

# Agenda Item

File ID: 2019-4072

Substitute

10/22/2019

Public Hearing: YES  NO

Department: Planning and Sustainability

## SUBJECT:

Commission District(s): 3 & 6

Petition No.: N.5 Z-19-1243381

Proposed Use: Sixty-four single family attached townhomes

Location: 1639 Eastland Road, Atlanta, Georgia 30316

Parcel No.: 15-143-19-011

Information Contact: Marian Eisenberg

Phone Number: 404-371-4922

## PURPOSE:

Application of Loren Wimpfheimer to rezone property from R-75 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District for sixty-four single family attached townhomes at a proposed density of 7.2 units per acre. The property is located on the southwest corner of Eastland Road and Lake Drive. The property has 372 feet of frontage along Eastland Road and 986 feet of frontage along Lake Drive and contains 8.9 acres.

## RECOMMENDATION:

COMMUNITY COUNCIL: DEFERRAL

PLANNING COMMISSION: APPROVAL WITH CONDITIONS

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

**PLANNING STAFF ANALYSIS:** The proposed request to rezone property from R-75 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to construct sixty-four single family attached townhomes at a proposed density of 7.2 units per acre is compatible with the surrounding and adjacent properties. The proposed rezoning request to allow for the development of sixty-four single family attached townhomes is compatible with the Traditional Neighborhood (TN) Character Area in the 2035 Comprehensive Land Use Plan and the following policies: density increases, infill development and residential protection. The applicant will need to provide the requested flood study to determine the new stream buffers and flood zone in the wetlands on the subject property during the Land Disturbance Permit (LDP) process. Therefore, it is the recommendation of the Planning and Sustainability Department the requested rezoning from R-75 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District be "APPROVED with conditions.

**PLANNING COMMISSION VOTE:** Approval with Staff's conditions 8-1-0. V. Moore moved, J. West seconded for approval with Staff's conditions. T. Snipes opposed.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** Council recommended full cycle deferral to allow time for the applicant to work with neighbors on the architectural design of the development.

