



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

File #: 2018-2105

10/9/2018

File Status: Public Hearing

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 7

N8 Grandview Residential, LLC Z-18-22313

PETITION NO: Z-18-22313

PROPOSED USE: 25 Single-Family Attached Fee-Simple Townhomes

LOCATION: 1473 Columbia Drive

PARCEL NO.: 15-186-01-004

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To rezone property from R-75 (Residential Medium Lot) District to MR-2 (Medium Density Residential-2) District to allow for construction of twenty-five (25) single-family attached fee-simple townhomes at a density of 10.5 units per acre in accordance with Section 27-4.1 of the DeKalb County Code. The property is located on the west side of Columbia Drive, approximately 357 feet north of Santa Monica Drive at 1473 Columbia Drive, Decatur, Georgia. The property has approximately 191 feet of frontage on the west side of Columbia Drive and contains 2.36 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Deferral

PLANNING COMMISSION: Full Cycle Deferral

PLANNING STAFF: Approval with Conditions

PLANNING STAFF ANALYSIS: The proposed rezoning request from R-75 (Medium Lot Residential) District to MR-2 (Medium-Density Residential - 2) District is compatible with adjacent Lauren Parc townhomes north and west of the subject site. If Land Plan Amendment LP-18-1235089 is approved for Town Center as requested by the applicant, the request for single-family attached residences is consistent with the following 2035 Comprehensive Plan Policies: Protect and enhance the integrity and quality of existing

residential neighborhoods; Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping and people; and improve street character with consistent signage, lighting, landscaping and other design features. Therefore, it is the recommendation of the Planning and Sustainability Department that the application be, “Approved, subject to Staff’s recommended conditions”:

PLANNING COMMISSION VOTE: 6-2-0. V. Moore moved, A. Atkins seconded for Full Cycle Deferral. M. Butts & T. Snipes opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: 7-3-0/Deferral to address community concerns, traffic and water run-off. Community wants affordable housing.