

218 NORTH AVENUE

Athens, Georgia

REZONE
27 NOVEMBER 2024



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Athens, Georgia . REZONE . 27 November 2024

PARCEL INFORMATION

PHYSICAL ADDRESS: 218 NORTH AVENUE

TAX PARCEL: [163D B001](#)

TOTAL PROJECT ACREAGE: [4.5611](#)

THE DESIGN TEAM

STUDIO.BNA Architects + Interiors . Athens GA

Pittman & Greer Engineering . Watkinsville, GA

OWNER

THREE RIVERS FARM, LLC . (Bob Dulinaka)

INTRODUCTION and PROJECT DESCRIPTION

The proposal requests to rezone the parcel 163D B001 located at 218 North Avenue from CN to RM-3 to allow increased density for a neighborhood-scale quality development and contribute to the aesthetics of the North Avenue and Strickland Avenue intersection.

PROPOSED USE and ARCHITECTURAL APPROACH

The proposed use is an upscale residential neighborhood development with two- and three-story buildings, a community space and pool house, lush landscape throughout the property and infilling the Georgia Power easement along North Avenue with significant landscape improvements. In discussions with commissioners Link and Thornton, the design and development team are in step with the opportunity to provide a significant beautification to this intersection and frontage along North Avenue, providing a significant benefit to the intent and future improvements to the North Avenue corridor.

The architectural approach to this development is unique to recent developments in Athens. The development is intended to be aesthetically upscale in appearance, and yet remain viable at market rates for the average Athenian. The architectural style harkens from a subtle blending of local historical and vernacular styles, the early 1900's work of Scottish architect Charles Rennie McIntosh (numerous architectures works, furniture works, to circa 1928) and 20th century contemporary work of Clark & Menefee architects (Reid House, Johns Island circa 1987, The Middleton Inn, near Charleston circa 1986).

The architectural intent is to create a place that is simple, stunning, and subtle.

ANTICIPATED SCHEMATIC RESIDENTIAL UNIT INFORMATION

Site Acreage: 4.5611 Acres

Max. Allowed Residential Density: 50 Units Per Gross Acre

4.5611 Ac. * 50 Units Per Gross Acre = 228 Units (Beds)

Total Proposed Dwelling Units (beds): up to 228

Anticipated 1-bedroom units:	15 units	17%	15 beds
Anticipated 2-bedroom units:	25 units	28%	50 beds
Anticipated 3-bedroom units:	33 units	37%	99 beds
Anticipated 4-bedroom units:	16 units	18%	64 beds
Totals	89 units		228 beds

ZONING INFORMATION

Existing Zoning: CN

Proposed Zoning: RM-3

TRANSPARENCY + FAÇADE CALCULATION . Section 9-25-8

Not calculated. Architectural representations provided are for scale, style and intent. Future building designs will accommodate all code and requirements.

1. FUTURE DEVELOPMENT DESIGNATION

No change in the future development or land use map is needed.

2. BALANCE OF LAND USE

The proposed project meets the zoning requirements for the requested zoning adjustment.

3. PUBLIC FACILITY ELEMENTS OF THE COMPREHENSIVE PLAN

- a. **Appropriate Businesses:** Business accommodations are not anticipated as this is an RM zoned parcel.
- b. **Transportation Alternative:** A Bus Stop is located on the corner of North Avenue and Strickland
- c. **Housing Opportunities:** The proposed rezone will allow for much needed improvement for the intersection by creating a multi-family semi-dense neighborhood of various apartment types including 1, 2, 3, and 4-bedroom apartments.

4. ZONING OBJECTIVE CRITERIA

The proposal requests to rezone the parcel 163D B001 located at 218 North Avenue from RM-1 to RM-3 to provide density to provide a neighborhood-scale quality development, improve the area, and contribute to the aesthetics of the North Avenue and Strickland Avenue intersection.

5. EXISTING LAND USE

The existing parcels are currently used as a residential site and short term rental space for transient RV trailers.

6. AN ISOLATED DISTRICT WILL NOT BE CREATED

The proposed development will not create an isolated district and is in keeping with the adjacent zoning and uses.

7. UTILITIES AND SERVICES

Water and Sewer will be provided by Athens-Clarke County Public Utilities. Water and Sewer demands for the project are as follows:

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228 bedrooms * 75 pgd per bedroom = 17,100 gpd

7a. STREETS, PARKING, TRAFFIC, and the PEDESTRIAN

Public Transportation:

- A Bus Stop is located on the corner intersection of North Avenue and Strickland.
- Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 11th Edition.
- Traffic projections for residential units are based on the ITE code (220) Multi-Family Low-rise Housing
- The average rate is 1.86 trips per resident.
- 228 residents x 1.86 trips per house = 424 ADT
- AM Peak Hour = 59 trips
- PM Peak Hour = 62 trips

7b. ENVIRONMENTAL IMPACT & STORMWATER MANAGEMENT

As the project is developed, Stormwater Management will be provided for Runoff Reduction and Quantity per the ACC Stormwater Code and the GA State Stormwater Manual. Erosion and Sedimentation Control Plans will be submitted and adhered to, to ensure no adverse environmental impacts on the property or adjacent properties. No adverse effects are anticipated regarding noise or air pollution from the project. The proposed stormwater management facility will be an underground facility.

7c. FIRE ACCESS

This parcel is readily accessible by emergency services including the Fire Department. The future residential buildings will be protected by a fire sprinkler system.

7d. LIGHTING

All parking lighting, exterior lighting, and landscape lighting will comply with or exceed standards set forth in Section 9-19 of the ACC Municipal Code.

7e. TRASH DISPOSAL AND RECYCLING

A dumpster enclosure is proposed for solid waste and recycling. The dumpsters are intended to be serviced by the ACC Solid Waste Department. Trash and recyclables will be collected by ACC or a licensed service provider.

7f. NOISE

The development will not produce any atypical noise.

8. COST TO THE UNIFIED GOVERNMENT

The proposal is expected to generate revenue and jobs for Athens Clarke County and will not generate any anticipated costs to ACC.

9. BROWNFIELD RECLAMATION

The site is not a brownfield or reclamation candidate.

10. IMPROVEMENT TO VALUE OF ADJACENT PROPERTIES

The proposed use is an upscale residential neighborhood development with two- and three-story buildings, a community space and pool house, lush landscape throughout the property and infilling the Georgia Power easement along North Avenue with significant landscape improvements. In discussions with commissioners Link and Thornton, the design and development team are in step with the opportunity to provide a significant beautification to this intersection and frontage along North Avenue, providing a significant benefit to the intent and future improvements to the North Avenue corridor. These improvements will contribute significantly to the value of adjacent properties.

11. CURRENT ZONING – VALUE - IMPROVEMENT

Approval of the request to rezone the parcel from RM-1 to RM-3 will greatly improve the value of the property and adjacent and nearby properties. Ideally, this level of improvement will contribute to similar quality development and improvements for the area and beyond.

12. AESTHETIC EFFECT

The design of the proposed development is expected to be a significant aesthetic improvement to the existing site and surrounding area.

13. CHANGING CONDITIONS

This parcel and proposed design are a welcome improvement to this intersection in Athens. The design is intended to provide a positive aesthetic enhancement and encourage further development in the immediate vicinity and contribute actively and aesthetically to the area.