

# SITE ANALYSIS

SITE ADDRESS: 1131, 1137 GLENWOOD AVE. SE, ATLANTA GA 30316  
1146, 1152 PORTLAND AVE. SE, ATLANTA GA 30316

NET LAND AREA: 69,369 SF, 1.592 ACRES

EXISTING ZONING:  
GROUP A (TRACT 1,2,3,4): NC-2  
GROUP B (TRACT 5,6,7,8): R-4

PROPOSED ZONING:  
GROUP A (TRACT 1,2,3,4): NC-2 TO REMAIN  
GROUP B (TRACT 5,6,7,8): MRC-1-C

GROUP A RESIDENTIAL FAR: 1.259 (1.49 ALLOWABLE)  
GROUP A NONRESIDENTIAL FAR: .633 (1.5 ALLOWABLE)  
GROUP A TOTAL FAR: 1.892 (2.99 ALLOWABLE)

GROUP B FAR: .237 (.696 RESIDENTIAL + 1.0 NONRESIDENTIAL ALLOWABLE)  
GROUP B UOSR: 13,929 SF  
GROUP B UOS PROVIDED: 12,256 SF (VARIANCE TO BE REQUESTED)

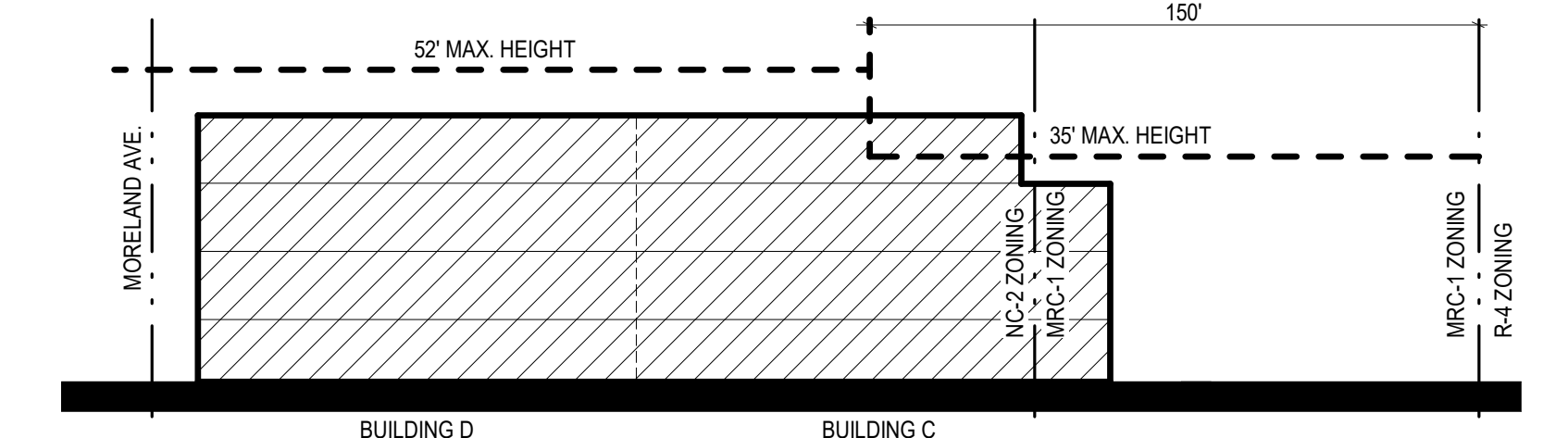
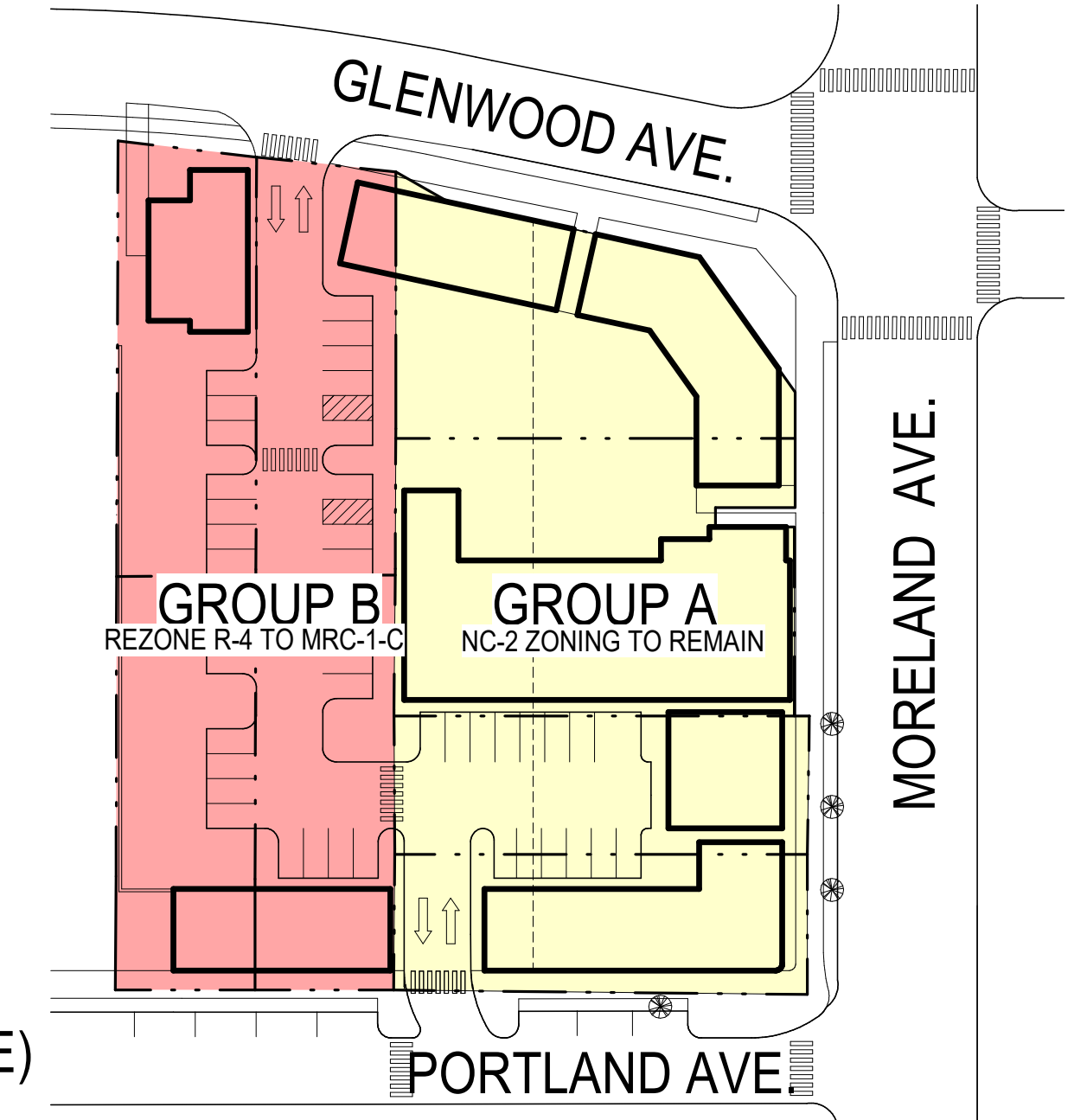
PROPOSED BUILDING USES:  
A: 10,000 SF RETAIL + 5,000 SF RESTAURANT  
B: 1,875 SF OFFICE/RETAIL  
C: 15,100 SF, 10 RESIDENTIAL UNITS  
D: 10,000 SF OFFICE + 3,000 SF RETAIL  
E: 35,625 SF, 28 RESIDENTIAL UNITS  
F: 3,210 SF, 4 RESIDENTIAL UNITS  
TOTAL BUILDING SF: 83,810 SF

