

PEEPLS ST ELEMENTARY

REZONING FACT SHEET



ATLANTA
URBAN DEVELOPMENT



For questions, please reach out to:
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VISION & GOALS

Atlanta Public Schools has partnered with Atlanta Urban Development Corporation (AUDC) and the City of Atlanta to redevelop the former Peeples Street Elementary School site into a mixed-income ownership and rental housing development.

The residents of the West End neighborhood shared the following goals for the development of Peeples St Elementary:

- Honor and preserve the historical integrity of the neighborhood through careful design in accordance with West End Historic District regulations
- Incorporate ownership housing, with at least 15% of units built owner-occupied. Prioritize single-family and for sale housing along Culberson and Oak Streets.
- Limit density on the site to prioritize smaller forms. Density on the site should match the surrounding neighborhood forms with a focus on single-family detached and missing middle building typologies.
- Prioritize the construction of family-style units, with least 85% of units either 2BR or 3BR. Project proposals emphasizing family-friendly amenities should be prioritized.
- Do not include any commercial or retail space in the development.



Rendering of the future site design

PROJECT OVERVIEW

The Peeples St planning process was designed around community input and feedback. The proposed rezoning plan was selected due to its alignment with the Historic West End code. The Future Land Use stipulates that the development remain fully residential.

SITE STATS:

Size: 5.8 acres

History: The Peeples St Elementary School was built between 1910-15 and served the neighborhood until it closed in 1970. The building was demolished in the early 1980s

Current Owner: Atlanta Public School, ground leased to AUD

Current Use: Wooded land

Current Land Use: Low Density Residential

Current Zoning: SPI-21 SA7

Proposed Land Use: Medium Density Residential

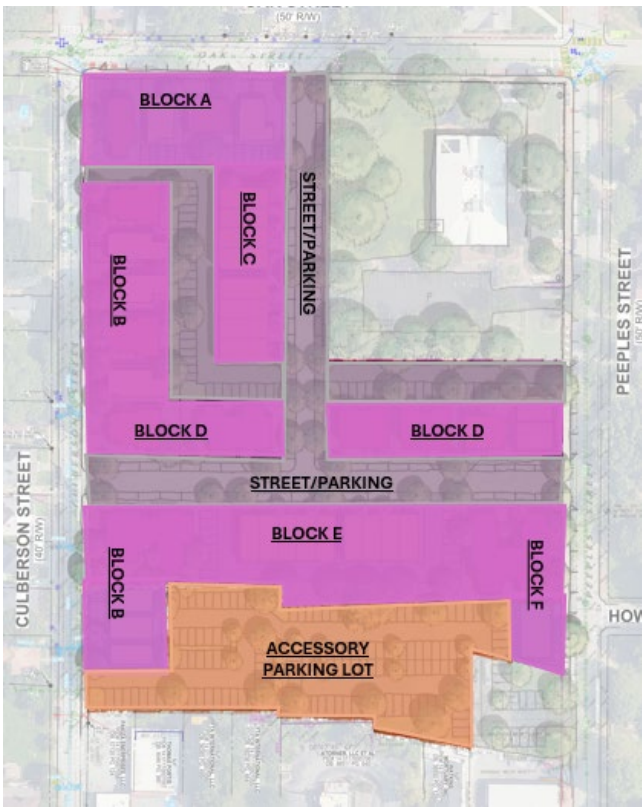
Proposed Zoning: SPI-21 SA8

Key

- Residential Housing Blocks
- Internal Streets/On-Street Parking
- Accessory Parking Lot

Block A	SF detached and duplex
Block B	SF detached and duplex
Block C	Townhomes
Block D	Small multifamily
Block E	Small multifamily and townhomes
Block F	SF detached and duplex
Street network	~125 parking spaces - 0.8/BR
Accessory Parking Lot	~140 parking spaces

CURRENT SITE PLAN



WEST END HISTORIC DISTRICT REGULATIONS

SEC. 16-20G.006. SPECIFIC REGULATIONS

In addition to the general regulations set forth in section 16-20G.005, and any other applicable regulations, the following regulations shall apply to all rehabilitations, new construction, alterations, and other changes:

Generally: The following building elements and architectural features shall be considered when applying section 16-20.009 of this chapter to the West End Historic District: doors, windows, foundations, finished floor elevations, roofs, roof features, gutters, downspouts, cornices, siding, porches, steps, terraces, dormers, shutters, awnings, gateways, archways, louvers, walls, fences, and gates.

Building Façades:

- All new construction shall conform to the existing building orientation by having sidewalks, front yards, porches and front doors facing and parallel to the street, and if located on a corner, the main façade shall face the principal street whenever possible.
- At a minimum, the front of all new construction, including any portion thereof, shall be placed at the distance from the street determined by the compatibility rule. This requirement shall also apply to those sides of corner lots which also face a street.
- All building materials, which upon completion are visible from the public right-of-way, are subject to the compatibility rule.
- Siding repair or replacement shall match the original in material, scale and direction. For new construction and additions, brick, wood or horizontal smooth cementitious siding is permitted.
- Contemporary design of new construction, compatible with adjacent and surrounding structures, is permitted.
- Height of the first floor of the front façade above grade shall be subject to the compatibility rule. Slab-on-grade construction is not permitted.
- No structure shall exceed that height established by the compatibility rule.

Windows and Doors:

- Architecturally significant windows and doors, including details, trimwork, and framing, shall be retained.
- New doors and windows, when permitted, shall be compatible in scale, size, proportion, placement, and style to existing windows and doors.
- New or replacement doors shall be made of wood and shall contain a rectangular light opening subject to the compatibility rule as to its scale, size, proportion placement, and style to original doors within that block face.

Foundations:

- New foundations shall be of masonry or concrete construction. Other foundation materials are permitted provided they are appropriate to the building on which they are located and in scale, materials and style with adjacent and surrounding buildings.

Chimneys:

- New chimneys shall be faced with brick or stucco.
- Siding on chimneys is prohibited.
- When any portion of a chimney is visible from a public street as a façade element, the chimney shall originate at grade.

Roofs

- Cold-rolled roofing is permitted only on flat roofs. Corrugated metal and corrugated fiberglass roofs are not permitted.
- The use of synthetic roofing materials is permitted if not visibly distinguishable from the original as viewed from the public street.
- The shape and pitch of roofs for new construction shall be subject to the compatibility rule.

Porches

- New or replacement porches shall contain balustrades, columns and other features consistent with the architectural style of the house or other original porches in that block. The height of the top rail shall be no more than 33 inches above the finish porch floor, except as required by the City's building code.

Paved Surfaces

- The design and material of new paved surfaces areas, other than those specified in subsection (a) above, including driveways, walkways, and patios, or portions thereof, shall be subject to the compatibility rule.
- New driveways shall not exceed a width of ten feet not including the flare at the street.

Off-Street Parking Requirements

- Off-street parking shall not be permitted in the front yard or half-depth front yard.
- Carports and garages shall be behind the rear of the main structure. If the main structure is located on a corner lot, the front yard setback for that side street shall apply to the construction of a carport or garage.
- The use of alleys for access to such parking is permitted. No variance is required for driveways accessed from an alley.

Public Sidewalks

- The compatibility rule shall apply to public sidewalk paving materials.
- Where a public sidewalk to be replaced is adjacent to poured concrete, original concrete hexagonal pavers or poured concrete with stamped hexagonal motif, the new sidewalk shall be poured concrete bordered with brick laid flat.