

Agenda Item

File ID: 2022-1731

Substitute: 8/9/22

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super District 06

Application of Clark Property and Porch & Square to rezone from RSM (Small Lot Residential Mix) (conditional) to MR-2 (Medium Density Residential-2) at 1058 and 1078 Moreland Avenue.

PETITION NO: N9. Z-22-1245472 (2022-1731)

PROPOSED USE: 57 single-family, attached (townhome) units and 16 single-family, detached, cottage units.

LOCATION: 1058 & 1078 Moreland Avenue, Atlanta, GA 30316

PARCEL NO. : 15-145-15-054 & 15-145-15-099

INFO. CONTACT: Brandon White, Current Planning Manager

PHONE NUMBER: (470) 464-1077

PURPOSE:

Application of Clark Property and Porch & Square to rezone from RSM (Small Lot Residential Mix) (conditional) to MR-2 (Medium Density Residential-2) at 1058 and 1078 Moreland Avenue.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval with Conditions.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The MR-2 (Medium Density Residential-2) Zoning District request would be consistent with the *Comprehensive Plan*. The intent of the Commercial Redevelopment Corridor Character Area “is to promote the redevelopment of declining commercial corridors and to improve the function and aesthetic appeal of more stable commercial corridors” (pg. 104). The propose housing types provide a reasonable transition from Moreland Avenue into the established community. Additionally, the rezoning contributes to mixed-use redevelopment, housing diversity, housing affordability, and revitalization of this segment of the Moreland Avenue corridor and surrounding areas. Therefore, the Department of Planning and Sustainability recommends approval with the attached substitute conditions.

PLANNING COMMISSION VOTE: **Approval with Conditions 7-0-0.** Jon West moved, Vivian Moore seconded for approval with six (6) conditions, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: **Approval 5-2-0.** Discussion included use of street parking for cottages. Applicant said that parking would provide "eyes on the street" for an area where people dump trash and large objects. Applicant answered questions re: stormwater drainage, housing mix, provision of public gathering space, cost of cottages.

Z-22-1245472
(2022-1731)
Recommended Conditions
8-5-22

1. The subject property shall be rezoned to the MR-2 (Medium Density Residential-2) Zoning District for development of no more than fifty-seven (57) townhome units and sixteen (16) cottage court units. The development must be constructed in substantial compliance with the site plan entitled, “Skyhaven Quarry,” dated, 2022.08.04.
2. Building materials and design shall comply with Article 5 of the *Zoning Ordinance*.
3. Wayfinding and placemaking signage shall be of a consistent style and compatible with the character of the surrounding area. Signs within the unincorporated area shall comply with the County *Sign Ordinance (Chapter 21)*.
4. Pedestrian access shall remain open and accessible between Moreland Avenue and Shadowridge Drive.
5. The developer shall list and incorporate sustainable, green infrastructure throughout the development. Details must be provided and approved on the preliminary “sketch” plat.
6. All townhome and cottage units built in the development shall be “solar ready” as defined below and have electric service panels with sufficient capacity to accommodate electric vehicle charging within the garages or near dedicated parking and solar roof panels. The builder shall offer a solar package option to all prospective purchasers.
 - a. The electrical panel shall be sized to accommodate a 40-amp double pole breaker on the opposite end of the panel labeled “reserved for solar;”
 - b. A minimum of one 240 V AC plug will be installed to accommodate electric vehicle charging; and
 - c. Each HVAC unit shall be connected to a smart thermostat, capable of internet connection.
7. Developer shall ensure that townhomes shall be pre-wired and shall be pre-plumbed to allow conversion of space in 10% of the units for “micro-units” in the future if allowed in DeKalb County. A micro-unit shall be defined as an independent housing unit with one bedroom, and not more than the minimum size allowed for a one-bedroom unit in the district plus 25 square feet, with a kitchen sink and a bathroom. A micro-unit shall not count toward the overall unit count nor shall they require any parking.

SITE INFORMATION

LOCATION
 ADDRESS:
 1078 & 1058 MORELAND AVE SE
 ATLANTA, GEORGIA 30316

PARCEL IDs:
 15 145 15 054 (1078)
 15 145 15 099 (1058)

LAND LOT:
 DISTRICT:

ZONING - DEKALB
 subject property DeKalb County zoning

CURRENT: RSM
 PROPOSED: MR-2

LOT AREAS - DEKALB COUNTY LAND USE AMENDMENT
 from Atlanta city limits to centerline of creek

