

ATLANTA PUBLIC SCHOOL REVIEW REQUEST
(Required only if application would result in construction of one or more units of new housing)
(Attachment 2)

Application Number: Z-21-063

Applicant: Cooper Pierce, AIA

Address: 400 Plasters Avenue
Suite 225
Atlanta, GA 30324

Current Zoning: RG-2

Proposed Zoning: MRC-1

Acres: .175 ac

Total number of Dwelling Units: unknown TBD

Dwelling units per Acre: TBD

Monthly Rent Per Unit: TBD

Selling Price per Unit: TBD

Projected Completion: TBD

AFFORDABLE HOUSING SUPPLEMENTAL FORM (RENTAL)
(Attachment 2a)

Required if the rezoning application contemplates the construction of five or more residential units.

SECTION 1: DEVELOPMENT INFORMATION

Development Name: 342 Copenhill Avenue

Development Address: 342 Copenhill Avenue

Council District: 2 NPU N

Is Inclusionary Zoning applicable to this project? Yes No

***Note: IZ applies to all new or conversion multifamily residential rental projects with ten (10) or more units in the Beltline Overlay District OR Westside Neighborhoods of English Avenue, Vine City, Ashview Heights, or AUC. For these projects, applicant must complete and submit the Inclusionary Zoning Certification Form.**

Is there any involvement from the City of Atlanta/Invest Atlanta in the proposed project?

- Land write-down Land donation Financial Assistance
 Other No involvement

Please provide documentation of involvement. and write-down

SECTION 2: DEVELOPER INFORMATION

Developer Name: _____

Developer Contact (Project Coordinator): Developer Address: _____

Email address: _____ May we use email to contact you? Yes No

Telephone Number: _____

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For rental projects: _____ x 10%* = (always round up) Total units
Total affordable units required 25% = _____

Bonus Square Footage* _____ Affordable sq. footage required _____

*Note that the maximum allowed bonus is 15% of base FAR.

b) Building details

In addition to water, which of the following utilities will be included in the rent (mark applicable):

- Cooking gas Electric Gas heat Electric heat Other _____

Is parking included in the rent for the: affordable units Yes No

Market-rate units: Yes No

If parking is not included, what is the monthly cost per space?

Estimated date for the commencement of marketing: _____

Estimated date for completion of construction of the affordable units: _____

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/ Unit	Total Square Footage Per Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (___% or less of AMI)	Unit Mix
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units								
Market Rate Units						N/A	N/A	
						N/A	N/A	
						N/A	N/A	

SECTION 4: PAYMENT IN LIEU OF UNITS

Provide an estimate if an option is chosen to make the payment -in-lieu.

Date payment can begin and end: _____

For rental projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Number of total units in development}}{\text{(Round up to nearest whole number)}} \times \$100,000 = \$ \text{Amount owed}$$

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq. ft.)} \times 15\% \times \$ \text{Median price per base FAR foot} = \$ \text{Amount owed}$$

Developer/Project Coordinator

Date

AFFORDABLE HOUSING SUPPLEMENTAL FORM (FOR SALE)
(Attachment 2b)

Required if the rezoning application contemplates the construction of one or more residential units.

SECTION 1: DEVELOPMENT INFORMATION

Development Name: 342 Copenhill Avenue

Development Address: 342 Copenhill Avenue

Council District: 2 NPU N

Is there any involvement from the City of Atlanta/Invest Atlanta in the proposed project?

Land write-down Land donation Financial Assistance

Other No involvement

Please provide documentation of involvement and write-down

SECTION 2: DEVELOPER INFORMATION

Developer Name: _____

Developer Contact (Project Coordinator): Developer Address: _____

Email address: _____ May we use email to contact you? Yes No

Telephone Number: _____

SECTION 3: DEVELOPMENT INFORMATION

Affordable units required

For "for sale" projects: _____ x 10%* = _____ (always round up)

Total units total affordable units required 25% = _____

Bonus Square Footage* _____ Affordable sq. footage required _____

*Note that the maximum allowed bonus is 15% of base FAR.

