

2019-3216 (D3)

Agenda Item

File ID: Z-19-1243046

Substitute

5/28/2019

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT: Rezone -- Rocklyn Homes

COMMISSION DISTRICT(S): 5 & 7

Application of Rocklyn Homes, Inc. c/o Battle Law, P.C. to rezone property from C-1 (Local Commercial) to MR-1 (Medium Density Residential - 1) for 124 single-family attached townhome units at a density of 8.4 units per acre, at 2387 Wellborn Rd.

PETITION NO: D3. Z-19-1243046

PROPOSED USE: A townhome development.

LOCATION: 2387 Wellborn Road, Lithonia.

PARCEL NO. : 16-071-09-001

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application Z-19-1243046 of Rocklyn Homes, Inc. c/o Battle Law, P.C. to rezone property from C-1 (Local Commercial) to MR-1 (Medium Density Residential - 1) for 124 single-family attached townhome units at a density of 8.4 units per acre, at 2387 Wellborn Road, Lithonia. The property is located on the north side of Wellborn Road, approximately 181 feet east of Strathmore Manor Drive, at 2387 Wellborn Road, Lithonia. The property has approximately 1,153 feet of frontage on Wellborn Road and 244.39 feet of frontage on Covington Highway and contains 14.75 acres.

RECOMMENDATIONS:

COMMUNITY COUNCIL: (4/8/19) APPROVAL WITH A CONDITION. (2/11/19) APPROVAL.

PLANNING COMMISSION: (5/7/19) DENIAL. (3/5/19) 30-DAY DEFERRAL.

PLANNING STAFF: (5/7/19) APPROVAL WITH CONDITIONS. (3/5/19) 30-DAY DEFERRAL.

STAFF ANALYSIS: (5/7/19) The proposed development is consistent with Commercial Redevelopment Corridor Policy No. 6: "Cluster high density development at nodes and along major corridors outside of

established residential areas.: The zoning proposal will permit a use that is suitable in the context of surrounding development. The proposed building form and density is similar to that of the adjoining townhome subdivisions. Thus, it is not expected to have adverse effects on these properties, nor on nearby residential subdivisions. Therefore, the Department of Planning and Sustainability recommends "Approval" with conditions.

PLANNING COMMISSION VOTE: (5/7/19) Denial, 8-0-1 P. Womack, Jr. moved, and J. West seconded for denial. E. Patton opposed. **(3/5/19) 30-day Deferral, 7-1-0.** E. Patton moved and P. Womack, Jr. seconded for a 30-day deferral to allow time for the applicant to prepare a traffic study. T. Snipes opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (4/8/19) Approval with a Condition, 7-2-0. The Community Council recommended approval with a condition that the development be constructed in accordance with the recommendations of a traffic study. **(2/11/19) Approval, 9-1-0.** The Community Council recommendation was based on lack of opposition from the neighboring community.

Recommended Conditions

Z-19-1243046

Rezone Property from C-1 (Local Commercial) to MR-1 (Medium Density Residential-1)

1. The development shall be for a maximum of 124 townhome units.
2. No wooden fencing shall be permitted along Wellborn Road or Covington Highway.
3. Exterior building materials shall comply with the Article 5 standards of the Zoning Ordinance and shall have a brick “skirt” on the side wall of the units to a height of at least 2 feet measured from grade. The front façade of the units shall incorporate multiple textures and materials similar to those depicted on the photographs titled “Building Form Example 1” and “Building Form Example 2”, which were submitted to the Planning and Sustainability Department and date stamped January 3, 2019. Additionally, the rear façade of any unit facing Wellborn Road shall be 100% brick.
4. The public art proposed by the Applicant to qualify the development for a density bonus of up to 1.6 additional units per acre above the base density of 8 units per acre shall be located at the main entrance to the development. The public art shall be of a size and design such that it can reasonably be expected to be visible to passengers of vehicles who drive by the main entrance, subject to approval by the Planning Commission. The public art shall be installed prior to the issuance of a certificate of occupancy for any unit in the proposed development that causes the density of the development to exceed 4 units per acre.
5. A dedicated left turn lane shall be installed on Wellborn Road to allow access into the entrance for the proposed development, subject to the approval of the DeKalb County Transportation Department. Additionally, the Applicant shall provide two exiting lanes from the access driveway- one for vehicles turning right and one for vehicles turning left.
6. Opaque privacy fencing shall be placed along or near the perimeter of the boundary line of the property adjacent to the “Wind Rose on Wellborn” townhome community.
7. There shall be a mandatory homeowners’ association (“Homeowners Association”) which shall own and maintain the common areas, and enforce the covenants placed on the townhome community.
8. The recorded covenants for establishing the Homeowners’ Association shall contain a 35% rental restriction. A copy of the recorded covenants with the rental restriction highlighted shall be delivered to the Department of Planning and Sustainability prior to the recording of the final plat for the townhome community. The Homeowners’ Association shall enforce the rental restriction.

9. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

N/F
COVINGTON STATION
UNIT I
PB 130 PG 69-73
ZONED MR-1

N/F
COVINGTON STATION UNIT I
PB 130 PG 69-73
ZONED MR-1

N/F
WIND GATE UNIT II
PB 122 PG 105-108
ZONED MR-1

N/F
WIND GATE UNIT II
PB 122 PG 105-108
ZONED MR-1

N/F
SOHAN L MANOCHA
DB 22477 PG 48
ZONING: C-1
PID: 160,071,09,002

FUTURE GDOT PROVIDED ROADWAY PER
GEORGIA DEPARTMENT OF TRANSPORTATION
PROJECT P.I. NO 0013175

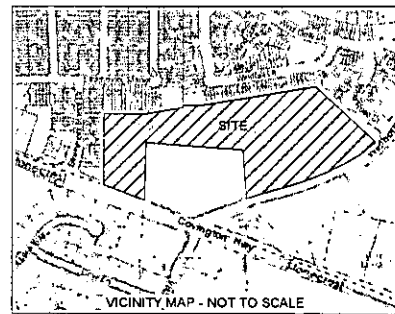
FUTURE GDOT PROVIDED 5' SIDEWALK
PER PROJECT P.I. NO 0013175

FUTURE GDOT PROVIDED 6' STAMPED
CONCRETE PER PROJECT P.I. NO 0013175

COVINGTON HIGHWAY - U.S. HWY. 28 - SR 12 (R/W VARIES)

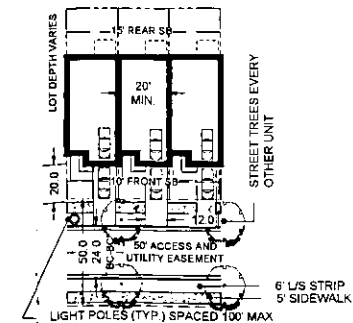
WELLBORN ROAD (R/W VARIES)

WIND ROSE CT. (R/W VARIES)



VICINITY MAP - NOT TO SCALE
DEKALB COUNTY, GEORGIA

GROSS ACRES	14.36 AC. (625,685 SQ. FT.)
EXISTING ZONING	C1
PROPOSED ZONING	MR-1/ DEKALB COUNTY
TOTAL UNITS	124 UNITS
TOTAL DENSITY	*8.63 U/A (DENSITY BONUS APPLIED)
*DENSITY BONUS	PUBLIC ART
UNIT WIDTH	20' X 48' TYPICAL
MIN. UNIT HEATED AREA	1,200 SF
BUILDING SETBACKS	
FRONT	20' THOROUGHFARES, 10' INTERNAL (20' MIN DRIVEWAYS)
REAR	15'
SIDE	10'
BETWEEN BUILDINGS	20' TYPICAL
TRANSITIONAL BUFFER	AS SHOWN
L/S STRIP	AS SHOWN
BUILDING HT. REQUIRED	3 STORIES OR 45 FT MAXIMUM
PARKING REQUIRED	1.5 / UNIT FOR EACH DWELLING, 0.25 / UNIT FOR GUESTS
OPEN SPACE REQUIRED	20% OR 2.72 ACRES
OPEN SPACE PROVIDED	35% OR 5.02 ACRES
LOT COVERAGE ALLOWED	80% (MAXIMUM PER LOT OR TOTAL PARCEL ACREAGE)
LOT COVERAGE PROVIDED	+/- 40% OR 250,368 SQ. FT. POST DEVELOPMENT



FRONT ENTRY TOWNHOME TYPICAL
LOT DETAIL: PRIVATE STREETS A-D

PROPERTY OWNERS:
PID: 16 071 09 001 - WELLBORN ROAD COMMON TENANCY

SEWER NOTE:
SEWER WILL BE A GRAVITY LINE AND TIE INTO THE EXISTING SEWER MANHOLE ALONG WIND ROSE COURT.

WATER NOTE:
EXISTING WATER LINE LOCATED WIND ROSE COURT AND PROVIDED BY DEKALB COUNTY.

STREET LIGHT NOTE:
STREET LIGHTS TO BE INSTALLED WITHIN NEAREST SIDE OF THE PUBLIC RIGHT OF WAY OF COVINGTON HWY AND WELLBORN ROAD. FIXTURES AND ILLUMINATION SHALL COMPLY WITH COUNTY STANDARDS.

PARKING ANALYSIS				
LOT TYPE	GARAGE/DRIVEWAY	TOTAL PER HOUSE	TOTAL LOT	TOTAL SPACES
FRONT ENTRY	1	2	124	248
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL				188
OFF STREET / MAIL KIOSK PARKING				31
TOTAL PARKING SPACES PROPOSED FOR RESIDENTIAL				279

PROPOSED TREE SAVE LIMITS, LIMITS ARE SUBJECT TO CHANGES WITH FURTHER REVIEW OF GRADING AND TREE SURVEY DATA.

TREE PRESERVATION NOTE: EITHER 120 INCHES (DBH) PER ACRE OR 25% OF EXISTING SIGNIFICANT TREES PER ACRE OF SUCH SIGNIFICANT TREES, WHICHEVER IS LESS, SHALL BE PRESERVED ON THE SITE.

BOUNDARY SURVEY BY: DEKALB SURVEYS, INC.
407 W. PONCE DE LEON, SUITE B
DECATUR, GEORGIA 30030
PHONE: 404 373 9003

CALL BEFORE YOU DIG

