

Agenda Item

File ID: 2022-1997

Substitute: 1/26/23

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of TR 34 Redan Road LLC c/o Battle Law, P.C. to rezone property from MU-4 (Mixed-Use High Density) Zoning District to MR-1 (Medium Density Residential-1) Zoning District to allow for the construction of multi-family (townhome form) dwelling units.

PETITION NO: Z-22-1245922 (2022-1997)

PROPOSED USE: multi-family (townhome form) dwelling units

LOCATION: 1172 Longshore Drive; 3676, 3686, and 3694 Redan Road

PARCEL NO.: 15-220-01-001, 15-220-01-023, 15-220-01-024, 15-220-01-041

INFO. CONTACT: Brandon White, Current Planning Manager

PHONE NUMBER: (404) 371-2155

PURPOSE:

Application of TR 34 Redan Road LLC c/o Battle Law, P.C. to rezone property from MU-4 (Mixed-Use High Density) Zoning District to MR-1 (Medium Density Residential-1) Zoning District to allow for the construction of multi-family (townhome form) dwelling units.

RECOMMENDATION:

COMMUNITY COUNCIL: (Dec. 5, 2022) Approval. (Aug. 8, 2022) No Quorum.

PLANNING COMMISSION: (Jan. 5, 2023) Approval with Conditions. (Sept. 6, 2022) Approval with Conditions.

PLANNING STAFF: Approval with conditions

STAFF ANALYSIS: See previously submitted case materials.

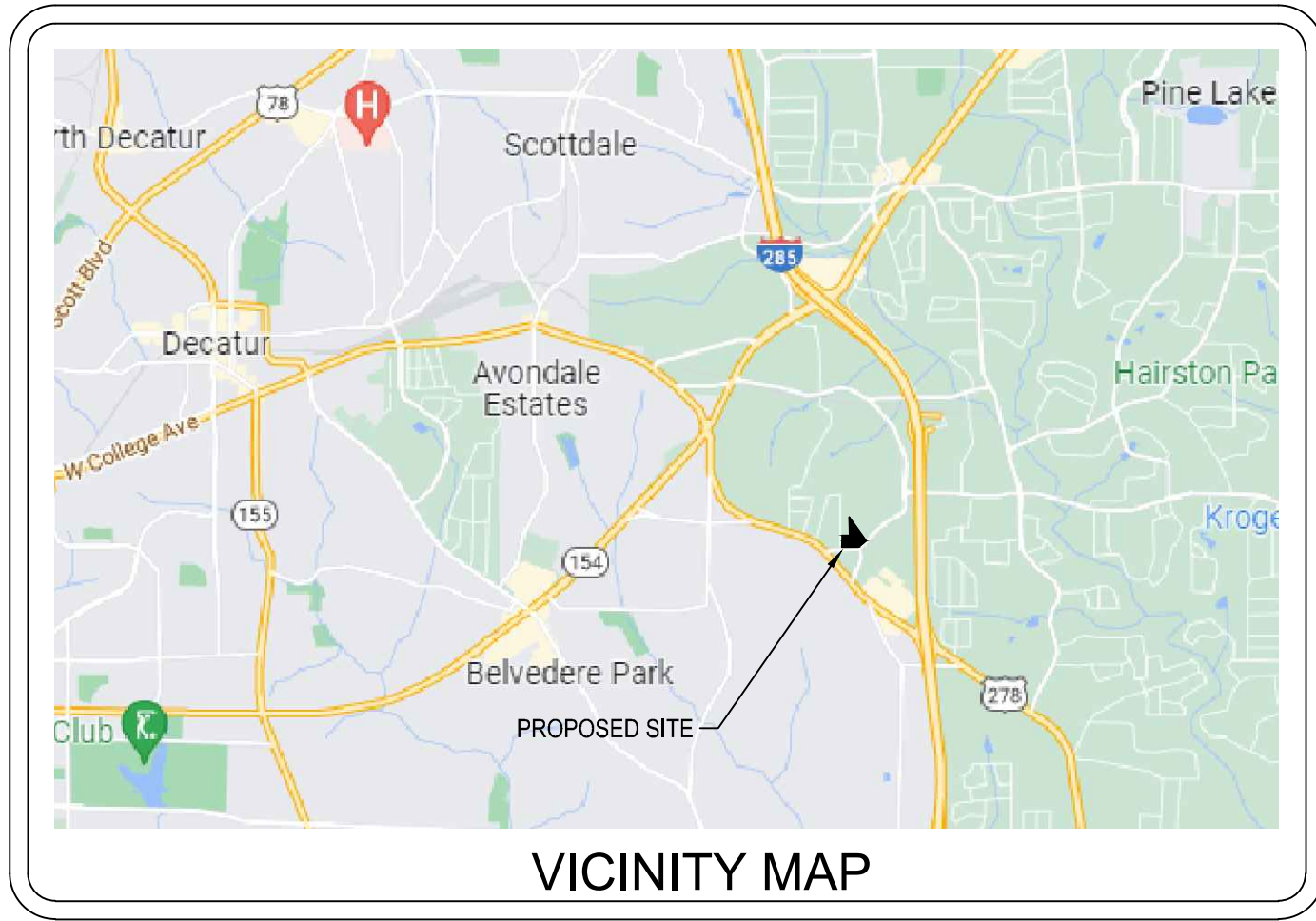
PLANNING COMMISSION VOTE: (Jan. 5, 2023) Approval with Conditions 8-1-0. Jan Costello moved, Jana Johnson seconded for Approval with three (3) conditions, per Staff recommendation, with an added condition that language be added to include bicycle racks near the greenspace. Tess Snipes opposed. (Sept. 6, 2022) Approval with Conditions 7-0-1. Jan Costello moved, April Atkins seconded for approval with the following conditions: 1) There shall be a third-party property management; 2) There shall be assigned parking; 3) Amenities shall include a dog park and benches near the greenspace; and 4) The property management company will handle all common area maintenance so that all units are maintained in similar fashion. Tess Snipes abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Dec. 5, 2022) Approval 6-2-0. (Aug. 8, 2022) No Quorum. Members present voted for approval.

