

Agenda Item

File ID: 2021-2905

Substitute

10/26/2021

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 02; Super District 06

Application of PEC c/o Doug Linneman to request a rezoning from the R-100 (Residential Medium Lot) Zoning District to the MR-2 (Medium Density Residential-2) Zoning District to allow the construction of new multi-family apartments, at 2784 N. Druid Hills Road.

PETITION NO: N4. Z-21-1245064 (2021-2905)

PROPOSED USE: Multi-family apartments.

LOCATION: 2784 N. Druid Hills Road, Atlanta, Georgia 30329

PARCEL NO. : 18-111-05-002; 18-111-05-003

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of PEC c/o Doug Linneman to request a rezoning from R-100 (Residential Medium Lot) to MR-2 (Medium Density Residential-2) to allow the construction of new multi-family apartments. The property is located on the east side of North Druid Hills Road, approximately 118 feet south of Fama Drive at 2784 and 2790 North Druid Hills Road in Atlanta, Georgia. The property has approximately 200 feet of frontage along North Druid Hills Road and contains 0.9 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Deferral.

PLANNING COMMISSION: Full Cycle Deferral.

PLANNING STAFF: Approval with conditions. (Revised 10/21/2021)

STAFF ANALYSIS: There is a companion land use amendment request (See Case LP-21-1245063) to change from Suburban (SUB) to Town Center (TC). These properties are located at the edge of a Town Center (TC) land use character area focused around the North Druid Hills/LaVista Road intersection and a Suburban (SUB) land use character area which includes the single-family residential neighborhoods along Fama Drive to the north and the Merry Hills single-family detached subdivision to the northeast across North Druid Hills Road. The TC outer ring policies and development guidelines call for a mix of residential, retail, office, and service uses at maximum density of 24 units per acre, building heights between one and three stories, and enhanced buffers to allow for an appropriate transition into the abutting and nearby low density single-family residential areas. The plans appear to be consistent with the TC outer ring policies relating to building height (three story building height provided), land use (multi-family residential), and density (23.3 units per acre provided). While a portion of the buffer abutting the single-family subdivision to the north is proposed to be reduced from 50 to 30 feet (see attached transitional buffer plan), the applicant is proposing that the narrower buffer will be enhanced with mature trees and an eight-foot-tall wooden fence and will serve to provide the enhanced buffers called for by the TC outer ring policies. The Zoning Board of Appeals will ultimately decide whether the site conditions warrant a buffer reduction. With appropriate zoning conditions, it appears that the rezoning request would be consistent with the policies and strategies of the 2021 Comprehensive Plan 5 year update and with abutting and nearby land uses

(Sec. 7.3.5. A&B). The recommended conditions to provide appropriate compatibility with adjacent and nearby land uses are based on proposed conditions from the applicant, Planning Department Staff, and community representatives. Therefore, the Planning & Sustainability Department recommends “approval with conditions.”

PLANNING COMMISSION VOTE: Full Cycle Deferral 7-1-0. April Atkins moved, Jana Johnson seconded for a Full Cycle Deferral to the November 2021 zoning cycle. Tess Snipes opposed; Vivian Moore was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Deferral 7-0-0.

SUBSTITUTE

RECOMMENDED ZONING CONDITIONS

2021-2905

10-21-2021

1. The combined subject properties containing 0.9 acres shall be developed for no more than twenty-one (21) units within a structure not to exceed three (3) stories or 45 feet, whichever is less, in substantial compliance with the layout shown on the most current site plan titled "Preliminary Zoning Site Plan" labeled Sheet Z1, prepared by Planners & Engineers Collaborative + (PEC+) and dated 10/18/21 and subject to any conditions that may be approved by the Zoning Board of Appeals for future variance requests. The building design shall be subject to the approval of the Director of Planning and Sustainability. To the extent that there is any conflict between the site plan and the other approved conditions, set forth below, the written condition shall control. The subject property shall remain a separate and distinct parcel from 2280 Lavista Road (Parcel ID: 18 111 05 006). A shared access/parking easement between the subject properties and the adjacent property at 2280 Lavista Road shall be recorded prior to the issuance of any building permits.
2. The ingress/egress from North Druid Hills Road onto the property will be restricted for emergency vehicle use only. The design of these turning conditions shall be approved by the DeKalb County Transportation Department. Appropriate signage stipulating "Emergency Vehicles Only" or similar language shall be installed at the new entrance to deter vehicles from entering.
3. The ingress/egress will have a decorative gate which will remain in the closed position, locked at all times, and shall not be used by Kenco's residents except for emergency situations, as needed. The gate will have a "Knox Box" that will meet the County Fire Marshal's requirements. Kenco Residential shall present options of the gate's decorative design to the North Druid Hills Residents' Association (NDHRA) for review and approval; including feedback from Fama Drive residents and adjacent property owners. The gate shall be placed as close to North Druid Hills Road as reasonably possible, subject to approval by the DeKalb County Transportation Department and/or the Georgia Department of Transportation.
4. At the County's discretion, the decorative gate may serve as a proposed public art piece that is to be installed on the site. Kenco Residential shall present options of the art piece's design to the North Druid Hills Residents' Association (NDHRA) for review and approval; including feedback from Fama Drive residents and adjacent property owners.
5. Subject to Department of Transportation and County Arborist approval, a multi-use trail (in lieu of a sidewalk), the required landscape strip, and requisite street trees shall be constructed along the entire North Druid Hills Road frontage of the subject property. Street trees shall be approved by the County Arborist and planted outside of the landscape strip and adjacent to the property.

6. A painted crosswalk shall be installed across the curb cut for the North Druid Hills Road entrance, including handicap ramps to allow for travel along the sidewalk, which shall be installed in accordance with DeKalb County requirements and Americans with Disabilities Act (ADA) requirements. The crosswalk must be painted to comply with Department of Transportation requirements.
7. The new parking spaces closest to North Druid Hills Road shall be screened with landscaping.
8. The new parking spaces shall include no less than one space dedicated for electric vehicle(s) with industry standard charging equipment.
9. The entire length of the northern edge of the new driveway shall be designated as “No Parking,” either by signage or a painted curb.
10. Kenco Residential shall coordinate with MARTA to install two (2) new bus shelters at existing MARTA bus stops located in close proximity to the new entrance on North Druid Hills Road and at the existing entrance on Lavista Road.
11. The façades of the apartment building that face North Druid Hills Road shall have architectural features such as windows, false windows, shutters, bay windows, or patterned brick that are consistent with other nearby developments. Additionally, all other building facades shall be developed in general conformity with the submitted conceptual elevations titled “Kenco LaVista Apartments” and dated 06/22/21 by Pimsler-Hoss Architects, Incorporated (PHA).
12. Kenco Residential shall comply with the zoning requirement of providing a transitional buffer along the northern property line adjacent to the R-100 boundary, which includes the adjacent tax parcels 18-111-05-001 and 18-111-05-014. Whereas Kenco Residential is seeking to reduce the minimum required width of the transitional buffer, it shall not be any less than thirty (30) feet from the aforementioned parcels, if approved by the Zoning Board of Appeals. No buildings or structures shall be constructed within the transitional buffer, and it shall include new landscaping that will help serve as a visual barrier between subject tax parcels 18-111-05-002 and 18-111-05-003 and the adjoining tax parcels 18-111-05-001 and 18-111-05-014 to the north, as approved by the County Arborist. Such landscaping for the transitional buffer shall be defined and included as part of an overall landscape plan for the site, in accordance with the conditions that pertain to landscaping.
13. A minimum eight (8) foot high, double-sided (i.e., finished on both sides), wooden fence shall be installed along the northern boundary of the property with the tax parcels 18-111-05-001 and 18-111-05-014. The fence shall be stained or painted a color other than white during installation. Ongoing maintenance, upkeep, and repairs to the fence shall be provided by Kenco Residential. A temporary fence shall be installed within 30 days of the project’s commencement in order to provide a visual screen from the two aforementioned tax parcels.

14. All exterior lighting shall be screened or shielded to minimize glare onto North Druid Hills Road, as well as onto any adjacent homeowners' properties to the north.
15. Post-construction stormwater run-off shall be no greater than pre-construction stormwater run-off in accordance with the *DeKalb County Code of Ordinances* and as required by the *Georgia Storm Water Management Manual*, subject to approval by the Division of Land Development. Furthermore, water quality shall meet the minimum requirements of the *Georgia Storm Water Management Manual* and/or DeKalb County requirements.
16. Kenco Residential shall present a landscape plan for the entire site to the North Druid Hills Residents' Association (NDHRA), to then be distributed to the adjacent property owners. A maximum period of seven (7) days shall be provided to review the plan and provide reasonable comments, prior to approval by the County Arborist. Key planting materials within the transitional buffer shall provide a measure of visual separation upon their installation and shall be such that they achieve substantial annual growth rates as they mature. Following NDHRA's review, and prior to a Land Disturbance Permit (LDP) being issued, Kenco Residential or their agent shall submit to the County Arborist, the NDHRA-approved landscape plan, which shall substantially conform to the standards of the site plan. The County Arborist shall then review the proposed tree selection and placement and approve, if compliant with DeKalb County requirements.
17. Wherever feasible, any mature or hardy hardwood or decorative trees that can be saved shall be shown on the landscape plan.
18. The two (2) existing single-family, detached homes shall both be demolished at the same time.
19. Kenco Residential shall employ dust abatement measures and stormwater management and erosion control measures during construction.
20. During the demolition and construction phases of the project, Kenco Residential shall ensure that it will abide by the *DeKalb County Noise Ordinance* at all times. There shall be no outside construction which produces loud or obtrusive noise on weekends, nor on recognized national holidays, unless such activity arises from an emergency which puts the site or neighboring property owners and their properties at risk of harm or loss.
21. Applicant must demonstrate compliance with the density bonus criteria (five, 20% density bonuses are required to achieve density of 23.3 units per acre) prior to the issuance of any certificates of occupancy including the following:
 - a. Public Improvements to improve the existing MARTA bus stop on the adjacent property to the south (N. Druid Hills Road) with a shelter (20% density bonus). A written agreement between MARTA and the applicant needs to be submitted to indicate that this improvement will be implemented per MARTA or GRTA standards and a project timeline for that implementation. Installation must be done prior to issuance of any building permits.

- b. Public Improvements to improve the existing MARTA bus stop located in close proximity to the existing entrance off Lavista Road which provides access to the abutting Kenco apartments (20% density bonus). A written agreement between MARTA and the applicant needs to be submitted to indicate that this improvement will be implemented per MARTA or GRTA standards and a project timeline for that implementation. Installation must be done prior to issuance of any building permits.
 - c. Amenity Proximity to grocery store (Kroger) (20% density bonus). The applicant needs to verify via a surveyor's stamp on the plan that a grocery store is within a quarter mile of the subject property. Additionally, per Sec. 2.12.6, the applicant needs to indicate that there are existing and continuous sidewalks from the subject property to the grocery store. This should be done prior to the issuance of a certificate of occupancy.
 - d. Two Public art pieces (20% each for total of 40%). Must comply with Planning Commission criteria for public art in Article 2. Planning Commission approvals of the art pieces must occur prior to issuance of Land Disturbance Permits, and installation of the art pieces must occur prior to issuance of any certificates of occupancy.
22. A minimum of 15% open space shall be provided. The applicant must provide evidence of a legal mechanism under which all land to be held in common and used for greenspace purposes within the development and all landscaping and street trees along North Druid Hills Road (outside of the right-of-way) shall be protected in perpetuity. Existing trees located within designated open space areas that are not proposed for trails, buildings, structures, or parking lots or those likely to be impacted by necessary grading shall be preserved.
23. Provide compliance with Section 5.7.7.G of the *Zoning Ordinance* regarding required outdoor play and recreation areas and Section 5.7.7.H.3 of the *Zoning Ordinance* regarding required balconies for exterior units and provision of landscaping around the building.
24. All dumpsters must be screened from view on all four (4) sides so as not to be visible from adjacent properties and the public street.
25. During construction, the Developer shall post a contact phone number for nearby residents to call and discuss development and construction issues. The developer shall use Best Management Practices (BMPs) for run-off and sedimentation control in compliance with Section 14.38 (Soil Erosion and Sediment Control) subject to approval of the Land Development Division of the Planning and Sustainability Department.
26. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity whose decision shall be independently based.

27. Blasting shall be permitted only with the written approval of the County under the requirements of Section 14-324.C of the DeKalb County Code of Ordinances. The developer shall notify residents on North Druid Hills Road and LaVista Road and property owners within a half mile. Notifications will be made by way of mailbox flyers, 24 hours in advance of any blasting.

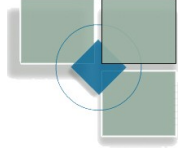


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Michael Thurmond
Chief Executive Officer

SUBSTITUTE

Board of Commissioners Hearing Date: October 26, 2021

STAFF ANALYSIS

Case No.: Z-21-1245064 **Agenda #:**

Location/Address: The east side of North Druid Hills Road, approximately 118 feet south of Fama Drive at 2784 and 2790 North Druid Hills Road in Atlanta, Georgia. **Commission District: 2 Super District: 6**

Parcel ID: 18 011 05 002, 18 011 05 003

Request: To request a rezoning from R-100 (Residential Medium Lot) to MR-2 (Medium Density Residential-2) District to allow the construction of new multi-family apartments.

Property Owner: The Williams Boggs Corbin Trust, Thomas and Margaret Corbin, Ahmad Ferida

Applicant/Agent: PEC c/o Doug Linneman

Acreage: 0.9

Existing Land Use: Two single-family homes

Surrounding Properties: Two-story apartments to the east; offices to the south; single-family detached residential subdivisions to the north and west across North Druid Hills Road.

