

Z21-004

CV21-005

**Rezoning and
Concurrent Variance
o Yates Rd.**

City Council Zoning Hearing
City of South Fulton
July 14, 2021



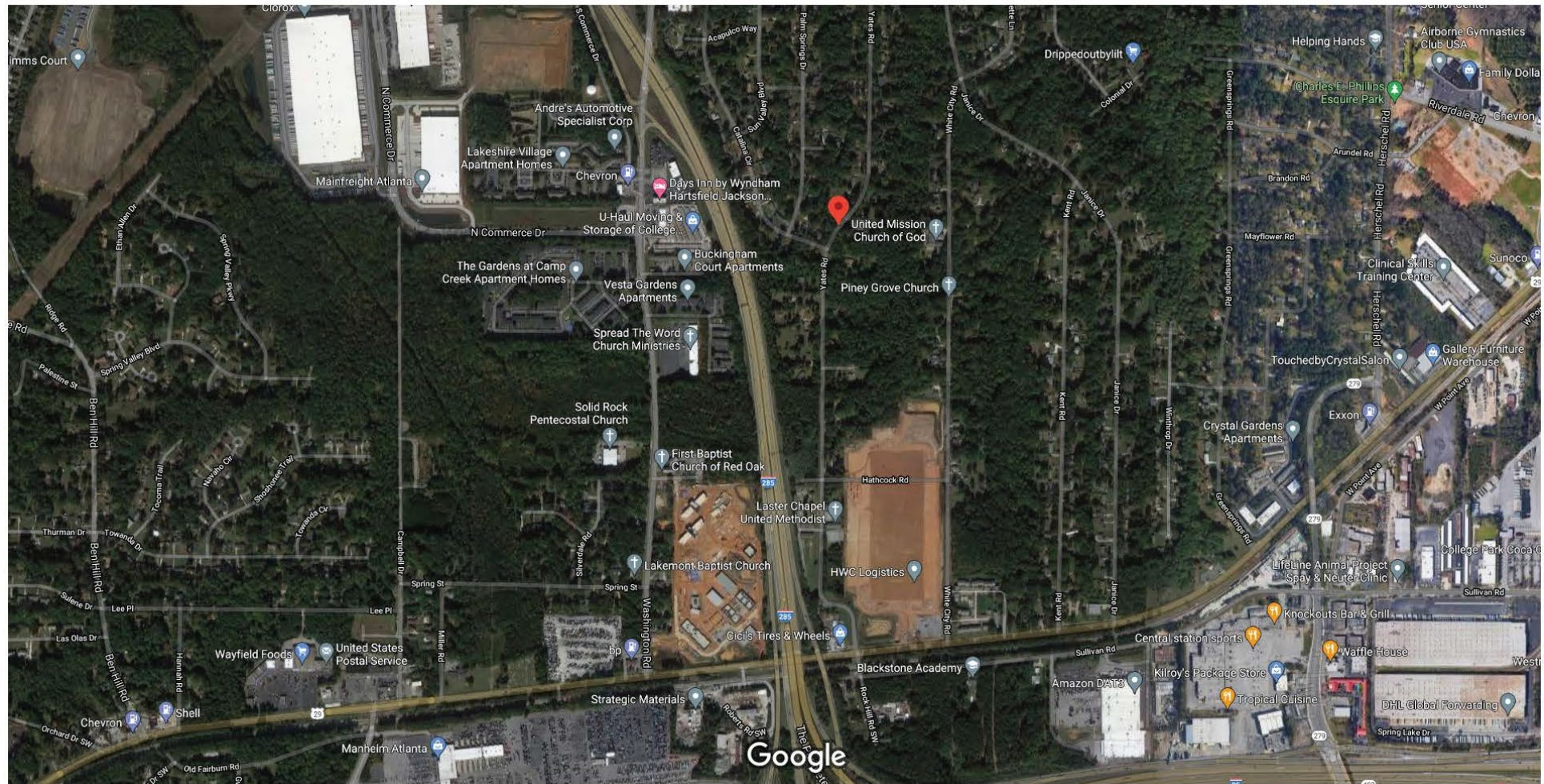
Z21-004 & CV21-005: 0 Yates Rd.

- Petitioner requests a rezoning from NUP to MIX for the purpose of contracting a mixed-use apartment complex with a focus on senior living
- The development will consist of 114 units in 18 buildings along with a few thousand sq ft of retail
- Petitioner is also requesting with their rezoning a Future Land Use change from Suburban Neighborhood to Regional Live Work to accommodate their proposed density

Z21-004 & CV21-005: o Yates Rd.

