



OFFICE OF ZONING AND DEVELOPMENT
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **SAP-23-026**

DATE ACCEPTED **02/17/2023**

NOTICE TO APPLICANT

Address of Property:

323 Moreland AVE NE

City Council District: **2** Neighborhood Planning Unit (NPU): **N**

Special Administrative Permit (SAP) Hearing Date:

04/12/2023 at 12:00 pm
or 04/26/2023

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

SAP-23-026



City of Atlanta | Department of City Planning

**OFFICE OF ZONING
& DEVELOPMENT**

RECEIVED

DATE: 01/17/2023

Please contact the Office of Zoning & Development staff at 404-330-6145 or dcpozdz@atlantaga.gov with any questions.

NOTE: Special Administrative Permit applications are not required to be placed on NPU agendas. However, several zoning classifications require NPU notification via a certificate of mailing. For full requirements, and to see if such a notification is applicable, refer to the SAP application form.

Signed,

Kenneth Jordan
KJ, for Director, Office of Zoning and
Development

DWJ
Dan Ward

**APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)****For SPI, Beltline Overlay, LW, MR, MRC, and NC Zoning Districts**

City of Atlanta, Office of Planning (404/330-6145)

File No.:

APPLICANT (name) David BarrettCOMPANY Five Points District, LLCADDRESS 100 Mansell Court E Suite 101 Roswell, GA 30076PHONE NO. (678) 571-3861 EMAIL david@babarrett.comPROPERTY LANDOWNER 351 Group, LLC (Josh Sagarin)ADDRESS 480 Sterling Ave NE Atlanta, GA 30307PHONE NO. (404) 849-6417 EMAIL josh.fpn@gmail.comADDRESS OF PROPERTY 323/327/333/351/361 Moreland AvenueLand District 209 Land Lot 15 Council District 2 NPU NIs property within the BeltLine Overlay District? Yes ☐ No ☒ Zoning Classification NC-1

SAP-23-026

City of Atlanta | Department of City Planning
**OFFICE OF ZONING
& DEVELOPMENT****RECEIVED**DATE: 01/17/2023**INSTRUCTIONS (approved SAP plans shall be included in Building Permit Application submittal to the Office of Buildings):**

- **Demolition Permits:** Applications for demolition permits shall not be approved until the SAP is approved.
- **Signage:** SAP approval for free-standing/monument and/or projecting structures only. Signage approval issued by Office of Buildings.
- **Photographs (buildings/site):** For alterations to existing building facades and/or site modifications to document existing conditions.
- **Submittal Package Requirements (See detailed checklist):**
 - 1) **Project Summary:** Provide cover letter describing new construction, alterations, repairs or other changes to the exterior of existing structures or to the site. Requests for administrative variations must be accompanied by a written justification for each.
 - 2) **Property Survey:** Submit two (2) copies. Lot consolidation, replatting or subdivision may be required prior to approval of SAP.
 - 3) **Site Plan** (released for construction and sealed) **and Building Elevations:**
 - a. **Initial Plan Submission:** **Two (2)** copies for initial review (**four (4)** copies that require DRI & NPU review). Also, copies of applicable Rezoning Legislation, Special Use Permit, Variance or Special Exception letters from Board of Zoning Adjustment.
 - b. **Final Plan Submission** (after staff review) incorporating staff comments: **11** copies of site plan and **5** copies of elevations.
 - c. **Other information:** Additional plans or documents may be required at the discretion of the Office of Planning.
 - 4) **Property Owner Authorization:** Submit required notarized owner consent per attached form.
 - 5) **Notice to Applicant:** Submit attached form with signature and date.
- **Additional Submittal Requirements (as applicable):**
 - 1) **BeltLine, NC-2, NC-10, NC-11, NC-12, NC-14 Districts:** Pre-application conference with Planning Staff is required prior to SAP submittal. **INCLUDE EXTRA COPY OF SUBMITTAL PACKAGE** for the required 21-day NPU review period as detailed below:
 - a. Mail a copy of the SAP application and plans which are stamped received by the Office of Planning to the NPU.
 - b. Submit a copy of U.S. Postal Service Certificate of Mailing within 5 business days of SAP application submittal.
 - c. Submit notarized Affidavit of NPU Notification within 5 business days of SAP application submittal.
 - 2) **Development Review Committee (DRC):** Projects within SPIs 1, 9, 12, 15, 16, 17 districts may require review by DRC.
 - 3) **Development of Regional Impact (DRI) Study:** Developments either; over 300,000 sf; or greater than 400 residential units; or a mixed-use development with more than 222 residential units require a DRI approval by GRTA and ARC.
 - a. **Initial submission:** DRI Form 1 with the SAP application. Planning staff will then submit information to GRTA and ARC.
 - b. **Final submission:** Copy of the DRI Notice of Decision letter shall be printed on the final site plan submission.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** consultation meeting with DWM is **REQUIRED** to determine applicable stormwater improvements. Call 404-330-6249 or visit www.atlantawatershed.org/greeninfrastructure
- **Fees (non-refundable):** Payable to the "City of Atlanta" in the form of cash, credit card, personal or cashier check, or money order.
 - Exterior demo, outdoor dining new/expansion, or non-expansion: \$250.
 - Developments < 50,000 sqft of floor area: \$500.
 - Developments 50,000 to 250,000 sqft of floor area: \$1,000.
 - Developments ≥ 250,000 sqft of floor area: \$1,500.

I HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY. I HEREBY DEPOSE THAT ALL STATEMENTS HEREIN ATTACHED & SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date 2/13/23 Signature of Applicant David BarrettThe City Code provides that Planning Director shall review each request for an SAP within 30 days of a filing of a **completed*** application. (Atlanta Code Chapter 16, Section 16-25). * **Note: NPU/DRC notification and review, as applicable, are required to complete the SAP application.**

(FOR OFFICE OF PLANNING OFFICE USE ONLY)

The above request for a Special Administrative Permit (SAP) was ☐ approved or ☐ denied on _____See attached **Special Administrative Permit Approval Form(s)** for detailed approval information.

Signed for Director, Office of Planning

Staff Reviewer - Print Name



City of Atlanta Office of Zoning & Development

SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

Development Controls Specifications (Required)

File # _____

*Developmental Controls forms are required to be completed by the applicant, and all applicable specifications should be shown on the site plan in chart form. Items omitted will delay the plan review process. Refer to City of Atlanta Zoning Code (Chapters 8, 19, and 28) for clarification.

Definitions and Methods of Calculation

- Net Lot Area (NLA) = length of property line X width of property line
- GLA for corner lots = (NLA) + [(street "A" right-of-way width ÷ 2) X (street "A" length of property line)] + [(street "B" right-of-way width ÷ 2) X (street "B" length of property line)] + [(street "A" right-of-way width ÷ 2) X (street "B" right-of-way width ÷ 2)]
- GLA (with only one front yard adjacent to street) = (NLA) + [(street right-of-way width ÷ 2) X (length of front property line)]
- GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width.
- GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts.
- Building Lot Coverage provided = (net lot area minus area of building footprint) ÷ (net lot area)

Lot Size (in square footage)

Gross Land Area (GLA)	125,378 sf	2.8783 acres
Net Lot Area (NLA)	91,976 sf	2.295 acres

Floor Area Ratio (FAR) – as applicable. Check which used for residential: ☐ GLA, or ☐ NLA

	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage
Base Allowed	1.49		1.50	
Base Provided	1.17			
Bonus Allowed				
Bonus Provided				

Bonus FAR Program (check bonus utilized if applicable)

Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>
--	--	---	--	--

Residential Units

Total Provided: 200

Number of Units Provided (without bonus)	200
Number of Bonus Units Provided (without workforce housing)	
Number of Bonus Workforce Housing Units Provided (20% required)	
Total Number of Units per Acre	69.47

Building Coverage ☐ or Lot Coverage ☐ (check applicable as required per zoning district)

	Percentage (%)	Square Footage
Max. Permitted		
Provided		

Fenestration (% of each street-fronting facade calculated separately, per district regulations)

	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required						
Provided (specify for each street)						



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications (Required)