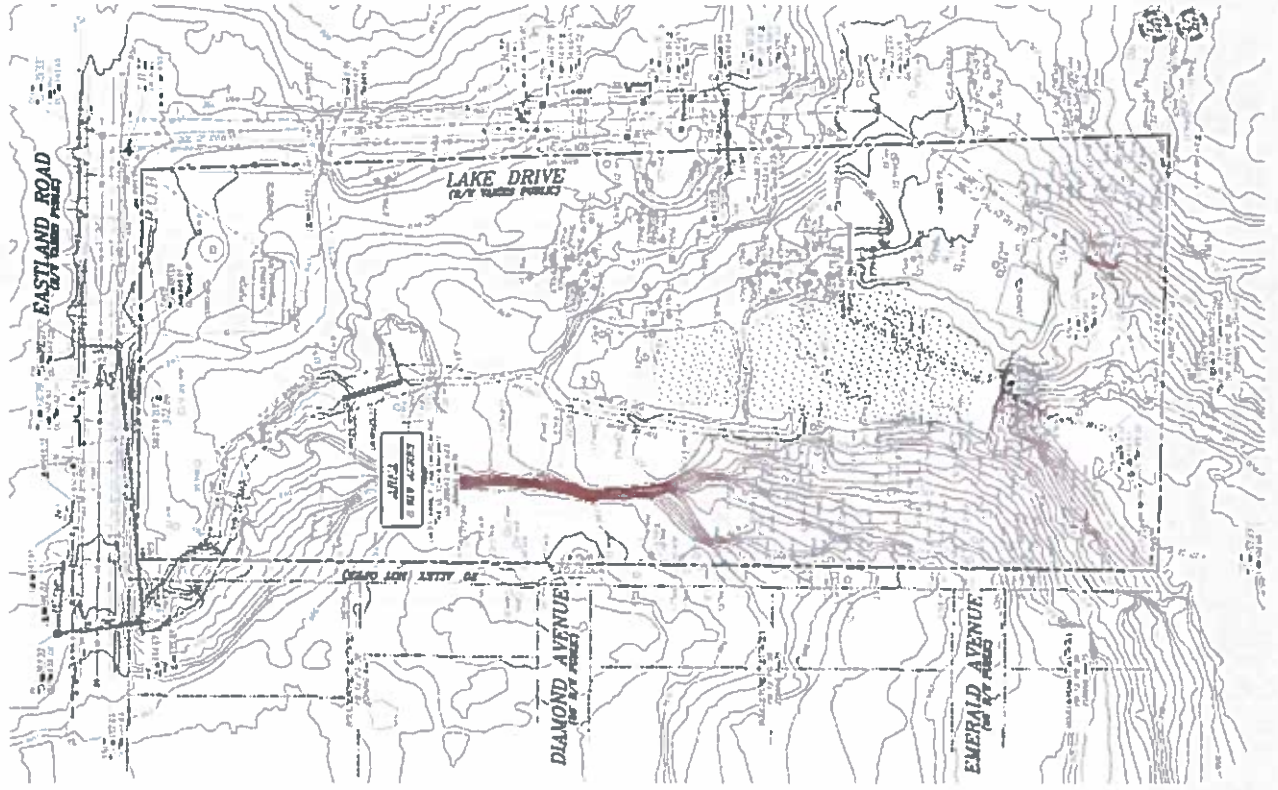
## Recommended Conditions

Z-19-1243381

1. Subject property shall be developed for no more than 64 attached townhomes per the site plan dated August, 2019 submitted on 10/17/2019.
2. DeKalb County Department of Public Works – Transportation Division requires 35-foot right of way dedication from centerline, 6-foot sidewalks, 5-foot landscape strip, bike lanes, street lights along Eastland Road.
3. DeKalb County Department of Public Works – Transportation Division requires 27.5-foot right of way dedication from centerline, 5-foot sidewalks, 5-foot landscape strip, bike lanes, street lights along Lake Drive
4. The DeKalb County Department of Planning and Sustainability – Land Development Division requires an updated flood plain study to determine the new buffer streams and flood zone in the wetlands on the subject property.

