



STAFF REPORT

TO: Planning Commission- Work Session
FROM: Curtis Hindman, Community Development Director
DATE: February 20, 2024
RE: Conceptual Plat – Gin Property – Small Brownstone Courtyard Cottages- No variances needed

The applicant is seeking to re-plat a portion of the Gin Property for smaller detached brownstones and a larger courtyard which is a combination of previously approved lot types; Courtyard Brownstones and Cottage Lots. The area proposed for the re-platting is lot 12 through lot 15 encompassing approximately 0.33 acres and is currently zoned Intown Infill Redevelopment (IIR.)






The Gin Property was approved with a guide book for development and lots 12 through 15 were previously shown as Courtyard Brownstone lot types with facades zones facing Baggarly and Morgan and with garden zones along Morgan and the future McKnight Drive see below snap shots from the approved guide book. In this figure below lot 11 will remain unchanged.





DRAINAGE EASEMENT

LOT REGULATING PLAN

-  R.O.W. EASEMENT
-  FACADE ZONES
-  GARDEN ZONE
-  BUILDABLE ZONE
-  UTILITY/DRAINAGE EASEMENT



COURTYARD BROWNSTONE LOT TYPE DETAILS:

Courtyard Brownstone lots as previously approved were typically 26-55' wide and 60-130' deep. They were allowed to vary in size from lot to lot depending on location. They were allowed to be attached or detached units. See excerpts below from the guide book for previously approved Courtyard Brownstone lot/building details:

Mid block:

Front Façade Zone: 0-10' from property line.

Side Yard Setback: Zero setback- buildings may be attached or detached.

Rear Yard Setback: Zero setback- may build to property line.

Corner:

Front Façade Zone: 0-10' from property line.

Side Garden Setback: 0-10' from property line on minor street. Garden wall on the property line must maintain street edge within this setback per the Architectural Patterns of this document.

Side Yard Setback: Zero setback-buildings may be attached or detached.

Side Façade Zone: 10-20' from property line. The main mass of the side façade and garage should be in this zone.

Rear Façade Zone: 0-15' from property line. The main mass of the side façade and garage should be in this zone.

Parking: All parking must be accessed from the alley, and located in the rear 1/3 of the site.

Building Heights:

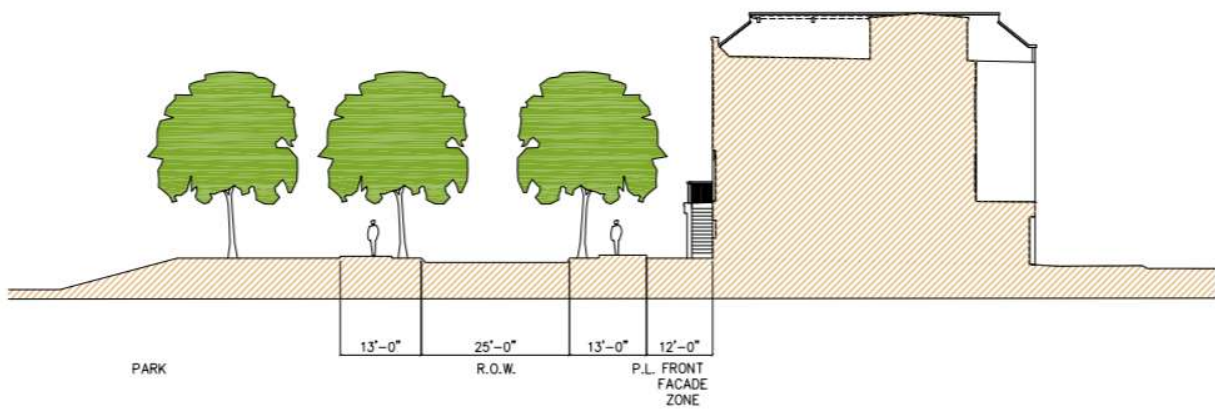
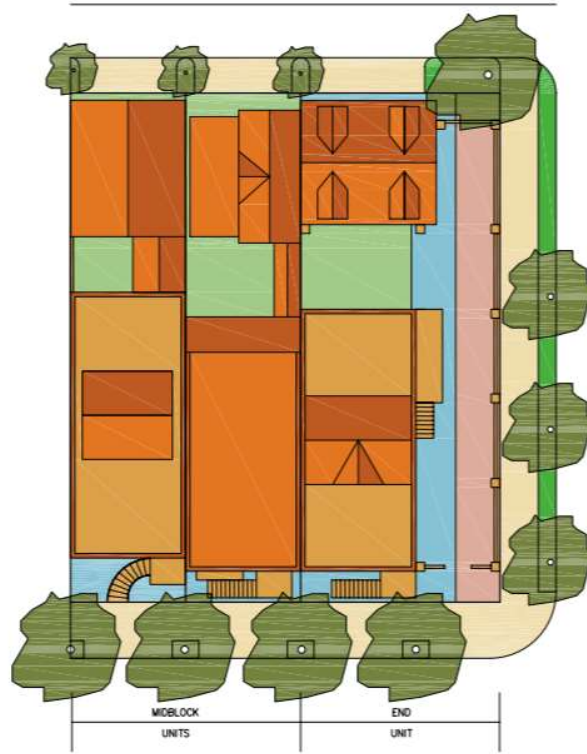
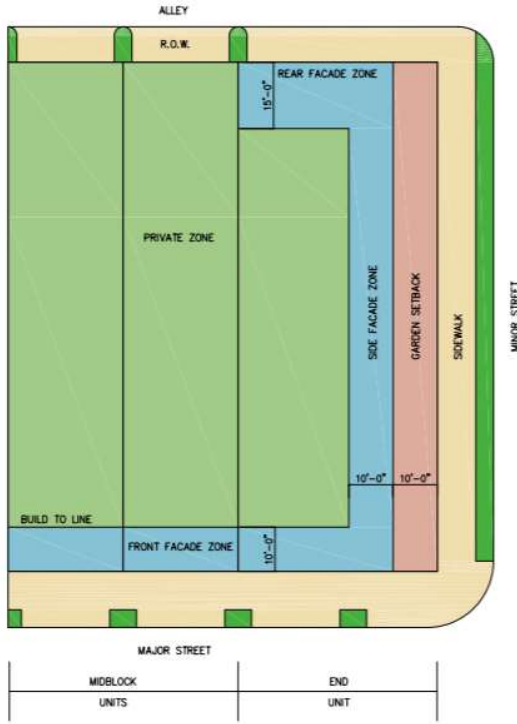
Main Building: 2-3 stories