File # _____

Non-Residential Public Space Requirements (refer to Chapter 28 for clarification)

PSR: Public Space Requirements for Non-residential & Mixed-use Developments

(These are areas not counted towards UOSR)

Public Space provided = (square footage area of exterior space) + (square footage area of interior space)

	Percentage (%)	Total Square Footage
Minimum Required		
Provided		20,067

Square Footage Breakdown of PSR amounts provided by the following:

EXTERIOR (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)

6,143

INTERIOR (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)

13,924

Parking and Loading Requirements (refer to district regulations and Chapter 28 for clarification)

Residential Unit Breakout

Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
104	77	19	—	—

On-site Parking Spaces

Residential

Non-residential Uses

Minimum Required	0 (Project is within 2,640' of a high capacity transit station) (See T.K.14)			
Provided	94			
Maximum Allowed	—			

Bicycle Parking Spaces

Residential

Non-residential Uses

Minimum Required	20			
Provided	41			

On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)

	Residential/Hotel	Non-residential Uses (break out by use)
Minimum Required (specify for each use)	2 for residential	
Provided (specify for each use)	2 provided	



City of Atlanta Office of Planning

SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

Development Controls Specifications

File # _____

Residential Open Space Requirements (refer to Chapter 28 for clarification)

Definitions and Methods of Calculation

- **LUI** = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations)
- **TOSR** are calculated only for residential developments. TOSR includes the total horizontal area of uncovered open space plus ½ of the total horizontal area of covered open space subject to the limitations in Section 16-28.010 (4). Covered total open space is the open space closed to the sky but having two clear unobstructed open or partially open (50% or more) sides.
 - TOSR required = (LUI table) X (GLA)
 - TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces).
- **UOSR** requirements are calculated using the residential FAR (of the corresponding net lot or GLA lot sized used to calculate FAR) for both residential and mixed-use developments. It does not include areas for vehicles. However, newly created on-street parking (outside of existing travel lanes) and new streets may be counted towards the UOSR calculations as specified in the district regulations.
 - UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR).
 - If GLA is used for UOSR, then the amount provided shall be = (NLA) – (area of building footprint + surface area of parking lots, and driveways) + (balconies, rooftop terraces, and landscaped areas on sidewalks within the adjacent right-of-way).

TOSR: Total Open Space Requirements for Residential Only Projects

(Not required in SPI-9, SPI-16, SPI-17, SPI-18, SPI-20, SPI-21, MRC, MR, or LW districts, or in mixed-use developments.)

	Ratio	Total Square Footage
Minimum Required	68%	74,924
Provided	73%	80,594

Square Footage breakout of UNCOVERED TOSR amount provided by the following:

GLA minus building square footage	
Open exterior balconies (per Section 16-28 or district regs)	3,572
Roof area improved as recreation space	15,662

Square Footage breakout of COVERED TOSR amount provided by the following:

Areas closed to the sky (roof) but having two sides with a minimum of 50% open	
--	--

UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments

(These are areas not counted towards Public Space Requirements)

	Ratio	Total Square Footage
Minimum Required	43%	47,378
Provided	45%	50,214

Square Footage Breakdown of UOSR amounts provided by the following:

Balconies	3,572
Rooftop Terraces	15,662
Landscaped Areas and Plazas	15,825
Portions of Sidewalks on Private Property	2,995
Portions of Landscaped Areas in Right-of-way adjacent to Property	8,985



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Submission Checklist

The following checklist is designed to assist petitioners in preparing required materials for SPI, Beltline Overlay, NC, LW, MRC, and MR districts. **Items omitted will delay applicant's review process.** The following items are required as part of a complete application for a Special Administrative Permit. **NPU Notification and DRC review, as applicable, are required as a part of a completed SAP application.** Please note: * FINAL APPROVED SAP PLANS ARE REQUIRED WITH THE PERMIT APPLICATION SUBMITTAL TO THE OFFICE OF BUILDINGS.

- ___ 1. **SAP Application Form and Property Landowner Authorization Form:** completed with notarized signatures.
 - ___ 2. **Notice to Applicant Form:** with signature and date.
 - ___ 3. **Project Summary:** Provide cover letter clearly describing all new construction, alterations, repairs or other changes to the exterior appearance of existing structures or site. **Any administrative variations ARE REQUIRED to be accompanied by a written justification for each variation requested.**
 - ___ 4. **Property Survey:** Two (2) copies of survey (for new single-family and duplex construction, show existing footprints of principal structures on adjoining lots fronting the same street).
 - ___ 5. **Site Plan** (drawn to scale, released and sealed for construction) of proposed improvements showing items listed below*. **Initial Submission:** two copies (three if DRI approval required) for staff review. **Final Submission (after staff review):** 11 copies.
 - a) Date, north arrow, and graphic scale.
 - b) Adjacent streets, with street names, property lines and dimensions, and easements.
 - c) **Existing conditions to remain:** identify all overhead utility poles, transformers, above ground stormwater detention areas and inlets.
 - d) **Proposed new installations:** Identify the number, type and location of new street lights, transformers, AC units and other similar mechanical/accessory equipment at or above grade. Identify such items in the public right-of-way which final approval by Department of Public Works or GDOT is required.
 - e) Specify location and widths for all Sidewalks (street furniture and clear zones) and Supplemental Zones.
 - f) Ground floor layout plan with building and tenant entrances also shown
 - g) Street-front ground floor façade fenestration – vertical/horizontal window dimensions and % of façade length
 - h) Outdoor dining – seating plan, dimensions, and % of business establishment floor area
 - i) Height of structures (including fences/walls)
 - j) Parking, driveway and curb cut layout and dimensions (auto, truck loading, & bicycle/moped)
 - k) Location of parking deck light fixtures. Also indicate amount of foot-candles, and type of light fixture
 - l) **Landscape plan:** Planting locations including street trees (with tree species and calipers indicated), parking lot and other on-site landscaped areas (with the dimensions and percentage of lot calculated).
 - m) **Site Plan Specifications Table*** (show specifications in table form on site plan):
 - Zoning Classification, Net Lot Area & Gross Land Area, Floor Area Ratio (FAR), square footage of structures & individual uses
 - Number of minimum and maximum required parking spaces (auto & bicycle/moped), & loading spaces**
 - **For commercial** uses:**
 - Maximum building coverage
 - Public space area (PSR)
 - **For residential** uses:**
 - Number of total dwelling units and bedroom count per unit.
 - Total open space (TOSR) as applicable
 - Total useable space (UOSR) – amount specified for balconies, rooftop terraces, plazas/parks, etc.
- * As applicable per scope of work on project
** Show required and proposed (where applicable measure in square footage)
- ___ 6. **Rooftop plan** when counted towards open space requirements.
- ___ 7. **Elevation drawings of all building facades** (5 copies)
- ___ 8. **Section drawing(s)** as needed showing required sidewalks, supplemental zones (with retaining walls), and building façade & finished floor-level dimensioned within 5 feet above the adjacent sidewalk-level
- ___ 9. **DRI conditions of approval, rezoning legislation, variance or special exception letters** printed on site plan.
- ___ 10. **Beltline Overlay District, NC-2, NC-10, NC-11, and NC-12 properties:**
 - Notarized Affidavit of NPU Notification, and Copy of U.S. Postal Service Certificate of Mailing.
- ___ 11. **Zoning Conditions/Approvals:** provide copies of applicable Rezoning Legislation, Special Use Permit, Variance or Special Exception letters from Board of Zoning Adjustment.
- ___ 12. **Other information** necessary for the SAP as requested by staff.
- ___ 13. **Watershed Management (DWM) Requirements (Section 74-504(a)):** consultation meeting with DWM is **REQUIRED** to determine applicable stormwater improvements. Call 404-330-6249 or visit www.atlantawatershed.org/greeninfrastructure



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notarized authorization by Property Landowner

File # _____

(Required only if applicant is not the owner of the property subject to the application)

TYPE OF APPLICATION: **Special Administrative Permit**

I, Cameli's Property, Inc (George Cameli) SWEAR THAT I AM THE **LANDOWNER**
owner(s) name

