

City of Avondale Estates
Planning Architectural Zoning Board
Staff Review, Variances *

November 17, 2025, PAZB Meeting

Applicant: 278 Oak Holdings LLC: Jetha Wagner, Avila Development

Property Address: 136 Laredo Drive, 2968 Parry Street, 147 Oak Street, 2950 Franklin Street, and 2556 Franklin Street (Oak Parcel)

Property Zoning: Central Business District-3 (CBD-3)

The applicant has submitted a request for variances associated with the development of a 13-acre site proposed for multifamily and townhome/small-lot single-family housing.

The proposal includes two five-story multifamily buildings containing approximately 175–205 units each, along with roughly 72 townhome or small-lot single-family units.

Requested variances include:

- Intrusion into the stream buffer to allow for street connectivity
- Modifications to the approved street layout and cross sections
- Reductions in supplemental zone requirements
- Permission to increase maximum building height to five stories or 70 feet for the multifamily buildings
- Adjustments to permitted building materials and design standards
- Use of Juliet balconies
- Installation of fences within front yards
- Allowing required open space to be calculated for the project as a whole rather than on a parcel-by-parcel basis

Summary of Requested Variances

Code Section	Topic / Requirement	Requested Variation	Purpose / Intent
Sec. 20-184	Stream Buffer	Eliminate or intrude into the stream buffer	Allow for necessary street connectivity
Sec. 21-3.2.7	Street Pattern	Vary approved street layout	Improve internal circulation and site design
Sec. 21-3.2.8	Typical Street Sections	Modify cross sections for 11 streets	Reflect site conditions and desired character
Sec. 21-3.2.8.E	Supplemental Zone	Reduce from 5 ft to 0 ft for up to 10% of townhome/SF units	Provide flexibility for unit placement
Sec. 3.2.6	Shopfront Façade	Eliminate requirement fronting City parks	Accommodate residential frontage
Sec. 3.2.6	Building Height	Allow up to 5 stories or 70 ft (whichever is less) within 650 ft of rail line	Enable multifamily building design
Sec. 3.2.6	Building Ridge Elevation	Increase from 1,094 ft to 1,110 ft	Accommodate site grading and building form
Sec. 21-3.2.10	Primary Building Materials	Allow fiber cement as primary material	Expand material options while maintaining quality
Sec. 21-5.3.C.2	Building Material Mix	Modify brick/stone requirements on street-visible façades using fiber cement	Provide flexibility in façade design
Sec. 21-3.2.10.G.7	Window Recess	Allow recess less than 3 inches for fiber cement façades	Support material compatibility and detailing

Code Section	Topic / Requirement	Requested Variation	Purpose / Intent
Sec. 21-6.1.3.F.3	Juliet Balconies	Permit use	Enhance building articulation and resident amenity
Sec. 21-3.2.1.L	Direct Stoop Access	Eliminate requirement	Allow alternative access configurations
Sec. 21-6.2.5	Parking Layout	Permit overhead clearance <10 ft	Accommodate internal structured parking
Sec. 21-6.2.13	Multifamily Street Frontage	Allow communal entrances, windows, and landscaping	Support active, pedestrian-oriented design
Sec. 21-6.2.11.B	Loading	Require one loading space per multi-unit building	Reduce excess pavement and improve layout
Sec. 21-6.5.3	Decorative Fences & Walls	Allow up to 4 ft in front yards; select locations up to 6 ft with partial visibility	Enhance streetscape while maintaining openness
Sec. 21-6.3.5	Open Space	Provide 10% open space across entire development	Allow flexibility in distribution of open space
Sec. 21-6.3.5.E.2	Private Open Space	Allow private outdoor areas to count toward requirement	Integrate usable resident spaces
Sec. 21-6.3.5.E.10	Dimensional Standards	No minimum dimensional standards for open space	Allow creative site planning
Sec. 21-3.2.8.D.3.b	Curbing	Permit concrete curbing in place of granite	Reduce cost while maintaining durability

Analysis

The proposed development meets the overall intent of the Zoning Ordinance, the Comprehensive Plan, and the Downtown Master Plan. The project will expand residential opportunities within the downtown area, adding residents, activity, and vibrancy while supporting local businesses along U.S. 278 and throughout the core commercial district.

The City's zoning ordinance is a design-based code that establishes a framework for implementing the downtown vision. While the ordinance provides clear design expectations, it cannot anticipate every future development scenario. The requested variances allow design flexibility that enhances the project and enables creative design solutions consistent with the intent of the code.

Conformance with the Downtown Master Plan (March 2014)

The March 2014 Downtown Master Plan explicitly supports five-story multifamily development on this site. The plan states:

"Multifamily development in the Downtown Avondale Estates study area includes stacked flats in apartments or condominiums. Heights of up to five stories are appropriate, particularly in the north part of the study area adjacent to the MARTA rail where the topography is lower. Multifamily development provides important housing choices to households in a range of life stages and incomes. Greenspace or other amenities should be incorporated into the development. Vehicular connectivity is important, but access management guidelines will be used to minimize curb cuts. In order to provide non-vehicular connectivity, connections to adjacent sidewalks and trails will be included."

The proposed development is fully aligned with these objectives. The requested variances do not conflict with the intent or goals of the Downtown Master Plan and serve to advance its vision for a connected, mixed-use downtown district.

Consistency with the Illustrative Plan and Zoning Ordinance

The Illustrative Plan in the Downtown Master Plan presents a street grid that differs from the layout codified in the Zoning Ordinance and adopted by the Board of Mayor and Commissioners (BOMC) on December 16, 2019 for inclusion in the 2021 Comprehensive Plan.

Importantly, the Downtown Master Plan notes that:

"The exact location, scale, and design character of public and private improvements may differ from the illustrative plans and concept sketches. An illustrative plan portrays one example of how to implement the concept plan. The illustrative plan is not intended as a de facto design project, but to propose one alternative method of development consistent with the urban design guidelines and recommendations provided in this document. Developers, property owners, and the City's boards and commissions will inevitably shape the illustrative plan through the development review process."

The requested variances meet this intent by allowing flexibility in design while maintaining consistency with the vision and goals of the adopted plans.

Alignment with the 2021 Comprehensive Plan

The **2021 Comprehensive Plan** reinforces the objectives of the Downtown Master Plan by emphasizing:

- A variety of housing options;
- Improved connectivity for all modes of transportation;
- Strengthened economic viability; and
- Coordination among public and private partners.

The proposed variances and development plan are consistent with these objectives and advance the long-term vision for a vibrant, walkable, and economically sustainable downtown.

Variance Review Criteria (Sec. 21-7.2.10)

Extraordinary and Exceptional Conditions

There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape, topography, or a mature tree or tree stands; The subject property exhibits extraordinary and exceptional conditions due to its size (13 acres), varied topography, and existing hydrological features.

Unnecessary Hardship

The application of this ordinance to the particular piece of property would create an unnecessary hardship; Application of the ordinance would create an unnecessary hardship because the proposed use and design is supported by both the Comprehensive Plan and the Downtown Master plan. The Downtown Master Plan concept recommends mixed use with a focus on multifamily and single family attached housing for the subject parcel. The variances support this vision, and the plans specifically state that *“The exact location, scale and design character of public and private improvements may differ from the illustrative plans and concept sketches.”*

Peculiar Conditions

Such conditions are peculiar to the particular piece of property involved. The subject property has conditions that are unique or peculiar to the subject property because the property is large, has significant topography across the site, is uniquely located in the downtown, and has the potential to provide connectivity in the Downtown area with several different layouts.

Not the Result of Owner’s Actions

Such conditions are not the result of actions of the property owner. The condition of a large parcel with significant topography, and potential to provide connectivity is not the result of actions of the property owner.

No Substantial Detriment or Conflict with Plans

Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance or be in conflict with an adopted master plan. Relief if granted, would not cause substantial detriment to the public good by allowing 5-story maximum height, variations in building design, variations in the street design and grid, fencing in front yards, and reduction of supplemental zones. Relief would not be in conflict with the adopted master plan, or with the purposes and intent of the zoning ordinance to allow multifamily and single-family small lot/ attached housing variances with an alternate street layout.

Recommendation

The proposed development represents a significant improvement to the central business district of Avondale Estates. It will enhance downtown connectivity, introduce a range of housing choices, and implement an attractive, pedestrian-oriented street network. The project will bring new residents to the downtown area, creating activity, vitality, and patronage for local businesses while supporting the success of nearby public spaces.

The requested variances are consistent with the intent of the 2021 Zoning Ordinance, the March 2014 Downtown Master Plan, and the 2021 Comprehensive Plan. The variances provide the design flexibility necessary to realize an ambitious and high-quality development that advances the community's long-term vision for this property and the broader downtown area.

Both the Comprehensive Plan and the Downtown Master Plan acknowledge that their concepts are visionary frameworks, not prescriptive designs. They explicitly recognize that developers, property owners, and City boards and commissions will refine the illustrative plans through the development review process. The proposed plans and requested variances reflect this collaborative approach and remain consistent with the urban design guidelines and recommendations adopted by the City.

*This review is based on materials received by the applicant at the time of review.

New information from the applicant may amend the recommendation.

APPENDIX A

Avila Hedgewood Avondale Estates
Oak Street Parcel

1) Stream buffer variance Sec. 20-184. - Land development requirements

FROM: Sec 20-184 (a) Buffer and setback requirements. All land development activity subject to this article shall meet the following requirements: (1) An undisturbed natural vegetative buffer shall be maintained for fifty (50) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank. (2) An additional setback shall be maintained for twenty-five (25) feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.

TO: For a linear distance of 100 feet, an undisturbed natural vegetative buffer shall be eliminated on the south bank of the stream as measured from the top of the stream bank to accommodate a road.

