

Municipal Clerk  
Atlanta, Georgia

AN ORDINANCE

CDP-20-011

BY: COMMUNITY DEVELOPMENT/ HUMAN SERVICES COMMITTEE

AN ORDINANCE TO AMEND THE LAND USE ELEMENT OF THE 2016 ATLANTA COMPREHENSIVE DEVELOPMENT PLAN (CDP) SO AS TO REDESIGNATE PROPERTY LOCATED AT 255 LOVE STREET SW FROM THE SINGLE FAMILY RESIDENTIAL (SFR) LAND USE DESIGNATION TO THE LOW DENSITY RESIDENTIAL (LDR) LAND USE DESIGNATION FOR OTHER PURPOSES (Z-20-018).

NPU-V

COUNCIL DISTRICT 4

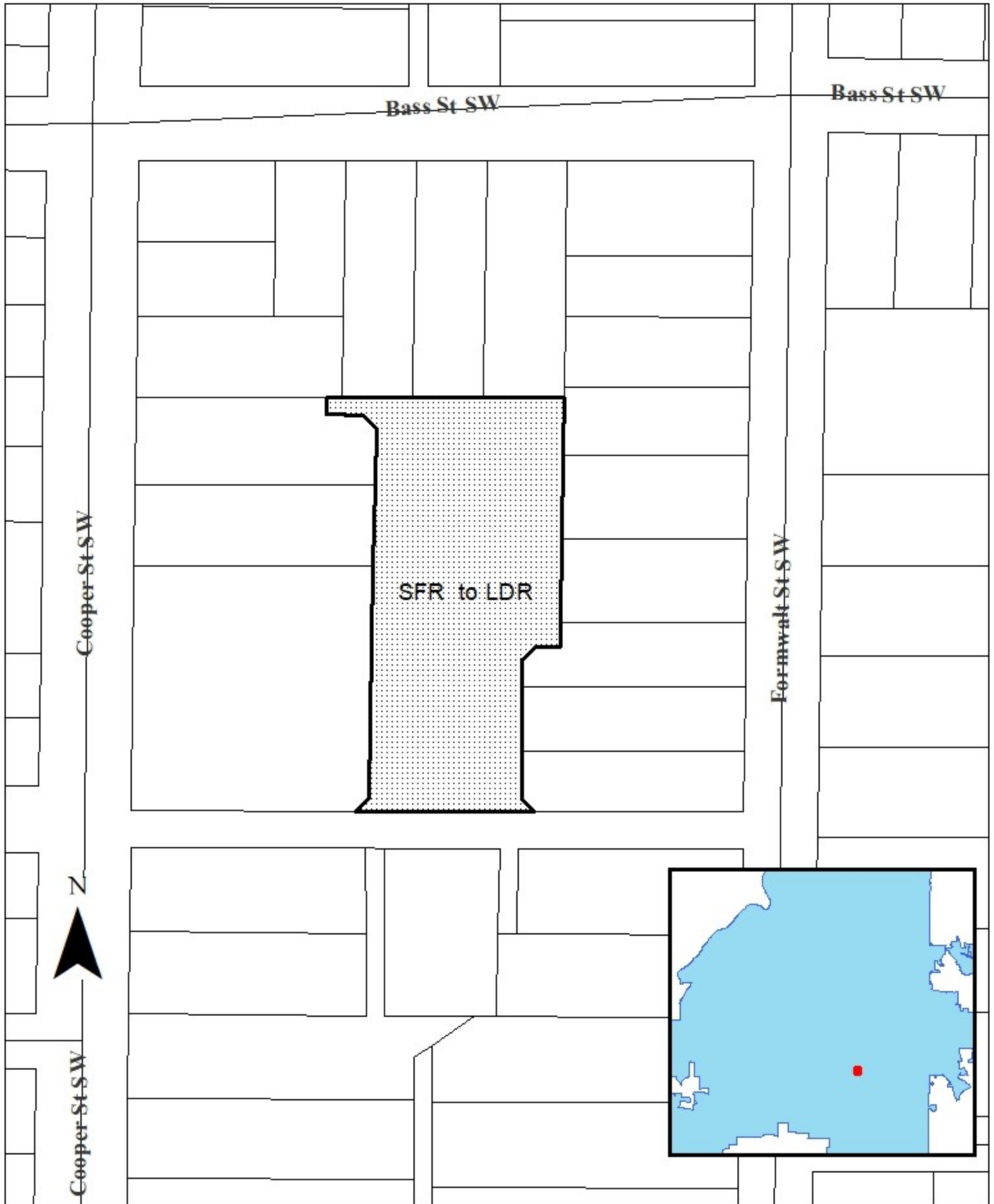
THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS:

SECTION 1. An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 255 Love Street SW from the Single Family Residential (SFR) Land Use Designation to the Low Density Residential (LDR) Land Use Designation and for other purposes (Z-20-018) to wit:

All that tract or parcels of land lying and being in Land Lot 75 of the 14<sup>th</sup> district of Fulton County, Georgia. Said property is more specifically shown on the attached map, Exhibit 'A', which is hereby made a part of this ordinance.

SECTION 2. That all ordinances or parts of ordinances which are in conflict with this ordinance are hereby repealed.