OF THE PROPERTY LOCATED AT: 337 Maryland Ave
Atlanta

AS SHOWN IN THE RECORDS OF DeKalb COUNTY, GEORGIA
WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE
PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS
APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Five Points District, LLC
David Barrett

ADDRESS: 100 Mansell Court E Suite 101
Roswell, GA 30076

TELEPHONE: 678-571-3861 EMAIL: david@babarrett.com

SAP-23-026



George Cameli
Signature of Property Landowner
George Cameli
Print Name of Property Landowner

Personally Appeared
Before Me

Daniel Ward

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

[Signature]
Signature of Notary Public

2/7/23
Date





City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notarized authorization by Property Landowner

File # _____

(Required only if applicant is not the owner of the property subject to the application)

TYPE OF APPLICATION: **Special Administrative Permit**

I, 351 Group, LLC (Joshua Sagarin) SWEAR THAT I AM THE **LANDOWNER**
owner(s) name

OF THE PROPERTY LOCATED AT: 321/323/324/333/351/361
Morland Avenue

AS SHOWN IN THE RECORDS OF Dekalb COUNTY, GEORGIA
WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE
PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS
APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Five Points District, LLC
David Barrett

ADDRESS: 100 Mansell Court E Suite 101
Roswell, GA 30076

TELEPHONE: 678-571-3861 EMAIL: david@ba-barrett.com

SAP-23-026



[Signature]
Signature of Property Landowner

Joshua Sagarin 351 Group, LLC
Print Name of Property Landowner

Personally Appeared
Before Me

Daniel Ward

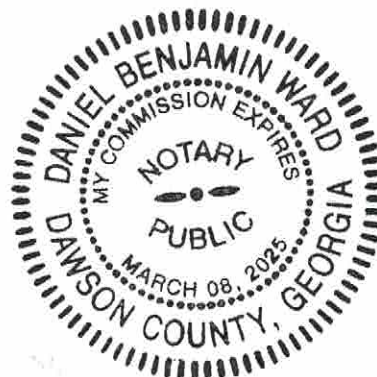
Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

[Signature]

Signature of Notary Public

2/7/23

Date



RECEIVED

DATE: 01/17/2023


 City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notice to Applicants

File # _____

The applicant hereby acknowledges notification that in the process of design review in connection with the issuance of a **Special Administrative Permit (SAP)**, the City of Atlanta Office of Planning (OOP) will only review such documents as are deemed necessary for the approval of a project concept in compliance with the district regulations set forth in the City of Atlanta Zoning Code. Such documents may include, without limitation, the elevations of the structures proposed and site plans specifying the arrangement of such structures and other features of the project, but generally will not include a full set of construction drawings. This level of review is for the purpose of determining compliance with those sections of the Zoning Code applying to the district where the project is located or to be located and to allow the applicant the flexibility to receive approval for a project concept without the requirement that a full set of construction drawings, that would otherwise be necessary to obtain a building permit, be prepared, presented and reviewed.

It is the applicant's duty to ensure that all drawings or plans, that may be required for further permitting of the actual construction of the project, will result in a finished project that complies with the elevations, site plan and other plans on which the SAP was granted. The applicant is further notified that neither the Office of Buildings nor any of the other City of Atlanta agencies that review any other part of the overall project plans for compliance to building codes, zoning codes, the tree preservation, the riparian buffers ordinance, land disturbance regulations, drainage and sewer capacity or any other regulations in effect at the time of plan review have the authority to approve any changes to the exterior appearance of structures or site plans in a SAP.

It is the responsibility of the applicant to ensure that any changes required, requested, or allowed by any other City agency or any other agency reviewing the plans during any part of the building permit process will not alter the exterior appearance of any structure or cause the relocation, rearrangement and/or reorientation of any feature of the site plan. Therefore, it is important for the applicant to be aware that even changes which may be in compliance with other codes, including without limitation, an increase to the height of the structure, whether resulting from changes to the foundation plan or the grading plan of the site, alterations to the interior layout of the structure that affect the location or size of exterior doors or windows, or changes to the method of construction for any floor of a structure or the roof of any structure, may affect the exterior appearance in a manner which could cause the finished structure to be out of compliance with the elevations approved by the OOP.

The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the OOP. This includes, without limitation, any such changes that might affect the setbacks of any structure, the orientation of structures or features on the lot, including, without limitation, accessory buildings, the location and size of driveways, walkways, fences, parking pads, parking spaces, loading zones and service areas. It shall be the responsibility of the applicant to ensure that any changes required by any agency reviewing plans for the project remain consistent with the site plan and elevations approved by the OOP. It shall be the responsibility of the applicant, not the OOP, to monitor any plan changes during the permitting of the project to be sure that such changes do not affect the elevations and site plan approved by the OOP at the time of issuance of the SAP.

It is also the responsibility of the applicant to ensure that any changes made on site during the construction of the project, regardless of whether such changes are approved by a City building inspector, or representative of another City agency as being in compliance with the building codes or other applicable codes, do not result in a change to the exterior appearance of a structure or in a change to the site plan. The City of Atlanta Zoning Ordinance provides a process under which changes to the elevations and site plan in a SAP may be approved, however such approval is not guaranteed and the applicant is hereby notified that such changes are based on the application of the district regulations and not on the fact that a hardship, financial or otherwise may result if such permission is not given. The duty to adequately monitor the construction of the project to ensure compliance to the approved SAP and or any other City permit shall at all times be on the applicant, who assumes all risk of loss, financial or otherwise, from enforcement actions that result from the failure to comply with the SAP or any other City permit.

The applicant acknowledges that relief from any stop work order or other enforcement action, whether resulting from action taken by the OOP staff, the Office of Buildings staff or by the staff of any other City agency, must be appealed within the time and in the manner provided by the City Code. The applicant further acknowledges that the decision to apply to the OOP for permission to alter the approved plans is not an appeal of a stop work order or other enforcement action. The applicant acknowledges that it is solely within their own discretion to choose a process to resolve any dispute arising from the interpretation of any ordinance, the issuance of a stop work order or any other enforcement action and that the resolution of any such matter shall be made in compliance with the City Code and other applicable laws. The applicant further acknowledges that no written or oral representation of any City officer, employee, agent or elected official can waive or modify the City Code.

David Barrett

Applicant Printed Name

Dan J. Bennett

Applicant Signature

2/13/23

Date

Project Summary

Five Points District, LLC Mixed Use Development

337 Moreland Avenue

This project will be a mixed-use development constructed in the Little Five Points neighborhood. The property is a consolidation of three separate parcels having a main address of 377 Moreland Avenue. (The current property addresses are 323, 327, 333, 337, 351 and 361 Moreland Avenue.) The total site 2.88 acre. The current use is a 2-story brick building which will remain as-is that is currently the Hudson Grill; a 2-story brick building that is currently Cameli's Pizza which will demolished; and the remainder is a gravel/concrete surface parking lot that continues to the Hattie B's property line to the south.

The project is being developed within the guidelines suggested by the City of Atlanta Comprehensive Development Plan for Transit Oriented Development Initiative. Based on the fact that more than 51% of the project will be residential, we are using the residential requirements for development.

The project will be approximately 175,000sf of conditioned space; 5 stories of wood framed construction over 2 floors of concrete construction. The height of the building will be 81'. The exterior of the building will be a combination of brick, EIFS and cementitious paneling.

The development will have 14,275sf of non-residential use on the ground floor level. We anticipate having approximately 8,767sf of restaurants and 5,488sf of mercantile retail. There will be 200 apartments (a mix of 104 micro units; 77 one-bedroom and 19 two-bedroom units). The three-level parking deck will have parking spaces with 53 on-grade spaces and 94 spaces in two upper levels of the parking deck.

The project site is within 2,640' of a high-capacity transit station (Candler Park MARTA station) and will not be required to have any minimum parking requirement.

The project is being developed by Five Points District, LLC, which is partnership of Harmonia Development (Thad Sheely), Dion Meltzer and David Barrett. The design is being done by the Atlanta based team of TVS Design and the civil engineering firm of AEC Associates. The general contractor will be Choate Construction.