Is parking included in the price of market rates units? Yes No

Is parking included in the price of affordable units? Yes No

If parking is not included in the unit price, what is the price to purchase parking? _____

Estimated date for the commencement of marketing: _____

Estimated date for completion of construction of the affordable units: _____

Building type (condo, townhouse, etc.) _____

For each unit configuration, fill out a separate row, as applicable (see example).

Unit Configuration	Square feet per unit	Number of affordable units proposed	Number of market rate units proposed	Total #	Proposed Assessments	Proposed Affordable Price*	Proposed Level of Affordability (___% or less of AMI)	Expected Market Price
<i>Example:</i> 1 bed/1 bath				0				
Building Total								

SECTION 4: PAYMENT IN LIEU OF UNITS

Provide an estimate if an option is chosen to make the payment -in-lieu.

Date payment can begin and end: _____

For “for sale” projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Amount Owed}}{\text{Amount Owed}} \times \$100,000 = \$ \text{Amount Owed}$$

(Round up to nearest whole number)

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq. ft.)} \times 15\% \times \$ \text{median price per base FAR foot} = \$ \text{Amount owed}$$

Developer/Project Coordinator

Date

AFFORDABLE HOUSING QUESTIONS

(Attachment 2c)

Applicants for rezoning should only answer these questions if housing will be eliminated or created as part of their development plans. If the requested information cannot fit in the space below, please attach an additional page with your application.

Rental Housing

If you are planning to eliminate rental housing through demolition or a conversion of a property into a different use, please provide the following information on the existing rental units:

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Average Rent
EX: 2/1	25	\$1,150

If you are planning to create rental housing through new construction or a conversion of a property into a different use, please provide the following information on the proposed rental units. If your proposed development is required to comply with the Inclusionary Zoning policy for the Beltline Overlay District and the Westside, and you are not paying the in-lieu fee, break out the affordable inclusionary zoning units on separate rows.

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Expected Average Rent

For-Sale Housing

If you are planning to eliminate for-sale housing through demolition or a conversion of a property into a different use, please provide the following information on the existing homeownership units.

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Average Value per the Fulton ⁱ or DeKalb County Tax Assessor ⁱⁱ

If any of the units to be eliminated have been vacant for a year or more, and/or are currently uninhabitable, please specify that information.

If you are planning to create for-sale housing through new construction or conversion of a property into a different use, please provide the following information on the proposed homeownership units.

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Expected Average Sales Price

Additional Information

If you wish to explain any of the information provided above, please use this space.

The residential component for the development has not been
determined at this time.

Are you seeking assistance from a local government, development authority, or other governmental entity to fund, partially or in whole, your development? If so, please describe:

1) The type of assistance you intend to apply for and/or have received; and

2) Any rental or sales affordability requirements that will come with this assistance.

ⁱ To determine the value of homeownership units in DeKalb County, use the DeKalb County Tax Commissioner’s real estate search function. The link to this website is: <https://taxcommissioner.dekalbcountyga.gov/TaxCommissioner/TCSearch.asp>.

Use the “Total Value”, not the “Assessed Value”. If there are multiple properties that are the same unit type, average their values together.

ⁱⁱ To determine the value of homeownership units in Fulton County, use the qPublic.net function from the Fulton County Tax Commissioner. The link to this website is:

<https://qpublic.schneidercorp.com/Application.aspx?App=FultonCountyGA&Layer=Parcels&PageType=Search>. Use the “Total Value”, not the “Assessed Value”. If there are multiple properties that are the same unit type, average their values together.