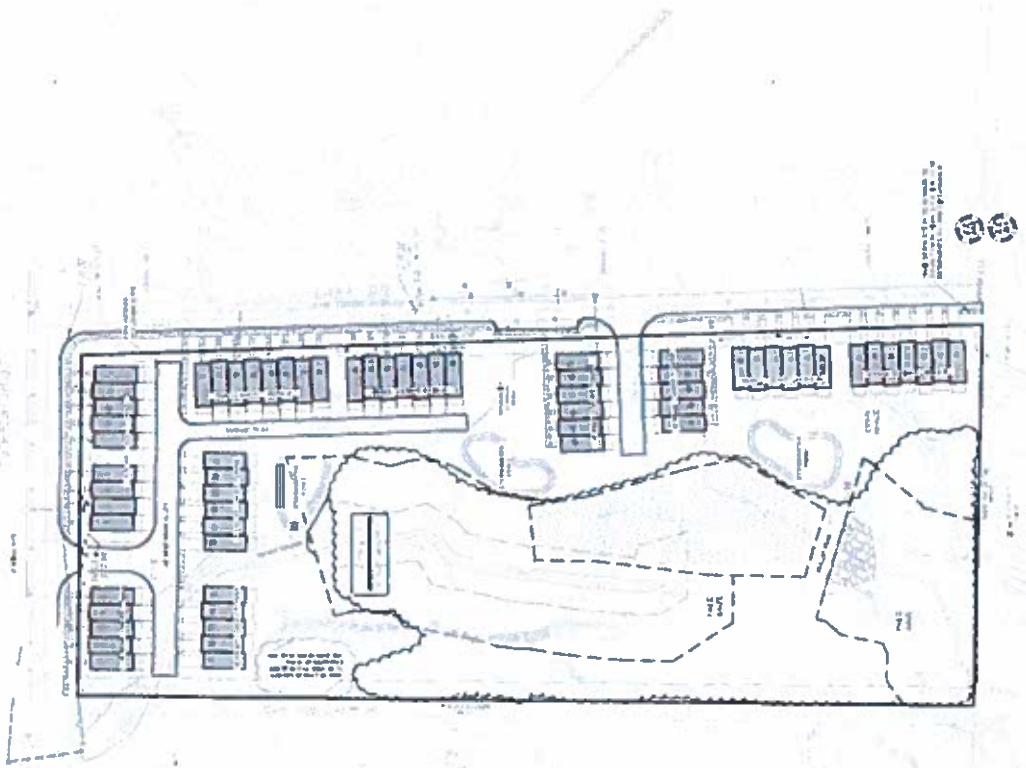
N. 5 Z-19-1243381

# Existing Conditions and Site Survey



N. 5 Z-19-1243381

Proposed Site Plan



# Proposed Site Plan

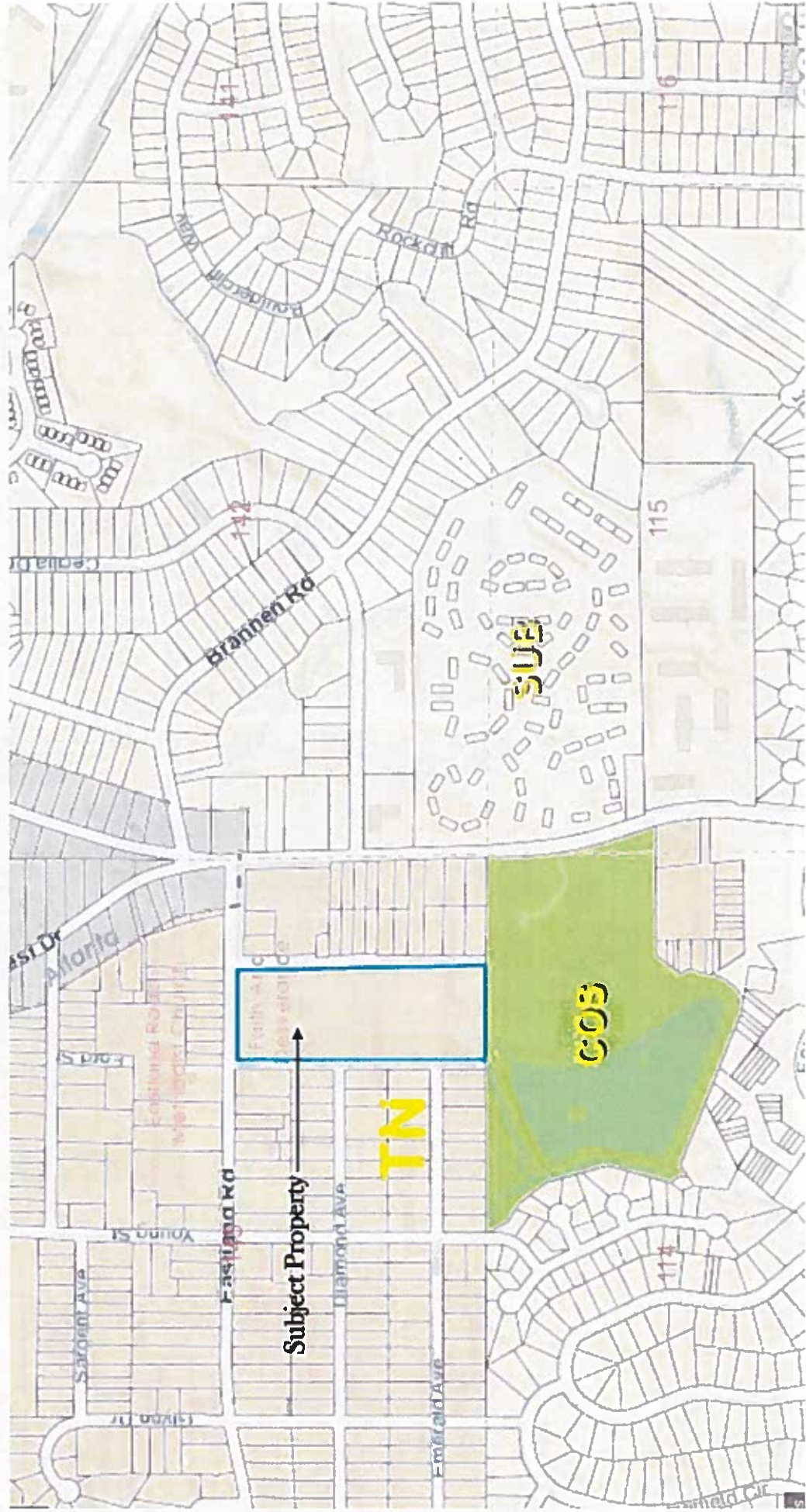
N. 5 Z-19-1243381





N. 5 Z-19-1243381

Land Use Map



N. 5 Z-19-1243381

Ariel Map





N. 5 Z-19-1243381

Proposed Building Rendering



N. 5 Z-19-1243381

Proposed Building Rendering



REAR ELEVATION

**N. 5 Z-19-1243381**

**Site Photos**



**View from Eastland Road facing subject property**

**N. 5 Z-19-1243381**

**Site Photos**



**View from Lake Drive facing subject property**

**N. 5 Z-19-1243381**

**Site Photos**



**View from Lake Drive facing Eastland Road**