OUTDOOR AMENITY SPACE: 7,100 SF  
NUMBER OF DWELLING UNITS: 42

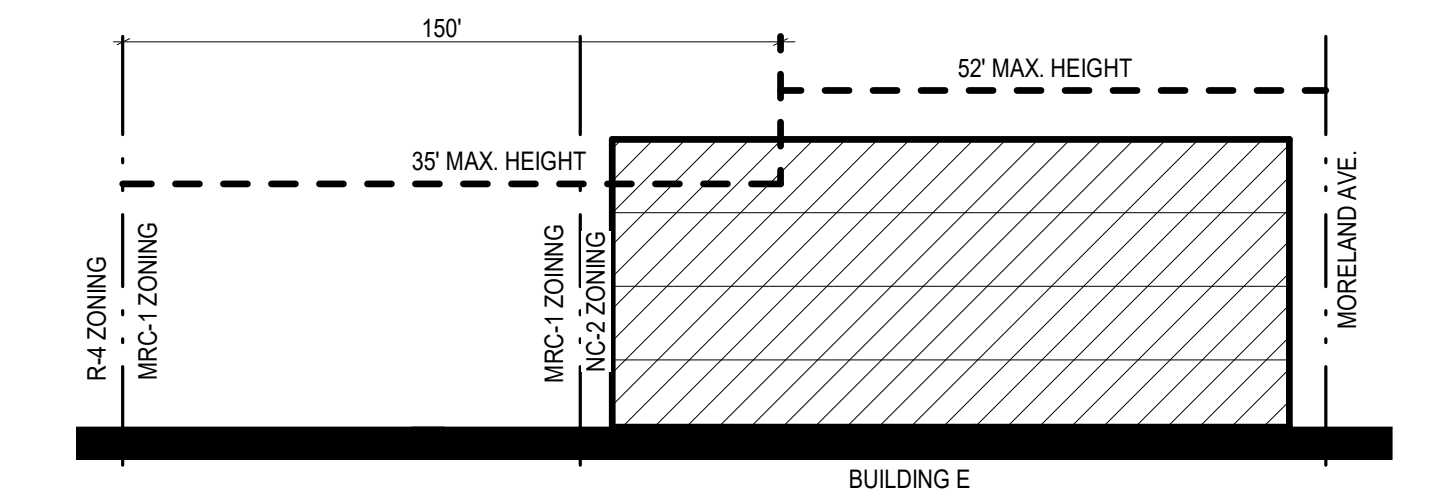
BUILDING HEIGHTS:  
A: 2 STORIES  
B: 1 STORY  
C: 3+4 STORIES (VARIANCE TO BE REQUESTED)  
D: 4 STORIES  
E: 3+4 STORIES (VARIANCE TO BE REQUESTED)  
F: 2 STORIES

BUILDING SETBACKS:  
GLENWOOD AVE: 20'  
MORELAND AVE: 20'  
PORTLAND AVE: 15'  
WESTERN PROPERTY LINE: 20'

PARKING REQUIREMENTS:  
BUILDING A: 43 SPACES FOR THE 2,000SF RETAIL (1/300SF) AND 5,000SF RESTAURANTS (1/100SF) THAT SELL ALCOHOL WITH 25% NON-RESIDENTIAL REDUCTION FOR INCLUSIONARY ZONING, REMAINDER EXEMPT PER PHASE II ZONING CHANGES  
BUILDING B: EXEMPT PER PHASE II ZONING CHANGES  
BUILDING C: EXEMPT PER BELTLINE OVERLAY INCLUSIONARY ZONING DISTRICT  
BUILDING D: 33 SPACES (1/300 SF WITH 25% NON-RESIDENTIAL REDUCTION FOR INCLUSIONARY ZONING)  
BUILDING E: EXEMPT PER BELTLINE OVERLAY INCLUSIONARY ZONING DISTRICT  
BUILDING F: EXEMPT PER BELTLINE OVERLAY INCLUSIONARY ZONING DISTRICT  
TOTAL PARKING SPACES REQUIRED: 76 SPACES  
PARKING SPACES PROVIDED: 62 (VARIANCE TO BE REQUESTED)  
BIKE RACKS PROVIDED: 20  
LOADING SPACES REQUIRED: 1  
LOADING SPACES PROVIDED: 1



SECTION A - BUILDINGS C + D (NOT TO SCALE)



SECTION B - BUILDING E (NOT TO SCALE)