Adjacent Zoning: **North:** R-100 **South:** O-I **East:** MR-2 **West:** R-85

Comprehensive Plan: Proposed TC Town Center **Consistent** **Inconsistent**

Proposed Density: 23.3 units per acre **Existing Density:** NA

Proposed Units/Square Ft.: 21 multi-family apartments **Existing Units/Square Feet:** Two single-family homes

Proposed Lot Coverage: NA **Existing Lot Coverage:** NA

Staff Recommendation: APPROVAL WITH CONDITIONS (REVISED 10/19/21)

There is a companion land use amendment request (See Case LP-21-1245063) to change from Suburban (SUB) to Town Center (TC). These properties are located at the edge of a Town Center (TC) land use character area focused around the North Druid Hills/LaVista Road intersection and a Suburban (SUB) land use character area which includes the single-family

residential neighborhoods along Fama Drive to the north and the Merry Hills single-family detached subdivision to the northeast across North Druid Hills Road. The TC outer ring policies and development guidelines call for a mix of residential, retail, office, and service uses at maximum density of 24 units per acre, building heights between one and three stories, and enhanced buffers to allow for an appropriate transition into the abutting and nearby low density single-family residential areas. The plans appear to be consistent with the TC outer ring policies relating to building height (three story building height provided), land use (multi-family residential), and density (23.3 units per acre provided). While a portion of the buffer abutting the single-family subdivision to the north is proposed to be reduced from 50 to 30 feet (see attached transitional buffer plan), the applicant is proposing that the narrower buffer will be enhanced with mature trees and an eight-foot tall wooden fence and will serve to provide the enhanced buffers called for by the TC outer ring policies. The Zoning Board of Appeals will ultimately decide whether the site conditions warrant a buffer reduction. With appropriate zoning conditions, it appears that the rezoning request would be consistent with the policies and strategies of the 2021 Comprehensive Plan 5 year update and with abutting and nearby land uses (Sec. 7.3.5. A&B). The recommended conditions to provide appropriate compatibility with adjacent and nearby land uses are based on proposed conditions from the applicant, Planning Department Staff, and a community representative. Therefore, it is the recommendation of the Planning & Sustainability Department that the request be "Approved" with the following recommended conditions.

1. The combined subject properties containing 0.9 acres shall be developed for no more than twenty-one (21) units within a structure not to exceed three (3) stories or 45 feet, whichever is less, in substantial compliance with the layout shown on the most current site plan titled "Preliminary Zoning Site Plan" labeled Sheet Z1, prepared by Planners & Engineers Collaborative + (PEC+) and dated 10/18/21 and subject to any conditions that may be approved by the Zoning Board of Appeals for future variance requests. The building design shall be subject to the approval of the Director of Planning and Sustainability. To the extent that there is any conflict between the site plan and the other approved conditions, set forth below, the written condition shall control. The subject property shall remain a separate and distinct parcel from 2280 Lavista Road (Parcel ID: 18 111 05 006). A shared access/parking easement between the subject properties and the adjacent property at 2280 Lavista Road shall be recorded prior to the issuance of any building permits.
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5. Subject to Department of Transportation and County Arborist approval, a multi-use trail (in lieu of a sidewalk), the required landscape strip, and requisite street trees shall be constructed along the entire North Druid Hills Road frontage

of the subject property. Street trees shall be approved by the County Arborist and planted outside of the landscape strip and adjacent to the property.

6. A painted crosswalk shall be installed across the curb cut for the North Druid Hills Road entrance, including handicap ramps to allow for travel along the sidewalk, which shall be installed in accordance with DeKalb County requirements and Americans with Disabilities Act (ADA) requirements. The crosswalk must be painted to comply with Department of Transportation requirements.
7. The new parking spaces closest to North Druid Hills Road shall be screened with landscaping.
8. The new parking spaces shall include no less than one space dedicated for electric vehicle(s) with industry standard charging equipment.
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13. A minimum eight (8) foot high, double-sided (i.e., finished on both sides), wooden fence shall be installed along the northern boundary of the property with the tax parcels 18-111-05-001 and 18-111-05-014. The fence shall be stained or painted a color other than white during installation. Ongoing maintenance, upkeep, and repairs to the fence shall be provided by Kenco Residential. A temporary fence shall be installed within 30 days of the project's commencement in order to provide a visual screen from the two aforementioned tax parcels.
14. All exterior lighting shall be screened or shielded to minimize glare onto North Druid Hills Road, as well as onto any adjacent homeowners' properties to the north.
15. Post-construction stormwater run-off shall be no greater than pre-construction stormwater run-off in accordance with the *DeKalb County Code of Ordinances* and as required by the *Georgia Storm Water Management Manual*, subject to

approval by the Division of Land Development. Furthermore, water quality shall meet the minimum requirements of the *Georgia Storm Water Management Manual* and/or DeKalb County requirements.

16. Kenco Residential shall present a landscape plan for the entire site to the North Druid Hills Residents' Association (NDHRA), to then be distributed to the adjacent property owners. A maximum period of seven (7) days shall be provided to review the plan and provide reasonable comments, prior to approval by the County Arborist. Key planting materials within the transitional buffer shall provide a measure of visual separation upon their installation and shall be such that they achieve substantial annual growth rates as they mature. Following NDHRA's review, and prior to a Land Disturbance Permit (LDP) being issued, Kenco Residential or their agent shall submit to the County Arborist, the NDHRA-approved landscape plan, which shall substantially conform to the standards of the site plan. The County Arborist shall then review the proposed tree selection and placement and approve, if compliant with DeKalb County requirements.
17. Wherever feasible, any mature or hardy hardwood or decorative trees that can be saved shall be shown on the landscape plan.
18. The two (2) existing single-family, detached homes shall both be demolished at the same time.
19. Kenco Residential shall employ dust abatement measures and stormwater management and erosion control measures during construction.
20. During the demolition and construction phases of the project, Kenco Residential shall ensure that it will abide by the *DeKalb County Noise Ordinance* at all times. There shall be no outside construction which produces loud or obtrusive noise on weekends, nor on recognized national holidays, unless such activity arises from an emergency which puts the site or neighboring property owners and their properties at risk of harm or loss.
21. Applicant must demonstrate compliance with the density bonus criteria (five, 20% density bonuses are required to achieve density of 23.3 units per acre) prior to the issuance of any certificates of occupancy including the following:
 - a. Public Improvements to improve the existing MARTA bus stop on the adjacent property to the south (N. Druid Hills Road) with a shelter (20% density bonus). A written agreement between MARTA and the applicant needs to be submitted to indicate that this improvement will be implemented per MARTA or GRTA standards and a project timeline for that implementation. Installation must be done prior to issuance of any building permits.
 - b. Public Improvements to improve the existing MARTA bus stop located in close proximity to the existing entrance off Lavista Road which provides access to the abutting Kenco apartments (20% density bonus). A written agreement between MARTA and the applicant needs to be submitted to indicate that this improvement will be implemented per MARTA or GRTA standards and a project timeline for that implementation. Installation must be done prior to issuance of any building permits.
 - c. Amenity Proximity to grocery store (Kroger) (20% density bonus). The applicant needs to verify via a surveyor's stamp on the plan that a grocery store is within a quarter mile of the subject property. Additionally, per Sec. 2.12.6, the applicant needs to indicate that there are existing and continuous sidewalks from the subject property to the grocery store. This should be done prior to the issuance of a certificate of occupancy.

- d. Two Public art pieces (20% each for total of 40%). Must comply with Planning Commission criteria for public art in Article 2. Planning Commission approvals of the art pieces must occur prior to issuance of Land Disturbance Permits, and installation of the art pieces must occur prior to issuance of any certificates of occupancy.
22. A minimum of 15% open space shall be provided. The applicant must provide evidence of a legal mechanism under which all land to be held in common and used for greenspace purposes within the development and all landscaping and street trees along North Druid Hills Road (outside of the right-of-way) shall be protected in perpetuity. Existing trees located within designated open space areas that are not proposed for trails, buildings, structures, or parking lots or those likely to be impacted by necessary grading shall be preserved.
23. Provide compliance with Section 5.7.7.G of the *Zoning Ordinance* regarding required outdoor play and recreation areas and Section 5.7.7.H.3 of the *Zoning Ordinance* regarding required balconies for exterior units and provision of landscaping around the building.
24. All dumpsters must be screened from view on all four (4) sides so as not to be visible from adjacent properties and the public street.
25. During construction, the Developer shall post a contact phone number for nearby residents to call and discuss development and construction issues. The developer shall use Best Management Practices (BMPs) for run-off and sedimentation control in compliance with Section 14.38 (Soil Erosion and Sediment Control) subject to approval of the Land Development Division of the Planning and Sustainability Department.
26. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity whose decision shall be independently based.
27. Blasting shall be permitted only with the written approval of the County under the requirements of Section 14-324.C of the DeKalb County Code of Ordinances. The developer shall notify residents on North Druid Hills Road and LaVista Road and property owners within a half mile. Notifications will be made by way of mailbox flyers, 24 hours in advance of any blasting.

ZONING HISTORY

The subject property has been zoned R-100 (Residential Medium Lot-100) since the initial adoption of the *DeKalb County Zoning Ordinance* in 1956.

PROJECT ANALYSIS

The property is moderately flat off of North Druid Hills Road, with a moderate number of mature trees and foliage. The property is surrounded by two-story apartments to the east; offices to the south; single-family detached residential subdivisions to the north and west across North Druid Hills Road.

The subject property comprises 0.9 acres containing two single-family residential homes. The plan proposes to demolish the single-family homes and construct a one three-story apartment building containing 21 dwelling units off of North Druid Hills Road at a density of 23.3 units per acre. The Plan proposes shared access between the subject property and the abutting property to the east containing the Kenco Apartments to allow for access onto LaVista Road.

The MR-2 zoning district allows a base density of 12 dwelling units per acre up to a maximum of 24 units per acre. To achieve the applicant's proposed density of 23.3 units per acre, the applicant must provide density bonuses and comply with the density bonus criteria. The applicant is proposing the following density bonuses: 1. Two Public Art pieces (20% each for total of a 40% density bonus); 2. Amenity Proximity to grocery store in Tocco Hills Shopping Center (20%); and 3. Two Public Improvements (two bus shelters)(20%). However, the following additional information is required to verify that the Plan qualifies for the density bonuses:

- a. Public Improvements to improve the existing MARTA bus stop on the adjacent property to the south (N. Druid Hills Road) with a shelter (20% density bonus). A written agreement between MARTA and the applicant needs to be submitted to indicate that this improvement will be implemented per MARTA or GRTA standards and a project timeline for that implementation. This must be done prior to issuance of any building permits.
- b. Public Improvements to improve the existing MARTA bus stop located in close proximity to the existing entrance off Lavista Road which provides access to the abutting Kenco apartments (20% density bonus). A written agreement between MARTA and the applicant needs to be submitted to indicate that this improvement will be implemented per MARTA or GRTA standards and a project timeline for that implementation. This must be done prior to issuance of any building permits.
- c. Amenity Proximity to grocery store (Kroger) (20% density bonus). The applicant needs to verify via a surveyor's stamp on the plan that the grocery store is within a quarter mile of the subject property. Additionally, per Sec. 2.12.6, the applicant needs to indicate that there are existing and continuous sidewalks from the subject property to the grocery store. This should be done prior to the issuance of a certificate of occupancy.
- d. Two Public art pieces (20% each for total of 40%). Must comply with Planning Commission criteria for public art in Article 2. Planning Commission approval of the art piece must occur prior to issuance of Land Disturbance Permits, and installation of the art piece must occur prior to issuance of any certificates of occupancy.

The *Zoning Ordinance* requires a 50-foot-wide transitional buffer along the north propertyline abutting the R-100-zoned single-family residential subdivision along Fama Drive to the north. However, the Plan indicates a 30-foot-wide buffer will be provided for a portion of the buffer, which will require a variance from the Board of Zoning Appeals.

The property has frontage along North Druid Hills Road, a four-lane major arterial road with curb, gutter, and sidewalks. The proposed plan will provide emergency access only to North Druid Hills Road via a gate provided to ensure that access is limited to emergency vehicles. Since the same property owners currently own both the subject property and the adjacent property to the east containing multi-family apartments (Kenco Apartments), a shared access easement will provide access to the full-service driveway entrance off LaVista Road.

Compatibility with MR-2 Zoning Requirements

STANDARD	MR-2 REQUIREMENT	EXISTING/PROPOSED	COMPLIANCE
MAX DENSITY	12-24 units per acre maximum	23.3 units per acre with five 20% density bonuses: Two public improvement bonuses to construct two bus shelters; One amenity proximity bonus (grocery store) (20%); and two public art bonuses;	Yes
LOT WIDTH	100 feet	200 feet	Yes
LOT AREA	NA	0.9 acres	Yes
MAX. LOT COVERAGE	75%	Information not provided	Undetermined (variances will require approval from BZA)
FRONT SETBACK	Min 10 ft from N. Druid Hills Rd	10 ft	Yes
	Max. 20 ft from N. Druid Hills Rd	20 ft	Yes
REAR SETBACK	20 ft.	60 ft	Yes
SIDE SETBACK	NA for multi-family	5 ft (south p/l)	Yes
MAX. BLDG. HEIGHT	3 stories/45 feet	3 stories/45 feet	Yes
MIN OPEN SPACE	15%	15%	Yes.

