



CITY OF  
**FORESTPARK**

**CITY OF FOREST PARK  
PLANNING COMMISSION MEETING**

Thursday, February 19, 2026 at 6:00 PM  
City Hall | 745 Forest Parkway, Forest Park, GA 30297

[City Website](#)

Phone (404) 366.4720

**PLANNING & COMMUNITY  
DEVELOPMENT**

785 Forest Parkway  
Forest Park, GA 30297

**AGENDA**

**Azfar Haque**, Chairman  
**Michael Clinkscales**, Vice Chairman  
**Lois Wright**, Member  
**Roderick Jackson**, Member  
**Donald Williams**, Member

**CALL TO ORDER/WELCOME:**

**ROLL CALL:**

**APPROVAL OF MINUTES:**

1. Approval of January 15, 2026 Meeting Minutes

**OLD BUSINESS:**

**NEW BUSINESS:**

2. Case# CUP-2026-01 – Conditional Use Permit Request for 87 Royal Drive, Parcel # 13044B B002. The applicant, Marcus Malone, is seeking a Conditional Use Permit to authorize a Towing, Wrecking and Impound Service within the Heavy Industrial District (HI) Ward 4.
3. Case# RZ-2026-01 – Rezone Request for 5002 Park Avenue., Parcel # 13050D J001. The applicant, Leslie Lees, is requesting to rezone a 0.22+/-

acre lot within the Single-Family Residential District (RS) to Multiple-Family Residential District (RM) to allow the continued use of a Quadraplex in Ward 2.

**ADJOURNMENT:**

In compliance with the Americans with Disabilities Act, those requiring accommodation for meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 404-366-1555.



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**Azfar Haque**, Chairman  
**Michael Clinkscales**, Vice Chairman  
**Lois Wright**, Member  
**Roderick Jackson**, Member  
**Donald Williams**, Member

**MINUTES**

**CALL TO ORDER/WELCOME:**

The meeting was called to order by Vice Chairman Clinkscales at 6:05 p.m.

**ROLL CALL:**

**PRESENT:** Michael Clinkscales; Lois Wright; Donald Williams

**ABSENT:** Azfar Haque; Roderick Jackson

**ALSO PRESENT:** SaVaughn Irons-Kumassah, Principal Planner; Michael Huening, City Attorney; Latonya Turner, Permitting & Licensing Supervisor; Kiona Warren-Covington, Office Coordinator

**APPROVAL OF MINUTES**

1. Approval of November 20, 2025, Meeting Minutes

Lois Wright made a motion to approve the November 20, 2025, Meeting Minutes. Donald Williams seconded the motion. The motion carried unanimously.

**OLD BUSINESS**

None

**NEW BUSINESS**

2. Text Amendment – Addition of Title 8, Planning and Development, Article F (Boards and Commissions), Section 8-8-160(d) to establish an exemption from Urban Design Review Board approval for certain exterior alterations to single-family homes.

### **Background/History**

Staff presented a proposed text amendment to Title VIII, Planning and Development, Article F, adding Sec. 8-8-160(d) to establish exemptions from Urban Design Review Board (UDRB) approval for certain exterior alterations to single-family homes. The amendment, requested by the Mayor and City Council, is intended to streamline the process for routine exterior maintenance while maintaining applicable permitting requirements. Eligible exemptions include exterior painting consistent with established residential palettes, replacement of windows and doors compatible with existing design, and repair or replacement in kind of decks, porches, and siding. Staff noted concurrence from the Urban Design Review Board and recommended approval.

### **Comments/Discussion from the Board**

During discussion, the Board asked questions clarifying the difference between Urban Design Review Board approval and standard permitting requirements. Staff confirmed that qualifying maintenance activities would be exempt from UDRB review but would still require applicable permits to ensure compliance with safety and building standards. The Board discussed balancing efficiency for homeowners completing minor exterior improvements while maintaining the City's aesthetic and regulatory oversight.

There were no public comments.

Donald Williams made a motion to approve the Text Amendment. Lois Wright seconded the motion. The motion carried unanimously.

### **ADJOURNMENT**

Donald Williams made a motion to adjourn the meeting at 6:15 p.m. Lois Wright seconded the motion. The motion carried unanimously.

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 404-366-4720.



# CITY OF FOREST PARK

Planning & Community Development Department  
785 Forest Parkway  
Forest Park, Georgia 30297  
(404) 366-4720

## Staff Report – Conditional Use Permit

Public Hearing Date: February 19, 2026

City Council Meeting: March 02, 2026

**Case:** CUP-2026-01

**Current Zoning:** Heavy Industrial District (HI)

**Proposed Request:** Applicant is requesting a Conditional Use Permit to authorize a Towing, Wrecking and Impound Service within the Heavy Industrial District (HI) Ward 4.

**Ward District:** 4

**Staff Report Compiled By:** SaVaughn Irons-Kumassah, Interim Director/ Principal Planner

**Staff Recommendation:** Approval of Conditional Use Permit Request with Conditions

### APPLICANT INFORMATION

<b>Owner of Record:</b>	<b>Applicant:</b>
<b>Name:</b> 87 Royal Dr, LLC	<b>Name:</b> Marcus Malone
<b>Address:</b> 1200 MENLO DR NW	<b>Address:</b> 87 Royal Drive
<b>City/State:</b> ATLANTA, GA 30318	<b>City/State:</b> Forest Park, GA 30297

### PROPERTY INFORMATION

<b>Parcel Number:</b> 13044B B002	<b>Acreage:</b> 0.88 +/-
<b>Address:</b> 87 Royal Drive	<b>FLU:</b> Industrial

### SUMMARY & BACKGROUND

The subject property at 87 Royal Drive, consisting of approximately 0.88± acres, is located in Ward 4 and is zoned Heavy Industrial (HI). The applicant is requesting approval of a Conditional Use Permit to authorize a towing, wrecking, and impound service at the site.