2) Street variance

FROM: Figure 21-3.2.7 Street Typology Map

TO: Street type and locations would be altered in such a way that proposed B2 "Green Street" would not connect to Laredo Drive but would turn north and connect to New Street C east of the Center Street Extension.

Proposed Parry Street extension between Center Street and Lake Street would be a private pedestrian trail accessible to the public and not a B1 street.

Proposed Lake Street extension between Washington Street and New Street C would be a private pedestrian trail accessible to the public and not a B2 street.

Figure 21-3.2.7 Street Typology Map and Exhibit A proposed street grid diagrams:.

Figure 21-3.2.7 Street Typology Map



Table 3.2.8.E Streetscape Dimensions:

Table 21-3.2.8.E - Streetscape Dimensions			
Street Type	Landscape Zone	Sidewalk Zone	Supplemental Zone
Type A	5—10 feet	10—12 feet	10—15 feet
Type B1	6—8 feet	10—12 feet	5—10 feet
Type B2	6—8 feet	7—10 feet	5—10 feet
Type B3	5—7 feet	7—10 feet	5—10 feet
Type C1	5—7 feet	5—8 feet	5—10 feet
Type C2	5—7 feet	5—8 feet	5—10 feet
Type C3	5—7 feet	5—8 feet	5—10 feet
Type D (shared street)	None	Shared	5—15 feet
Type E (alley)	None	None	5—7 feet

A) New Street A (new public)

FROM: Figure 21-3.2.8.B.4.b and Table 3.2.8.E reduce type B2 street section from 60' ROW and 5' SUPZ to building face.

TO: New Street A proposed street section with 45' ROW and 5' SUPZ to building face per section in Exhibit D.

B) New Street B (new public)

FROM: Figure 21-3.2.8.B.4.b and Table 3.2.8.E reduce type B3 street section from 45' ROW, 3' LSZ and 5' SUPZ to building face.

TO: New Street B proposed street section with 45' ROW, 1' SWZ and 5' SUPZ to building face per section in Exhibit D.

C) New Street C (new public)

FROM: Figure 21-3.2.8.B.4.c and Table 3.2.8.E reduce type C1 street section from 55' ROW and 5' SUPZ to building face.

TO: New Street C proposed street section with 49' ROW and 5' SUPZ to building face per section in Exhibit D.

D) Center Street-External (existing public) - No ROW Variance Needed, only variation in layout of street elements.

FROM: Figure 21-3.2.8.B.4.c and Table 3.2.8.E reduce type C2 street section from 40' ROW and 5' SUPZ to building face.

TO: Center Street-External section with 40' ROW and 5' SUPZ to building face per section in Exhibit D.

E) Center Street-Extension (new public)

FROM: Figure 21-3.2.8.B.4.c and Table 3.2.8.E reduce type C1 street section from 55' ROW and 5' SUPZ to building face.

TO: Center Street-Extension section with 45' ROW and 5' SUPZ to building face per section in Exhibit D.

F) Washington Street - (existing public)

FROM: Figure 21-3.2.8.B.4.b and Table 3.2.8.E reduce type B1 street section from 72' ROW and 5' SUPZ to building face.

TO: Washington Street -existing varied section with 55' ROW and 5' SUPZ to building face per section in Exhibit D.

G) Franklin Street - (existing public) - No ROW Variance Needed, only variation in layout of street elements.

FROM: Figure 21-3.2.8.B.4.d and Table 3.2.8.E reduce type D street section from 40' ROW and 5' SUPZ to building face.

TO: Franklin Street -existing varied section with 40' ROW and 5' SUPZ to building face per section in Exhibit D.

H) Laredo Street - (existing public)

FROM: Figure 21-3.2.8.B.4.b and Table 3.2.8.E reduce type B1 street section from 72' ROW and 5' SUPZ to building face.

TO: Laredo Street -existing varied section with 40' ROW and 31 feet existing road width, 2' LSZ, 5' SWZ, and 5' SUPZ to building face per section in Exhibit D.

I) Lake Street - (existing public)

FROM: Figure 21-3.2.8.B.4.b and Table 3.2.8.E reduce type B2 street section from 60' ROW and 5' SUPZ to building face.

TO: Lake Street -existing varied section with 40' ROW and 24' existing road width, 8' street parking on both sides, 2' LSZ, 5' SWZ, and 5' SUPZ to building face per section in Exhibit D.

J) Parry Street - (existing public)

FROM: Figure 21-3.2.8.B.4.b and Table 3.2.8.E reduce type B1 street section from 72' ROW and 5' SUPZ to building face.

TO: Parry Street -existing varied section with 30' ROW and 20 feet existing road width, 2' LSZ, 5' SWZ, and 5' SUPZ to multifamily building face or 5' SUPZ to single family building face per section in Exhibit D.

K) Oak Street - (existing public)

FROM: Figure 21-3.2.8.B.4.c and Table 3.2.8.E reduce type C1 street section from 55' ROW and 5' SUPZ to building face.

TO: Oak Street -existing varied section with 40' ROW and 24 feet existing road width, 2' LSZ, 5' SWZ, and 5' SUPZ to single family building face per section in Exhibit D.

Sec. 21-3.2.8.E. Streetscape.

FROM: 4. Supplemental zones.

The supplemental zone starts at the inner edge of the pedestrian zone and extends inward (toward the lot) for the minimum distance and no more than the maximum distance indicated in table 21-3.2.8.E - streetscape dimensions. This area is intended to accommodate active uses along the street frontage with amenities such as widened sidewalk zones, outdoor seating, and landscaping.

TO: For attached and detached single family uses, allow a supplemental zone reduction to 0 feet in 10% of units to allow for creative community open space design. Supplemental zone may be used for private purposes including retaining walls, overhangs, foundation footings, stoops, and enclosure by decorative privacy walls and fences. Partial views into the supplemental zone shall be maintained using open fencing and holes in walls that frame inviting views into private space.

3) CBD-3 Sub-Area Requirements - Section 3.2.6 – Central Business District – 3 (CBD-3 Sub-Area Requirements)
Section 3.2.6 CBD-3 Sub-Area Requirements Table

FROM: Shopfront façade: All building façades fronting Type A Streets and City parks shall be Shopfront Façades.

TO: Shopfront facades will not be required.

FROM: Maximum Height

Five (5) stories or 70 feet, whichever is less for buildings or portions of buildings within 300 feet of edge of railroad/ MARTA rail line.

Four (4) stories or 60 feet, whichever is less for all other locations and abutting CBD-2 Sub-Area.

TO: Five (5) stories or 70 feet, whichever is less for buildings or portions of buildings within 650 feet of edge of railroad/ MARTA rail line. Four (4) stories or 60 feet, whichever is less for all other locations and abutting CBD-2 Sub-Area.

Both Oak Street and Maple Street Parcels

4) Building Design Standards

Section 3.2.10 - Building Design Standards

FROM: Section 3.2.10.C. 2. Exterior wall finish materials differ by Sub-Area District as follows:

a. CBD-1 Materials.

i. Primary: Metal panels and siding; exposed, stained, or painted concrete; exposed wood; and ceramic panels; brick, including full-depth and half-depth masonry brick; and stone.

ii. Secondary: EIFS; glass block; phenolic resin panels, metal mesh; brick, including full-depth and half-depth masonry brick.

TO: Fiber cement siding (lap siding and board and batten) shall be allowed as a PRIMARY material.

FROM: Section 21.5.3.C.2 Multi-unit Buildings shall conform to the following design standards:

a. Sixty (60) percent of exterior building materials on façades visible from the public right-of-way or an adjacent R-zoned lot shall be brick or stone. Masonry shall wrap corners to avoid appearance of being applied.

TO: Where fiber cement is used as a primary material the materials of brick or stone may modified.

FROM: Section 21.3.2.10.F.3 Residential Balconies

3. Juliet balconies are prohibited.

TO: Juliet balconies are permitted.

FROM: Section 21.3.2.10.G.7 Window Systems

Window systems shall be recessed from the façade of the building a minimum of three (3) inches. This reveal shall be accomplished through the design of the window casing reveals and frames.

TO: The reveal requirement is removed for windows in fiber cement locations.

Sec. 21-3.2.1.L – Purpose

FROM: L. Require multiple entrances with direct connections to the public sidewalk. Design buildings to include multiple entrances with porches, stoops and doors directly connected to the public sidewalk.

TO: Eliminate the direct stoop access requirement.

Sec. 21-6.2.5. - Parking layout and design.

FROM: G. Vertical clearance. All required parking spaces shall have overhead vertical clearance of at least ten (10) feet.

TO: Precast parking garages will have a 10'-8" floor to floor dimension to align with adjacent residential levels, resulting in a vertical clearance of less than 10'.

Sec. 21-6.2.13 - Pedestrian access and circulation

FROM: F. Relationship of building to street

3. Buildings with more than four (4) residential units at the street level shall have front-facing entrances that are directly connected to the street-facing sidewalk with a pedestrian walkway a minimum of five (5) feet wide. Such access shall be perpendicular to the street, unless topography prohibits, and shall be permitted to share said walkway with one (1) adjacent unit.

TO: Multifamily buildings will address the street with communal entrances, windows and landscaping.

Sec. 21-6.2.11.B – Loading

FROM: 13. Minimum loading space requirements for commercial, mixed-use, and multi-unit building uses:

- a. One (1) loading space required for every fifty thousand (50,000) square feet of gross floor area, or fraction thereof.
- b. A minimum of one (1) loading space is required based on the calculation above.

TO: One (1) loading space per multi-unit building is required.

Sec. 21-6.5.3 Non-residential fences and walls (CBD zoned property).

FROM: A. Fences and walls shall not exceed three (3) feet in height when located in the front yard or six (6) feet in height when located in any other (non-front) yard for any commercial, mixed-use, or multi-unit building use.