We are not requesting any variances from the current zoning NC-1 requirements.

If you have any questions, please contact David Barrett at 678-571-3861 or david@babarrett.com.

L5P - MIXED USE BUILDING

SITE DATA

Existing Zoning: NC-1 Neighborhood Commercial
Total Area (Net Lot Area NLA): 2.295 Acres or 99,976 SF
Proposed Use: Mixed Use (Retail & Residential)
Total Acreage: 2.295 AC. or 99,976 SF (Per Survey)
Total Impervious Area: 0.25 AC. or 10,995 SF
Front Building Setback: None
Side Building Setback: None
Rear Building Setback: 20'
LA Strip: NA

SAP DATA

Zoning Classification: NC-1 Neighborhood Commercial
 Net Lot Area (NLA): 2.295 acres or 99,976 SF
 Gross Land Area (GLA): 2.8783 acres or 125,378.15 SF
 Residential Land Area (RLA): 2.8783 acres ($\frac{1}{2}$ R-O-W area
 0.5832 ac + Net Lot Area: 2.295 ac. – non-residential
 land area: 15,195 SF) or 110,183.15 SF
 Residential Floor Area Ratio (FAR) Base Allowed: 1.49
 Non-Residential Floor Area Ratio (FAR) Base Allowed: 1.50
 Mixed-Use Floor Area Ratio (FAR) Base Allowed: 2.99
 Parking Area: (Covered Parking Deck)
 Landscape Parking Area: 0.0 SF or 0% (Parking Deck)
 Total Open Space Required = 68% or 74,924 SF
 Total Open Space Provided = 73% or 80,594 SF
 Usable Open Space Required = 43% or 47,378 SF
 Usable Open Space Provided = 45% or 50,214 SF

PARCEL ID & ADDRESSES

15 209 04 275
323 & 302 Moreland Ave.
15 209 04 274
327 Moreland Ave.
15 209 04 273
333 Moreland Ave.
15 209 04 272
337 Moreland Ave.
15 209 04 270
351 & 353 Moreland Ave.
15 209 04 269
361 Moreland Ave.

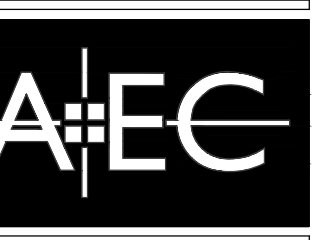
BUILDING DATA

Mixed Use Building
7 Stories
Residential Units = 200 Units
Retail Area = 12,721 SF
Building Footprint Area = 44,628 SF
Total Bldg. Conditioned Area = 169,015 SF
Proposed Residential Floor Area: 146,816 SF
Proposed Non-Residential Floor Area: 22,279 SF
Total (Entire Parcel):
Overall Residential Floor Area: 146,816 SF (77.7%)
Overall Non-Residential Floor Area: 42,236 SF (22.3%)
Overall Total Floor Area: 189,052 SF
Max. Building Height Allowed: 85'
Proposed Building Height: 81'-8 3/8"
Resid. Density Units Per Acre = 87.146
Retail Density SF/Acre = 6,176.47 SF/Ac

PARKING DATA

Required Parking
Residential = 0
Retail = 0 spaces
(Project is within 2,640 feet of high capacity transit station, Sec. 7.k.14)
ADA = 5 spaces (1 van, 4 regular)
Bike = 20 spaces

Provided Parking
 Residential = 94 spaces
 Retail = 53 spaces
 ADA = 5 spaces (1 van, 4 regular)
 Bike = 41 spaces
 Total Spaces = 147 spaces
 EV current spaces = 3 spaces
 EV future ready = 30 spaces



Engineering
Planning
Architecture

Water Resources
Property Services
Arborist Services

0 Warm Springs Circle
 well • Georgia • 30075
 641-1942 • www.aecat1.com

ADMINISTRATIVE PERMIT (SAP) SITE PLAN

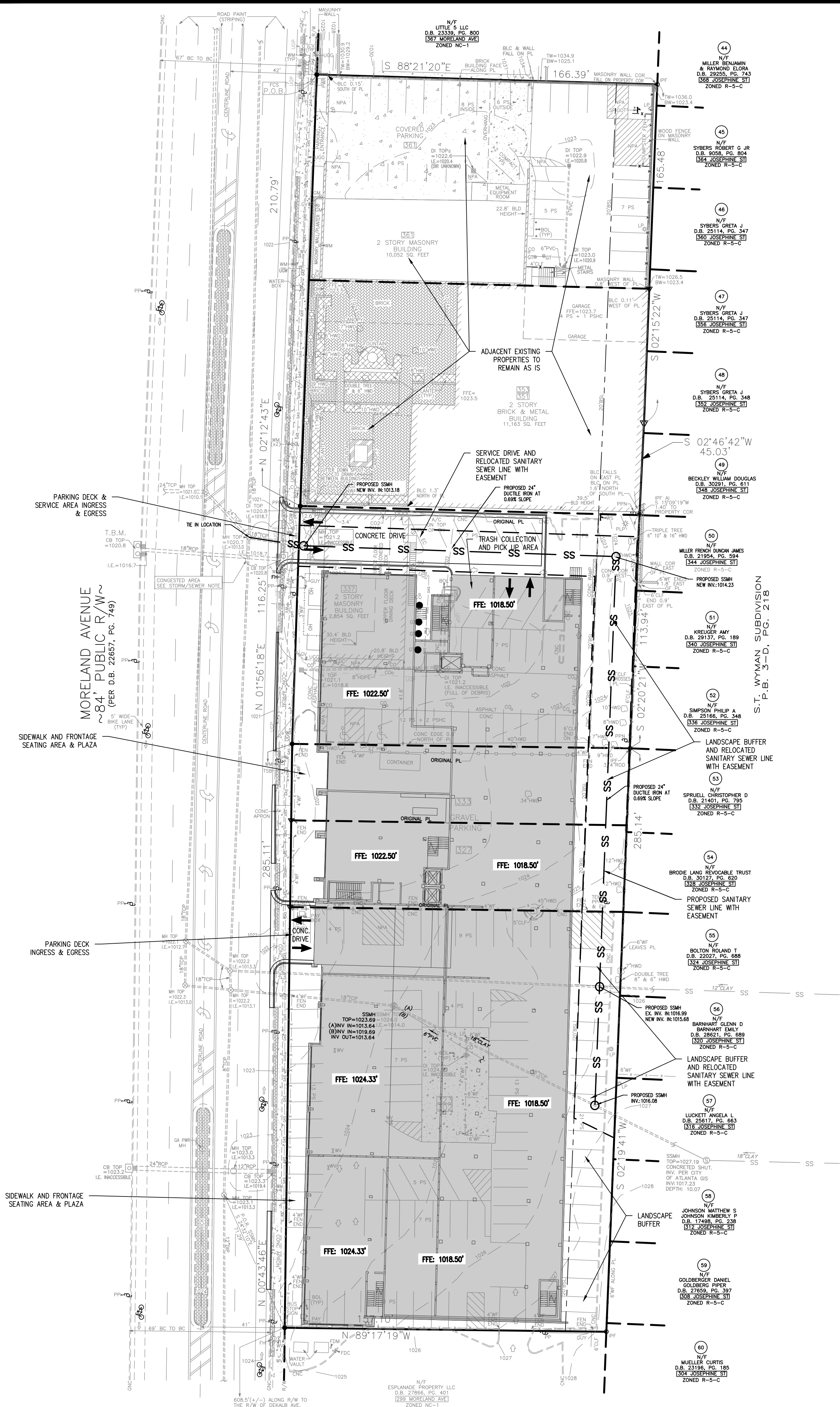
**RETAIL, RESTAURANT AND
RESIDENTIAL**
333 MORELAND AVENUE
ATLANTA, GA 30307

COPYRIGHT BY AEC, INC.

NO.: 22-4832
DRAWN BY: B D R
DESIGNED BY: B D R
APE DRAWN BY:
APE DESIGNED BY:
D BY:
01/11/2023

SHEET

AP 1.0



SAP-23-026



Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411



RELEASED FOR CONSTRUCTION



Scale 1" = 30'

A detailed architectural rendering of a modern multi-story residential building. The building features a mix of brown, grey, and white facades, with large windows and balconies. It is set against a blue sky with scattered clouds and a green lawn in the foreground. The building has a symmetrical design with a central entrance area.