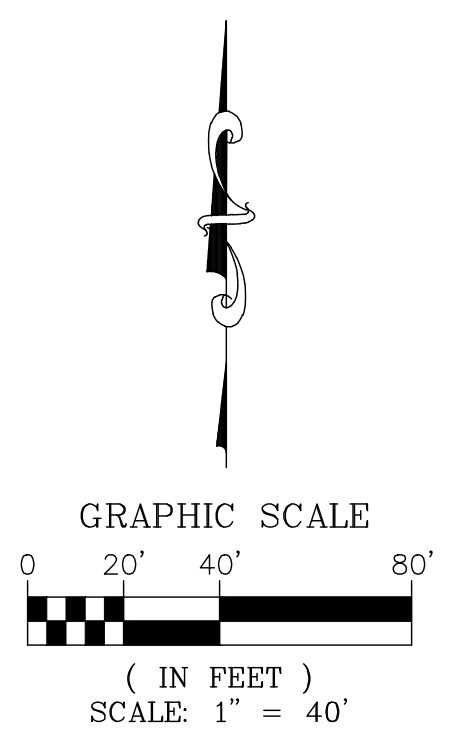
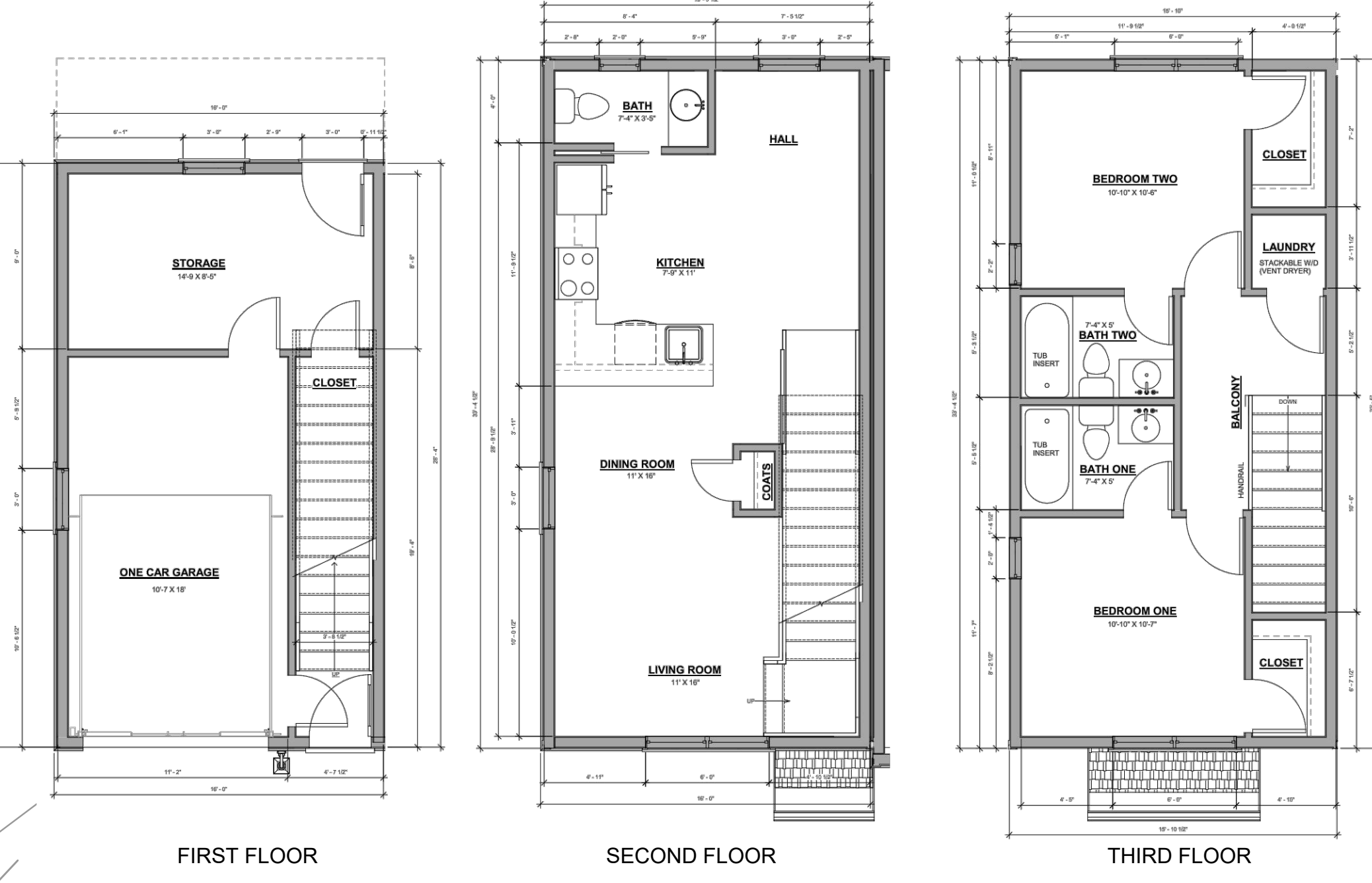
SUBSTITUTE
Z-22-1245922 (2022-1997)
Recommended Conditions
1-26-23