B. Gates may be up to four (4) feet in height in front yards.

TO: Decorative fences and walls may be up to 4 feet in front yards with select locations up to 6 feet and sections over 4 feet in height shall allow views into private space. Gates may be up to 6 feet in height that provide selective views into private space. Decorative fences and walls shall create an open and welcoming public space environment and one that activates the sidewalks, parks, and provides public safety.

Sec. 21-6.3.5. - Open space.

FROM: D. Minimum open space ratio. A minimum of ten (10) percent on-site open space shall be provided for each applicable development site, unless more is required by the supplemental use regulations of division 5.3 - residential uses.

TO: A minimum of ten (10) percent on-site open space shall be provided across the entire development site. Additional open space shall not be required by the supplemental use regulations of division 5.3 - residential uses.

FROM: Sec. 21-6.3.5.E.2. Private open space. Rooftop patios, rooftop decks, shared tenant amenity spaces, green roofs, or any other controlled access or private open spaces are permitted and encouraged but shall not be used to satisfy open space requirements.

TO: Private outdoor open space may be used to satisfy open space requirements.

FROM: Sec. 21-6.3.5.E.10. Open space minimum dimensional standards. The following description and illustrations in table 21-6.3.5.G open space dimensions describe the open space dimensional standards required by this Code. Minimum Size: 2,500 Sq. Ft., Minimum Length: 50 Feet.

TO: No open space minimum dimensional standards.

FROM: Sec. 21-3.2.8.D.3.b Granite curbing is required. The curbing for such street improvement, extension, or reconstruction shall be granite curbing of a similar size and type as the granite curbing used on such existing street or the closest existing street containing granite curbing.

TO: curbing may be constructed of concrete.

5) Block Requirements- Tier 1 waiver- Section 3.2.8.B.1 Streets and Blocks, Block Requirements.

FROM: Maximum. The maximum block perimeter for the CBD is one thousand six hundred (1,600) feet. The required block length is a maximum of four hundred (400) feet or consistent with the adopted Downtown Avondale Estates Street Grid Plan. Exemptions or departures from these standards pertain to certain blocks based on the street grid plan.

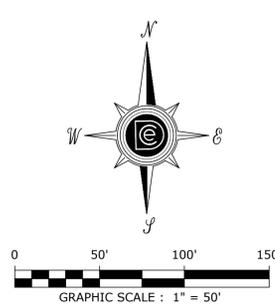
Section 3.2.8.B.4. Waiver. The City Manager may grant a Tier 1 waiver to increase the block perimeter/length by up to 20 percent (20%) when steep slopes, waterways, flood zones, railroads, stream buffers, greenways, open space, or easements would make the block requirements infeasible.

TO: This waiver would increase the maximum block perimeter to 1,920 feet and the maximum block length to 480 feet. The current plan will likely meet the adjusted maximum block perimeter/length with this waiver.



LL 8
LL 9
LL 248
LL 249

0.13 AC. TO BE TRANSFERRED FROM CITY TO AVILA



Master Site Plan

Oak Street Mixed Use Development
 LOCATED AT 278 OAK ST., CITY OF AVONDALE ESTATES, DEKALB COUNTY, GEORGIA
 OWNER AND DEVELOPER:
278 Oak Holdings, LLC
 1010 HUNTINGCLIFF, SUITE 2315, ATLANTA, GA 30350

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NO.	DATE	REVISION
1		

SCALE: 1" = 50'
 DATE: 10-21-25
 JOB. NO. 1521
 SHEET. 1 of 1

NOT FOR CONSTRUCTION

DOULGERAKIS CONSULTING ENGINEERS, INC.
 planning * civil engineering * sanitary engineering
 400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800



TOTAL DWELLING UNITS
 MULTI-FAMILY UNITS: 380
 SINGLE-FAMILY HOMES: 72
 TOTAL DWELLINGS: 452

SITE PLAN NOTES

- SEE CIVIL DRAWINGS FOR GRADING, EROSION CONTROL, UTILITY CONNECTION AND PAVING REQUIREMENTS.
- SEE LANDSCAPE DRAWINGS FOR FINISH GRADING, HARDSCAPING, AND SITE LIGHTING REQUIREMENTS.
- SEE ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS AND EQUIPMENT LOCATIONS.

SITE PLAN LEGEND

- EXIT ► EGRESS POINT FROM BUILDING
- - - PROPERTY LINE

PARKING SCHEDULE

* 20% OF TOTAL PARKING MAY BE COMPACT SPACES = (XX) ALLOWABLE (X PROVIDED)
 ** 2% OF TOTAL PARKING TO BE HC ACCESSIBLE = X SPACE REQUIRED (X VAN ACCESSIBLE SPACE PROVIDED)
 *** EV SPACES REQUIRED EVERY 25 SPACES = X SPACE REQUIRED (X SPACES PROVIDED)
 **** 2% OF EV SPACES TO BE HC ACCESSIBLE = X REQUIRED (X PROVIDED)
 C = COMPACT
 EV = ELECTRICAL VEHICLE SPACES
 EV (HC) = ELECTRICAL VEHICLE SPACE, HC ACCESSIBLE
 HC (VAN) = HC VAN ACCESSIBLE

OAK STREET - PHASE 1 & 2

278 OAK STREET
 AVONDALE ESTATES, GA

PROJECT NUMBER: 25012



PRINT RECORD
 DATE: 3/30/2024 ISSUE: SCHEMATIC DESIGN

REVISION
 NO. DATE ISSUE:

ARCHITECTURAL SITE PLAN - TYP. UNIT FLOOR

G-020

NOT ISSUED FOR CONSTRUCTION



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TOTAL DWELLING UNITS
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SITE PLAN LEGEND

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- - - PROPERTY LINE

PARKING SCHEDULE

* 20% OF TOTAL PARKING MAY BE COMPACT SPACES = (XX) ALLOWABLE (X PROVIDED)
 ** 2% OF TOTAL PARKING TO BE HC ACCESSIBLE = X SPACE REQUIRED (X VAN ACCESSIBLE SPACE PROVIDED)
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 **** 2% OF EV SPACES TO BE HC ACCESSIBLE = X REQUIRED (X PROVIDED)
 C = COMPACT
 EV = ELECTRICAL VEHICLE SPACES
 EV (HC) = ELECTRICAL VEHICLE SPACE, HC ACCESSIBLE
 HC (VAN) = HC VAN ACCESSIBLE

OAK STREET - PHASE 1 & 2
 278 OAK STREET
 AVONDALE ESTATES, GA

PROJECT NUMBER: 25012



PRINT RECORD

DATE	ISSUE
XXXXXX	SCHEMATIC DESIGN

REVISION

NO.	DATE	ISSUE
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ARCHITECTURAL SITE PLAN

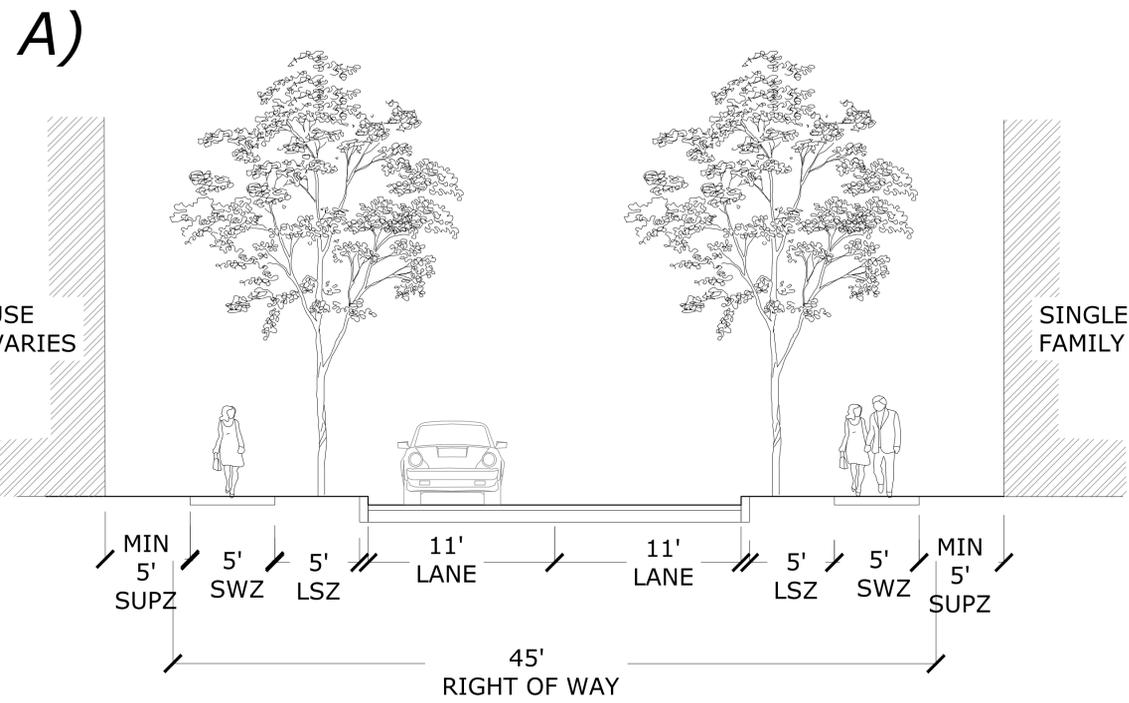
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NOT ISSUED FOR CONSTRUCTION