TVS

THOMPSON, VENTULETTI, STAINBAEK & ASSOCIATES, INC.
1230 Peachtree Street NE Suite 2700 Atlanta Georgia 30309
404 888 6660 fax 404 888 6710 tvsdesign.com

Scales as stated hereon are valid on the original drawing, the dimensions of which are 24x36 inches. These scales noted hereon are hereby changing by the ratio of the overall sheet dimensions of the print to the corresponding dimensions of the original drawing.

This drawing is the property of THOMPSON, VENTULETTI, STAINBAEK & ASSOCIATES, INC. and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

© THOMPSON, VENTULETTI, STAINBAEK & ASSOCIATES, INC.

[illegible]

**LITTLE FIVE POINTS MIXED
USE - SAP APPLICATION**
301 MORELAND AVE. ATLANTA, GA

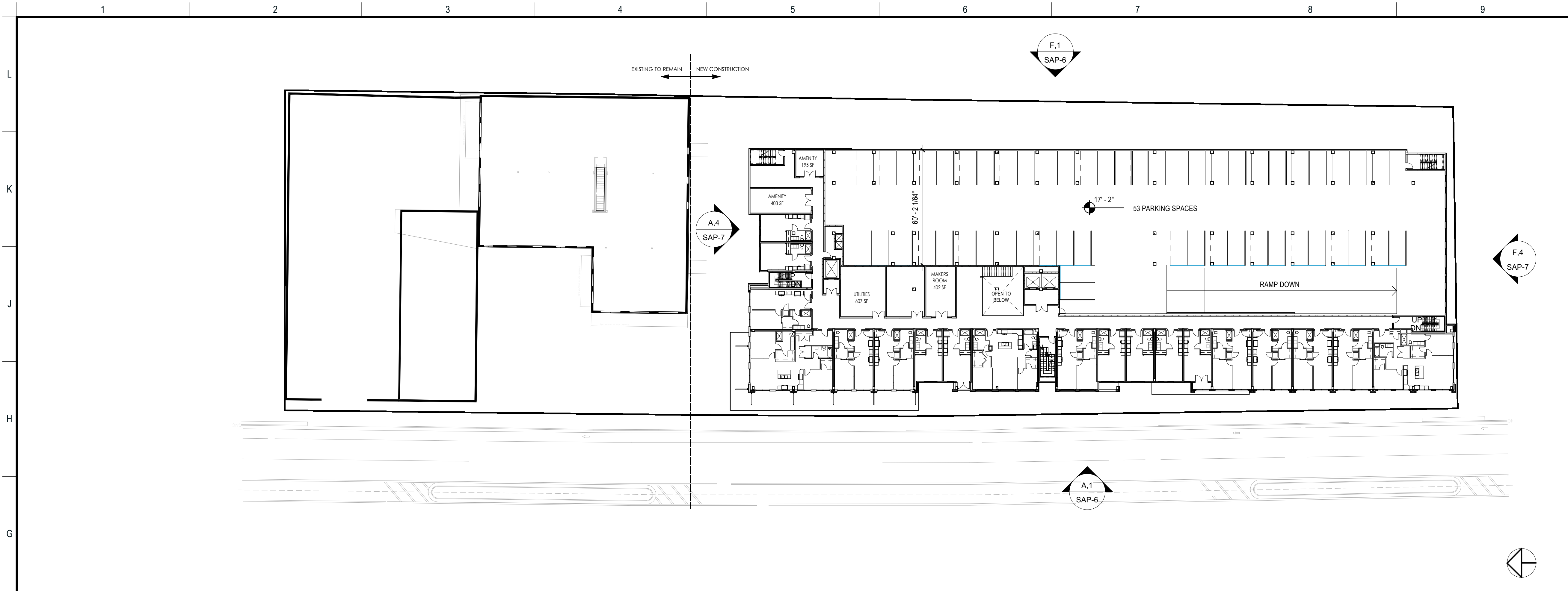
SHEET TITLE

COVER SHEET

SEAL	TVS PROJECT NUMBER 20141	SHEET NUMBER
		SAP-0
	ORIGINAL ISSUE DATE 01/18/23	

RELEASED FOR CONSTRUCTION

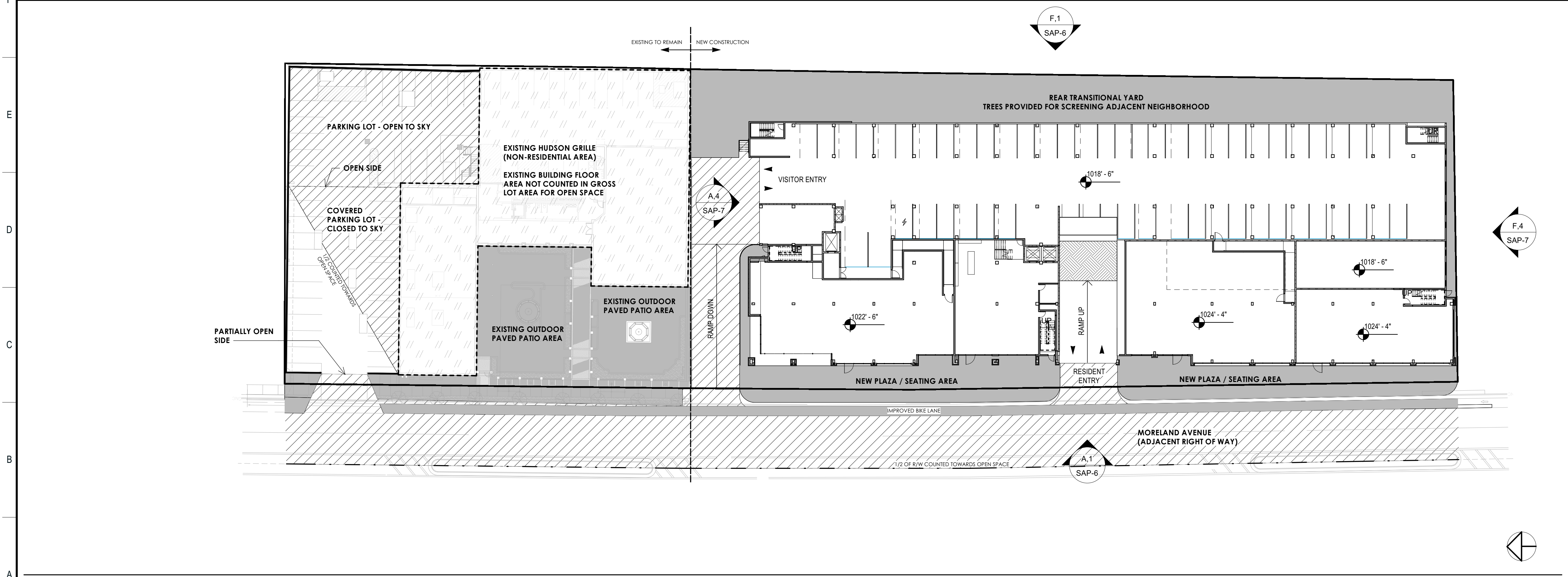
1/27/2023 2:07:53 PM Autodesk Docs:20141 - Moreland Avenue LPF20141_A_LittleFivePoints_F22.rvt



F,1

PLAN - LEVEL 2

1" = 30'-0"



A,1

PLAN - LEVEL 1

1" = 30'-0"



THOMPSON, VENTULETT, STAINBACK & ASSOCIATES, INC.
1230 Peachtree Street NE, Suite 2700 Atlanta, Georgia 30309
404 888 6600 fax 404 888 6700 tvsdesign.com

Scales as stated herein are valid on the original drawing, the dimensions of which are 24x36 inches. These scales noted herein are hereby changed by the ratio of the overall sheet dimensions of the print to the corresponding dimensions of the original drawing.