The proposed project will utilize an existing commercial/industrial building for administrative office operations associated with vehicle recovery activities. The site will include accessory vehicle storage and staging areas, along with limited internal maintenance and minor repair of company-owned fleet vehicles only. All maintenance activities will be conducted solely on company vehicles and will not be open to the public. No vehicle sales, dismantling, salvage operations, or retail services are proposed.

The Heavy Industrial (HI) zoning district is intended to accommodate higher-intensity industrial uses that may involve outdoor storage, equipment staging, and operational impacts not appropriate in less intensive zoning districts. Pursuant to Section 8-8-46 of the City Code, towing, wrecking, and impound services are permitted within the HI district only upon approval of a Conditional Use Permit. As such, the proposed use is subject to discretionary review to ensure compliance with zoning standards and compatibility with surrounding industrial development.

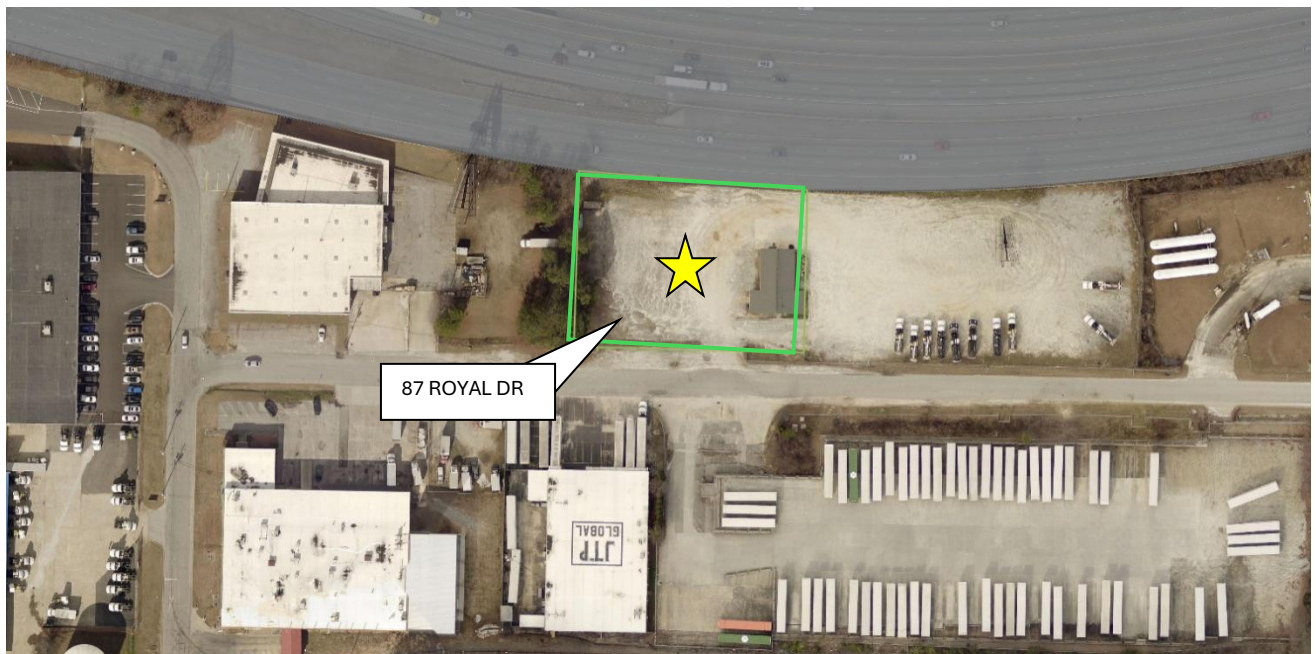
The applicant has indicated that the proposed operations will comply with all applicable local, state, and federal regulations and are designed to function in a manner consistent with surrounding industrial uses. Review through the Conditional Use Permit process allows the City to evaluate the operational characteristics of the use and, if approved, establish appropriate conditions to ensure ongoing compatibility, performance standards, and long-term compliance.

**Property Zoned Heavy Industrial District (HI)**

**ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES**

Direction	Zoning & Use	Direction	Zoning & Use
North	Outside of City Limits	East	HI- Heavy Industrial District
South	HI- Heavy Industrial District	West	HI- Heavy Industrial District

**AERIAL MAP**



**ZONING MAP**







**SITE PHOTOS**





## ZONING CRITERIA AND ANALYSIS

- 1. Would the proposed amendment be consistent and compatible with the City's land use and development, plans, goals, and objectives?** Yes. The proposed Conditional Use Permit is consistent with the City's adopted land use and development goals for industrial areas. The Heavy Industrial (HI) zoning district is intended to accommodate intensive industrial and service-oriented uses that are not appropriate in less intensive districts. The proposed towing, wrecking, and impound service aligns with this intent by utilizing an existing industrial building for vehicle recovery-related operations. Review through the Conditional Use Permit process ensures the use is implemented in a manner compatible with surrounding industrial development and consistent with the City's zoning framework.
- 2. Would the proposed amendment tend to increase, to decrease, or to have no impact on traffic safety and congestion in the streets?** The proposed Conditional Use Permit is not expected to have an adverse impact on traffic safety or congestion. The use will generate vehicle trips typical of industrial service operations and will utilize existing access points. No retail activity or public-facing repair services are proposed, which limits customer traffic. Vehicle staging and storage will occur on-site, reducing the likelihood of congestion within the public right-of-way.
- 3. Would the proposed amendment tend to increase, to decrease, or to have no relationship to safety from fire and other dangers?** No significant relationship to fire or life-safety concerns is anticipated. The project does not include new construction or building expansion. Any interior improvements or operational modifications will be subject to applicable building, fire, and life-safety code reviews and permit requirements to ensure compliance with current standards.
- 4. Would the proposed amendment tend to promote, to diminish, or to have no influence on the public health and general welfare of the city?** The proposed Conditional Use Permit would promote the public health, safety, and general welfare by allowing a regulated industrial service to operate in an appropriate zoning district. The CUP process enables the City to review operational characteristics and impose conditions, as necessary, to ensure the use functions responsibly and remains compatible with surrounding properties.
- 5. Would the proposed amendment tend to increase, to decrease or to have no influence on the adequacy of light and air?** No influence. The proposal does not involve building expansion, increased height, or changes to site layout that would affect access to light or air. Existing setbacks, building placement, and open areas will remain unchanged.
- 6. Would the proposed amendment tend to cause, to prevent, or to have no influence on the overcrowding of land?** No influence. The project does not increase site density or building coverage. The proposed use will occur within an existing structure, and

