

AGENDA

DATE: March 16, 2022

TIME: 5:00 PM

LOCATION: COVID-19 Update – Virtual Meeting

*The DRC meetings are open to the public; however, there is not a public hearing component in the meetings. If you have comments to share with the DRC regarding a particular application, please submit your written comments to leid@atlbeltline.org prior to the meeting date. **Written comments must be submitted by 4pm on the Tuesday prior to the public meeting and will be shared with the DRC.***

Old Business: 99 University Avenue, SW – KIMLEY HORN (Feb 2022 Meeting)

The property is zoned MRC-3. The scope of work includes 402 multi-family residential apartments, and a clubhouse & amenity area with 529 parking spaces on a 11.44-acre site. The applicant will comply with the Inclusionary Zoning Ordinance by providing 61 units at 80% of AMI.

Applicant(s): Connor Galloway - connor.galloway@kimley-horn
Ben Skidmore - ben.skidmore@kimley-horn.com

Requested Variation(s):

1. **Section 16-36.013** to allow for the supplemental zone to be more than 30 inches above the adjacent public sidewalk.

Existing topographical considerations render the 30-inch maximum requirement unreasonable. University Avenue varies from 977' to 992' along the property frontage.

2. **Section 16-36.017** to allow for the location of off-street surface parking between a building and the adjacent railroad right-of-way.

The minimum 20-foot-wide buffer along the property line adjacent to the railroad right-of-way shall still be observed. Site parking will be located approx. 20-feet below the rail line due to existing topography.

3. A variation to **Atlanta Beltline Subarea 2: Master Plan, Circulation Plan Map 13 and 14** regarding the subarea street framework plan.

The proposed development intends to conform to the framework plan by providing pedestrian access through the site along access routes contemplated in the Subarea Master Plan. Vehicular access as shown on the framework plan cannot be accommodated due to site and topographic constraints with relative grade change of 20-feet from site to Pryor.

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New Business: 140 Milton Avenue, NE – KIMLEY HORN

The property is zoned MR-4A. The scope of work involves the construction of 210 multi-family residential units with an amenity space and a 230-parking space deck on a 2.62-acre. The project will comply with the BeltLine Inclusionary Zoning District by providing 32 affordable units at 80% of AMI.

Applicant(s): Ethan Floyd - ethan.floyd@kimley-horn.com
Ben Skidmore - ben.skidmore@kimley-horn.com

Requested Variation(s):

- 1. **Section 16-36.013** – Walls shall not exceed 24 inches in height unless existing topography requires a retaining wall of a greater height.

Existing topographical considerations requires a retaining wall of greater height for proposed stoops. Walls/stoops will not exceed 48 inches. Milton Avenue varies from 986’ to 1015’ along the property frontage.

- 2. **Section 16-36.013** “Sidewalk and Supplemental Zone Table “– Sidewalk Table/ 5’ Street Furniture Zone, 10’ sidewalk clear zone, 5’ supplemental zone.

This is a request to not provide the streetscape/public sidewalk along Martin Street. The Martin Street public ROW is currently inactive. Existing topography renders any streetscape improvements for the purpose of accessing the site from Martin Street unfeasible.

New Business: 2020 and 2060 Peachtree Road – SHEPHERD CENTER, INC

The property is zoned C-3. The scope of work involves the Sheperd Center adding a new 206,591SF building that includes a clinic, and office uses for the hospital with a 261-parking space deck.

Applicant(s): Jessica Hill - jhill@mmmlaw.com

Requested Variation(s):

- 1. **Section 16-36.013** “Sidewalk and Supplemental Zone Table“– Sidewalk Table/ 5’ Street Furniture Zone, 10’ sidewalk clear zone, 5’ supplemental zone

This is a variation to reduce the five-foot supplemental zone to three feet. Peachtree Road is a Georgia Department of Transportation (GDOT) road where it abuts the property to the east. The existing streetscape installed to the south of the property for Piedmont Hospital includes a seven-foot tree planting zone, a ten-foot clear zone and a three-foot supplemental zone due to GDOT requirements for planting locations abutting the roadway. The streetscape proposed will have the required 20-foot total dimension for the streetscape, however, the planting zone will be allocated two additional square feet and the supplemental zone will be reduced by two feet. Requiring the applicant to provide an alternative streetscape to the one just installed at Piedmont Hospital within the same block would create an unnecessary hardship and would result in a less uniform streetscape.

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- 2. **Section 16-36.017(1)(a) “Driveway curb cuts”** – Shall be a maximum of 24 feet for two-way entrances and 12 feet for one-way entrances, unless otherwise permitted by the commissioner of public works.

This a variation to exceed the 24-foot maximum curb cut width. Upon redevelopment, the property will have two curbs cuts to access the existing traffic signals at Peachtree Valley Road and Brookwood Valley Circle. Curb cuts exist in these locations today. Due to the GDOT requirements and the three-lane width needed to align with the streets on the east side of Peachtree Road, the width of the curb cuts will be wider than allowed by the BeltLine Overlay. Today there are two wide curb cuts providing access the former gas station that will be consolidated for the new access to Peachtree Valley Road. The curb cut proposal satisfies the public purposes and intent of the curb cut regulations given the site’s location at an existing signalized intersections and the GDOT requirements associated with accessing the existing signals.

- 3. **Section 16-36.017(3)(c)(ii)(2)** – Facades shall meet an active-use depth requirement from said parking structure façade at sidewalk-level, except at ingress and egress points into said parking structures. A minimum depth of 20’ required for non-residential uses.

This is a variation to eliminate the active use requirement along a portion of the Peachtree Road façade. The existing topography of the property creates a hardship on providing active use for the full building length façade on Peachtree Road. The proposed building will provide two separate levels of sidewalk level active use to step with the grade and in the center will be a motor court. The topography is so significant that even with a speed ramp, the north and south portions of the proposed building cannot connect at the interim level where the active use issue occurs. The motor court within the building for patient drop off occurs between these two active use levels and necessitates a variation.

New Business: 536 North Avenue, NE – FLIPPO CIVIL DESIGN

The property is zoned MRC-3-C. The scope of work involves the construction of a multi-family residential building with 196 units (25 studio, 139 1BR, 31 2BR, and 1 3BR) constructed above a cast-in-place 198-space parking structure on a 0.92-acre site. The project will comply with the BeltLine Inclusionary Zoning District by providing 20 affordable units at 60% of AMI.

Applicant(s): Paul Flippo - paul@flippocivil.com

Requested Variation(s):

None