

File

CITY OF ATLANTA



March 21, 1967

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

MEMORANDUM

DEPARTMENT OF PLANNING
COLLIER B. GLADIN, Director

TO: Mayor Ivan Allen, Jr.
FROM: Collier Gladin *CBG*
SUBJECT: Rezoning Petition #Z-66-239-E
Simpson Road, R-4 to A-1

The above rezoning petition was originally heard on December 22, 1966, but had been filed in error by the applicant for C-1 Commercial instead of A-1 Apartments. Our staff had recommended denial for commercial but approval for apartments. Apartments had been recommended the previous year by the staff.

On December 22, the Zoning Committee sent forward to the Board of Aldermen a recommendation for approval as amended from C-1 to A-1. The Board, however, on advice from the City Attorney, felt that the petition should be reheard by the Zoning Committee for A-1 Apartments.

The petition was reheard by the Zoning Committee on March 9, 1967, but the petition was deferred for further study and no action has been taken by the Committee.

The staff feels that the zoning change is justifiable for the following reasons:

1. Access to the tract is from Simpson Road - a major street.
2. The tract is adjoined to the west by the new high school site fronting on Hightower Road; by Lincoln Memorial Cemetery on the west; and is across the street from the cemetery and a club to the north. A cul de sac of single-family homes backs on the tract from the south and a 25' wooded buffer has been recommended for their protection.

It is the feeling of the staff that these surrounding institutional uses offer a great sense of open space to the proposed development while protecting the area from future high density development.

March 21, 1967

3. This site had been recommended by the staff as a feasible location for housing to the Housing Resources Committee.
4. Adequate utilities are available to the site.
5. The site is not included within the Collier Heights Planning Report.

CG/lm
Enclosure