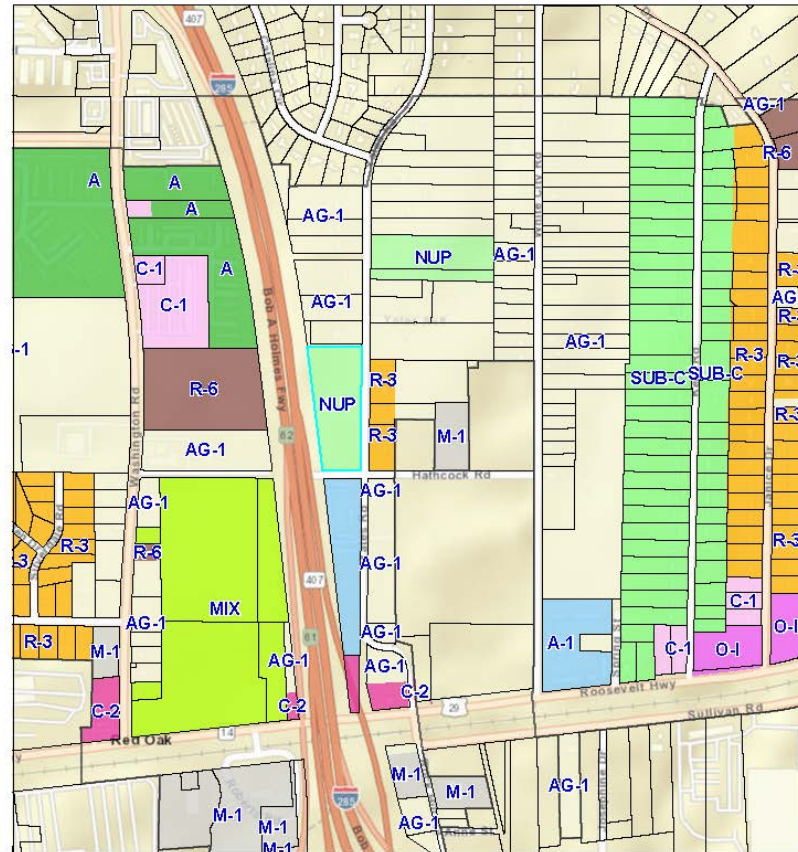
- Petitioner also requests concurrent variances in order to:
 - reduce their off-street parking requirement,
 - Reduce the size of the required landscape strip,
 - Reduce the side of the side yard buffer, and
 - To allow for a road to be built in the improvement setback
- Staff recommendation is denial due to noncompliance with the Future Land Use Map
- Planning Commission recommended approval

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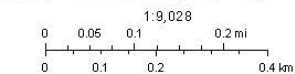
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COSF ArcGIS Web Map



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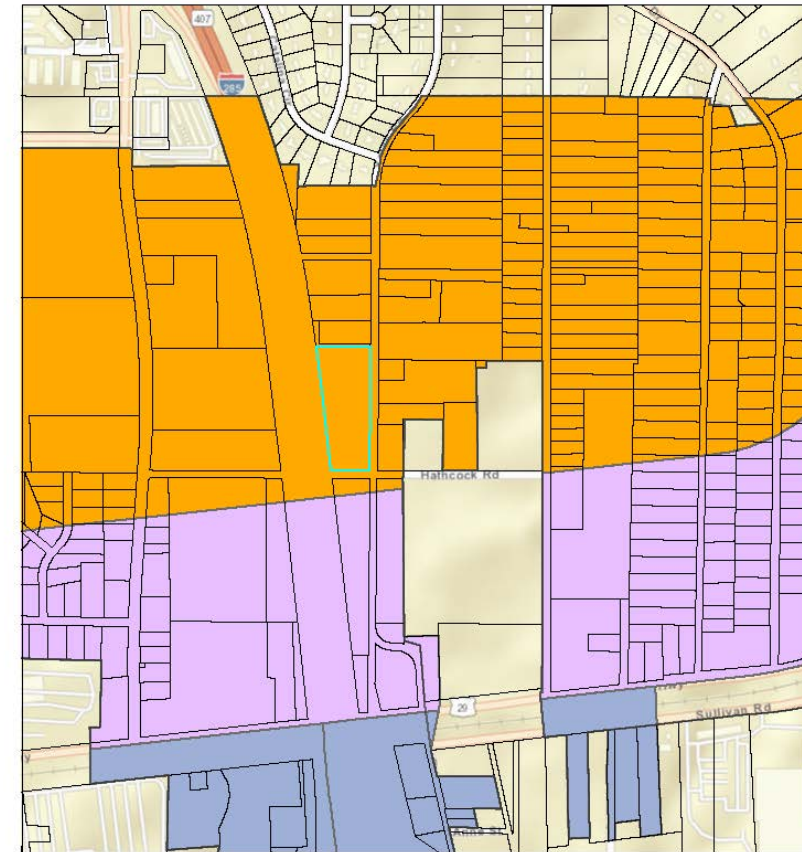
- City Limits
- Tax Parcels from County
- Current Zoning
- A (Medium Density Apartment)
- AG-1 (Agricultural)
- C-1 (Limited Commercial)
- C-2 (General Commercial)
- M-1 (Light Industrial)
- MIX (Mixed Use)
- NUP (Neighborhood Unit Plan)
- O-1 (Office & Institutional)
- R-3 (Single Family Dwelling)
- R-6 (Single Family Dwelling)