1. The subject properties shall be developed in general conformance with the enclosed site plan entitled, "Trilogy Residences," dated, January 17, 2023.
2. Building design shall consist of brick and/or stone façade in a manner consistent with the enclosed building elevations.
3. The Subject Property shall be developed as a 100% rental community under the ownership of one entity. No individual units shall be platted or converted into condominium units and transferred, sold or conveyed unless and until approved by the Board of Commissioner through the Major Modification process.
4. The developer shall provide bicycle storage/parking for residents in compliance with Section 6.1.17 (Bicycle/Moped Parking Requirements). Designated storage/parking must be installed prior to the issuance of the first certificate of occupancy.
5. The developer shall construct a monument style, community sign on community property near the access to Redan Road. Signage shall comply with applicable sections of the *Sign Ordinance*.

January 17, 2023
 File Path: \\1720040 - Trilogy Residences - Decatur, GA (Resident Engineering) Phase 1\Submittal\Bldg\Variation - Exhibit 1.3.dwg
 Project: 120040-01 - Trilogy Residences - Decatur, GA (Resident Engineering) Phase 1\Submittal\Bldg\Variation - Exhibit 1.3.dwg
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SITE DATA TABLE		
JURISDICTION	DEKALB COUNTY, GA	
CURRENT ZONING	MU-4	
PROPOSED ZONING	MR-1	
PARCEL ID	ADDRESS	ACREAGE
15 220 01 001	1172 LONGSHORE DR	0.27
15 220 01 023	3686 REDAN RD	0.57
15 220 01 024	3694 REDAN RD	2.97
15 220 01 041	3676 REDAN RD	0.24
TOTAL ACREAGE	4.05	
PARKING CALCULATIONS		
TOTAL REQUIRED	1.75 SPACES PER UNIT	81 SPACES
STANDARD	9' X 18'	=10
ADA	8' X 18'	=1
GARAGE / DRIVEWAY	2 SPACES PER UNIT	=92
TOTAL SPACES PROVIDED	=103	
REQUESTED VARIANCES		
1. MINIMUM HEATED FLOOR AREA <1,200 SF		
2. BUFFER REDUCTIONS		
A. REQUIRED: 30' UNDISTURBED		
PROVIDED: 30' DISTURBED		
B. REQUIRED: 30' UNDISTURBED		
PROVIDED: 30' DISTURBED		
GENERAL NOTES		
SEWER NOTE: SEWER WILL BE A GRAVITY LINE AND TIE INTO THE EXISTING SEWER MANHOLE ALONG LONGSHORE DR		
WATER NOTE: EXISTING WATER LINE LOCATED ON REDAN RD AND PROVIDED BY DEKALB COUNTY		
STREET LIGHT NOTE: FIXTURES AND ILLUMINATION SHALL COMPLY WITH COUNTY STANDARDS		
FEMA NOTE: NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 13089C0088J, DATED MAY 16, 2013		
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		



Bowman

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TRILOGY RESIDENCES

REDAN RD
 DECATUR, GA

TRILOGY RESIDENCES

JD	JD	BG
DESIGN	DRAWN	CHKD
SCALE	1" = 20'	
JOB No.	120040-01-001	
DATE	January 17, 2023	
FILE No.		
SHEET No.		