accessory vehicle storage will be accommodated within the existing site area consistent with industrial zoning expectations.

7. **Would the proposed amendment tend to cause, to prevent, or to have no relationship with the population distribution within the city, thus creating any area so dense in population as to adversely affect the health, safety, and general welfare of the city?** No impact. The proposed use is non-residential and does not introduce residential occupancy or population-based intensification. As such, it will not affect population distribution or density within the city.
8. **Would the proposed amendment tend to impede, to facilitate, or to have no impact on the adequate provision of transportation, water, sewerage, other public services, utilities, or facilities?** No impact. The site is currently served by existing public infrastructure, including water, sewer, and public streets. The proposed operations are consistent with the capacity of existing services and are not expected to require expanded municipal infrastructure or services beyond typical industrial use demands.
9. **Would the proposed amendment tend to be compatible with environmental conditions in light of surrounding developments? If compatible, what factors, if any, would diminish the value, use and enjoyment of surrounding properties?** The proposed use is compatible with surrounding industrial development and is not expected to diminish the value, use, or enjoyment of adjacent properties. Operations will be limited to vehicle recovery–related activities, accessory storage, and internal fleet maintenance. No salvage, dismantling, or retail activity is proposed. With appropriate operational controls, the use is expected to function in a manner consistent with environmental conditions typical of the Heavy Industrial district.
10. **Would the proposed amendment tend to promote, to diminish, or to have no influence upon the aesthetic effect of existing and future uses of the property and the surrounding area?** The proposed Conditional Use Permit is not expected to negatively impact aesthetics. The use will occur within an existing industrial building, and no significant exterior alterations are proposed. Vehicle storage and staging are customary within the HI district, and the site will remain consistent with the established industrial character of the area.
11. **Would the proposed amendment have measurable adverse economic effect on the value of surrounding or adjacent property?** No measurable adverse economic impact is anticipated. The proposed use is consistent with the zoning designation and surrounding industrial land uses. Activation of the site for permitted industrial service use may reduce vacancy and support continued economic activity within the industrial area.
12. **Would the proposed amendment create an isolated district unrelated to adjacent and nearby districts?** No. The proposed use is appropriate within the Heavy Industrial zoning district and is consistent with surrounding industrial development patterns. Approval of the Conditional Use Permit would not result in an isolated or incompatible use but would reinforce the intended function of the district.

## STAFF RECOMMENDATION

Based on the information provided by the applicant, the analysis of applicable zoning criteria, and consistency with the Zoning Ordinance, **staff recommends approval with conditions** of the **Conditional Use Permit (CUP)** request to establish and operate a **Towing, Wrecking, and Impound Service at 87 Royal Drive**, located within the **Heavy Industrial District** in **Ward 4**, subject to the following conditions:

### Conditions of Approval

1. **Use Scope and Prohibited Activities**

The approved use shall be limited to towing, vehicle recovery, and impound operations with administrative offices, accessory vehicle storage/staging, and minor internal maintenance/repair of company-owned fleet vehicles only.

The following are expressly prohibited: junk yard operations, salvage or dismantling, vehicle parts storage for resale, auto sales, public-facing repair services, and auction activity.

2. **Vehicle Storage Standards**

All stored vehicles shall be maintained in a neat, organized, and secured manner.

Vehicles shall be parked in designated striped or clearly marked storage/staging areas and shall not be stacked, scattered, or positioned in a way that creates the appearance of outdoor salvage storage.

3. **Limit on Inoperable/Derelict Vehicles**

No vehicles may be stored on-site in a state of dismantlement (missing major components such as engines, transmissions, doors, or hoods) or in a derelict condition. Any inoperable vehicles must be stored solely as part of active impound/recovery operations and managed to prevent long-term accumulation.

4. **Maximum Outdoor Storage and Turnover**

Outdoor vehicle storage shall be limited to the capacity of the site, and at no time shall vehicles be stored within required setbacks or in a manner that impedes circulation, fire access, or emergency response. Vehicles shall be processed and removed in a timely manner to avoid long-term overflow conditions.

5. **Site Cleanliness and Maintenance**

The property shall be maintained at all times in a clean and professional condition, including:

1. Routine litter/debris removal
2. No outdoor storage of scrap, parts, tires, fluids, or dismantled materials
3. Proper containment and disposal of all fluids and waste consistent with applicable regulations

6. **Screening and Visual Compatibility**

Any outdoor storage/staging areas visible from the public right-of-way shall be screened using an opaque fence, wall, or enhanced landscaping, as applicable, to minimize visual impacts and prevent the appearance of a junk yard as redevelopment occurs in the surrounding area.

7. **Lighting and Security**

Site lighting shall be shielded and directed downward to minimize glare and spillover onto adjacent properties and the public right-of-way. The operator shall maintain adequate security measures to prevent unauthorized access and ensure orderly site operations.