(Attachment 3)

Table II
Developments of Regional Impact
Tiers and Development Thresholds
Effective January 1, 2002

Please check the appropriate type of development

Type of Development		Metropolitan Regions	Nonmetropolitan Regions
<input type="checkbox"/>	Office	Greater than 400,00 gross square feet	Greater than 125,000 gross square feet
<input type="checkbox"/>	Commercial	Greater than 3000,000 gross square feet	Greater than 175,000 gross square feet
<input type="checkbox"/>	Wholesale & Distribution	Greater than 500,000 gross square feet	Greater than 175,000 gross square feet
<input type="checkbox"/>	Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
<input type="checkbox"/>	Housing	Greater than 400 new lots or units	Greater than 125 new lots or units
<input type="checkbox"/>	Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres	Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres
<input type="checkbox"/>	Hotels	Greater than 400 rooms	Greater than 250 rooms
<input type="checkbox"/>	Mixed Use	Total gross square feet greater than 400,000; or covering more than 120 acres	Total gross square feet greater than 125,000; or covering more than 40 acres
<input type="checkbox"/>	Airports	All new airports, runways and runway extension	Any new airport with a paved runway; or runway additions of more than 25% of existing runway length
<input type="checkbox"/>	Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
<input type="checkbox"/>	Post-Secondary School	New school with a capacity of more than 2,400 students, or expansion by at least 25 percent capacity	New school with a capacity of more than 750 students, or expansion by at least 25 percent of capacity
<input type="checkbox"/>	Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more; and located within one-half mile of a jurisdictional boundary	New facility or expansion of use of an existing facility by 50 percent or more; and located within one-half mile of a jurisdictional boundary
<input type="checkbox"/>	Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent; and located within one-half mile of a jurisdictional boundary	New facility or expansion of existing facility by more than 50 percent; and located within one-half mile of a jurisdictional boundary
<input type="checkbox"/>	Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent; and located within one-half mile of a jurisdictional boundary	New facility or expansion of existing facility by more than 50 percent; and located within one-half mile of a jurisdictional boundary
<input type="checkbox"/>	Petroleum Storage Facilities	Storage greater than 50,00 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels; and located within one half mile of a jurisdictional boundary	Storage greater than 50,00 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels; and located within one half mile of a jurisdictional boundary
<input type="checkbox"/>	Water Supply Intakes/Reservoirs	New Facilities	New Facilities
<input type="checkbox"/>	Intermodal Terminals	New Facilities	New Facilities
<input type="checkbox"/>	Truck Stops	A new facility with more than three (3) diesel fuel pumps; or containing half acre of truck	A new facility with more than three (3) diesel fuel pumps; or containing half acre of truck
<input type="checkbox"/>	Any other development types not identified above (includes parking facilities)	1000 parking spaces	1000 parking spaces

COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT

(Attachment 4)

Property Address: 342 Copenhill Avenue
Current Land Use: vacant RG-2 Proposed Land Use: Commercial mixed use

Submit the following: If a CDP Amendment is required submit a complete description of the proposed development project, including the type of land use, number of units and/or square footage, floor area ratio(s), and lot coverage ratio. In addition, submit a documented analysis detailing the following:

1. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property.
2. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property.
3. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
4. Whether the amendment is consistent with the written policies in the Comprehensive Plan Text.
5. Whether there are environmental impacts or consequences resulting from the proposed change.

I filed an application (Z-21 063 -) for rezoning of the subject property on (date) May 10, 2021.

I understand that my application for a CDP amendment is subject to a review by the Neighborhood Planning Unit (NPU) in which the property is located, and I agree to contact the Chairperson of that NPU to request consideration of my application. I further understand that I am required to submit an application fee for the CDP amendment in an amount of \$1,000.00.

Cooper Pierce

Applicant's Name (please print)


Applicant's Signature

400 Plasters Avenue Suite 225

Address

Atlanta GA

City

State

30324

Zip Code

(404)446-3882

Phone

Applicant informed of CDP Hearing

DISCLOSURE REPORT
(Attachment 5)

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

Circle One: Yes No

If the answer is YES, proceed to section 1 through 4.
If the answer is NO, complete only section 4.

1. Circle One: Party to Rezoning In Opposition of Rezoning

If party to rezoning, complete section 2, 3 and 4 below.
If opposition, proceed to section 3 and 4 below.

2. List all individuals or business entities which have and ownership interest in the property which is subject of this rezoning action: _____

3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (please print): Cooper Pierce, AIA

Signature: 

Date: June 4, 2021