Outbuildings: 1-2 stories

Building Height shall be measured in number of stories, excluding a raised basement, roof terrace story or inhabited attic. Each story shall not exceed 15ft clear, floor to ceiling and be no less than 10ft. Maximum height shall be measured to the eave or roof deck. Where a single roof terrace story is allowed it shall not be greater than 75% of the building footprint and setback a minimum of 10' from the front parapet wall. First floors and primary entry shall be raised a minimum of 30" above the adjacent sidewalk.

Frontage Types Allowed: Porch & Fence; Terrace or Light Court; Stoop

Utility Placement: Meters, condensers and other equipment must not be visible from the sidewalk. Placement in the front façade or side façade zone is prohibited. Locate Equipment off alleys or internal side yards when possible. Equipment may be used on flat roofs, but must be accessible, located behind parapet, and not visible from the street.





PROPOSED DENSITY VS PREVIOUSLY APPROVED DENSITY:

The proposed courtyard cottage concept (small brownstones) will not increase the Gin Property’s overall density and in fact, it will decrease the density if approved as presented.

Previously, lots 11 and 12 were approved for multifamily brownstones (attached or detached) with up to 10 units each and lots 13-15 were originally slated for larger (attached) brownstone townhomes with at least 2 units each where possible with one unit above the garage, for a total of 26 possible units as previously approved.

The proposed density under the new courtyard cottage concept will remain unchanged on lot 11 with up to 10 units (multifamily brownstone) and lots 12-15 (courtyard cottages) would be re-platted to accommodate 6 small brownstone courtyard cottages for a total of 16 units.

The new concept represents a reduction of 10 units overall in this section of the Gin Property as compared to the previous approval and also represents an increase in open space.

PROPOSED FAÇADE, SCALE AND ARCHITECTURE:

The proposed courtyard cottages will have an overall smaller footprint as two story, 1,300 square foot, detached cottage homes with a shared courtyard. The façade zones will remain the same with the new courtyard cottages having “Georgian” architectural style, brick on all four sides, dormers and chimneys. The facade of courtyard cottage number 5 will be two sided, in that it will face the common courtyard and face Morgan St.

See the attached concept picture illustrating that the door surround detail from #6 will be included on both sides of #5, so that #5 appears to have two 'front facades', presenting both to the courtyard and Morgan St.

