9,000 square feet which is consistent with surrounding lot dimensions. Therefore, Staff is of the opinion that the proposed rezoning and subsequent subdivision would be compatible with the existing lot pattern and character of the neighborhood.
- (5) **Suitability of proposed land use:** The applicant proposes a land use change from single family residential to low density residential. Though the surrounding neighborhood is predominantly developed with single family dwellings there are two lots south of the subject property that are developed with two family dwellings that have the appearance of single-family dwellings. The subject property is proposed to be subdivided into lots that are consistent with the surrounding and existing lot pattern and to be developed with two-family dwellings that have the appearance of single-family dwellings as shown in elevations Exhibit A, labeled: Lindbergh Duplex. Staff is of the opinion that the proposed low density residential land use with the proposed subdivision and appearance is suitable and consistent with the surrounding area.

- (6) **Effect on adjacent property:** Staff is of the opinion that the proposed rezoning to R-5 (Two Family Residential) and subsequent subdivision would have a positive effect on adjacent R-4 (Single Family Residential) zoned properties. The CDP characterizes the subject site area as a Traditional Neighborhood Existing character area. The CDP policy emphasizes: *“Preserving the residential character of Traditional Neighborhoods; Protecting single-family detached residential neighborhoods from encroachment by non-residential uses, incompatibly scaled residential development; and Encouraging new housing development that is compatible with the character of existing neighborhoods.”* The subject property is proposed to be subdivided into lots that are consistent with existing lot patterns and to be developed with two-family dwellings that have the appearance of single-family dwellings similar to other two family residential uses in the surrounding area. Staff finds that the proposed rezoning and subsequent subdivision would have a positive effect on adjacent properties by creating lots that are compatible in scale and character to the existing neighborhood and platting pattern.
- (7) **Economic use of current zoning:** The subject property is currently zoned R-4 (Single Family Residential). The current zoning of the subject property has reasonable economic use. However, staff finds that the economic opportunity of the subject property would be increased by the proposed rezoning and subsequent subdivision of the property into 4 two-family lots.
- (8) **Compatibility with policies related to tree preservation:** The proposed development will need to comply with the requirements of the City of Atlanta’s Tree Ordinance at time of permitting.
- (9) **Other Considerations:**
The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **910 Lindbergh Drive NE, 922 Lindbergh Drive NE, and 928 Lindbergh Drive, NE** is located in an Urban Neighborhood within a Conservation Area. Conservation area is the more natural part of the city that we want to protect from radical change. These are composed mostly of single-family homes. Urban Neighborhoods are described as follows:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm, and proximity to downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

STAFF RECOMMENDATION: APPROVAL of SUBSTITUTE conditioned upon the following:

1. Minimum lot widths shall be consistent with the lot widths along the subject property block face ranging from 65 to 70 feet.
2. The existing driveway apron/curb cut on Lindbergh Drive shall be removed.
3. Development at the subject property shall be substantially similar in appearance to elevations shown in Exhibit A, labeled: Lindbergh Duplex and stamped received on 06/28/2021 by the Office of Zoning and Development.