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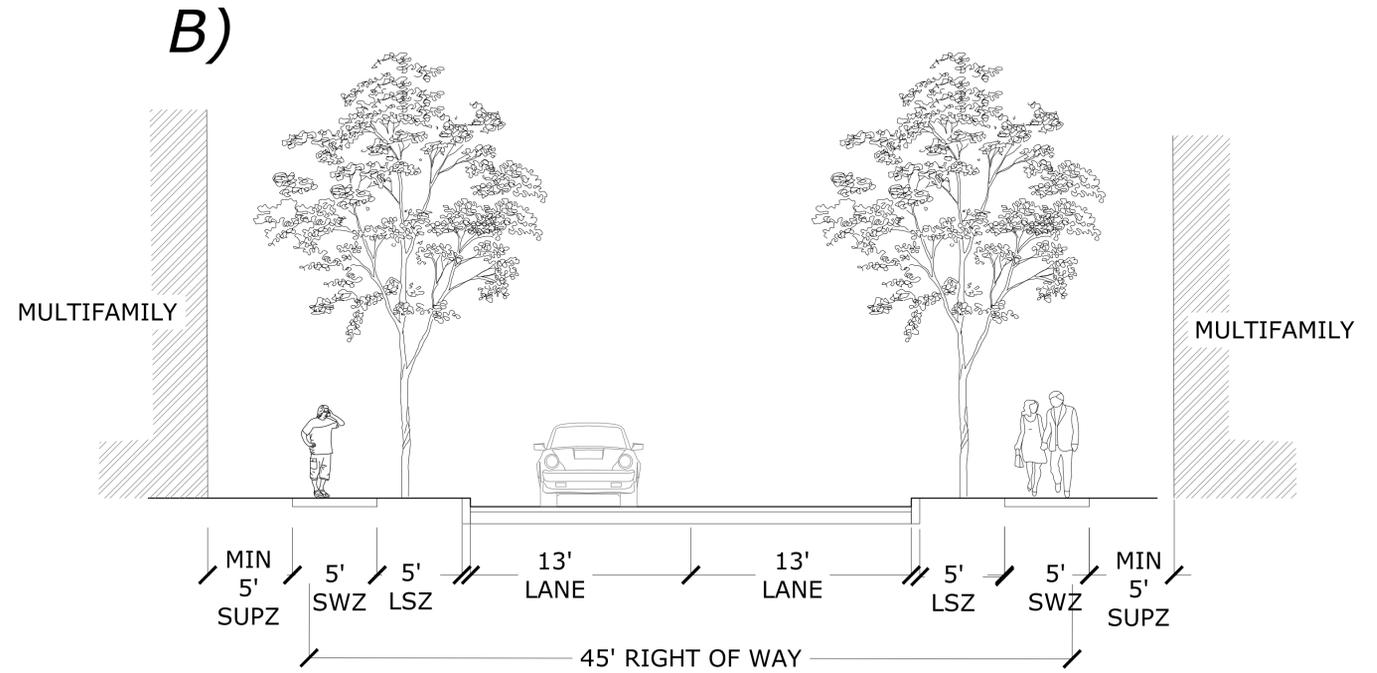
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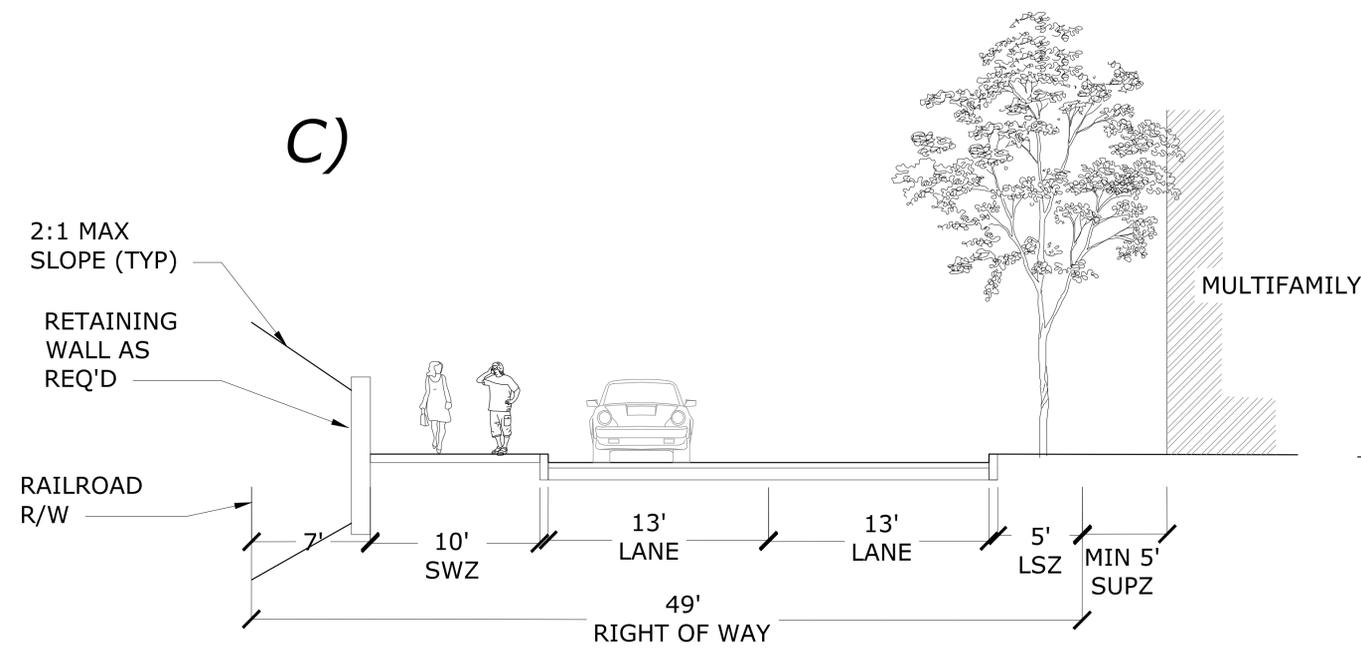
NEW STREET A

- NOTES:**
1. ALL SECTIONS ARE ORIENTED LOOKING NORTH OR EAST.
 2. SUPPLEMENTAL ZONES SHOWN ARE MINIMUMS. NO MAXIMUM SUPPLEMENTAL ZONE IS PROPOSED.

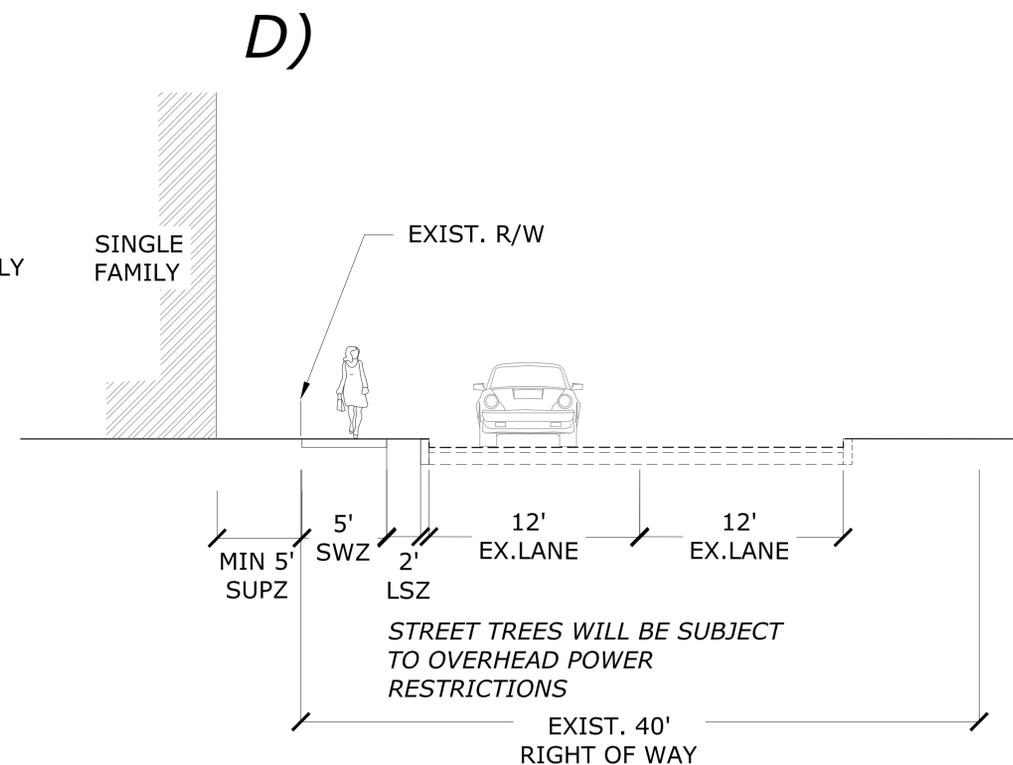
ABBREVIATIONS:
 SUPZ = SUPPLEMENTAL ZONE
 SWZ = SIDEWALK ZONE
 LSZ = LANDSCAPE ZONE



NEW STREET B



NEW STREET C



CENTER STREET-EXTERNAL

Proposed Street Sections

DOULGERAKIS CONSULTING ENGINEERS, INC.
 planning * civil engineering * sanitary engineering
 400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800

Oak Street Mixed Use Development
 LOCATED AT 278 OAK ST., CITY OF AVONDALE ESTATES, DEKALB COUNTY, GEORGIA
 OWNER AND DEVELOPER:

278 Oak Holdings, LLC
 1010 HUNTERCLIFF, SUITE 2315, ATLANTA, GA 30350

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NO.	DATE	REVISION

SCALE: NTS
 DATE: 10-21-25
 JOB. NO. 1521
 SHEET. 1 OF 3

NOT FOR CONSTRUCTION

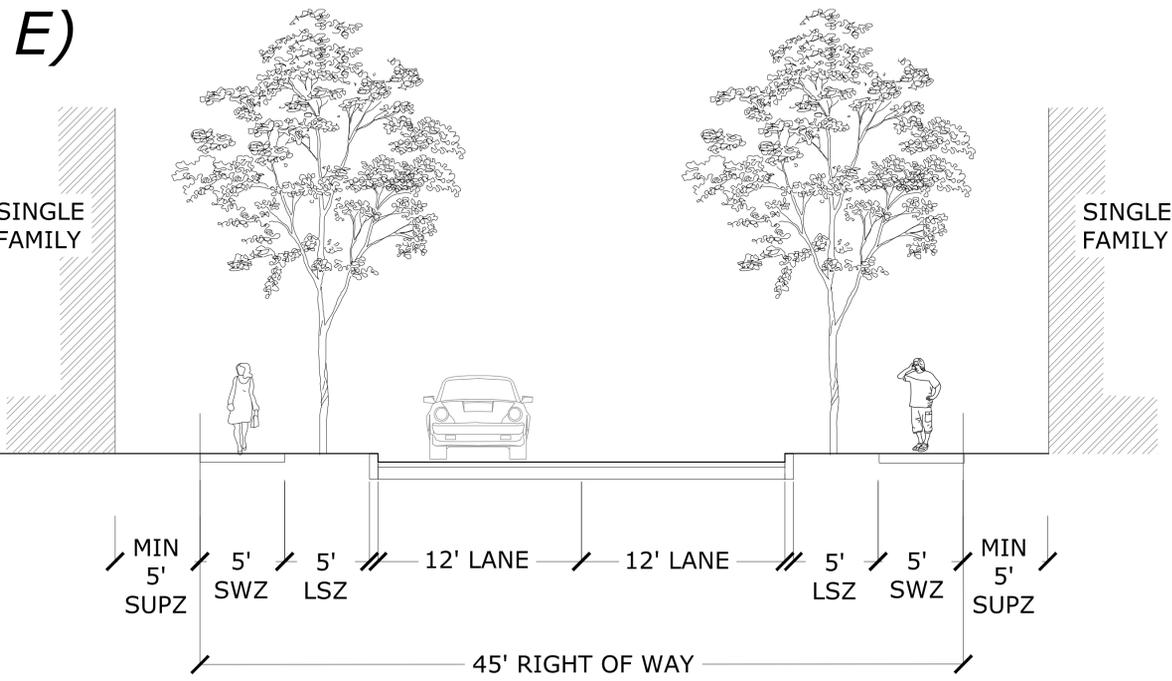
SCALES NOTED ARE ONLY VALID WHEN DRAWING IS PLOTTED AT THE ORIGINAL SIZE: 24" x 36"

NOTES:

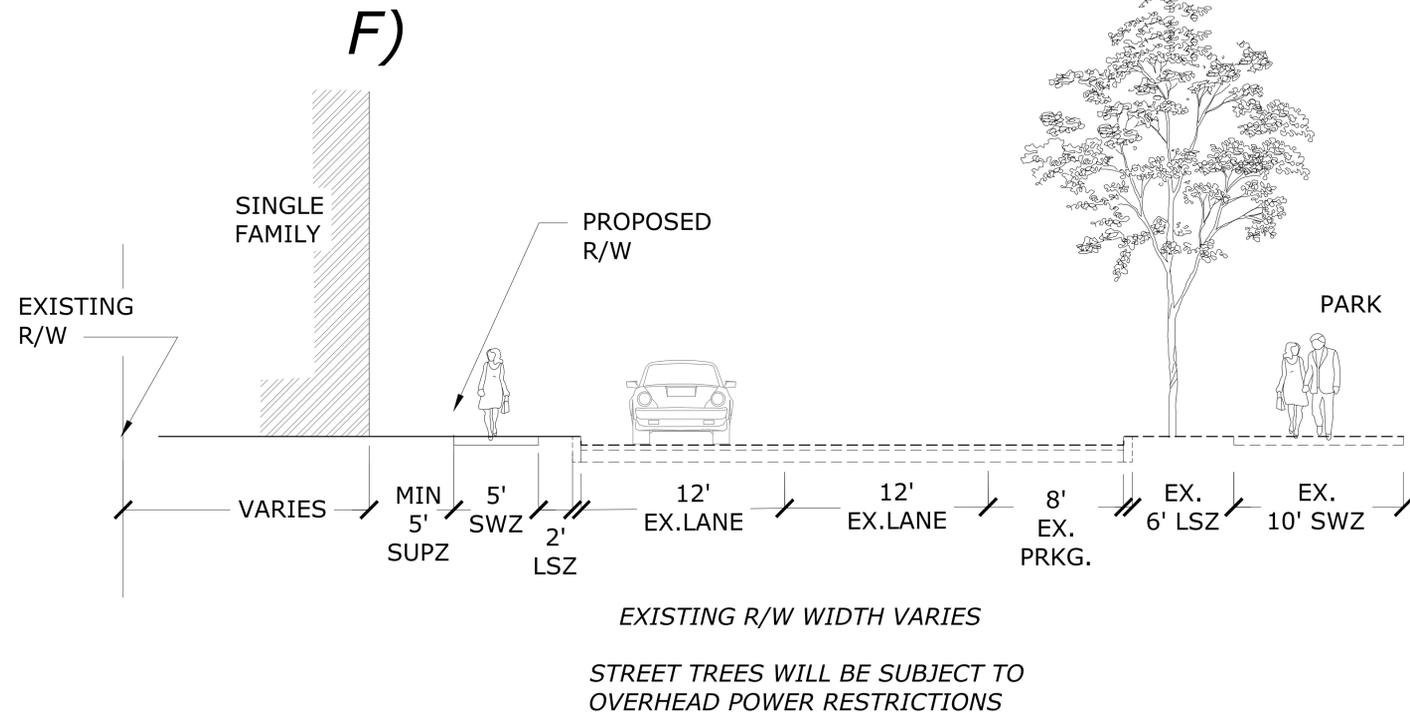
1. ALL SECTIONS ARE ORIENTED LOOKING NORTH OR EAST.
2. SUPPLEMENTAL ZONES SHOWN ARE MINIMUMS. NO MAXIMUM SUPPLEMENTAL ZONE IS PROPOSED.

ABBREVIATIONS:

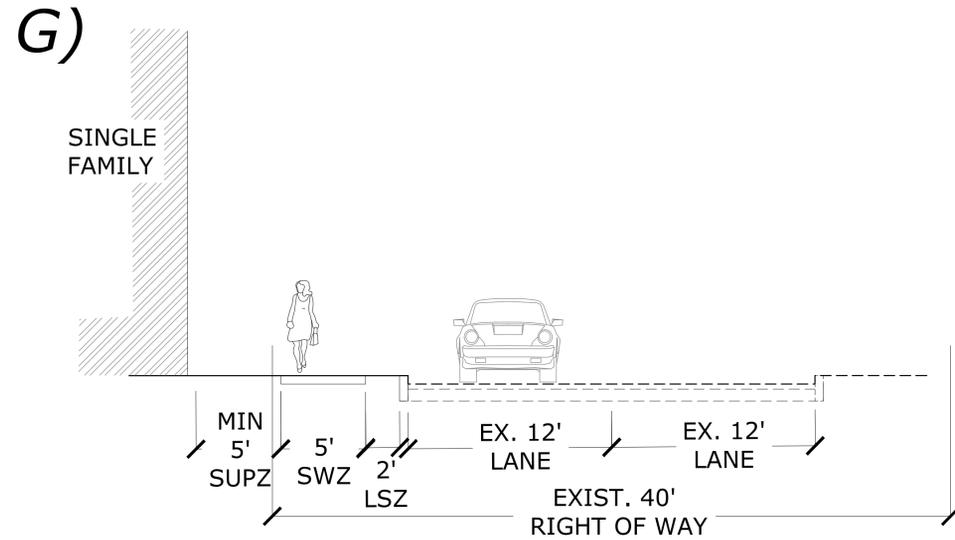
- SUPZ = SUPPLEMENTAL ZONE
- SWZ = SIDEWALK ZONE
- LSZ = LANDSCAPE ZONE



CENTER STREET EXTENSION

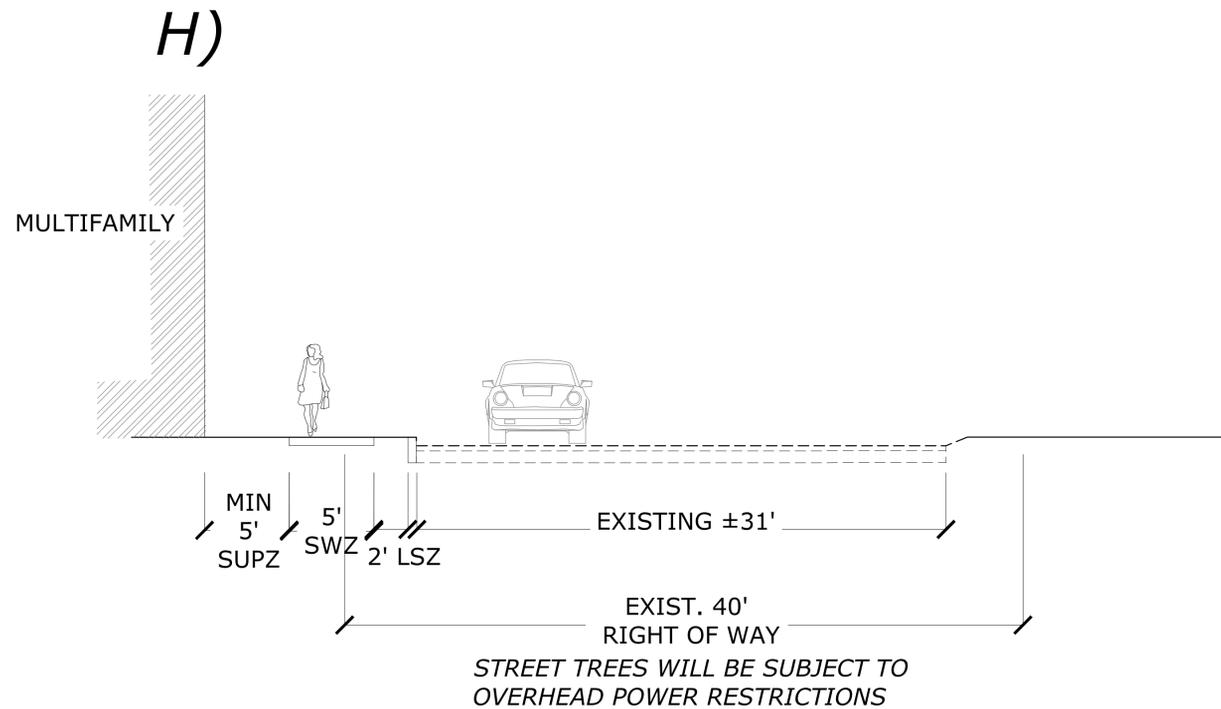


WASHINGTON STREET



STREET TREES WILL BE SUBJECT TO OVERHEAD POWER RESTRICTIONS

FRANKLIN STREET



STREET TREES WILL BE SUBJECT TO OVERHEAD POWER RESTRICTIONS

LAREDO

Proposed Street Sections

DOULGERAKIS CONSULTING ENGINEERS, INC.
 planning * civil engineering * sanitary engineering
 400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800

Oak Street Mixed Use Development
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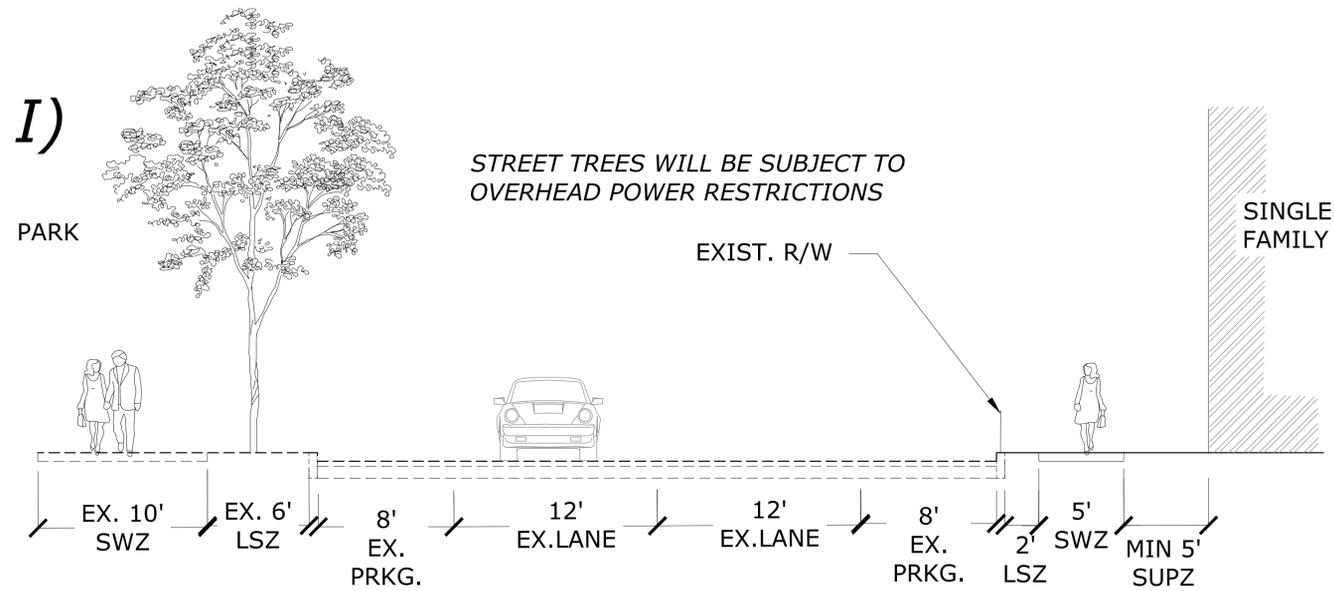
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NO.	DATE	REVISION

SCALE: NTS
 DATE: 10-21-25
 JOB. NO. 1521
 SHEET. 2 OF 3

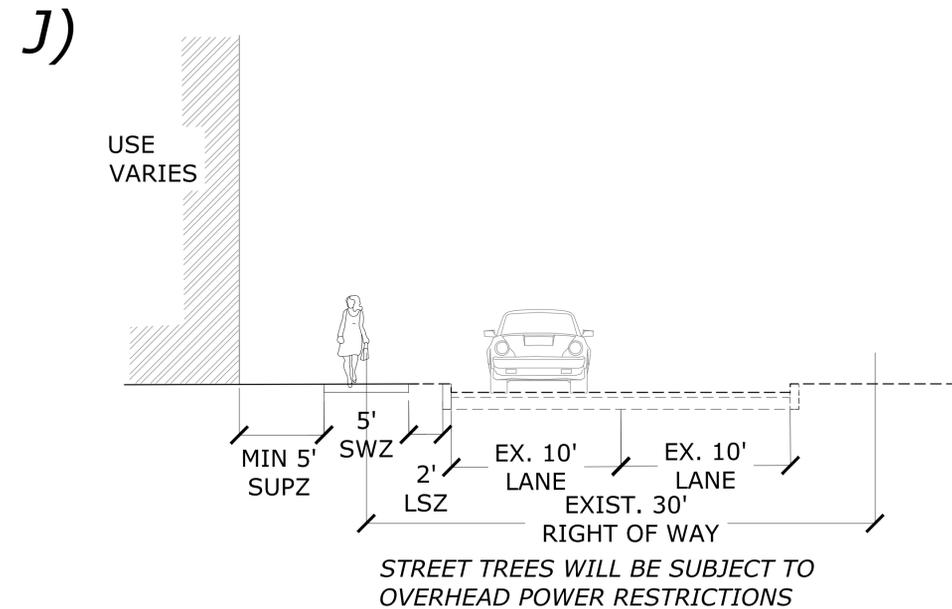
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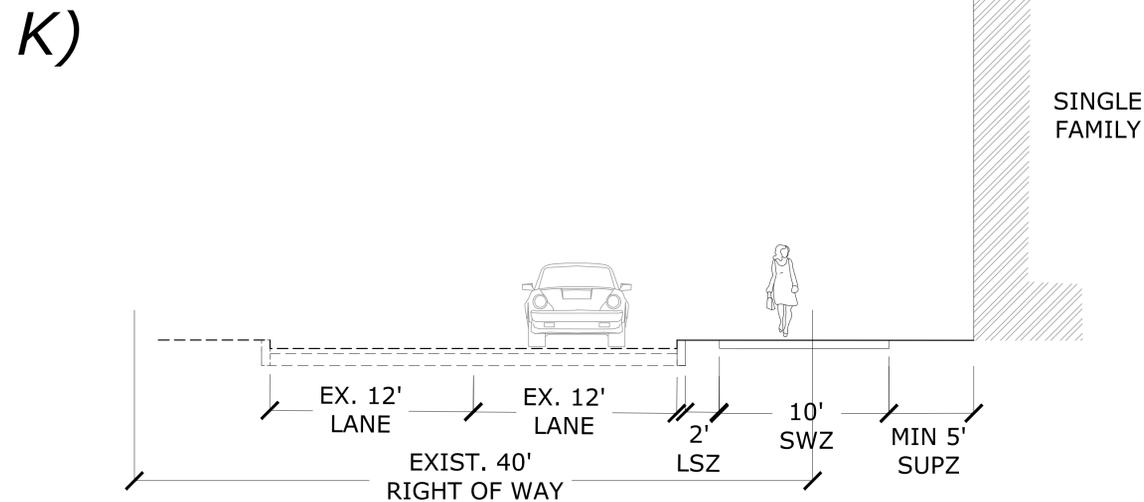


EXISTING R/W WIDTH VARIES

LAKE STREET



PARRY STREET



STREET TREES WILL BE SUBJECT TO OVERHEAD POWER RESTRICTIONS

OAK STREET

NOTES:

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ABBREVIATIONS:

SUPZ = SUPPLEMENTAL ZONE
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Proposed Street Sections

Oak Street Mixed Use Development

278 Oak Holdings, LLC

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NO.	DATE	REVISION

SCALE: NTS
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 JOB. NO. 1521
 SHEET. 3 OF 3

NOT FOR CONSTRUCTION

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DOULGERAKIS CONSULTING ENGINEERS, INC.
 planning * civil engineering * sanitary engineering
 400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800

Print

Variance Waiver or Rezoning Application - Submission #8733

Date Submitted: 10/17/2025

APPLICANT INFORMATION

First Name*

Avila

Last Name*

Development

Email Address*

jwagner@aviladevelopment.com

Phone Number*

770-560-1462

Address*

1010 Huntcliff STE 2315

City*

Atlanta

State*

GA

Zip*

30350

PROPERTY OWNER INFORMATION

Only to be completed if property owner different than applicant.

First Name

Last Name

City

State

Zip Code

Address

Phone Number

Email Address

If applicant is representing a property owner at the meeting, a notarized statement from the property owner must be submitted with this application giving the applicant the authority.

No file chosen

PROJECT LOCATION

Project Address*

138 Laredo Avondale Estates, GA

Parcel ID*

15 249 14 013

Please include all Parcel IDs. Separate each ID with a semicolon.