8. **No Right-of-Way Impacts**

No vehicles, equipment, or materials associated with the business may be stored, staged, or parked within the public right-of-way. Loading/unloading and staging must occur entirely on-site.

9. **Signage and Appearance**

All signage shall comply with the City’s sign regulations. The business shall maintain a professional exterior appearance, including building façade upkeep and site improvements consistent with an active industrial corridor.

10. **Compliance and Ongoing Performance**

The Conditional Use Permit is contingent upon continuous compliance with all applicable City codes and operational conditions. Persistent noncompliance may be subject to enforcement action and may be grounds for review or revocation consistent with City procedures.

## Next Steps

Final approval of the Conditional Use Permit request lies with the City Council. The applicant is required to be present at the City Council meeting scheduled for Monday, March 2, 2026, where the final decision on this request will be made.

Attachments Included:

- Application
- Letter of Intent
- Authorization of Property Owner
- Floor Plan



**STAFF REPORT**  
**Planning Commission Meeting: February 19, 2026**  
**City Council Meeting: March 2, 2026**

**Case:** RZ-2026-01

**Current Zoning:** RS- Single Family Residential

**Proposed Request:** Rezone property from Single Family Residential (RS) to Multiple-Family Residential District (RM) to allow the site to be utilized as a Quadraplex in Ward 2.

**Staff Report Compiled By:** SaVaughn Irons-Kumassah, Principal Planner/Interim Planning Director

**Staff Recommendation:** Approval of Rezoning Request with Conditions

**APPLICANT INFORMATION**

**Owner of Record:** Lees Leslie Sanchez  
**Address:** 5002 Park Avenue  
**City/State:** Forest Park, GA 30297

**Applicant:** Lees Leslie Sanchez  
**Address:** 5002 Park Avenue  
**City/State:** Forest Park, GA 30297

**PROPERTY INFORMATION**

**Parcel Number:** 13050D J001  
**Address:** 5002 Park Avenue

**Acreage:** 0.22 +/-  
**FLU:** Medium Density Residential

**SUMMARY & BACKGROUND**

The subject property consists of approximately 0.22+/- acres and is currently zoned Single-Family Residential District (RS). The Applicant is requesting to rezone the property to Multiple-Family Residential (RM) to allow the continued use of the site as a quadraplex. The property is located in Ward 2.

Based on staff research, including review of historical aerial imagery and available photographic records, the property has operated as a multifamily residential site since prior to 2008, though the use was not formally established through zoning approval. The site is developed with a principal structure containing three dwelling units, addressed as 5002, 5002A, and 5002B, along with a detached accessory residential structure located on the same parcel and addressed as 801 Georgia Avenue.

The accessory structure is approximately 440 square feet and functions as a small residential dwelling. Due to the corner-lot configuration of the property, this structure carries a separate address but remains part of the same parcel. The accessory structure shares water service with the principal structure and has separate gas and electric service.

The Applicant purchased the property in 2021. During recent due diligence associated with the anticipated sale of the property, it was identified that the existing multifamily configuration is not permitted under the current RS zoning designation. City staff advised that a rezoning application would be required to address the long-standing zoning inconsistency.

The Future Land Use designation, as identified on the City’s Future Land Use Map, is Medium Density Residential. The requested RM zoning district is consistent with this designation and reflects the long-standing residential use and development pattern of the site.

The proposed rezoning request seeks to bring the property into zoning compliance with its existing residential configuration. The Applicant intends to continue using the property as multifamily residential, with potential improvements to the existing structures following approval. No expansion of density beyond the current configuration is proposed.

**ZONING CLASSIFICATION OF CONTIGUOUS PROPERTIES**

<b>North</b>	RS (Single-Family Residential District)	<b>East</b>	RS (Single-Family Residential District)
<b>South</b>	RS (Single-Family Residential District)	<b>West</b>	IC (Institutional Commercial District)