This drawing is the property of THOMPSON, VENTULETT, STAINBACK & ASSOCIATES, INC. and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

© THOMPSON, VENTULETT, STAINBACK & ASSOCIATES, INC.

OPEN SPACE LEGEND	
FLOOR PLANS PROVIDED FOR OPEN SPACE CONFIRMATION ONLY	
	AREA INCLUDED IN USABLE OPEN SPACE (BOS) CALCULATIONS (ALL USEABLE AREA INCLUDED WITHIN TOTAL OPEN SPACE)
	AREA INCLUDED IN TOTAL OPEN SPACE (TOS) CALCULATIONS

1	SAP SUBMISSION 1	01/27/2023
NO.	REVISIONS / SUBMISSIONS	DATE

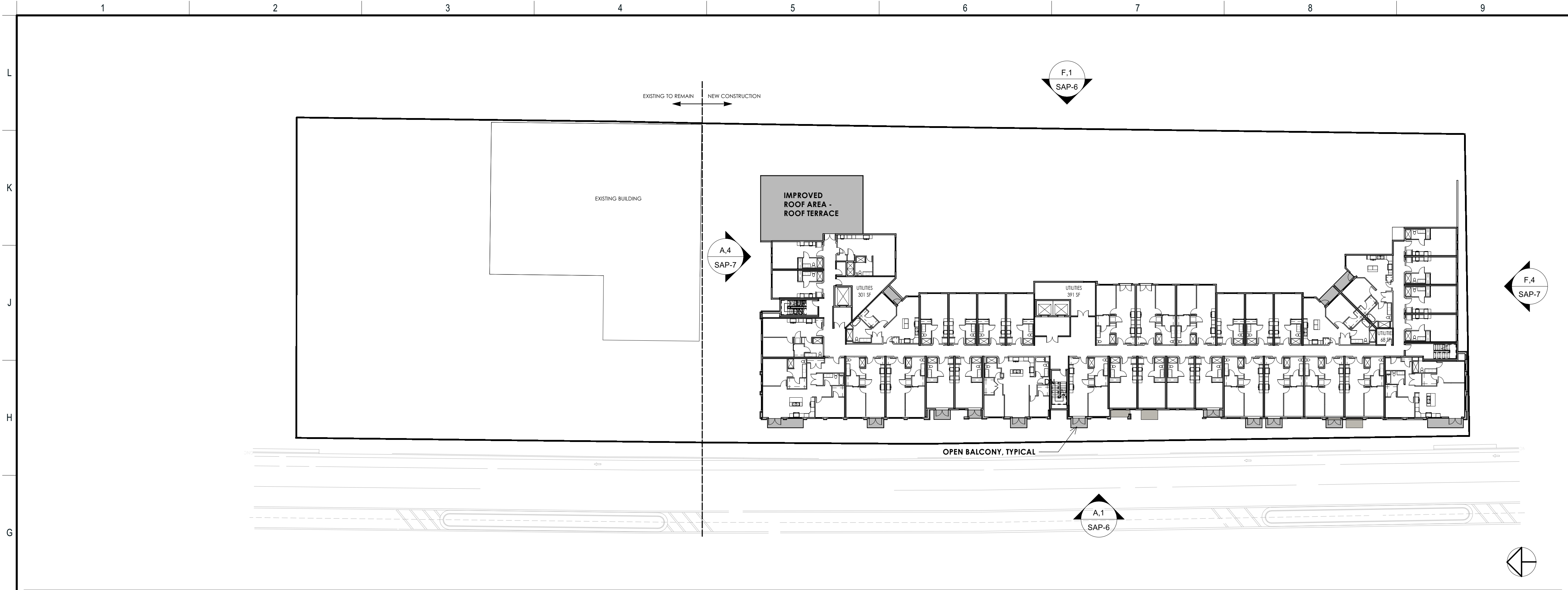
**LITTLE FIVE POINTS MIXED
USE - SAP APPLICATION**
301 MORELAND AVE. ATLANTA, GA

SHEET TITLE

FLOOR PLAN - LEVELS 1 - 2

SEAL	TVS PROJECT NUMBER 20141	SHEET NUMBER
		SAP-2
	ORIGINAL ISSUE DATE 01/12/23	

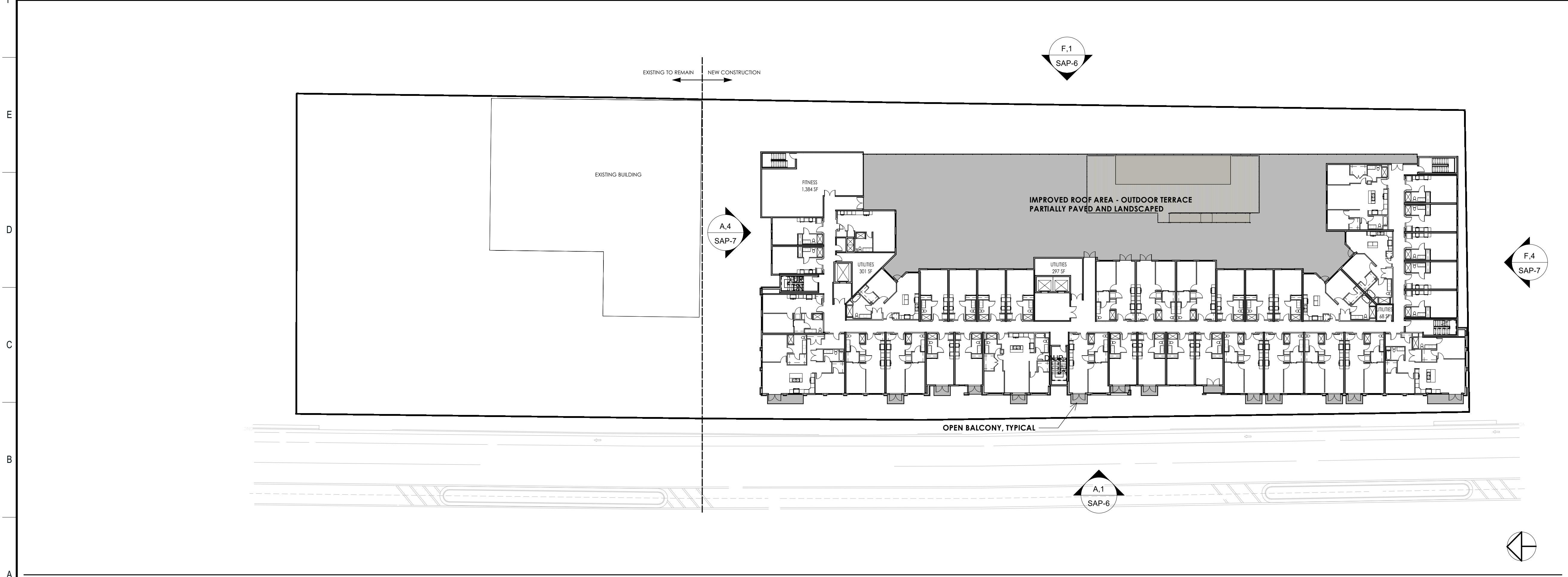
1/27/2023 2:08:35 PM Autodesk Docs:20141 - Moreland Avenue LPF20141_A_LittleFivePoints_F22.rvt



F,1

PLAN - LEVEL 4

1" = 30'-0"



A,1

PLAN - LEVEL 3

1" = 30'-0"



THOMPSON, VENTULETT, STAINBACK & ASSOCIATES, INC.
1230 Peachtree Street NE, Suite 2700 Atlanta, Georgia 30309
404 888 6600 fax 404 888 6700 tvsdesign.com

Scales as stated herein are valid on the original drawing, the dimensions of which are 24x36 inches. These scales noted herein are hereby changed by the ratio of the overall sheet dimensions of the print to the corresponding dimensions of the original drawing.

This drawing is the property of THOMPSON, VENTULETT, STAINBACK & ASSOCIATES, INC. and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

© THOMPSON, VENTULETT, STAINBACK & ASSOCIATES, INC.