TRANSITIONAL BUFFER	A 50 ft buffer is required along north property line abutting residential R-100 zoning.	30 ft buffer provided for a portion of the buffer.	No. Will require variance from BZA.
PARKING	Min of 32 spaces One and a half (1.5) spaces per dwelling unit Max of 63 spaces	24 spaces (<i>on the .9 acre subject site</i>)	Yes. Subject to shared parking arrangement.
	Three (3) spaces per dwelling unit	24 spaces	Yes

LAND USE AND ZONING ANALYSIS

Section 27-7.3.5 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:

The subject properties are located at the edge of a Town Center (TC) land use character area focused around the North Druid Hills/LaVista Road intersection and a Suburban (SUB) land use character area which includes the single-family residential neighborhoods along Fama Drive to the north and the Merry Hills single-family detached subdivision to the northeast across North Druid Hills Road. The TC outer ring policies and development guidelines call for a mix of residential, retail, office, and service uses at maximum density of 24 units per acre, building heights between one and three stories, and enhanced buffers to allow for an appropriate transition into the abutting and nearby low density single-family residential areas. The plans appear to be consistent with the TC outer ring policies relating to building height (three story building height provided), land use (multi-family residential), and density (23.3 units per acre provided). While a portion of the buffer abutting the single-family subdivision to the north is proposed to be reduced from 50 to 30 feet (see attached transitional buffer plan), the applicant is proposing that the narrower buffer will be enhanced with mature trees and an eight-foot tall wooden fence and will serve to provide the enhanced buffers called for by the TC outer ring policies. With the recommended conditions, it appears that the rezoning request would be consistent with the policies and strategies of the 2021 Comprehensive Plan 5 year update and with abutting and nearby land uses.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:

Along with the recommended conditions, it appears that the rezoning request to allow multi-family apartments would be compatible with the multi-family apartments to the east, the office uses to the south, and the single-family residential subdivisions to the north and west across North Druid Hills Road.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

It appears that the property may have a reasonable economic use as currently zoned R-100 which allows single-family, detached residential development.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

See response to Criteria B above.

E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:

See response to Criteria "A" above.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:

Based on the submitted information, no historic buildings, sites, districts, or archaeological resources are located on the subject property or in the surrounding area.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

There has been no indication from reviewing departments and agencies that the proposal could cause excessive use of utilities or schools. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is available.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:

The proposed development is not expected to have unusual impacts on the natural environment given the relatively small amount of land (less than one acre) on the project site and there are no stream buffers or floodplain areas located in the project boundaries.

Planning and Sustainability Department Recommendation: APPROVAL WITH CONDITIONS

Attachments:

1. Public Works Department Comments
 - a. Land Development Division
 - b. Traffic Engineering Division
2. Watershed Management Department Comments
3. Board of Health Comments
4. Board of Education Comments
5. Application
6. Site Plan
7. Zoning Map
8. Aerial Photograph
9. Photographs

From: netania cortell <n_cortell@yahoo.com>

Sent: Thursday, September 9, 2021 10:24 AM

To: Plansustain <plansustain@dekalbcountyga.gov>

Subject: DeKalb County Planning Hearing (1345 and 2774 Fama/N Druid Hills Resident and Owner)

Good Morning DeKalb County Planning Commissioners,

My apologies for getting this in so late, it was our Jewish New Year and we were unavailable to use electronics during the Holy Days.

I am writing on behalf of my mother (Harriet Cortell) and I (Netania Cortell). We have been and continue to be residents at 1345 Fama Dr, as well as my mother owns the 2774 N Druid Hill property for 35 years. As we will be severely impacted by the Kenco development we would love to say a few words at the Planning Meeting this evening, please.

Our few biggest concerns are as follows:

1) The parking lot, literally coming within 30ft of 1345 house. The fumes alone is enough for me to stop there, but the coming and going of traffic of a 32 car parking lot so close to our property is just unhealthy and unsafe. I am aware that Kenco is rethinking to put 3 of those spaces closer to the 2774 property, but that doesn't do much good.

2) The fact that they want 3 stories when ALL the other buildings are only 2 is beyond my comprehension. We have seen what the plans are and this building will be looking directly into our home and cutting off our view of the trees. As well as the building does not go with "the look" of our community. And I do not even want to talk about the magnificent trees that will be chopped down.

3) The storm drainage is a very big issue of concern because water will go right through our property, with the potential of flooding and water damage to our home.

We do have more concerns, but these are our top 3.

We obviously are looking to you for help, as we would be so grateful if The Commission would block this monstrosity of a project. We love our neighborhood and our little oasis that has been so wonderful to grow up and continue to live in.

I thank you for your time.

All the best,
Netania Cortell

1345 Fama Dr

Netania Cortell

(c) 404-964-1747 - N_Cortell@Yahoo.com
(N Underscore Cortell, fyi :)

From: Roy Lander <rlander@gallowayschool.org>

Sent: Thursday, September 9, 2021 9:26 AM

To: Plansustain <plansustain@dekalbcountyga.gov>

Subject: LP-21-1245063 2784 N. Druid Hills Rd. and Z-21-1245064 2784 N. Druid Hills Rd.

As a resident of Fama Dr for the last 30 years, I have watched development after development get built in the area (single family homes torn down for large condominium projects, including one at the top of Fama Dr on the west side of North Druid Hills, condominiums built on LaVista behind the CVS, the construction of the CVS/Starbucks corner, additions made to the Greek Orthodox Cathedral, the construction of Cliff Valley School and on and on. Each of these developments have squeezed and stressed our beautiful and stable neighborhood!

Needless to say, traffic now makes it difficult to get in/out of our street and makes it difficult to get in/out for bigger chunks of the day. Traffic speed is not monitored on North Druid Hills, ever, with cars often exceeding 50 - 55 MPH. Adding 24 units AND adding an exit just down from our entrance makes a bad situation worse.

Aside from density and traffic concerns, we have the loss of tree cover and the increase in runoff into a creek that is already stressed by the previously-built projects.

Thanks for your time.

A concerned Fama Drive resident

Roy Lander

--

Roy Lander

Middle School Math

404.252.8389

rlander@gallowayschool.org

Zoning and Land Use Conditions for Kenco Apartments

Alan Pinsker <alan.pinsker@gmail.com>

Wed 9/1/2021 12:54 AM

To: Reid, John <jreid@dekalbcountyga.gov>; Washington, Larry <lWASHINGTON@dekalbcountyga.gov>; Meyer, Eric A. <EAMeyer@dekalbcountyga.gov>; Clayton Edwards <clayton@kencoapartments.com>; Doug Linneman <doug@kencoapartments.com>

Cc: stanley hamlin <stanleyhamlin@bellsouth.net>; Jo Kenney <jo@jokenney.com>; THOMAS COLLINS <tponiel@aol.com>

 2 attachments (54 KB)

Conditions Z-21-1245064_DRAFT 01_Issued 09012021.docx; Conditions LP-21-1245063_DRAFT 01_Issued 09012021.docx;

Hello, John, Larry, Eric, Clayton and Doug.

With the upcoming Planning Commission meeting next week on September 9, the North Druid Hills Residents Association (NDHRA) hereby submits our proposed Conditions for the proposed Land Use Amendment Application LP-21-1245063 and Zoning Amendment Application Z-21-1245064 for the two parcels on North Druid Hills Road to be redeveloped from single-family residences to a single apartment building for Kenco Residential.

Working closely with select homeowners on Fama Drive who have represented the greater interests of their neighbors, we have prepared these draft Conditions for your review and comments. Ordinarily, I would first submit them to the applicant (Kenco Residential) for their review and then incorporate their comments into a version that would then be submitted to the County. But given current circumstances and with time being of the essence before the PC meeting, I am submitting these to both the County and to Kenco at the same time for your respective feedback on them. I realize that it might not be feasible to come to complete agreement among all of us on these items before the PC meeting, but at the very least I want to share our neighborhood's position on these key items, especially with regard to the Zoning Conditions.

The proposed Condition pertaining to the amending the Land Use Plan is based on a recent conversation I had with Commissioner Rader about this matter, which he was going to address with the Planning Staff. Whereas I have attempted summarize the gist of our conversation, I will defer to however you want to incorporate the essence of creating a character overlay, of sorts, that pertains to these collective two (2) parcels such that they serve as an appropriate transition from the proposed TC designation to the adjacent SUB land use to the north.

Thank you for your consideration of these Conditions. Please contact me to discuss them at your earliest convenience.

Sincerely yours,

Alan Pinsker
Land Use and Zoning Representative
North Druid Hills Residents Association (NDHRA)
Cell 678-642-0743



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: Z-21-1245064
 Parcel I.D. #: 18 111 05 002, 18 111 05 003
 Address: 2784 and 2790 North Druid Hills Road
Atlanta, Georgia

WATER:

Size of existing water main: 6" AC Water Main (adequate/inadequate)
 Distance from property to nearest main: Adjacent to Property
 Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: South Fork Peachtree Creek Basin
 Is sewer adjacent to property: Yes (X) No () If no, distance to nearest line: _____
 Water Treatment Facility: R. M. Clayton WTF () adequate () inadequate
 Sewage Capacity: * (MGPD) Current Flow: 127 (MGPD)

COMMENTS:

* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

Will need sewer capacity approval. 6" AC water line may need to be upgraded. AC lines are very brittle, and this 1949 water line may need to be upgraded to connect.

- N Jmylo

Signature: [Handwritten Signature]

Zoning

N1. No Comment

N2. Panola Road is classified as a Major Arterial. Infrastructure requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Young Road is classified as a collector road. Infrastructure requirements: 35 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike path (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. The access point on Young Road must be right in/right out only and be located father from the intersection of Young Road at Panola Road. See Land Development Code Section 14-200 (6) for required minimum spacing to get proper offset from the Family Dollar access point. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.

N3. No file forwarded for review.

N4. North Druid Hills is classified as a Major Arterial. Driveway is to be right in/right out only. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Raise the curb along North Druid Hills to current standards. Infrastructure requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights.

N5. No Comment

N6. No file forwarded for review.

N7. Memorial Drive is a state route. Review and approval of GDOT District 7 is required prior to a land disturbance permit (rmathis@dot.ga.gov) Memorial Drive is classified as a Major Arterial. Infrastructure Requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. East Anderson Road is classified as a local road. The Land Development Code requires improvements on all property frontages. Infrastructure Requirements: 27.5 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 5 foot sidewalk, 6 foot landscape strip and street lights. A variance from the Zoning Board of Appeals for the Zoning Code requirements is necessary to eliminate the infrastructure improvements. However, the Transportation Division requires that the right of way dedication of 27.5 feet from centerline be donated- even if ZBA variances for sidewalks, streetlights, etc. are granted. The Land Development Code Section 14-200 (5) requires 3 access points for 170 units. If you propose over 150 units, you will need a variance from the BOC for the Land Development Code prior to approval of the land development permit. You will also need a variance from the BOC if you do not dedicate the right of way on East Anderson Road.

N8. No file forwarded for review.

N9. Columbia Drive is classified as a minor arterial. . Infrastructure Requirements: 40 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Interior roads to be private. Only one access point (30 units). Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.

N10. No Comment

N11. No Comment

N12. No Comment.



Board of Health

08/20/2021

To: Planning & Sustainability Department
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation, tourist accommodation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.



Board of Health

- N.1 SLUP-21-1245054 2021-2900/18-149-02-011
2757 LaVista Road, Decatur, GA 30033 Acres: 1.3 District 02 Super District 06
 - Please review general comments
 - Research indicates onsite septic system installed on surrounding properties.

- N.2 Z-21-12-1245055 2021-2901/16-637-02-007,16-037-02-008
1762 Panola Road, Stone Mountain, GA 30088 Acres: 1.38 District 05 Super District 07
 - Please review general statements
 - Research indicates onsite septic system installed on surrounding properties.

- N.3 LP-21-124563 2021-2904/18-111-05-002,18-111-05-003
2784 North Druid Hills Road, Atlanta, GA 30329 Acre: 0.9 District 02 Super District 06
 - Please review general comments
 - Research indicates onsite septic system installed on 10/04/1961 at 2783 North Druid Hills Road.

- N.4 Z-21-1245064 2021-2905/18-111-05-002,18-111-05-003
2784 North Druid Hills Road, Atlanta, GA 30329 Acre: 0.9 District 02 Super District 06
 - Please review general comments.
 - Research indicates onsite septic system installed on 10/04/1961 at 2783 North Druid Hills Road.

**DeKalb County School District
Development Review Comments**

Analysis Date: 8/20/2021

Submitted to: DeKalb County

Case #: Z-21-1245064

Parcel #: 18-111-05-002/-003

Name of Development: 2784 North Druid Hills

Location: North Druid Hills Road between Lavista Road and Fama Drive

Description: Proposed buildings to be added to an existing complex including 24 units replacing two single family homes.

Impact of Development: When fully constructed, this development would be expected to generate 7 students: 2 at Sagamore Hills Elementary, 1 at Druid Hills Middle School, 1 at Druid Hills High School, 3 at other DCSD schools, and 0 at private school. Druid Hills HS is expected to be at or above capacity. However, the impact of this development is expected to be minimal.

