

Location:	Ferncliff Rd NE and Ferncliff Place Ne
Site Area:	3.0 Acres approximately
Current Zoning:	R3
Proposed Use:	Residential medium density comprising townhomes and apartments

## Summary

Proposed rezoning from R3 to a zoning to accommodate a mix of medium density residential use including apartments up to 5 stories and townhomes.

Total site comprises 5 existing R3 residential lots with single family homes with a combined area of approximately 3.0 Acres.

The site sits adjacent the Hillside Condominiums to its west, townhomes to the south, existing residential to the east and the Marta train line on the northern boundary.

## Location & Supportive Conditions

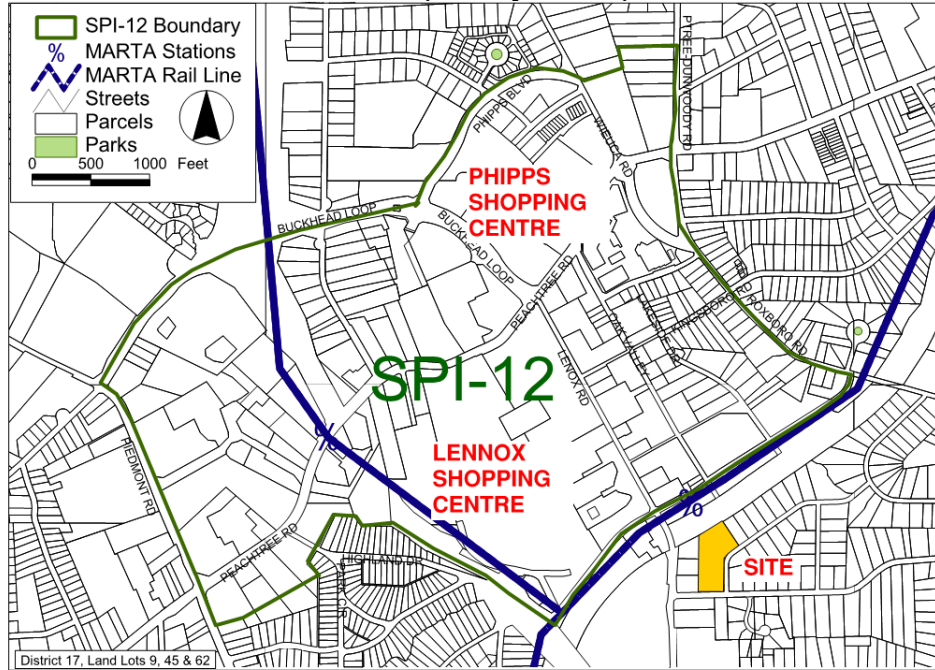
The site is located adjacent the dynamic SPI 12 of Buckhead / Lennox Station in the neighborhood of Pine Hills adjacent Hillside Condominiums. The general location of the site in a large mixed activity center with various employment types and excellent access to public transport is supportive of a higher density residential accommodation type.

In the immediate location of the site there is a precedent for the type of medium density residential use we are proposing. The location of the Marta Lennox Station immediately adjacent the site is supportive of a higher density residential use as proposed.

Specifically, the site is adjacent the following land use types;

- 5 story condominium building to the west;
- Existing townhome development to the south side.
- Marta *Lennox Station* and Gold Line to the northern boundary.

### SPI-12 Buckhead/Lenox Stations (Overlay District)



City of Atlanta Department of Planning, Development and Neighborhood Conservation

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