**AERIAL MAP**

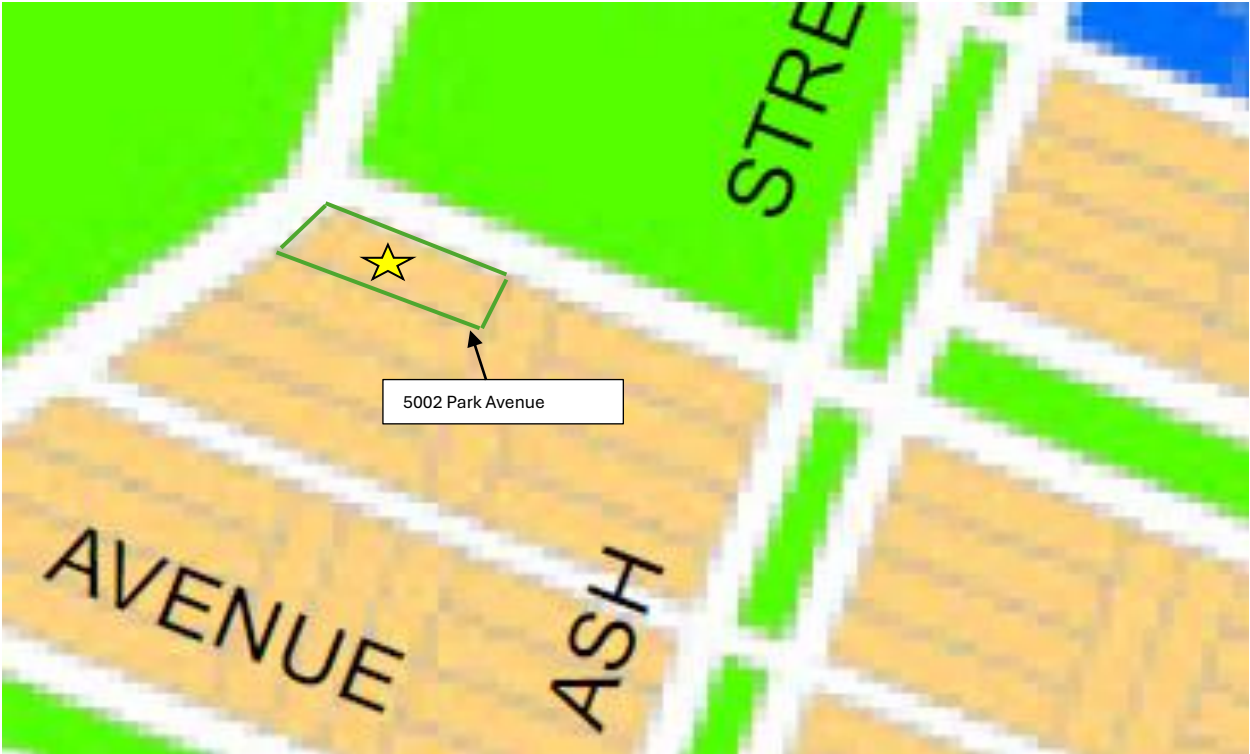


**ZONING MAP**



**Current Zoning: RS (Single-Family Residential)**

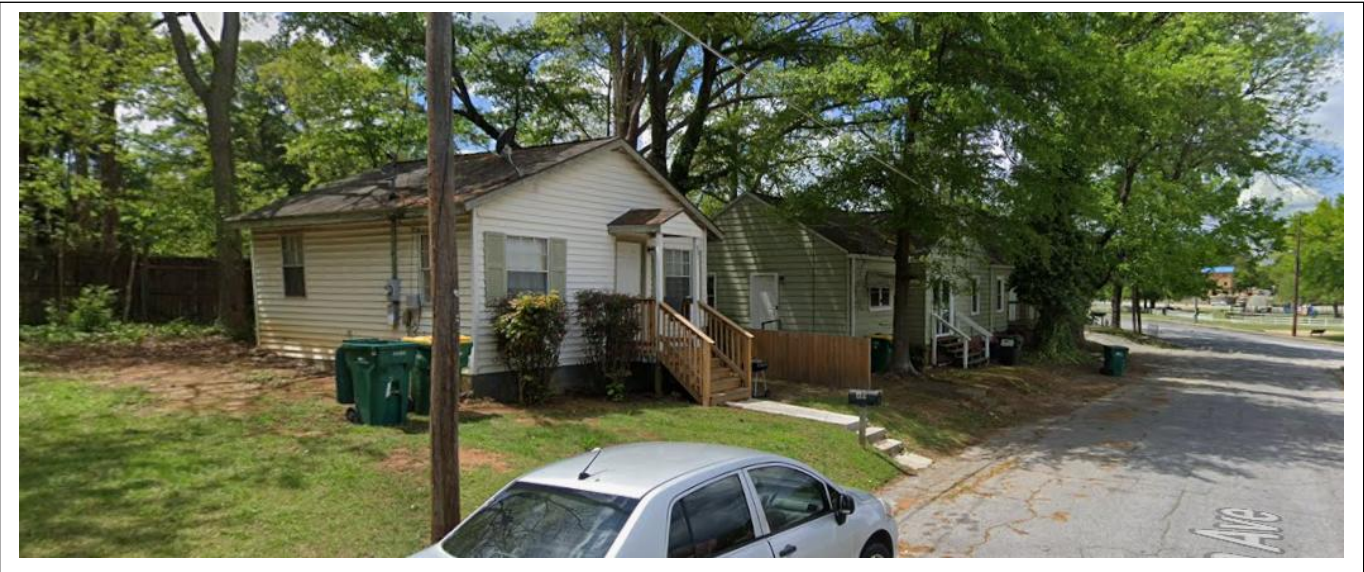
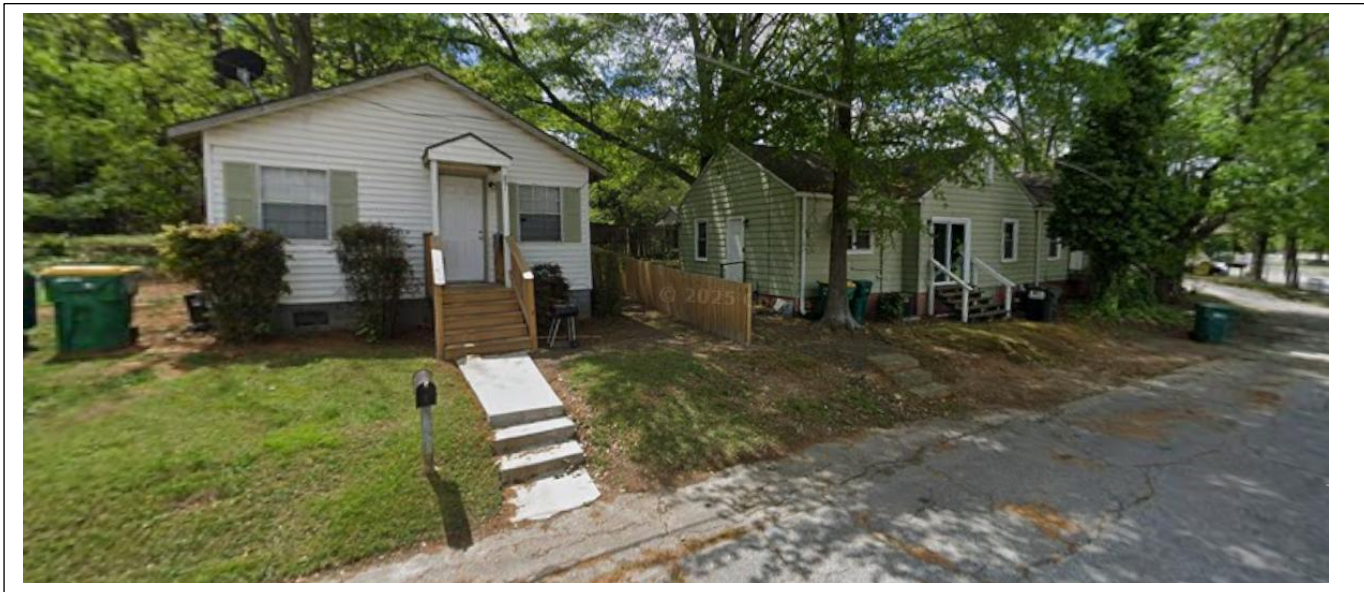
**FUTURE LAND USE MAP**