Description of project*

Avila Real Estate / Hedgewood Homes development

PROPOSED PROJECT

Type of Project*

- Multifamily Residential
- Single Family Residential
- Commercial

Type of work *

- New Construction
- Renovation/Repair
- Demolition

REQUIRED ATTACHMENTS

Legal description and plat of the property*

Avila_Avondale_Estates_Zoning_Recap_NEW.pdf

Scale drawing(s) of existing conditions*

Exhibit D markup 10.15.2025.pdf

Site Survey*

Surveys.pdf

Scale drawing(s) of proposed site plan*

site plan.jpg

Photos of existing site including structure to be modified. *

Existing Site.jpg

Rendering of proposed project*

Oak Rendering.jpg

Project elevations*

Leasing Rendering.jpg

Building facades*

Maple Rendering.jpg

Applicant's Description of Variance/Waiver Request*

Codes for variance requests have been attached in the files section.

Provide the code for which you want a variance or waiver. Describe the proposed change and provide rationale for the variance or waiver.

Applicant's Description of Rezoning Request.

List the current zoning designation or requirement. Describe the proposed changes and provide rationale for rezoning.

Zoning Ordinance

<https://www.avondaleestates.org/DocumentCenter/View/1412/Zoning-Ordinance-Adopted-July-28-2021-PDF>

Please submit a check in the amount of \$100.00 payable to the City of Avondale Estates. Checks should be delivered to City Hall within 48 hours of submitting this application. An application is not considered complete until payment is received.

Once the City has a complete package, we will provide feedback within 10 business days.

AVONDALE ESTATES – ZONING ORDINANCE REVIEW

Section 3.2.8 – Streets and Blocks

C. Streets.

1. Street regulations apply to new and existing streets per Figure 3.2.7 - Street Typology Map. The intent of the following regulations is to form an interconnected network of streets to support multiple modes of transportation, including walking, biking, transit use, and driving.
2. Street Type Requirements. All Street Type requirements as required by the Street Typology Map and Central Business District regulations shall be in conformance with these regulations.

- a. Streetscape improvements and other pedestrian improvements shall be provided along all street frontages within the boundaries of the CBD as illustrated on the Street Typology Map and in accordance with Division 6.10 - Sidewalk, Street, and Other Construction Standards.
- b. Improvements shall comply with the most recently adopted version of the Downtown Avondale Estates Street Grid Plan, including all dimensional and material specifications for new and existing roads.

DESIGN TEAM NOTE: The proposed street layout for both the Oak and Maple sites doesn't align with the Street Typology Map or the Typical Street Types referenced in the zoning ordinance. Will this map and street types be modified to include the proposed street alignments and street types, or will the Avila sites be granted relief from adhering to these elements of the zoning ordinance?

D. General Standards for Streets.

1. Public and private streets shall comply with the minimum construction standards for public streets found in Appendix B - Subdivision Regulations, Division 6.10 - Sidewalk, Street, and Other Construction Standards., and other applicable sections of the City code.

DESIGN TEAM NOTE: See concerns noted above.

2. All new streets shall connect at least two (2) streets or provide a temporary street stub that will allow for a future connection between at least two (2) streets. This provision is not intended to require connections to streets that are located entirely outside the boundaries of the CBD. No permanent cul-de-sac or other permanent dead end street design is permitted.

DESIGN TEAM NOTE: Do the proposed new streets (public and private) satisfy this requirement? City needs to confirm.

3. Curbing.
 - a. The maximum allowed curb radius at any intersection or curb is 20 feet.
 - b. Granite curbing is required. The curbing for such street improvement, extension, or reconstruction shall be granite curbing of a similar size and type as the granite curbing used on such existing street or the closest existing street containing granite curbing.

DESIGN TEAM NOTE: Some locations will require curb radius more than 20' – particularly for fire access, trash, loading, and service. Preference is curb and gutter from a construction standpoint. Some curb cuts might also exceed the 24' maximum.

AVONDALE ESTATES – ZONING ORDINANCE REVIEW

E. Streetscape

1. Insufficient Right-of-Way Width. On existing streets with insufficient right-of-way width to accommodate the required landscape and sidewalk zone elements, the right-of-way needed to accommodate the required streetscape elements shall be dedicated to the City prior to the issuance of any Certificate of Occupancy.

DESIGN TEAM NOTE: Any objections from Avila or Civil? Not sure how this applies to Maple site with small existing ROW. Approval of proposed street sections should provide relief from this requirement.

F. Conditions of Improvements.

2. Construction Obligations. All improvements shall be constructed and dedicated to the City by the developer.

DESIGN TEAM NOTE: Any objections from Avila or Civil? This will be specified in the MOU.

DESIGN TEAM NOTE: Assuming “Walk-up” façade designation for both Maple and Oak sites.

Table 3.2.9 - Façade Types

Ground Story Elevation (min./max. above sidewalk): 0 to 4.5 feet

DESIGN TEAM NOTE: 0 to 4.5 feet might be challenging considering severe topography on both Maple and Oak. While the intent to provide direct sidewalk access meets the spirit of the zoning ordinance, there will likely be instances where a residential unit exceeds 4.5' above the adjacent sidewalk. Need relief here.

Requirements for Type A and B Street

Building Entrances: 1 per 75' of front façade

DESIGN TEAM NOTE: Do individual unit entrances (at sidewalk stoop condition) satisfy this requirement of 1 entrance every 75', or are building entrances required every 75' instead? Need relief from this requirement if individual units entrances can't be used to satisfy this requirement.

D. Building Articulation

1. In order to avoid large expanses of flat (one-dimensional) exterior walls along sidewalks, building façades over 50 feet in length along a street, including abutting attached houses, shall incorporate wall projections or recesses a minimum of 12 inches in depth. The combined length of such recesses and projections shall constitute at least 20% of the total façade length along the public street.

DESIGN TEAM NOTE: This can be satisfied with balcony insets, which exceed 12" in depth.

2. One of the following to divide the façade into vertical divisions at increments no greater than the maximum width dimensions shown for a façade type, as measured along the base of the façade. Every 75' for “Walk-up” designation.

Required division frequency is identified on Table 3.2.9 - Façade Types.

- a. A change of façade material and window system from grade to roof; or
- b. Change of building height of at least one story; or
- c. A change in façade composition and/or architectural style from grade to roof; or

AVONDALE ESTATES – ZONING ORDINANCE REVIEW

d. An open space or pedestrian passage with a minimum width of ten (10) feet and a minimum depth of 30 feet. For blocks greater than 400 feet long, as permitted in Section 3.2.8.B – Block Requirements, this provision is required to satisfy the building massing requirements of this Section.

e. Similar means intended to convey the impression of separate buildings.

f. Change in color alone, window system alone, or setback alone, may not be used to satisfy this requirement.

DESIGN TEAM NOTE: Items struck above are don't align with the design of The Argos, where a more unified approach to the façade treatment remains consistent around the entirety of the building perimeter. There are ways to satisfy this requirement, but it will require some deviation from The Argos design.

G. Window Systems.

7. Window systems shall be recessed from the façade of the building a minimum of three (3) inches. This reveal shall be accomplished through the design of the window casing reveals and frames.

DESIGN TEAM NOTE: This requirement must be removed. The 3" of window recess is possible at brick locations but not at fiber cement locations.

Section 3.2.12 - Generally Applicable Regulations

The sections cited herein shall apply, unless otherwise expressly stated in this Division.

A. Parking. The parking and access regulations of Division 6.2 - Parking and Access apply.

B. Open Space. The open space regulations of Section 6.3.5 - Open Space apply.

C. Buffers. The buffer from sensitive use regulations of Division 6.4 - Transitional Buffers apply.

D. Fences and Walls. The fence and wall regulations of Division 6.5 - Fences and Walls apply.

E. Outdoor Lighting. The lighting regulations of Division 6.7 - Outdoor Lighting apply.

F. Transitional Height Plane. All CBD-zoned lots that abut R-zoned lots, City open spaces or parks, or the CBD-2 sub-area are subject to the transitional height plane requirements of this Section. Adjacent uses under this Section are referred to as "sensitive."

DESIGN TEAM NOTE: This requirement impacts the Southeastern corner of the Maple Street site, which abuts the CBD-2 district across Olive Street. This would limit that portion of the building to 3-stories (instead of 5) which could eventually step up to 5-stories. See Figure 3.2.12.F below. Need to be allowed 5-stories (plus basement) in all locations – including areas where transitional height plan comes into play.

Figure 3.2.12.F - Transitional Height Plane

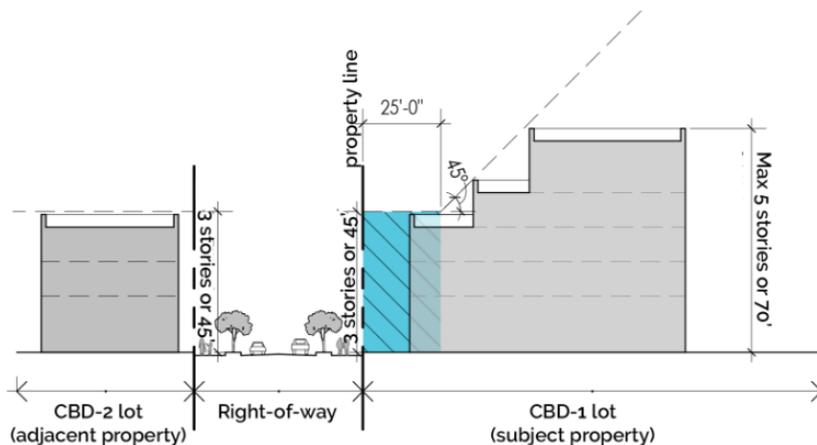


Figure 3.2.12.F - Transitional Height Plane

AVONDALE ESTATES – ZONING ORDINANCE REVIEW

1. When adjacent to sensitive uses, the maximum height of all buildings or structures in the CBD shall be 45 feet or three (3) stories, whichever is less, for a horizontal distance of 25 feet from the property line in toward the subject lot. At the point 25 feet into the property, the height of the building can increase at a 45 degree angle up to a maximum height of 70 feet or five (5) stories, whichever is less, depending on the maximum height of the sub-area.
2. No building or portion of building may protrude above the transitional height plane.
DESIGN TEAM NOTE: Need to be allowed 5-stories (plus basement) in all locations – including areas where transitional height plan comes into play.