OPEN SPACE LEGEND	
FLOOR PLANS PROVIDED FOR OPEN SPACE CONFIRMATION ONLY	
	AREA INCLUDED IN USABLE OPEN SPACE (BOS) CALCULATIONS (ALL USEABLE AREA INCLUDED WITHIN TOTAL OPEN SPACE)
	AREA INCLUDED IN TOTAL OPEN SPACE (TOS) CALCULATIONS

1	SAP SUBMISSION 1	01/27/2023
NO.	REVISIONS / SUBMISSIONS	DATE

**LITTLE FIVE POINTS MIXED
USE - SAP APPLICATION**
301 MORELAND AVE. ATLANTA, GA

SHEET TITLE		
FLOOR PLAN - LEVELS 3 - 4		
SEAL	TVS PROJECT NUMBER 20141	SHEET NUMBER
		SAP-3
	ORIGINAL ISSUE DATE 01/12/23	

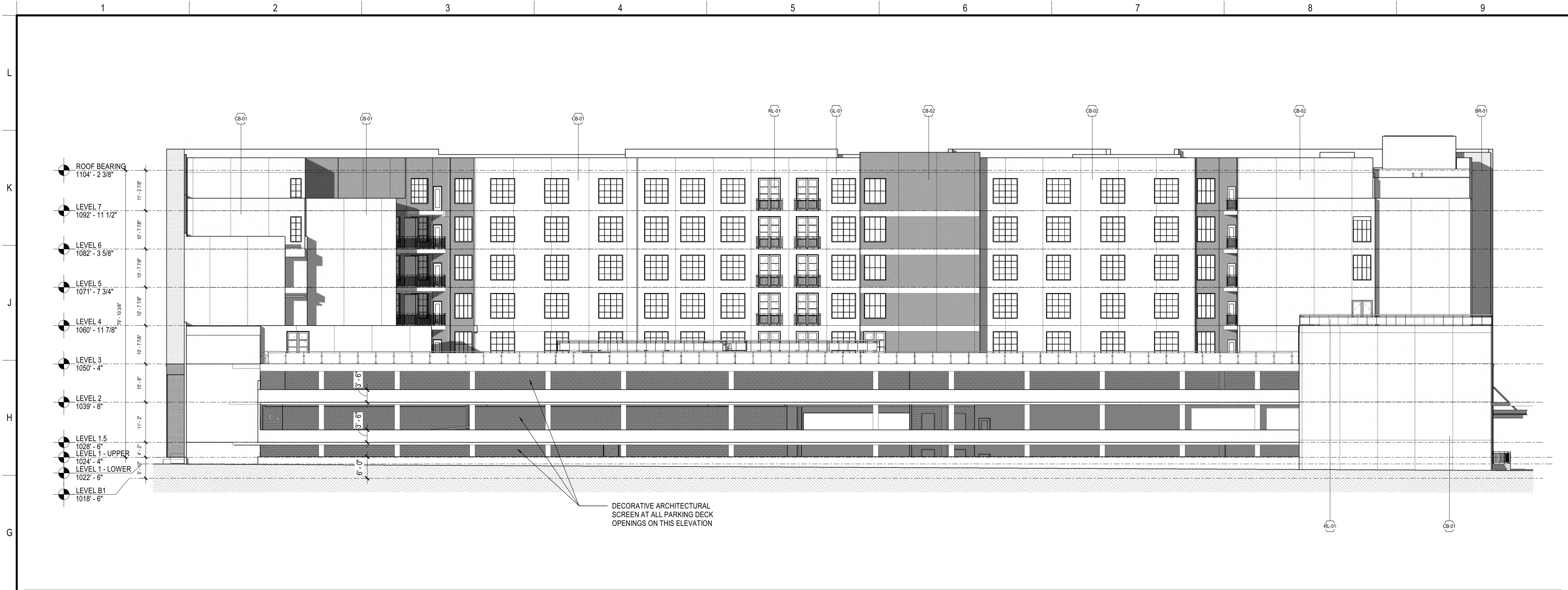
RELEASED FOR CONSTRUCTION

$$1'' = 30'-0''$$
$$1'' = 30'-0''$$

RELEASED FOR CONSTRUCTION

SEAL	TVS PROJECT NUMBER 20141	SHEET NUMBER
		SAP-5
	ORIGINAL ISSUE DATE 01/12/23	

12/27/2023 2:10:19 PM Autodesk Docs:20141 - Moreland Avenue LPF20141_A_LittleFivePoints_F22.rvt



F,1 ELEVATION - EAST

1/16" = 1'-0"



A,1 ELEVATION - WEST

1/16" = 1'-0"

TVS

THOMPSON, VENTULETT, STAINBACK & ASSOCIATES, INC.

1230 Peachtree Street NE, Suite 2700 Atlanta, Georgia 30309
404 888 6600 fax 404 888 6700 tvsdesign.com

Scales as stated herein are valid on the original drawing, the dimensions of which are 24x36 inches. These scales noted herein are hereby changed by the ratio of the overall sheet dimensions of the print to the corresponding dimensions of the original drawing.
This drawing is the property of THOMPSON, VENTULETT, STAINBACK & ASSOCIATES, INC. and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.
© THOMPSON, VENTULETT, STAINBACK & ASSOCIATES, INC.

EXTERIOR MATERIALS LEGEND

BR-01	BRICK	RL-01	METAL PICKET RAILING
CB-01	CEMENT BOARD SIDING - WHITE	RL-02	GLASS PANEL RAILING
CB-02	CEMENT BOARD SIDING - GRAY		
GL-01	GLASS		
GL-02	STOREFRONT		