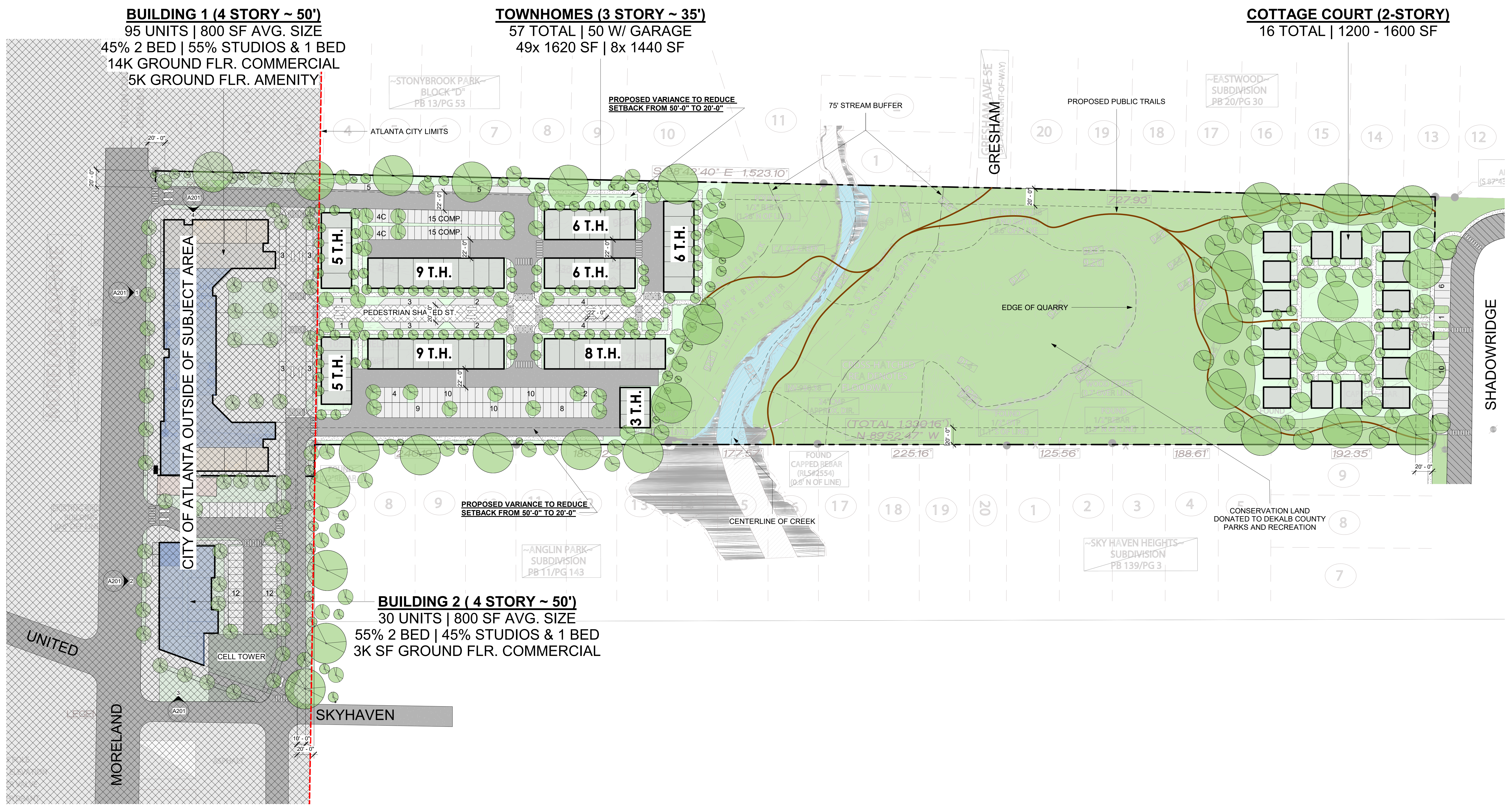
NET LOT AREA: 410,056 SF = 9.41 ACRES
 MAXIMUM FLOOR AREA: N/A
 PROVIDED FLOOR AREA: ~120,000 SF = 0.29
 TOTAL IMPERVIOUS COVERAGE: ~110,000 SF = 27%
 MINIMUM OPEN SPACE: 61,508 SF = 15%
 PROVIDED OPEN SPACE: ~220,000 SF = 54%
 TOTAL UNITS: 73
 ALLOWABLE UNIT DENSITY: 12 / ACRE
 PROVIDED UNIT DENSITY: 7.76 / ACRE

TOWNHOMES (SFA)
 NUMBER OF UNITS: 57
 MINIMUM LOT AREA: 1000 SF
 MINIMUM LOT WIDTH: 20 FT
 MAXIMUM LOT COVERAGE: 85%
 FRONT SETBACK: 10 - 20 FT
 FRONT SETBACK (ALLEY): 5 FT
 SIDE SETBACK (INTERIOR): 3 FT
 SIDE SETBACK (CORNER): 10 - 20 FT
 REAR SETBACK: 15 FT
 REAR SETBACK (ALLEY): 10 FT
 MINIMUM FLOOR AREA: 1000 SF
 MAXIMUM HEIGHT: 3 STORIES / 45 FT*
 *lesser of

COTTAGES (SFD)
 NUMBER OF UNITS: 16
 MINIMUM LOT AREA: 2000 SF
 MINIMUM LOT WIDTH: 20 FT
 MAXIMUM LOT COVERAGE: 65%
 FRONT SETBACK: 10 - 20 FT
 FRONT SETBACK (ALLEY): 10 FT
 SIDE SETBACK (INTERIOR): 3 FT
 SIDE SETBACK (CORNER): 10 - 20 FT
 REAR SETBACK: 20 FT
 REAR SETBACK (ALLEY): 10 FT
 MINIMUM FLOOR AREA: 800 SF
 MAXIMUM HEIGHT: 35 FT

PARKING
 based on DeKalb portion of site west of creek

DEKALB SFA RATIO: 1.75 / UNIT = 100
 PROVIDED SURFACE: 128
 PROVIDED GARAGE: 50*
 PROVIDED TOTAL: *townhome garages 178



1 Dekalb Site Plan
 1" = 50'-0"

NOT RELEASED FOR CONSTRUCTION



SKYHAVEN QUARRY
 1078 MORELAND AVENUE | ATLANTA | 30316

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No.	Description	Date
1	DEKALB LAND USE AMEND.	2022.02.03
2	DEKALB REZONING	2022.04.27
3	DEKALB VARIANCE	2022.07.07
4	REVISED COTTAGE PARKING	2022.08.04

CLARK PROPERTY
 R+D
 Skyhaven Quarry
 DEKALB SITE
 PLAN

Project number: 1078
 Date: 2022.07.27
 Drawn by: J.WHYTE
 Checked by: J.K.AVERY

A00

Scale: 1" = 50'-0"

8/4/2022 2:38:14 PM