Division 5.3 - Residential Uses

Section 5.3.2 - Household Living

C. Multi-Unit Building. Four (4) or more principal dwelling units on a single lot.

1. A minimum 20 percent (20%) of the lot, whichever is greater, shall be provided in open space in accordance with Section 6.3.5 - Open Space.

DESIGN TEAM NOTE: CBD-1 and CBD-2 Sub Area chart both state the Open Space requirement to be 10%, but “Residential Uses” are actually required to provide 20% open space per Section 5.3.2. Proposed Avila masterplan states 10% Open Space provided. Need to be able to include all private courtyards and streetscape elements (outside the ROW) toward this requirement.

2. Buildings shall conform to the following design standards:
 - a. Sixty percent (60%) of exterior building materials on façades visible from the public right-of-way or an adjacent R-zoned lot shall be brick or stone. Masonry shall wrap corners to avoid appearance of being applied.
 - b. Façades shall be broken up, both vertically and horizontally, through building materials and offsets.
 - c. Roof line shall be varied.
 - d. Building shall utilize a variety of materials to create visual interest.
 - e. Building entrances shall be well-marked and identifiable from the building form.
 - f. Common walls and common floors ceiling between units shall be constructed to meet a sound transmission coefficient (STC) rating of 50 or higher.

DESIGN TEAM NOTE: Section 5.3.2 deviates from Section 3.2.10 - Building Design Standards, stating 60% of façade visible from public ROW be brick or stone. Section 3.2.10 notes 70% of all façades be “primary building materials”, and we’ve requested that fiber cement be included as a “primary” material, but we need relief from this 60% brick/stone requirement from Section 5.3.2.

Section 6.2.5 - Parking Layout and Design

D. Parking Lot Geometrics.

Parking lots shall comply with the geometric design standards of the Institute of Traffic Engineers (ITE) and in accordance with the following:

5. Wheel Bumpers.
 - a. Shall be placed at the head of all parking spaces that do not abut a curb and any spaces that abut a sidewalk.

DESIGN TEAM NOTE: Prefer not to provide wheel stops.

G. Vertical Clearance. All required parking spaces shall have overhead vertical clearance of at least ten (10) feet.

AVONDALE ESTATES – ZONING ORDINANCE REVIEW

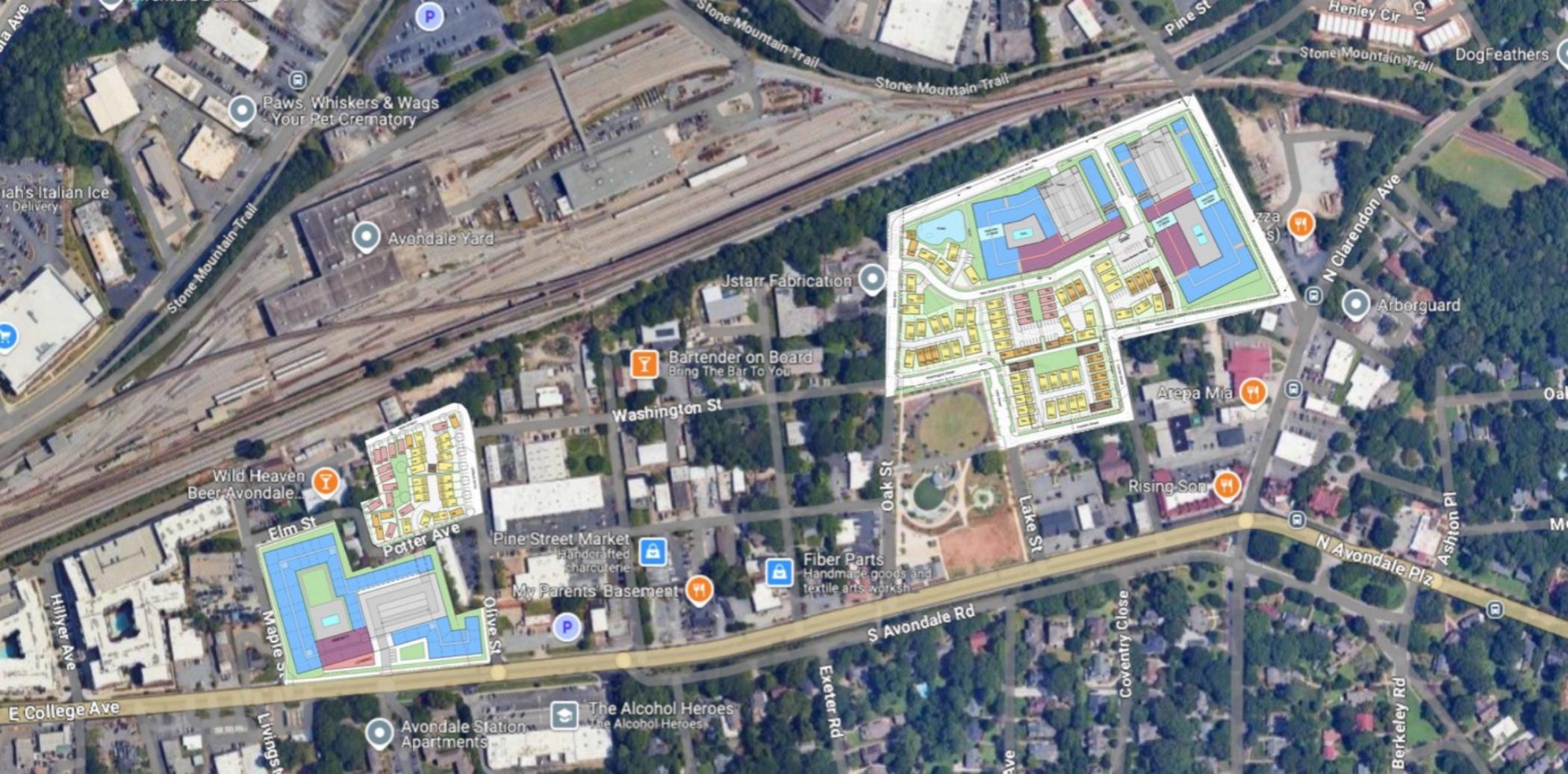
DESIGN TEAM NOTE: Precast parking garages have a 10'-8" floor-to-floor dimension to align with adjacent residential levels, resulting in a vertical clearance of less than 10'. Need to eliminate this vertical height requirement.

Section 6.2.11 - Loading

- A. General. All uses that regularly receive materials or merchandise carried by delivery vehicles shall provide off-street loading facilities.
- B. Regulations.
1. Off-street loading areas shall be designed so that all vehicle maneuvering and loading/unloading operations will occur on private property and not interfere with or create safety hazards for motorized or non-motorized circulation.
 2. Unenclosed off-street loading areas may not be located within 25 feet of any abutting R-zoned properties.
 3. Loading spaces are prohibited in the front yard.
 4. A loading space shall have minimum dimensions of 12 feet wide and 35 feet deep.
 5. The loading space shall maintain overhead clearance of 14 feet.
 6. All off-street loading spaces shall have access from an alley, or if there is no alley, from a street.
 7. All loading spaces shall be posted with "No Idling" signs.
 8. All loading areas and access drives shall be surfaced and maintained with an asphaltic or Portland cement binder concrete or other dustless, all-weather surface approved by the City Engineer.
 9. Loading docks shall be located a minimum of ten (10) feet from any adjacent sidewalk or supplemental zone.
 10. Loading dock entrances shall be screened so that loading docks and related activity are not visible from any public space or public right-of-way.
 11. Prohibited Hours.
 - a. On-street loading shall be prohibited between the hours of 11 pm and 7 am.
 - b. All loading within 200 feet of any R-zoned lot shall be prohibited between the hours of 11 pm and 7 am.
 12. See Division 6.3 - Landscaping and Other Site Features for landscape and screening regulations.
 13. Minimum loading space requirements for commercial, mixed-use, and multi-unit building uses:
 - a. One (1) loading space required for every 50,000 square feet of gross floor area, or fraction thereof.
 - b. A minimum of one (1) loading space is required based on the calculation above.

DESIGN TEAM NOTE: Based on this requirement, each MF building would be required to have 5-7 loading spaces. Need to reduce this down to 1 loading spaces per building.





Paws, Whiskers & Wags
Your Pet Crematory

Avondale Yard

Jstarr Fabrication

Bartender on Board
Bring The Bar To You

Wild Heaven
Beer Avondale

Pine Street Market
Handcrafted
charcuterie

My Parents' Basement

Fiber Parts
Handmade goods and
textile arts worksh

Rising Son

Arepa Mia

Arberguard

The Alcohol Heroes
The Alcohol Heroes

Avondale Station
Apartments

John's Italian Ice
Delivery

Stone Mountain Trail
DogFeathers

Pizza (S)

Oak

M

E College Ave

Livingston St

Exeter Rd

Lake St

Coventry Close

Berkeley Rd

Ashton Pl

N Avondale Plz

N Clarendon Ave

S Avondale Rd

Oak St

Washington St

Maple St

Potter Ave

Olive St

Hilmyer Ave

Stone Mountain Trail

Stone Mountain Trail

Stone Mountain Trail

Pine St

Stone Mountain Trail

Henley Cir