



DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Michael Thurmond

Interim Director
Cedric Hudson

Planning Commission Hearing Date: Thursday, September 12, 2024
Board of Commissioners Hearing Date: Thursday, September 26, 2024

STAFF ANALYSIS

Case No.:	TA-24-1247128, 2024-0890	File ID #: 2024-0890	
Address:	3350 Kensington Road, Decatur, GA 30032	Commission District: 04	Super District: 06
Parcel ID(s):	N/A		
Request:	Application of the Director of Planning & Sustainability for a text amendment for a partial update to the Kensington Supplemental LCI Plan and adoption of the MARTA-Kensington Master Plan Study (an amendment to Chapter 5: Small Area Plans of the Comprehensive Land Use Plan). This application is intended to incorporate MARTA's Kensington Station Master Plan: Transit-Oriented Development document's general vision, policies, and goals as guidance for future development of the planned area. Adoption of the MARTA's Kensington Station Master Plan: Transit Oriented Development document will also partially update the Kensington Supplemental LCI Plan, which was adopted in 2012.		
Property Owner(s):	MARTA		
Applicant/Agent:	DeKalb County Planning & Sustainability Department Director		
Acreage:	35		
Existing Land Use:	Regional Activity Center		
Surrounding Properties:	North: R-75, MR-2, RSM East: R-100, MU-4, South: R-75, C-1, C-2 West: MR-2		
Comprehensive Plan:	Regional Center (RC), Kensington Livable Centers Initiative	Consistent X	Inconsistent

Staff Recommendation: Approval.

The applicant is seeking to incorporate MARTA's *Kensington Station Master Plan: Transit-Oriented Development* document's general vision, policies, and goals as guidance for future development of the planned area. Adoption of the MARTA's *Kensington Station Master Plan: Transit-Oriented Development* document will also partially update the Kensington Supplemental LCI Plan, which was adopted in 2012.

At the direction of the Board and Planning Commission, MARTA completed a robust community engagement effort and Master Plan Study which enabled the latest 2023 rezoning approval (re-zoned a majority R-75 to MU-5) of the Kensington TOD development. The approved MU-5 district is consistent with the goals of the 2003 and 2012 *Kensington Livable Centers Initiative* studies to encourage "transit-oriented development" as "a high-density, mixed-use development offering all elements of a complete live/work/play environment."

On June 22, 2022, MARTA and DeKalb County kicked off the master planning process with the launch of an interactive website. Numerous meetings have been held with the community and DeKalb County Commissioners for input on the master plan. Per robust community engagement, MARTA has a clear direction and framework to advance TOD development at the Kensington MARTA station. In addition to showcasing community engagement efforts, MARTA's *Kensington Station Master Plan: Transit-Oriented Development* document highlights a current market study summary highlighting an updated demographic, residential, retail, office, and hotel demand profile of the area. It also includes an updated mobility, walkability, and parking analysis of the immediate 35-acre planning area, the expansion of bus services, as well as an action plan for implementing priority placemaking, policy, public space, and transit and mobility projects.

The adoption of this "partial update" is a requirement of the Atlanta Regional Commission's Livable Centers Program and will allow DeKalb County's Planning & Sustainability Department – Long Range Division – to progress towards the end goal of applying for a "full update" through ARC in January of 2025.

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