Current Condition of Schools	Sagamore Hills Elementary	Druid Hills Middle School	Druid Hills High School	Other DCSD Schools	Private Schools	Total
Capacity	366	1,175	1,392			
Portables	6	0	0			
Enrollment (Fcast. Oct. 2021)	473	974	1,405			
Seats Available	-107	201	-13			
Utilization (%)	129.2%	82.9%	100.9%			
New students from development	2	1	1	3	0	7

New Enrollment	475	975	1,406
New Seats Available	-109	200	-14
New Utilization	129.8%	83.0%	101.0%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.0632	0.0955	0.0166	0.0584
Middle	0.0604	0.0471	0.0052	0.0376
High	0.0412	0.0186	0.0000	0.0199
Total	0.0550	0.0537	0.0072	0.0386
Student Calculations				
Proposed Units	24			
Unit Type	APT			
Cluster	Druid Hills High School			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	1.52	2.29	0.40	4.21
Middle	1.45	1.13	0.12	2.70
High	0.99	0.45	0.00	1.44
Total	3.96	3.87	0.52	8.35
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Sagamore Hills Elementary	2	2	0	4
Druid Hills Middle School	1	1	0	2
Druid Hills High School	1	0	0	1
Total	4	3	0	7



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

N-3
↓
N-4

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: 2-21-1245064
LP-21-1245063 Parcel I.D. #: 18-111-05-002
18-111-05-003
Address: 2784
Al. David Hill Rd
Atlanta, Ga

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour Volume (VPH) _____	Peak Hour Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

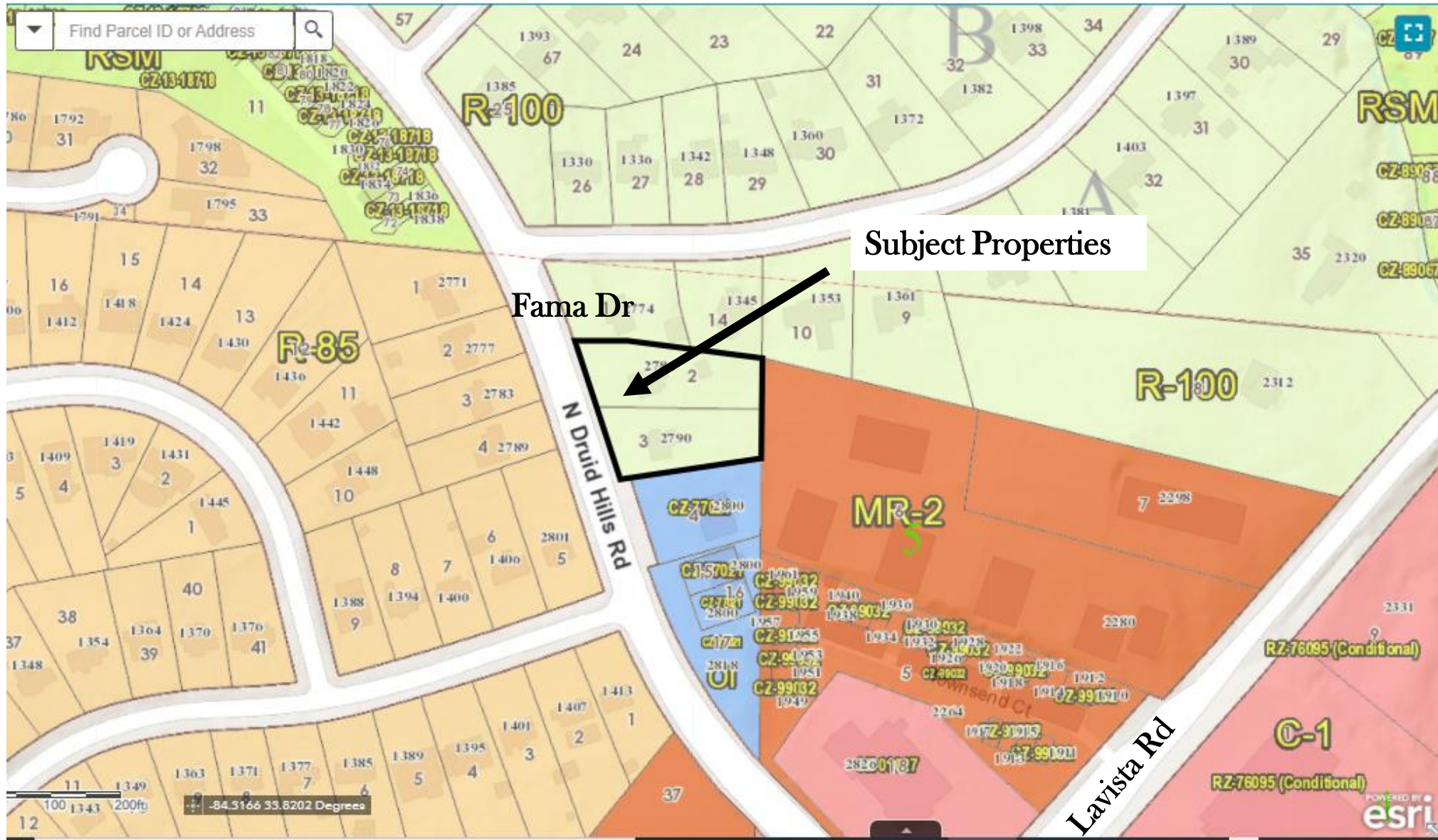
According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

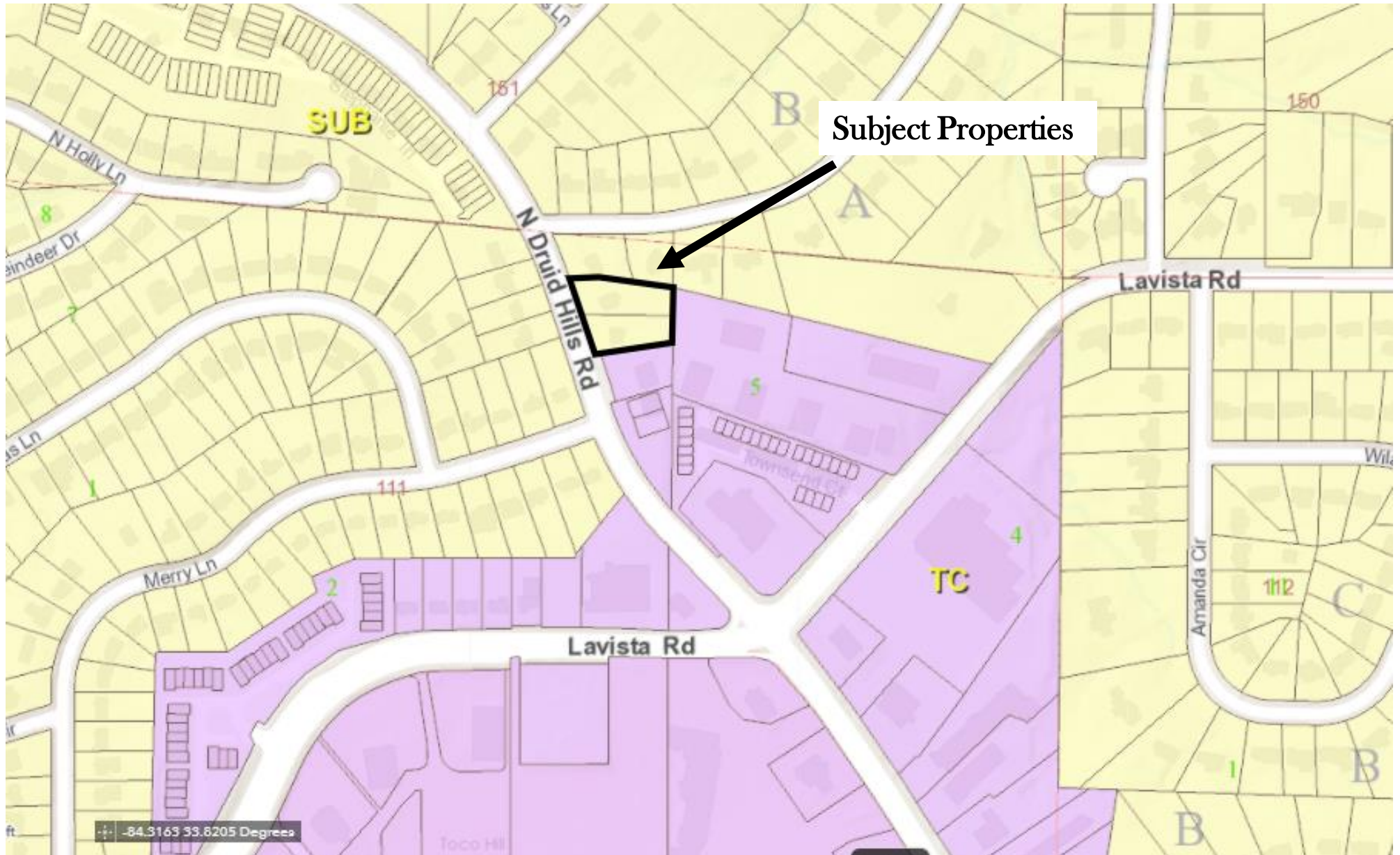
Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Reviewed and found nothing that would disrupt traffic flow

Signature: David Hill









Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: PEC + Phone: 770.451.2741 Email: clambeth@pec.plus

Property Address: 2784/2790 N Druid Hills Rd

Tax Parcel ID: 18 111 05 003 and 18 111 05 002 Comm. District(s): 2 and 6 Acreage: 0.9 combined

Existing Use: R-100 (single family residential) Proposed Use MR-2 (multi-family residential)

Supplemental Regs: No Overlay District: No DRI: _____

Rezoning: Yes No _____

Existing Zoning: R-100 Proposed Zoning: MR-2 Square Footage/Number of Units: seeking 24 u/acre

Rezoning Request: Rezone from 100 to MR-2 to build a 24 unit apartment building connected to 2280 LaVista Road.

Land Use Plan Amendment: Yes No _____

Existing Land Use: SUB Proposed Land Use: Town Center Consistent _____ Inconsistent _____

Special Land Use Permit: Yes _____ No Article Number(s) 27-

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____
 Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
 Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____
 Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
 Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
 Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____ Enhanced
 Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____ Lot Size:
 _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____ Buffers: _____
 Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____ Screening:
 _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____ Bldg. Height: _____ Bldg.
 Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____ Roofs: _____ Fenestration: _____
 Façade Design: _____ Garages: _____ Pedestrian Plan: _____ Perimeter Landscape Strip: _____
 Possible Variances: _____

Comments:

Planner: Rachel Bragg

Date 06/23/2021

Filing Fees

REZONING: RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1 \$500.00
 RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5 \$750.00
 OI, OD, OIT, NS, C1, C2, M, M2 \$750.00