**Future Land Use: Medium Density Residential**

**SITE PHOTOS**





**SURROUNDING PROPERTIES**



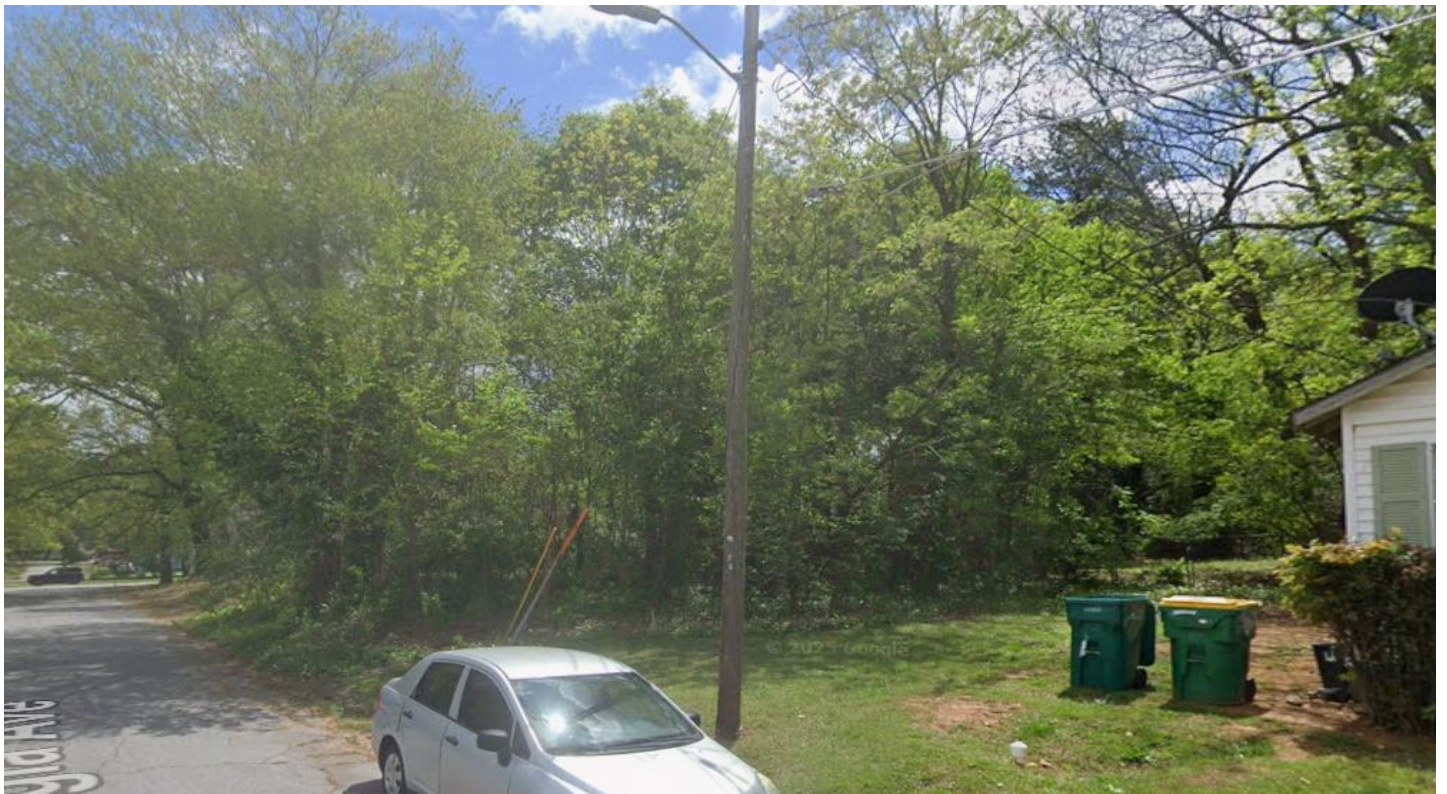
**Zoned IC (Institutional Commercial District)  
(West of Parcel)**