Ext. HERE, Garmin, INCREMENT P, Intermap, NGA, USGS

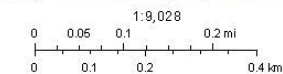
Web AppBuilder for ArcGIS
City of South Fulton, GA

COSF ArcGIS Web Map



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- City Limits
- Tax Parcels from County
- 2035 Future Land Use
- Business Park
- Community Live Work
- Suburban Neighborhood



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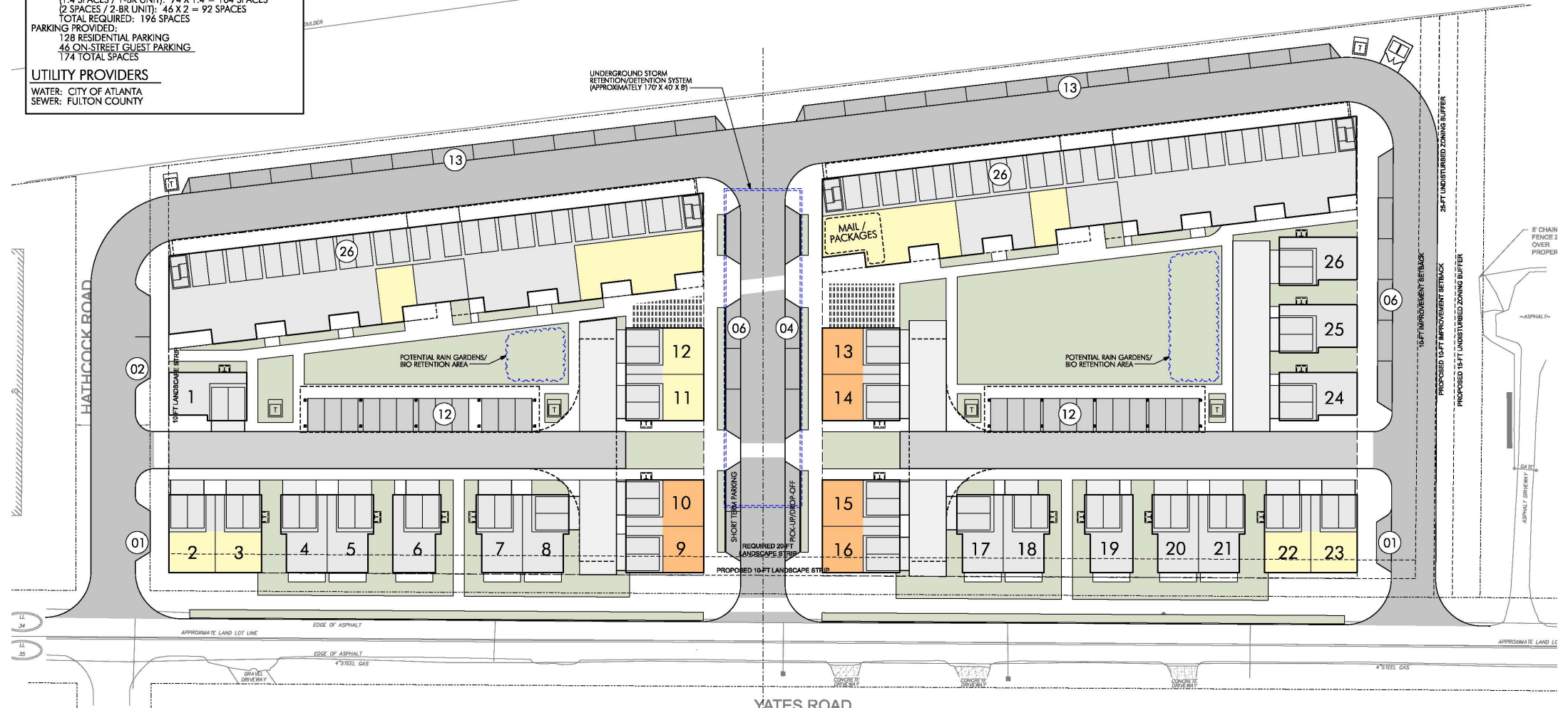
PARKING DATA

REQUIRED PARKING
MULTIFAMILY
(1.4 SPACES / 1-BR UNIT): 74 X 1.4 = 104 SPACES
(2 SPACES / 2-BR UNIT): 46 X 2 = 92 SPACES
TOTAL REQUIRED: 196 SPACES
PARKING PROVIDED:
128 RESIDENTIAL PARKING
46 ON-STREET GUEST PARKING
174 TOTAL SPACES

UTILITY PROVIDERS

WATER: CITY OF ATLANTA
SEWER: FULTON COUNTY

(404) 640-6029
SMCLENDON@DARDENCOMPANY.COM



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