LAND USE MAP AMENDMENT \$500.00

SPECIAL LAND USE PERMIT \$400.00

JORDAN HENRY C
3951 BOLTON ST
AUGUSTA GA 30909

1348 FAMA LLC
2228 STEPHEN LONG DR
ATLANTA GA 30305

CLARK CURTIS MITCHELL
1910 TOWNSEND CT
ATLANTA GA 30329

LAMEY BLAIR JOHN
1940 NE TOWNSEND CT UNIT 15
ATLANTA GA 30329

HOLLOWAY ARTHUR
1959 MILES LN NE
ATLANTA GA 30329

CHEN YIQIONG
1916 TOWNSEND CT
ATLANTA GA 30329

WESTMORELAND MICHELLE
1407 MERRY LN NE
ATLANTA GA 30329

KALAB JOSHUA
1409 BERKELEY LN
ATLANTA GA 30329

WRIGHT WENDY L
1952 MILES LN NE
ATLANTA GA 30329

PEFINES GEORGE PETE
2331 LAVISTA RD
ATLANTA GA 30329

FLETCHER IRBY R
1951 TOWNSEND CT NE
ATLANTA GA 30329

TRIPLE L AND P REAL ESTATE LLC
2910 N DRUID HILLS RD
ATLANTA GA 30329

ZENITH INTERNATIONAL CONSULTING LTD
4034 COYTE DR
MARIETTA GA 30062

PEFINES GEORGE
2331 LAVISTA RD NE
ATLANTA GA 30329

PARUNGAO RUBY P
1957 TOWNSEND CT
ATLANTA GA 30329

MULLER ERIK R
1388 MERRY LN NE
ATLANTA GA 30329

COHEN INVESTMENTS GROUP LLC
1955 POPPLEFORD LN
DUNWOODY GA 30338

OTTAVIANO ANTONIO REVOCABLE TRUST
1330 FAMA DR NE
ATLANTA GA 30329

MACKEY HORACE C III
1922 TOWNSEND CT NE UNIT 7
ATLANTA GA 30329

PSOMIADIS JOHN
1826 STEPHANIE TRL
ATLANTA GA 30329

GORDON DAVID E
886 ARLINGTON PL
ATLANTA GA 30306

HARTLEY DAVID L
1350 AMANDA CIR
DECATUR GA 30033

LOUI SHUN KUEN
2784 N DRUID HILLS RD NE
ATLANTA GA 30329

COHEN DANIEL M
1389 MERRY LN NE
ATLANTA GA 30329

SHELLEY ASHLEY
1393 BERKELEY LN NE
ATLANTA GA 30329

LEES RYAN R
1353 FAMA DR NE
ATLANTA GA 30329

RAMA SUNDEEP
1915 TOWNSEND CT NE
ATLANTA GA 30329

MTF DRUIDS LLC
897 N DRUID HILLS RD NE STE 164
ATLANTA GA 30329

MILLS THOMAS D
2374 CLEVELAND RD
BOGART GA 30622

TAC TOCO HILLS LLC
2100 POWERS FERRY RD STE 350
ATLANTA GA 30339

MYLREA SAMUEL DAVID
1798 N HOLLY LN NE
ATLANTA GA 30329

LI YING
2271 LAVISTA SQ NE
ATLANTA GA 30324

DRUID HILLS LAND LLC
1050 CAMBRIDGE SQ A
ALPHARETTA GA 30009

MILLER MICHELLE
1936 TOWNSEND CT
ATLANTA GA 30329

BAKER MATTHEW
1336 FAMA DR NE
ATLANTA GA 30329

MTF DRUIDS LLC
2897 N DRUID HILLS RD NE
ATLANTA GA 30329

KHANIMOV ABO
2771 N DRUID HILLS RD NE
ATLANTA GA 30329

2789 NORTH DRUID HILLS LLC
3616 CLAIRMONT RD NE
ATLANTA GA 30345

DU JUN
1070 MOUNTCLAIRE DR
CUMMING GA 30041

PEFINES GEORGE
2331 LAVISTA RD NE
ATLANTA GA 30329

AVERY ALAN K
1380 AMANDA CIR
DECATUR GA 30033

BARKSDALE MICHAEL REID
1360 FAMA DR NE
ATLANTA GA 30329

CORTELL SELMA HARRIET
1345 FAMA DR
ATLANTA GA 30329

GAFFGA NICHOLAS H
1961 TOWNSEND CT NE
ATLANTA GA 30329

HORBERT GEORGE P
1957 MILES LN NE
ATLANTA GA 30329

DAN AMIR
1400 MERRY LN NE
ATLANTA GA 30329

BACHAR ROEL
2312 LAVISTA RD NE
ATLANTA GA 30329

WHITE CHRISTINE A
1838 STEPHANIE TRL
ATLANTA GA 30329

MANHATTAN NDH PROPERTIES LLC
5064 ROSWELL RD # 101D
ATLANTA GA 30342

ALEXANDER RACHEL LEIGH
1930 TOWNSEND CT
ATLANTA GA 30329

JOHNSON JOHN WESLEY
1401 BERKELEY LN NE
ATLANTA GA 30329

HINDS SHIRA
1105 TOWN BLVD NE UNIT 3506
ATLANTA GA 30319

KOWALSKY RICHARD
1832 STEPHANIE TRL
ATLANTA GA 30329

HOSSEINI MARYAM
1741 EMORY RIDGE DR
ATLANTA GA 30329

BOLANIS NANCY ANN
2320 LAVISTA RD NE
ATLANTA GA 30329

CIMERRING YAAKOV
1967 MILES LN NE
ATLANTA GA 30329

CHANG HUIBIN
1949 TOWNSEND CT NE
ATLANTA GA 30329

LEWIS JOSEPHINE M
1388 BERKELEY LN NE
ATLANTA GA 30329

GEZGIN SELVIN
1448 CHRISTMAS LN NE
ATLANTA GA 30329

BLANK BRIAN ROBERT
1388 AMANDA CIR
DECATUR GA 30033

MOORE KELLIE C
1824 STEPHANIE TRL NE
ATLANTA GA 30329

POWELL MICHAEL
1381 FAMA DR NE
ATLANTA GA 30329

BELLSOUTH
PO BOX 182333
COLUMBUS OH 43218

KARRAS ANDREAS JOHN
420 LAZY WIND LANE
JOHNS CREEK GA 30097

BURNS TIMOTHY E
1385 BERKELEY LN NE
ATLANTA GA 30329

BUI AND LE REAL ESTATE CORP
2221 SEVER RD
LAWRENCEVILLE GA 30043

YAN FU
1959 TOWNSEND CT NE
ATLANTA GA 30329

PUMPERNICKELL HOLDINGS LLC
P O BOX 29130
ATLANTA GA 30359

COHEN FRED M
1401 MERRY LN NE
ATLANTA GA 30329

LOUI HARRY
2461 FLAIR KNOLL DR
ATLANTA GA 30345

EREG
2250 N DRUID HILLS RD NE STE 278
ATLANTA GA 30329

FOUR WAY REALTY
PO BOX 8905
ASHEVILLE NC 28814

BENTON STEPHANIE
1932 TOWNSEND CT NE
ATLANTA GA 30329

NOH HYOUNGHO
6075 STANDARD VIEW DR
DULUTH GA 30097

EIDSON R THOMAS
1389 FAMA DR NE
ATLANTA GA 30329

TOLBERT ERNEST A JR
1361 FAMA DR NE
ATLANTA GA 30329

CRAFTS BRYAN C
1364 AMANDA CIR
DECATUR GA 30033

EREG
2250 N DRUID HILLS RD NE STE 278
ATLANTA GA 30329

SHABBIR AAMER
1430 CHRISTMAS LN
ATLANTA GA 30337

PEFINES GEORGE PETE
2331 LAVISTA RD NE
ATLANTA GA 30329

MARBERRY KELLER STEPHANIE JEAN
1830 STEPHANIE TRL
ATLANTA GA 30329

CALATLANTIC GROUP INC
1000 MANSELL EXCHANGE W # 200
ALPHARETTA GA 30022

GUO HUAN JIN
2777 N DRUID HILLS RD NE
ATLANTA GA 30329

LANDSTROM ROBERT PAUL REVOCABLE TRU
1372 AMANDA CIR
DECATUR GA 30033

PERRY JESSICA L
1918 TOWNSEND CT NE
ATLANTA GA 30329

MTF DRUIDS LLC
2897 N DRUID HILLS RD NE STE 164
ATLANTA GA 30308

CORTELL HARRIETT
1345 FAMA DR NE
ATLANTA GA 30329

TURNER MARTHA SIMMONS
1398 FAMA DR NE
ATLANTA GA 30329

WESTCOTT TAYLOR
1926 TOWNSEND CT
ATLANTA GA 30329

WALTER WILLIAMS CHARLES JR REVOC LIV TR
1928 TOWNSEND CT NE
ATLANTA GA 30329

BYKAT ALEXANDER
1963 MILES LN NE
ATLANTA GA 30329

CASSO NICHOLAS M
1397 FAMA DR NE
ATLANTA GA 30329

MANGA YATIN
1911 TOWNSEND CT NE
ATLANTA GA 30329

GLENRIDGE TOCO HILLS LLC
1504 MACY DR
ROSWELL GA 30076

EUBANKS DEREK W
1917 TOWNSEND CT NE
ATLANTA GA 30329

CHENG WINNIE WING KI
1920 TOWNSEND CT
ATLANTA GA 30329

BELLSOUTH
PO BOX 182333
COLUMBUS OH 43218

EE AND M LLC
54 STAR SPANGLED LN
PEACHTREE CITY GA 30269

JERRY TILLEM RESIDUAL TRUST
201 ALLEN RD # 300
ATLANTA GA 30328

SASLAFSKY GABRIEL
1442 CHRISTMAS LN NE
ATLANTA GA 30329

BETTY W PEGG REVOCABLE TRUST
1822 STEPHANIE TRL
ATLANTA GA 30329

HARRIS GUY
1371 FAMA DR NE
ATLANTA GA 30329

LINGARD KEVIN
1914 TOWNSEND CT NE 3
ATLANTA GA 30329

SANDLER RACHEL
1795 N HOLLY LN
ATLANTA GA 30329

COLE DAVID LEE
1953 TOWNSEND CT NE
ATLANTA GA 30329

WILLIAMS W A
2330 LAVISTA RD
DECATUR GA 30033

TRIPATHY HIMANSU
1934 TOWNSEND CT
ATLANTA GA 30329

THOMPSON KIM SCHREE
1342 FAMA DR NE
ATLANTA GA 30329

MARGARET RITCHIE LLC
10130 LINK CT
JOHNS CREEK GA 30022

PALMER HOUSE LLC
2911 PIEDMONT RD NE B
ATLANTA GA 30305

SAGGI PIYUSH
1953 MILES LN NE
ATLANTA GA 30329

BUTKER HARRISON B
1394 AMANDA CIR
DECATUR GA 30033

REDD LEWIS CHAD
1836 STEPHANIE TRL NE
ATLANTA GA 30329

FLEISHMAN SETH
1394 MERRY LN NE
ATLANTA GA 30329

ZUGHAIER SUSAN
1395 MERRY LN NE
ATLANTA GA 30329

MYATT HUNTER
1424 CHRISTMAS LN NE
ATLANTA GA 30329

Participants (8)

Find a participant

- PEC Hayle... (Host, me, participant ID: 311854)
- CL Chad Lambeth
- CE Clayton Edwards
- FM Fred M Cohen
- DL Doug Linneman
- Ralph Oramas
- RP Randy Pimsler
- YM Yatin Manga

Invite Mute All

9% 21108 - Kenco Lavista...

Left Right Typewriter Highlight Link File Attachment Bookmark Image Annotation Audio & Video



Hayley Todd PEC+

Chad Lambeth

Clayton Edwards

Doug Linneman

Randy Pimsler



6/8/2021

Re: **Neighborhood Meeting**
KENCO LaVista Apartments
DeKalb County, Georgia
Planners and Engineers Collaborative, Inc. Project No. 21049.00

To whom it may concern,

As you may be aware, Planners and Engineers Collaborative, Inc. and KENCO LaVista are planning to file a rezoning application with DeKalb County for the above-referenced property. This application proposes to rezone the approximately 0.9-acre parcels located at 2784 and 2790 North Druid Hills Road from R-100 Residential Single Family to MR-2 Multi-family Residential. This rezoning would facilitate the expansion of the KENCO LaVista apartments located immediately to the east of the site.

A neighborhood meeting will be held on Thursday, June 24th from 6:00PM to 7:00PM. The meeting will be held via Zoom webinar. Its purpose is to provide neighbors and interested parties with the opportunity to meet with PEC and the Developer to ask any questions and/or voice any concerns.

Below is the call-in information for the Zoom webinar and a link to access the meeting on computer desktop.

Dial-in Number: 1 929 205 6099 US
Meeting ID: 831 3230 3053
Passcode: 280838

Desktop Meeting Link: <https://bit.ly/3xbnp5J>
Meeting ID and Passcode are same as above.

We are committed to keeping the public informed during the process of this application. If you have any questions, comments, or concerns, please feel free to reach out to us at 770-451-2741.

Sincerely,
Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E, LEED AP
President

For the Firm

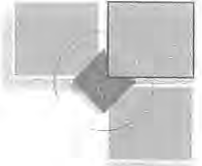
kjw/ht/dp



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. _____
Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: Doug Linneman (KENCO Residential) E-Mail: doug@kencoapartments.com

Applicant Mailing Address:
2250 N. Druid Hills Road NE, Suite 278, Atlanta, GA 30329

Applicant Phone: 404-633-0401 Fax: _____

Owner(s): See Exhibit "A" E-Mail: _____
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: _____

Owner(s) Phone: _____ Fax: _____

Address/Location of Subject Property: 2784 and 2790 N. Druid Hills Road, Atlanta, GA 30329

District(s): 18 Land Lot(s): 111 Block: 03 Parcel(s): 002, 003

Acreage: Approx. 09 acres Commission District(s): DISTRICT 2 / SUPER DISTRICT 6

Present Zoning Category: R-100 Proposed Zoning Category: MR-2

Present Land Use Category: SUBURBAN

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? _____ Yes X No

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.



J. Phong
NOTARY PUBLIC
EXPIRATION DATE / SEAL
03/28/2022

[Signature]
SIGNATURE OF APPLICANT / DATE
Check One: Owner _____ Agent X

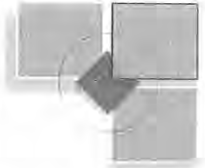
330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030
[voice] 404.371.2155 – [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



Section 27-832. Standards and factors governing review of proposed amendments to official zoning maps. The following standards and factors are found to be relevant to the exercise of the County's zoning powers and shall govern the review of all proposed amendments to the official zoning maps:

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
- F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

Section 27-833. Conditions. Conditions may be requested by an applicant, recommended by the Planning Department and Planning Commission, and imposed by the Board of County Commissioners, as a part of any proposed change to the official zoning map, in accordance with the following requirement:

- A. Conditions may be imposed so as to ameliorate the effect(s) of the proposed developmental change for the protection or benefit of neighboring persons or properties consistent with the purpose and intent of the district(s) involved, and the goals and objectives of the Comprehensive Plan and state law. No condition shall be imposed which reduces the requirements of the district(s) involved. All conditions shall be of sufficient specificity to allow lawful and consistent application and enforcement. All conditions shall be supported by a record that evidences the relationship between the condition in the form of a development exaction for other than a project improvement shall be imposed within the meaning of the Georgia Development Impact Fee Act, as amended.
- B. The Board of Commissioners shall not impose any condition on a proposed amendment to the official zoning map that was not previously reviewed by the Planning Commission unless said condition has been reviewed by the Law Department, Planning Department, and the Public Works Department for legality, enforceability, and recommendation. The Board of County Commissioners may defer final action on any such proposed amendment for up to 60 days to allow for this review and may take action without referral back to the Planning Commission.
- C. Once imposed, conditions shall become an integral part of the approved amendment and shall be enforced as such. Changes to approved conditions shall be authorized only pursuant to Section 27-845 of this chapter.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is **not** the owner of the property.

DATE: 06-28th - 2021

CHECK TYPE OF APPLICATION:

- () LAND USE PLAN
- (X) REZONE
- () MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

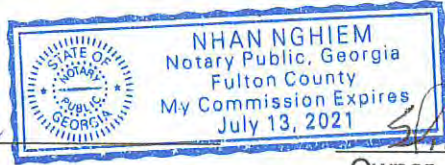
(I) (WE), Shun Kuen Loui, owner 2784 N. Druid Hills Road NE
(Name of owner(s))

being (owner)/(owners) of the property described below or attached hereby delegate authority to
Doug Linneman - KENCO RESIDENTIAL
(Name of Applicant or Agent Representing Owner)

to file an application on (my) / (our) behalf.

6.28.2021

Nhan Nghiem
Notary Public



Shun Kuen Loui
Owner

Notary Public

Owner

Notary Public

Owner

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: 06-28-2021

CHECK TYPE OF APPLICATION:

- LAND USE PLAN
- REZONE
- MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(1) (WE), Harry Loui, owner 2790 N. Druid Hills Road NE
(Name of owner(s))

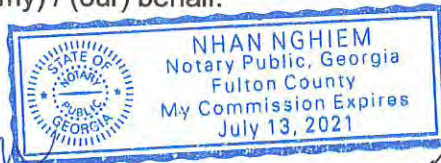
being (owner)/(owners) of the property described below or attached hereby delegate authority to
Doug Linneman - KENCO RESIDENTIAL

(Name of Applicant or Agent Representing Owner)

to file an application on (my) / (our) behalf.