**Zoned RS (Single-Family Residential)  
(North of Parcel)**

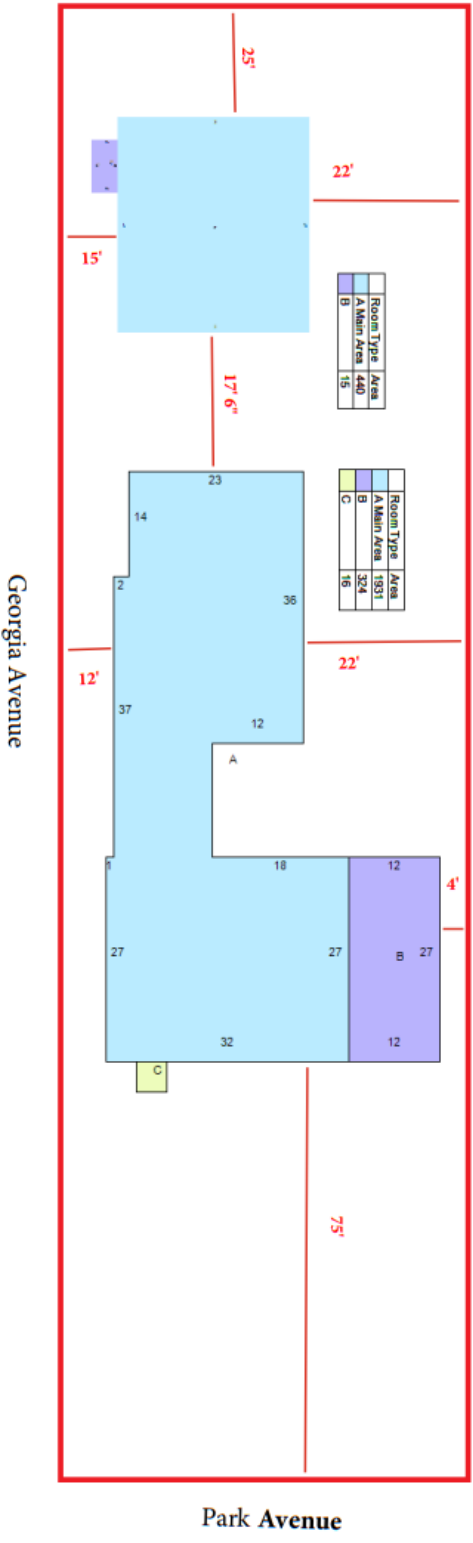


**Zoned RS (Single-Family Residential District  
(South of Parcel)**

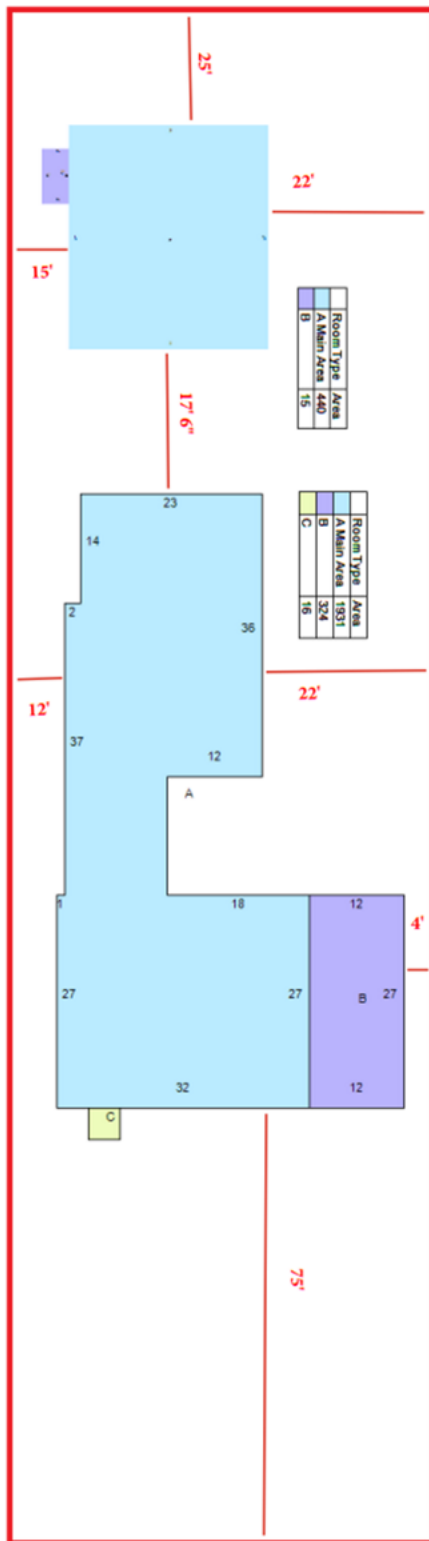


**Zoned RS (Single-Family Residential District  
(East of Parcel)**

# BOUNDARY SURVEY



Georgia Avenue



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## Impact Summary

### **Would the proposed amendment be consistent and compatible with the city's land use and development plans, goals, and objectives?**

Yes  No

Yes, the proposed amendment is consistent with the City's land use goals and objectives. The request seeks to rezone the property from Single-Family Residential (RS) to Multiple-Family Residential (RM) to formalize a long-standing multifamily use that has existed on the site since prior to 2008. The amendment supports orderly development, reinvestment, and zoning compliance without introducing a new or intensified land use, aligning with the City's objectives to address existing conditions in a responsible and context-sensitive manner.

### **Would the proposed amendment tend to increase, to decrease, or to have no impact on traffic safety and congestion in the streets?**

Increase  Decrease  No Impact

The proposed amendment is expected to have no impact on traffic safety or congestion. The property has functioned as a quadraplex for many years, and the rezoning does not propose additional dwelling units or an increase in residential density. Existing access, parking, and traffic patterns will remain consistent with current conditions.

### **Would the proposed amendment tend to increase, to decrease, or to have no relationship to safety from fire and other dangers?**

Increase  Decrease  No Relationship

The proposed amendment is not expected to affect safety from fire or other hazards. Any future renovations or structural modifications, including the potential connection of the accessory structure to the principal building, will be subject to applicable building, fire, and life-safety codes, ensuring continued compliance with safety standards.

### **Would the proposed amendment tend to promote, to diminish, or to have no influence on the public health and general welfare of the city?**

Promote  Diminish  No Influence

The amendment promotes public health and general welfare by bringing the property into zoning compliance with its existing use. Legalizing the multifamily configuration allows for proper permitting, oversight, and reinvestment, which supports safe living conditions and regulatory consistency without creating new impacts on the surrounding neighborhood.