1 SAP SUBMISSION 1
NO. REVISIONS / SUBMISSIONS

01/27/2023
DATE

LITTLE FIVE POINTS MIXED
USE - SAP APPLICATION
301 MORELAND AVE. ATLANTA, GA

SHEET TITLE

ELEVATIONS

SEAL

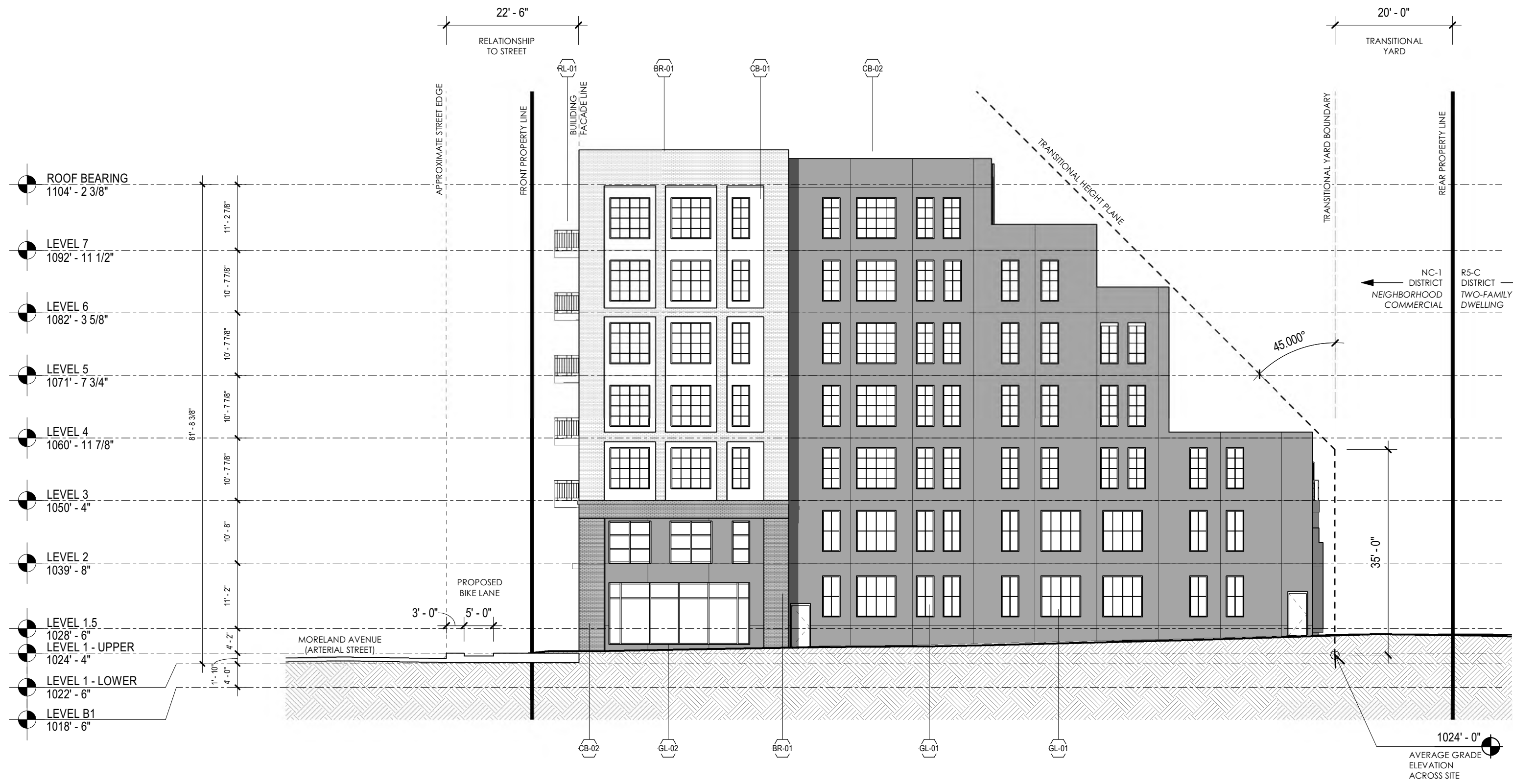
TVS PROJECT NUMBER
20141

SHEET NUMBER

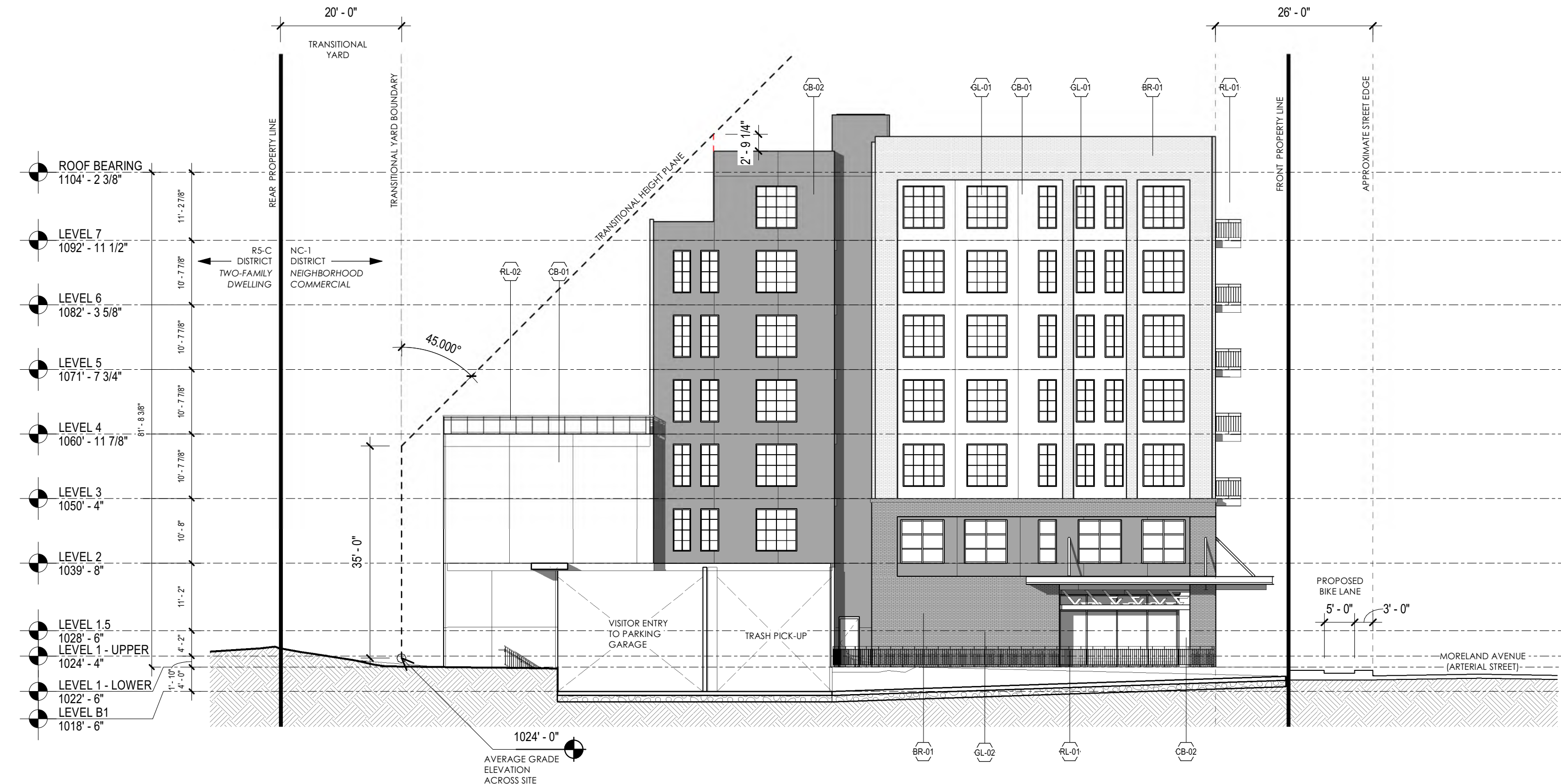
SAP-6

ORIGINAL ISSUE DATE
01/18/2023

1/27/2023 2:12:05 PM Autodesk Docs\20141 - Moreland Avenue LP\20141_LittleFivePoints_F22.rvt



F,4
ELEVATION - SOUTH
1/16" = 1'-0"



A,4
ELEVATION - NORTH
1/16" = 1'-0"

TVS

THOMPSON, VENTULETT, STAINBACK & ASSOCIATES, INC.
1230 Peachtree Street NE, Suite 2700 Atlanta, Georgia 30309
404 888 6600 fax 404 888 6700 tvsdesign.com

Scales as stated herein are valid on the original drawing, the dimensions of which are 24x36 inches. These scales noted herein are hereby changed by the ratio of the overall sheet dimensions of the print to the corresponding dimensions of the original drawing.
This drawing is the property of THOMPSON, VENTULETT, STAINBACK & ASSOCIATES, INC. and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.
© THOMPSON, VENTULETT, STAINBACK & ASSOCIATES, INC.

EXTERIOR MATERIALS LEGEND

BR-01	BRICK	RL-01	METAL PICKET RAILING
CB-01	CEMENT BOARD SIDING - WHITE	RL-02	GLASS PANEL RAILING
CB-02	CEMENT BOARD SIDING - GRAY		
GL-01	GLASS		
GL-02	STOREFRONT		

1	SAP SUBMISSION 1	01/27/2023
NO.	REVISIONS / SUBMISSIONS	DATE

LITTLE FIVE POINTS MIXED
USE - SAP APPLICATION
301 MORELAND AVE. ATLANTA, GA

SHEET TITLE

ELEVATIONS

SEAL	TVS PROJECT NUMBER 20141	SHEET NUMBER
		SAP-7
	ORIGINAL ISSUE DATE 01/18/2023	

RECEIPT

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070

Application: SAP-23-026
Application Type: Planning/SAP/Other/NA
Address: 323 MORELAND AVE NE, ATLANTA, GA 00000
Owner Name: 309 MORELAND AVENUE LLC
Owner Address: P O BOX 11987 . ATLANTA,GA 30355-1987
Application Name:



Receipt No.	855402					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Credit Card		\$500.00	02/17/2023	PUBLICUSER290357		

Owner Info.: 309 MORELAND AVENUE LLC
P O BOX 11987 .
ATLANTA, GA 30355-1987

Work Description: This project will be a mixed-use development constructed in the Little Five Points neighborhood. The project will be approximately 175,000sf of conditioned space; 5 stories of wood framed construction over 2 floors of concrete construction. The development will have 14,275sf of non-residential use on the ground floor level. We anticipate having approximately 8,767sf of restaurants and 5,488sf of mercantile retail. There will be 200 apartments.