The overall scale and architecture will fit within the parameters of the Gin Property’s architectural Pattern Book and within the architectural vernacular of Senoia’s historic district. HPC approval will be required prior to permit issuance. No variances are required to allow these small brownstone courtyard cottages as presented.

INFRASTRUCTURE:

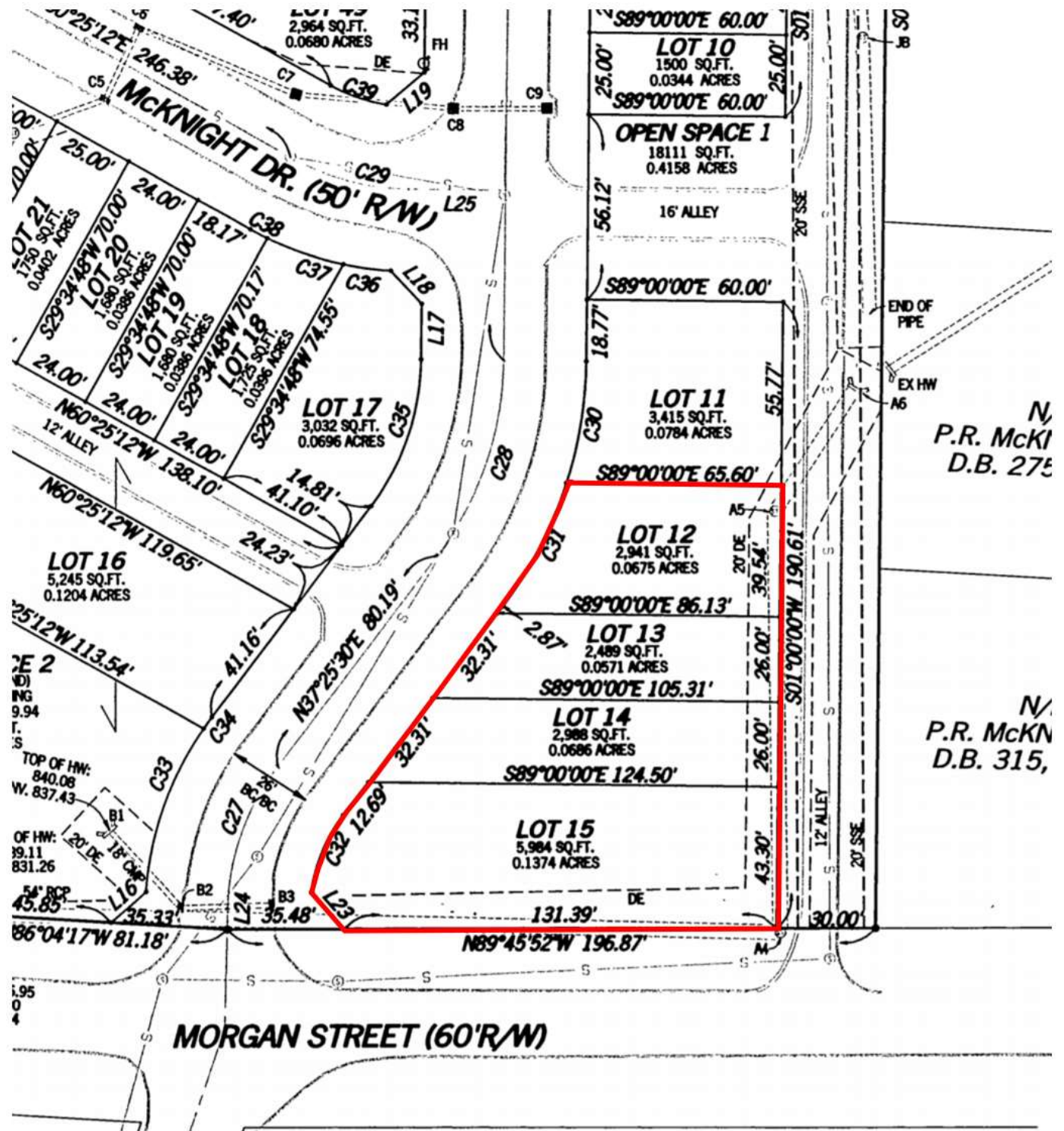
Access will be provided via connection to existing streets and alley. No new streets will be required. The courtyard cottage lots will have dedicated surface parking spaces off the alley to the east.

The proposed lots will be able to be served by City sewer and water and developer will be responsible for installing new taps/connections to serve the lots. No new mains will be required.