### **Would the proposed amendment tend to increase, to decrease, or to have no influence on the adequacy of light and air?**

Promote  Diminish  No Influence

The proposed amendment is not expected to affect the adequacy of light and air. The site is fully developed, and no additional structures or increases in building mass are proposed as part of the rezoning request.

### **Would the proposed amendment tend to cause, to prevent, or to have no influence on the overcrowding of land?**

Cause  Prevent  No Influence

The amendment would not cause overcrowding of land. The property has long functioned as a quadraplex, and the rezoning does not permit an increase in units beyond the existing configuration. The lot size and development pattern remain unchanged.

**Would the proposed amendment tend to cause, to prevent, or to have no relationship on the population distribution within the city, thus creating any area as dense in population as to adversely affect the health, safety, and general welfare of the city?**

Cause  Prevent  No Influence

The proposed amendment is not expected to affect population distribution within the City. The number of dwelling units will remain the same, and no additional residential density is proposed.

**Would the proposed amendment tend to impede, to facilitate, or to have no impact on the adequate provision of transportation, water, sewerage, other public services, utilities, or facilities?**

Impede  Facilitate  No Impact

The proposed amendment is expected to have no impact on the provision of public services or utilities. Existing infrastructure and utility services are already in place and serving the site, and no additional demand beyond current conditions is anticipated.

**Would the proposed amendment tend to be compatible with environmental conditions in light of surrounding developments? If compatible, what factors, if any, would diminish the value, use and enjoyment of surrounding properties?**

Yes  No

Yes, the proposed amendment is compatible with surrounding development and environmental conditions. The site has operated as a multifamily residence for many years, and adjacent properties have coexisted with this use. No factors have been identified that would diminish the value, use, or enjoyment of surrounding properties as a result of the rezoning.

**Would the proposed amendment tend to promote, to diminish, or to have no influence upon the aesthetic effect of existing and future uses of the property and the surrounding area?**

Promote  Diminish  No Influence

The amendment is expected to promote the aesthetic value of the area by allowing reinvestment in an aging structure and requiring site upgrades in accordance with the City's development standards. Enhanced landscaping, screening, and buffering will improve visual compatibility with nearby properties and contribute positively to corridor appearance.

**Would the proposed amendment have measurable adverse economic effect on the value of surrounding or adjacent property?**

Yes  No

No measurable adverse economic effect is anticipated. The rezoning formalizes an existing residential use and reduces uncertainty associated with a nonconforming condition, which can support neighborhood stability and property value consistency.

**Would the proposed amendment create an isolated district, unrelated to adjacent and nearby districts?**

Yes  No

No, the proposed rezoning would not create an isolated district. The RM zoning would reflect the existing residential use of the property and remain compatible with surrounding residential zoning patterns.

**Staff Review**

Public Works, Police, and Fire departments did not conduct formal reviews for this rezoning request, as no site development or building plans have been submitted at this stage. Additional departmental reviews will be required during the site plan and permitting process.

**Planning & Community Development Department**

Planning & Community Development (PCD) staff has conducted a full review of the rezoning request and supports the request to rezone the subject property from Single-Family Residential (RS) to Multiple-Family Residential (RM). Staff’s support is based on the property’s long-standing multifamily use, land use compatibility, and the absence of any proposed increase in residential density or intensity.

Staff research indicates that the property has functioned as a multifamily residential site since prior to 2008, consisting of three dwelling units within the principal structure and an accessory residential structure located on the same parcel. Although the site is currently zoned RS, the existing development pattern is not consistent with single-family use. The requested rezoning would serve to formalize an established residential configuration rather than introduce a new land use.

PCD staff further notes that the property’s Future Land Use designation of Medium Density Residential supports the requested RM zoning district. The proposed rezoning aligns with the surrounding residential context and reflects the site’s historical use, existing infrastructure, and lot configuration.

The request supports the City’s planning objectives by bringing a long-standing nonconforming condition into zoning compliance, allowing for reinvestment and proper permitting, and ensuring continued compatibility with surrounding properties. Based on these considerations, PCD staff finds the proposed rezoning to be reasonable and consistent with the City’s land use and development framework.

**STAFF RECOMMENDATION**

Staff recommends **approval of the rezoning request from Single-Family Residential (RS) to Multiple-Family Residential (RM), subject to the following conditions**, as the request formalizes a long-standing residential use, is consistent with the Future Land Use Map designation of Medium Density Residential and does not introduce additional density or adverse impacts.

**Conditions of Approval:**

1. **Maximum Number of Dwelling Units**

The property shall be limited to a **maximum of four (4) dwelling units**, consistent with the existing quadraplex configuration. Any increase in the number of units shall require additional zoning approval.

2. **Parcel Configuration**

The parcel shall **not be subdivided**. The lot does not meet the minimum lot size requirements for subdivision, and all dwelling units shall remain on a **single unified parcel**.

3. **Building Consolidation Requirement**

Prior to the issuance of any certificate of occupancy for continued multifamily use, the Applicant shall submit **development plans demonstrating the physical integration of the accessory structure with the principal building**, such as through a breezeway or similar connection, subject to review and approval by Planning & Community Development, Building, and Fire Departments.

4. **Permitting & Code Compliance**

Any renovations, building connections, or site modifications shall comply with all applicable **zoning, building, fire, and life-safety codes** and shall require the appropriate permits prior to construction.

5. **Residential Use Limitation**

The property shall be used for **residential purposes only**, consistent with the RM zoning district.

6. **General Compliance**

Development and use of the property shall comply with all applicable provisions of the City of Forest Park Code of Ordinances and adopted development standards.

## **Next Steps**

Final approval of the rezoning request lies with the **City Council**. The applicant is required to be present at the **City Council meeting scheduled for Monday, March 2, 2026**, where the final decision on this request will be made.