# Exhibit 'A'



## **Affordable Housing Impact Statement**

### **CDP – 20-011 (Companion of Z-20-018)**

#### **Requirements**

Per the requirements of the City of Atlanta, Georgia Code of Ordinances, Chapter 54, Article I, Section 54-2, Affordable Housing Impact Statements shall include a quantitative or numeric section that shall provide numeric estimates of impacts, quantifying numbers of units impacted at certain levels of Area Median Income (AMI) over the 30-year period following the enactment of the legislation; and a narrative section to provide an explanation of the analyses that led to the estimates.

#### **Narrative Section**

The ordinance would change the Land Use from Single-Family Residential (SFR) to Low Density Residential (LDR) for the properties located at 225 Love Street. The Applicant proposes to sub-divide the existing 0.495-acre vacant lot into two lots for the construction of four (4) new duplex units, two units on each lot.

#### **Quantitative/Numeric Section**

This legislation, if enacted, is estimated to have a projected impact upon the affordable housing stock of the City of Atlanta over the 30-year period following the enactment of the legislation by:

Adding \_0\_, preserving \_0\_, or decreasing \_0\_ units affordable at 30 percent or below of the Area Median Income (AMI); and

Adding \_0\_, preserving \_0\_, or decreasing \_0\_ units affordable between 30.01 and 50 percent of AMI; and

Adding \_0\_, preserving \_0\_, or decreasing \_0\_ units affordable between 50.01 and 80 percent of AMI; and

Adding \_04\_, preserving \_0\_, or decreasing \_0\_ units affordable above 80 percent of AMI.

The Applicant proposes to sub-divide the existing 0.495-acre vacant lot into two lots for the construction of four new duplex units, two units on each lot; consisting of 3 bedrooms, 2.5 bathrooms and 1 parking space. The expected monthly market rate rent will be \$1,657. However, this analysis takes a conservative approach and therefore, it is estimated that this rezoning would add four (4) units that are affordable to households above 80% of AMI. The existing parcel is vacant. Therefore, no housing would be preserved or decreased as a result of this rezoning.

## **Disclaimer Statement**

Please be mindful that any analysis of the legislation, unless otherwise stated, is based on a summary of the information provided by the Applicant who requested the rezoning/Land Use amendment and in some cases, on public real estate data obtained from the Internet. The analysis does not extend through the next 30 years as required by the City of Atlanta, Georgia Code of Ordinances, Chapter 54, Article I, Section 54-2 because it is impossible to estimate the affordability of market-rate housing beyond the initial lease-up or sale of the units. In addition, any changes to a zoning/Land Use will apply to any future developments, not just the initial development proposed by the current Applicant. Therefore, the Office of Housing and Community Development cannot estimate any future development that may take place on parcel(s) not within this Applicant's scope of work.

With respect to the accuracy of any and all initial estimates of affordability, the estimates that are provided for initial developments are largely dependent on the honesty of Applicants and their willingness to provide the most accurate available data. Therefore, this data should not be used as a basis to form any quantitative conclusions. For data that may better reflect the Applicant's final building plans, please refer to the issued building permit.

(Do Not Write Above This Line)	First Reading Committee _____ Date _____ Chair _____ Referred To _____		<input type="checkbox"/> 2 <sup>ND</sup>	<b>FINAL COUNCIL ACTION</b> <input type="checkbox"/> 1 <sup>ST</sup> & 2 <sup>ND</sup>		<input type="checkbox"/> 3 <sup>RD</sup>
	CDP-20-011 AN ORDINANCE BY: COMMUNITY DEVELOPMENT/ HUMAN SERVICES COMMITTEE	Committee _____ Date _____ Chair _____ Action Fav, Adv, Hold (See rev.side) Other _____ Members _____ _____ _____ _____ Refer To _____	Committee _____ Date _____ Chair _____ Action Fav, Adv, Hold (See rev.side) Other _____ Members _____ _____ _____ _____ Refer To _____	Readings <input type="checkbox"/> Consent <input type="checkbox"/> V Vote <input type="checkbox"/> RC Vote		
		AN ORDINANCE TO AMEND THE LAND USE ELEMENT OF THE 2016 ATLANTA COMPREHENSIVE DEVELOPMENT PLAN (CDP) SO AS TO REDESIGNATE PROPERTY LOCATED AT 255 LOVE STREET SW FROM THE SINGLE FAMILY RESIDENTIAL (SFR) LAND USE DESIGNATION TO THE LOW DENSITY RESIDENTIAL (LDR) LAND USE DESIGNATION FOR OTHER PURPOSES (Z- 20-018).	Committee _____ Date _____ Chair _____ Action Fav, Adv, Hold (See rev.side) Other _____ Members _____ _____ _____ _____ Refer To _____	Committee _____ Date _____ Chair _____ Action Fav, Adv, Hold (See rev.side) Other _____ Members _____ _____ _____ _____ Refer To _____	<b>CERTIFIED</b>	
NPU-V COUNCIL DISTRICT 4			<b>MAYOR'S ACTION</b>			
<input type="checkbox"/> CONSENT REFER <input type="checkbox"/> REGULAR REPORT REFER <input type="checkbox"/> ADVERTISE & REFER <input type="checkbox"/> 1 <sup>ST</sup> ADOPT 2 <sup>ND</sup> READ & REFER <input type="checkbox"/> PERSONAL PAPER REFER						
Date Referred						
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DEPARTMENTAL AUTHORIZATION