6.28.2021

Nhan Nghiem



Notary Public

[Signature]
Owner

Notary Public

Owner

Notary Public

Owner

Exhibit "A"

Subject Property 1: 2784 North Druid Hills Road NE

Owner: Shun Kuen Loui

Owner's Mailing Address: 2461 Flair Knoll Drive, Atlanta, GA 30345

Owner's Email: hlouienote2@gmail.com

District: 18

Land Lot: 111

Block: 05

Parcel: 002

Acreage: 0.5 Acres

Commission District: 2; SCD: 6

Present Zoning Category: R-100

Proposed Zoning Category: MR-2

Present Land Use Category: SUB

Subject Property 2: 2790 North Druid Hills Road NE

Owner: Harry Loui

Owner's Mailing Address: 2461 Flair Knoll Drive, Atlanta, GA 30345

Owner's Email: hlouienote2@gmail.com

District: 18

Land Lot: 111

Block: 05

Parcel: 003

Acreage: 0.4 Acres

Commission District: 2; SCD: 6

Present Zoning Category: R-100

Proposed Zoning Category: MR-2

Present Land Use Category: SUB

TRACT "A "

All that tract and parcel of land lying and being in Land Lot 111 of the 18th District of DeKalb County, City of Atlanta, Georgia, being more particularly described as follows:

Commencing at a point located on the northwesterly right-of-way of LaVista Road from the intersection formed by the northwesterly right-of-way of LaVista Road with the easterly line of Land Lot 111; running thence southwesterly 222 feet as measured along the Northwest right-of-way of LaVista Road to a point; running thence North 76 degrees 57 minutes 00 seconds West 29.47 feet to an iron pin placed; running thence South 41 degrees 46 minutes 30 seconds West along the northwesterly side of LaVista Road 168.90 feet to an iron pin placed, said iron pin placed being known as the Point of Beginning; running thence South 41 degrees 46 minutes 30 seconds West along the northwesterly side of LaVista Road 202.56 feet to an iron pin placed; running thence leaving said right of way continue North 70 degrees 56 minutes 00 Seconds West 583.06 feet to a 1/2" rebar found; running thence North 00 degrees 00 minutes 00 seconds East 25.00 feet to a 1/2" rebar found; running thence North 01 degree 12 minutes 00 seconds East 79.80 feet to an angle iron found; thence, South 80 degrees 41 minutes 13 seconds West a distance of 201.04 feet to a 1/2" open top pipe found on the variable public right of way of North Druid Hills Road; thence, along said right of way North 17 degrees 57 minutes 00 seconds West a distance of 104.94 feet to a 1/4 seconds rebar found; thence, North 89 degrees 02 minutes 08 seconds West a distance of 5.36 feet to a 1/2" rebar found; thence, North 18 degrees 42 minutes 50 seconds West a distance of 96.22 feet to a 1/2" open top pipe found; thence, leaving the variable public right of way of North Druid Hills Road and continue North 89 degrees 04 minutes 59 seconds East a distance of 74.70 feet to a 1/2" rebar set; thence, South 84 degrees 22 minutes 31 seconds East a distance of 193.51 feet to a 1/2" rebar found; running thence South 76 degrees 57 minutes 00 Seconds East 299.00 feet to an iron pin found; running thence South 02 degrees 08 minutes 00 seconds East 140.00 feet to an iron pin placed ; running thence South 75 degrees 05 minutes 30 seconds East 400.99 feet to an iron pin placed on the Northwest right-of-way of LaVista Road and The Point of Beginning. Said tract containing 182,353 square feet or 4.2 acres.

And

TRACT "B"

All that tract or parcel of land lying and being in Land Lot 111 of the 18th District of DeKalb County, City of Atlanta, Georgia, and being more particularly described as follows:

Commencing at a point located on the northwesterly right-of-way of LaVista Road from the intersection formed by the northwesterly right-of-way of LaVista Road with the easterly line of Land Lot 111; running thence southwesterly 222 feet as measured along the Northwest right-of-way of LaVista Road to a point; running thence North 76 degrees 57 minutes 00 seconds West 29.47 feet to an iron pin placed, said iron pin placed being The Point of Beginning; running thence South 41 degrees 46 minutes 30 seconds West along the northwesterly side of LaVista Road 168.90 feet to an iron pin placed; running thence North 75 degrees 05 minutes 30 seconds West 400.99 feet to an iron pin placed; running thence North 02 degrees 08 minutes 00 seconds West 140.00 feet to an iron pin found; running thence South 76 degrees 57 minutes 00 seconds East 518.63 feet to iron pin placed located on the Northwest right-of-way of LaVista Road and The Point of Beginning. Said tract containing 65,246 square feet or 1.50 acres.

Exhibit "A"
#2790 N Druid Hills

All that tract and parcel of land lying and being in Land Lot 111 of the 18th District of DeKalb County, City of Atlanta, Georgia, being more particularly described as follows:

BEGINNING at a 1/2" rebar located along the northeasterly variable right-of-way of North Druid Hills Road 239.18 feet southeasterly from the centerline of Fama Drive.

Thence, leaving the variable right-of-way of North Druid Hills Road and proceed North 89 degrees 22 minutes 00 seconds East a distance of 230.90 feet to a 1/2" rebar set; thence, South 00 degrees 07 minutes 30 seconds West a distance of 69.85 feet to a 1/2" rebar set; thence, South 80 degrees 41 minutes 13 seconds West a distance of 201.05 feet to a 1/2" open top pipe found on the variable right-of-way of North Druid Hills Road; thence, continue along said right of way North 17 degrees 57 minutes 00 seconds West a distance of 104.94 feet to a 1/4" found and the TRUE POINT OF BEGINNING;

Containing 0.425 acres (18,492 Square Feet) of land, more or less, and being subject to all legal easements of record.

Exhibit "A"
#2784 N Druid Hills

All that tract and parcel of land lying and being in Land Lot 111 of the 18th District of DeKalb County, City of Atlanta, Georgia, being more particularly described as follows:

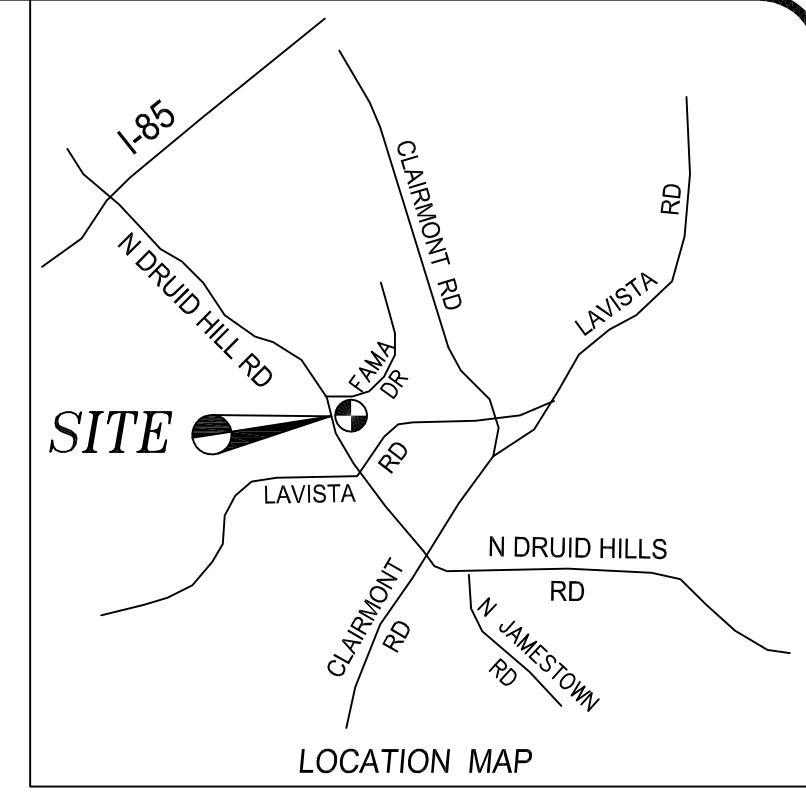
BEGINNING at a 1/2" open top pipe found along the northeasterly variable right-of-way of North Druid Hills Road 137.6 feet southeasterly from the centerline of Fama Drive.
Thence, leaving the variable right-of-way of North Druid Hills Road variable right-of-way of North Druid Hills Road and proceed North 89°04'49" East a distance of 74.70 feet to a 1/2" rebar set;
thence, South 84°22'31" East a distance of 193.51 feet to a 1/2" rebar found;
thence, South 00°07'30" West a distance of 70.90 feet to a 1/2" rebar set;
thence, South 89°21'51" West a distance of 230.90 feet to a 1/4" rebar found on the variable right-of-way of North Druid Hills Road; thence along said right of way North 88°55'35" West a distance of 5.36 feet to a 1/2" rebar found; thence, North 18°42'50" West a distance of 96.22 feet to a 1/2" open top pipe found and the TRUE POINT OF BEGINNING,

Containing 0.485 acres (21,120 Square Feet) of land, more or less, and being subject to all legal easements of record.

RETRACEMENT SURVEY OF:

0.485 Acres (21,120 S.F.)
 Land Lot: 111 District: 18
 City of Atlanta, DeKalb County, Georgia

Current Owner(s)
 (as per Dekalb County records)
 SHUN KUEN LOUI
 TAX ID# 18 111 05 002
 DB 6611 PG 253



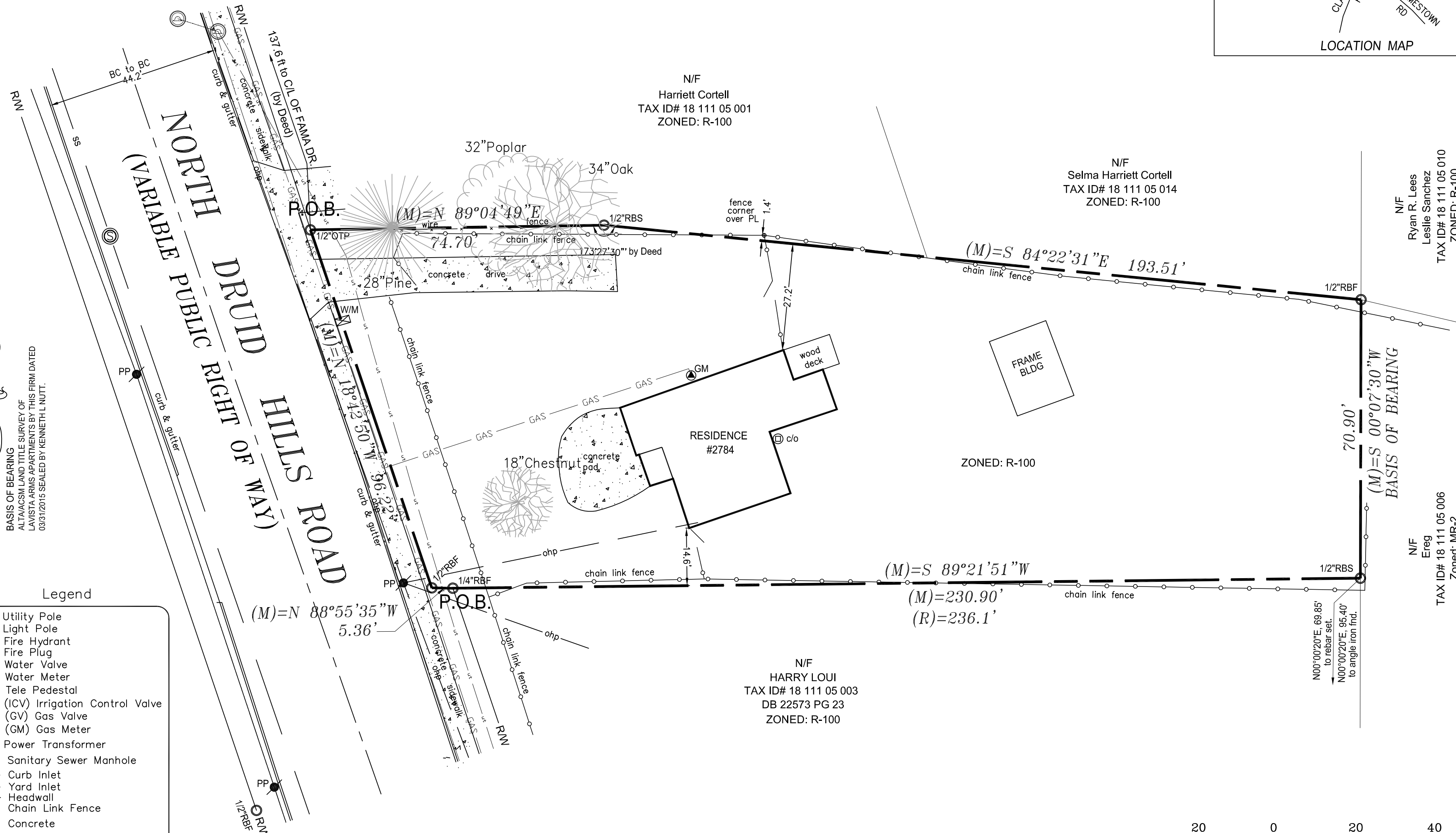
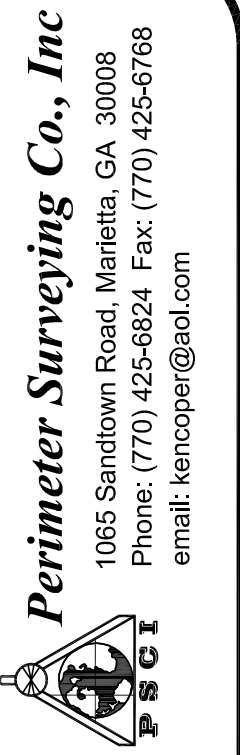
Equipment used:
 Angular & Linear: Geodimeter robotic, ALLEGRO DC

The field data upon which this plat is based has a raw closure of one foot in 38,123 feet, yielding an angular error of 02 sec per angle, and was not adjusted.
 This plat has been calculated for closure and is found to be accurate to within one foot in 50,000+ feet.

The field work for this survey was done on 15, 2021.

OFFICIAL USE

Prepared by:



BASIS OF BEARING
 ALTAACSM LAND TITLE SURVEY OF
 LAVISTA ARMS APARTMENTS BY THIS FIRM DATED
 09/31/2015 SEALED BY KENNETH L. NUTT.