The lots will be served by the existing onsite stormwater management. The courtyard cottage concept will provide less impervious surface than the multifamily and townhomes previously approved for this area.

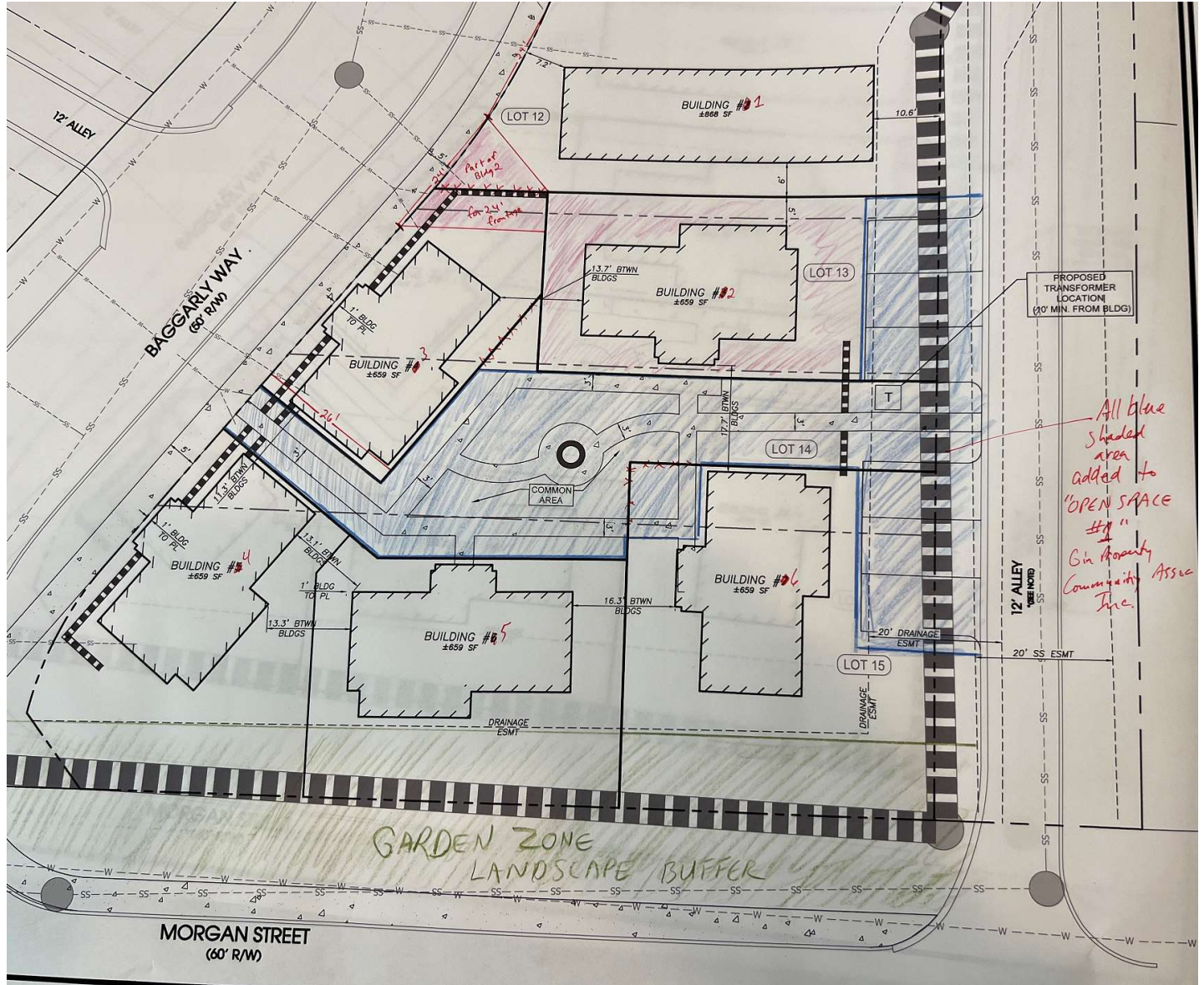


EXISTING PLAT FOR LOTS 12 THROUGH 15:





PROPOSED PLAT NEW SMALL BROWNSTONE COURTYARD COTTAGES:



Green = garden zone

Blue = open space

Red = lot #2 with road frontage onto Baggarly Way.



Lot #5 will have both doors detailed as shown in the circled area below so that it fronts both on the courtyard and Morgan Street.





Images from Trilith for "Georgian" architectural reference only.