Legend

- - Utility Pole
- - Light Pole
- - Fire Hydrant
- - Fire Plug
- - Water Valve
- - Water Meter
- - Tele Pedestal
- (ICV) Irrigation Control Valve
- (GV) Gas Valve
- (GM) Gas Meter
- - Power Transformer
- - Sanitary Sewer Manhole
- - Curb Inlet
- - Yard Inlet
- - Headwall
- - Chain Link Fence
- - Concrete
- - A/C Pad
- - CMP - Corrugated Metal Pipe
- - RCP - Reinforced Concrete Pipe
- - CTP - Crimp Top Pipe
- - OTP - Open Top Pipe

(R) = RECORD
 (M) = MEASURED

This survey was performed without the benefit of a complete and thorough Title Abstract.

No portion of the subject property is located in a special flood hazard area as per F.I.R.M. Community No. 130065, Panel 0054K, Map 13089C0054K, dated Aug. 15, 2019.

Information showing underground structures and utilities was obtained from a limited field survey. The exact location of any underground items should be verified by other sources before digging.

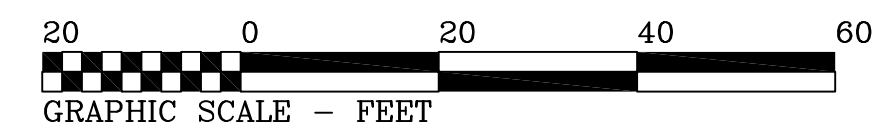
SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS. COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS. NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Ken Nutt
 KENNETH L. NUTT R.L.S. SEAL #2104 June 25, 2021



DATE OF PLAT 06/25/2021



REVISIONS		
1	CHANGED BASIS OF BEARING AND ROTATION TO MATCH APARTMENTS	06/25/21

PROJECT: 2784 N DRUID HILLS RD.
 SCALE: 1"=20' Job # 005615-2016-21

Prepared for:

KENCO LAVISTA APARTMENTS
 2284 LAVISTA ROAD
 DEKALB COUNTY, GEORGIA

Retracement Survey of

0.485 Acres (21,120 S.F.)
 Tax I.D.# 18 111 05 0002

Located in
 Land Lot: 111 District: 18
 City of Atlanta, DeKalb County, Georgia

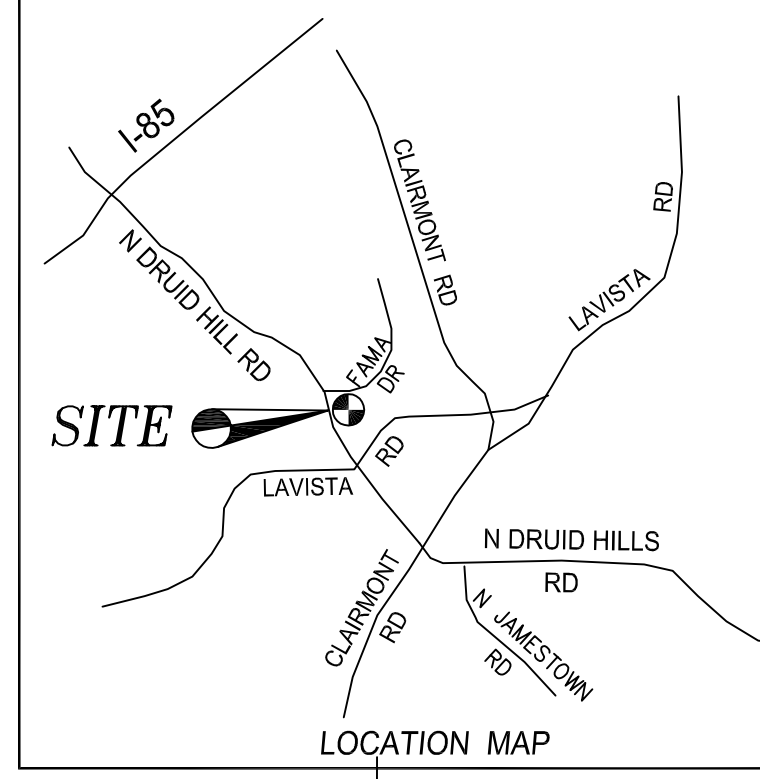
2784 N. Druid Hills Rd.
 Job # 005615-21
 Date Surveyed: 06-12-2021
 Party Chief: GW

SHEET
 1 of 1

RETRACEMENT SURVEY OF:

0.424 Acres (18,493 S.F.)
 Land Lot: 111 District: 18
 City of Atlanta, DeKalb County, Georgia

Current Owner(s)
 (as per DeKalb County records)
 HARRY LOUI
 TAX ID# 18 111 05 003
 DB 22573 PG 23



Equipment used:
 Angular & Linear: Geodimeter robotic, ALLEGRO DC

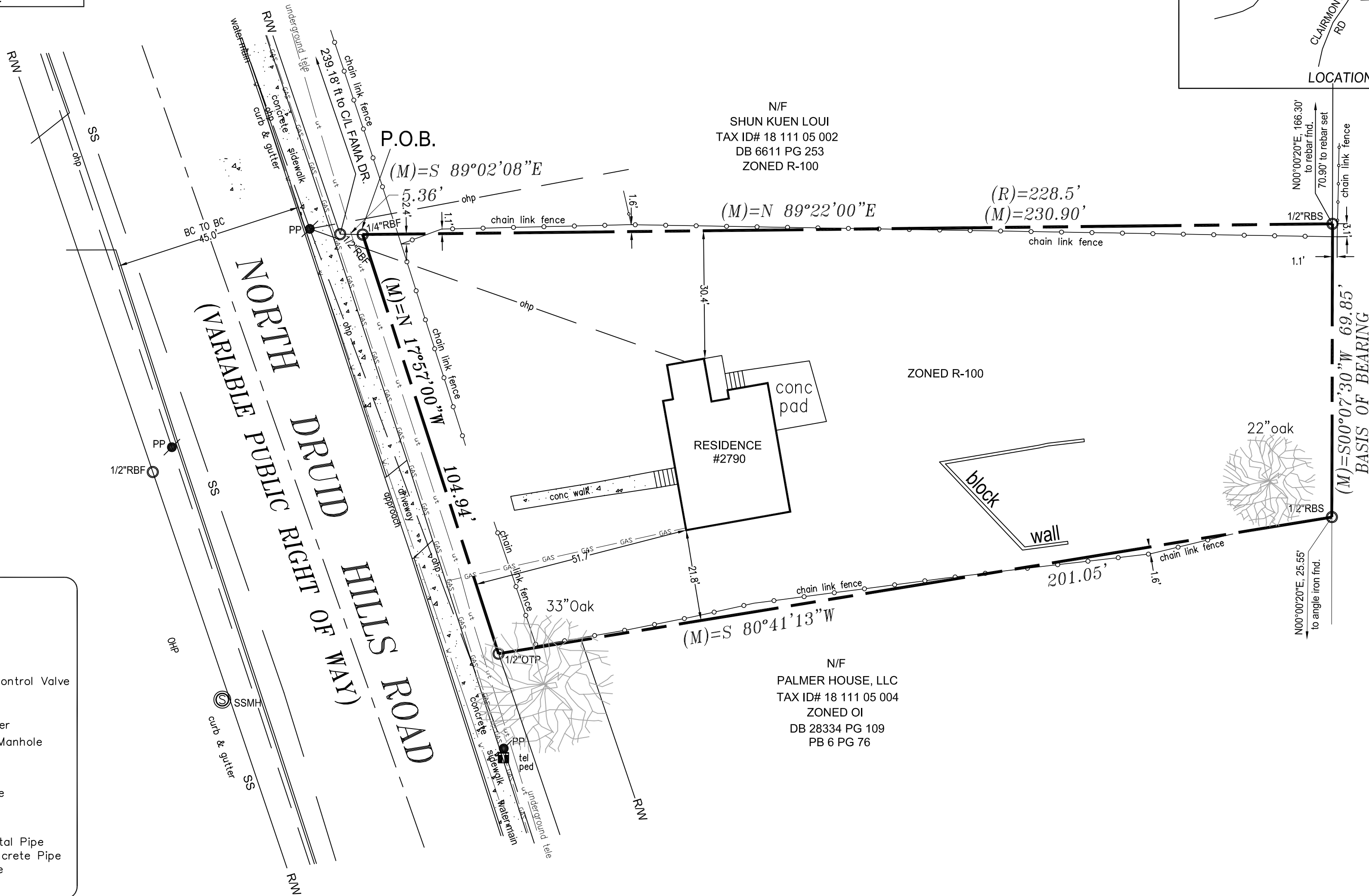
The field data upon which this plat is based has a raw closure of one foot in 38,123 feet, yielding an angular error of 02 sec per angle, and was adjusted using the compass rule.

This plat has been calculated for closure and is found to be accurate to within one foot in 89,946 feet.

The field work for this survey was done on June 15, 2021.

OFFICIAL USE

BASIS OF BEARING
 ALTA/ACSM LAND TITLE SURVEY OF
 LAVISTA ARMS APARTMENTS BY THIS FIRM DATED
 03/31/2015 SEALED BY KENNETH L. NUTT.



N/F
 Ereg
 TAX ID# 18 111 05 006
 Zoned: MR-2

N/F
 PALMER HOUSE, LLC
 TAX ID# 18 111 05 004
 ZONED OI
 DB 28334 PG 109
 PB 6 PG 76

Legend

- Utility Pole
- Light Pole
- Fire Hydrant
- Fire Plug
- Water Valve
- Water Meter
- Tele Pedestal
- (ICV) Irrigation Control Valve
- (GV) Gas Valve
- (GM) Gas Meter
- Power Transformer
- Sanitary Sewer Manhole
- Curb Inlet
- Yard Inlet
- Headwall
- Chain Link Fence
- Concrete
- A - A/C Pad
- CMP - Corrugated Metal Pipe
- RCP - Reinforced Concrete Pipe
- CTP - Crimp Top Pipe
- OTP - Open Top Pipe

(R) = RECORD
 (M) = MEASURED

This survey was performed without the benefit of a complete and thorough Title Abstract.

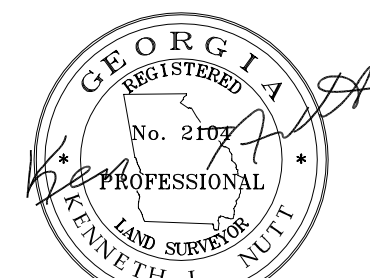
No portion of the subject property is located in a special flood hazard area as per F.I.R.M. Community No. 130065, Panel 0054K, Map 13089C0054K, dated Aug. 15, 2019.

Information showing underground structures and utilities was obtained from a limited field survey. The exact location of any underground items should be verified by other sources before digging.

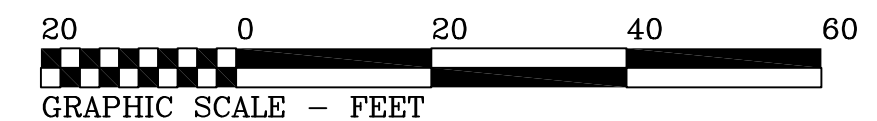
SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS. NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Ken Nutt
 KENNETH L. NUTT R.L.S. SEAL 2104 June 25, 2021



DATE OF PLAT 06/25/2021



REVISIONS		
1	CHANGED BASIS OF BEARING AND ROTATION TO MATCH APARTMENTS	06/25/21

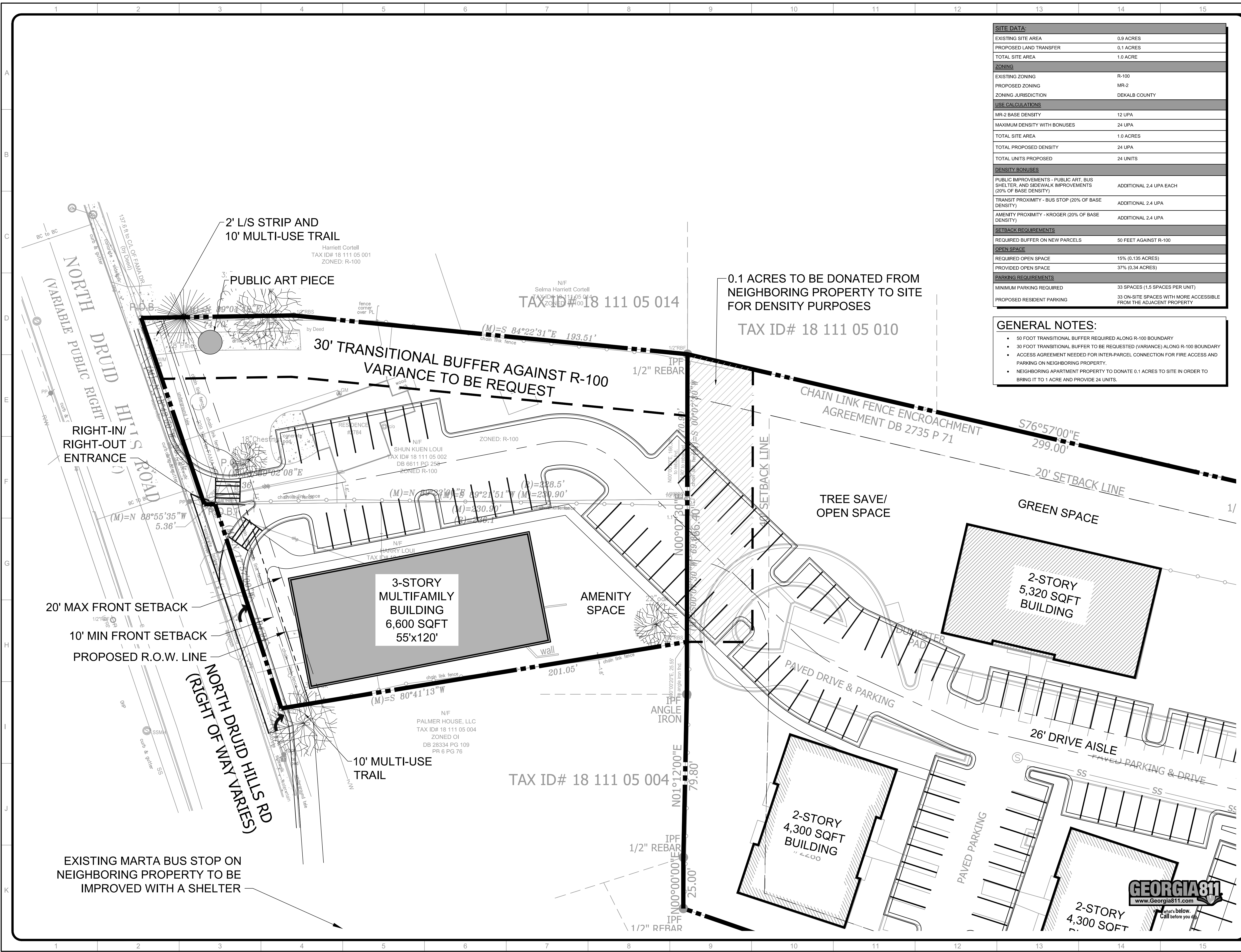
PROJECT: 2790 N DRUID HILLS RD.
 SCALE: 1"=20" Job # 005615-2016-21

Prepared for:
 KENCO LAVISTA APARTMENTS
 2284 LAVISTA ROAD
 DEKALB COUNTY, GEORGIA

Retracement Survey of
 0.424 Acres (18,493 S.F.)
 TAX I.D.# 18 111 05 0003
 Located in
 Land Lot: 111 District: 18
 City of Atlanta, DeKalb County, Georgia
 2790 N. Druid Hills Rd.
 Job # 005615-2016-21
 Date Surveyed: 06-12-2021
 Party Chief: GW
 Computed by: RW
 Checked by: KLN

Prepared by:
Perimeter Surveying Co., Inc
 1065 Sandtown Road, Marietta, GA 30008
 Phone: (770) 425-6824 Fax: (770) 425-6768
 email: kencoper@aol.com
 COA# LSF001223

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SITE DATA:

EXISTING SITE AREA	0.9 ACRES
PROPOSED LAND TRANSFER	0.1 ACRES
TOTAL SITE AREA	1.0 ACRE
ZONING	
EXISTING ZONING	R-100
PROPOSED ZONING	MR-2
ZONING JURISDICTION	DEKALB COUNTY
USE CALCULATIONS	
MR-2 BASE DENSITY	12 UPA
MAXIMUM DENSITY WITH BONUSES	24 UPA
TOTAL SITE AREA	1.0 ACRES
TOTAL PROPOSED DENSITY	24 UPA
TOTAL UNITS PROPOSED	24 UNITS
DENSITY BONUSES	
PUBLIC IMPROVEMENTS - PUBLIC ART, BUS SHELTER, AND SIDEWALK IMPROVEMENTS (20% OF BASE DENSITY)	ADDITIONAL 2.4 UPA EACH
TRANSIT PROXIMITY - BUS STOP (20% OF BASE DENSITY)	ADDITIONAL 2.4 UPA
AMENITY PROXIMITY - KROGER (20% OF BASE DENSITY)	ADDITIONAL 2.4 UPA
SETBACK REQUIREMENTS	
REQUIRED BUFFER ON NEW PARCELS	50 FEET AGAINST R-100
OPEN SPACE	
REQUIRED OPEN SPACE	15% (0.135 ACRES)
PROVIDED OPEN SPACE	37% (0.34 ACRES)
PARKING REQUIREMENTS	
MINIMUM PARKING REQUIRED	33 SPACES (1.5 SPACES PER UNIT)
PROPOSED RESIDENT PARKING	33 ON-SITE SPACES WITH MORE ACCESSIBLE FROM THE ADJACENT PROPERTY

- GENERAL NOTES:**
- 50 FOOT TRANSITIONAL BUFFER REQUIRED ALONG R-100 BOUNDARY
 - 30 FOOT TRANSITIONAL BUFFER TO BE REQUESTED (VARIANCE) ALONG R-100 BOUNDARY
 - ACCESS AGREEMENT NEEDED FOR INTER-PARCEL CONNECTION FOR FIRE ACCESS AND PARKING ON NEIGHBORING PROPERTY.
 - NEIGHBORING APARTMENT PROPERTY TO DONATE 0.1 ACRES TO SITE IN ORDER TO BRING IT TO 1 ACRE AND PROVIDE 24 UNITS.

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS

Planners & Engineers Collaborative+
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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

KENCO LAVISTA
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT
2784-2790 NORTH DRUID HILLS ROAD
DEKALB COUNTY, 30329
DEKALB COUNTY

FOR
KENCO

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION

CONCEPTUAL MASTER PLAN

SCALE: 1" = 20'
DATE: 06/28/2021
PROJECT: 21049.00

GEORGIA811
www.Georgia811.com
What's below. Call before you dig.

C12
SHEET

J:\021121\900\Concepts & Exhibits\Concepts\21049.00 - Site - Concept 12.rvt - MKjlp - 6/29/2021 3:54 PM



PITOSPORUM



EASTERN REDBUD



DWARF INDIAN HAWTHORN



6' PRIVACY FENCE

LANDSCAPE DESIGN AROUND THE PUBLIC ART

LANDSCAPE BUFFER PLANTING



AMERICAN HOLLY

GREEN GIANT ARBORVITAE

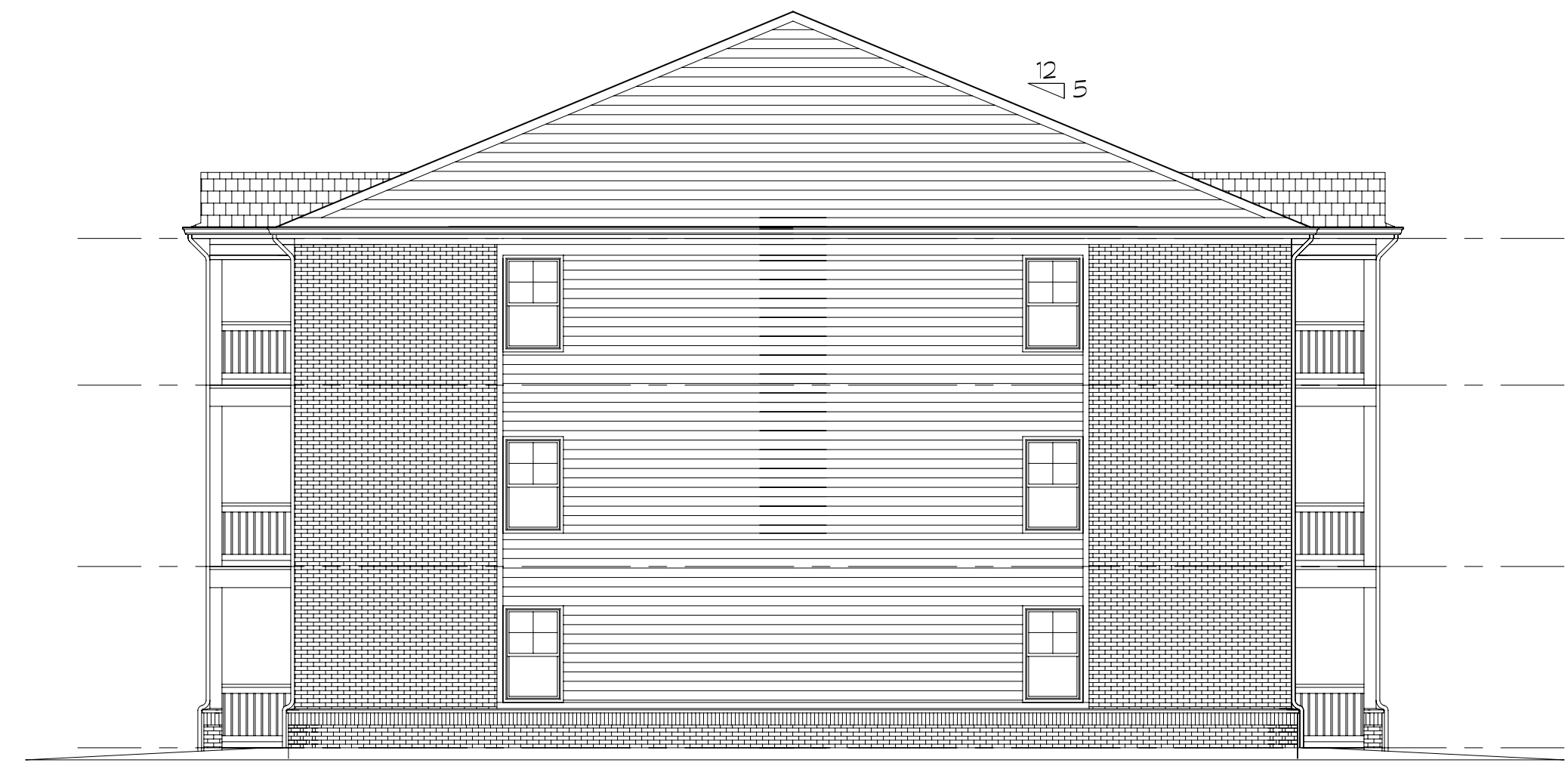


CHINESE JUNIPER (Juniperus x pfitzeriana "Sea Green")

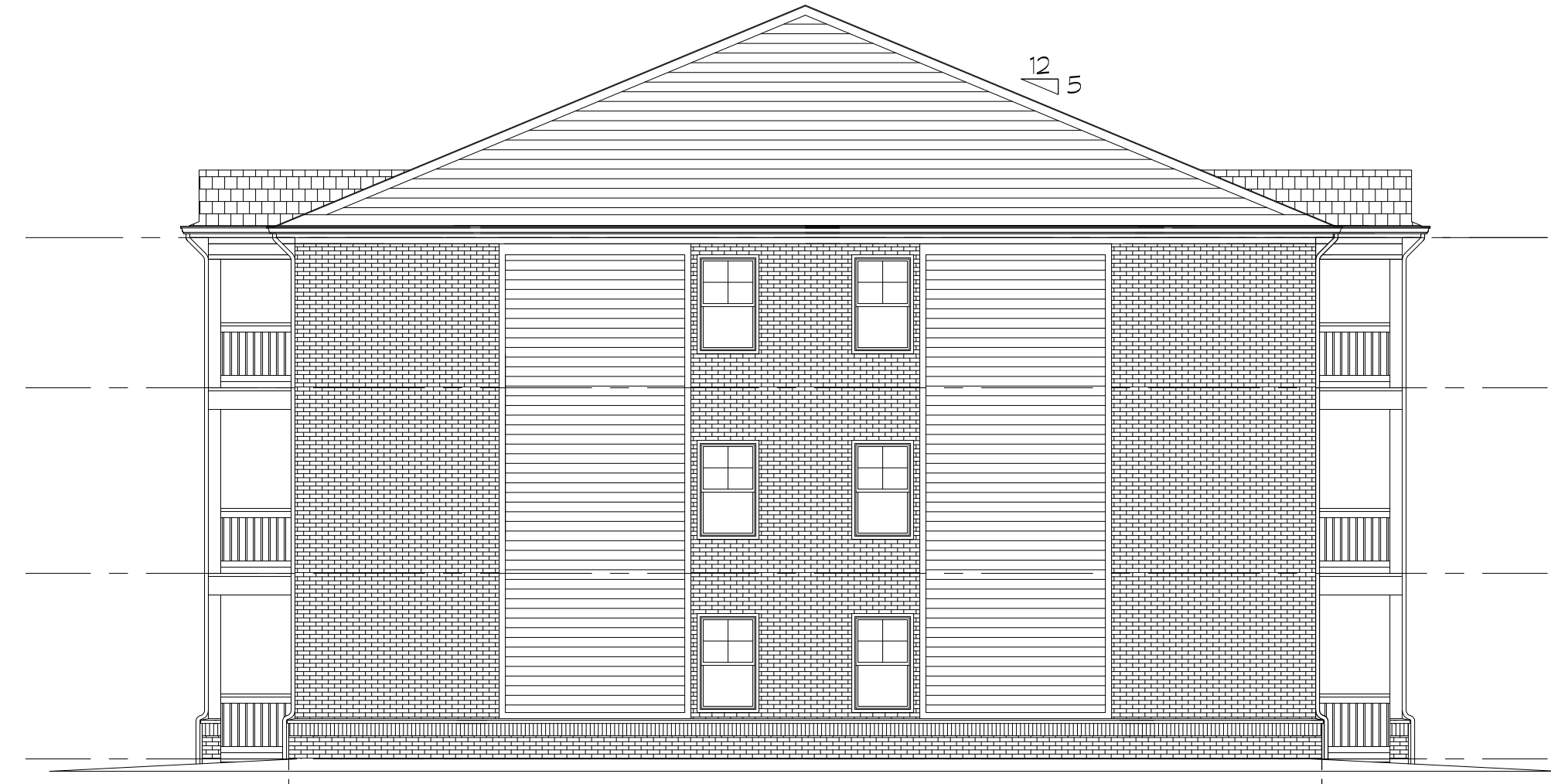




1 PROPOSED FRONT ELEVATION BUILDING 1
 A3.0 0 8 16 1/8" = 1'-0"



2 PROPOSED RIGHT SIDE ELEVATION BUILDING 1
 A3.0 0 8 16 1/8" = 1'-0"



3 PROPOSED LEFT SIDE ELEVATION BUILDING 1
 A3.0 0 8 16 1/8" = 1'-0"



4 PROPOSED REAR ELEVATION BUILDING 1
 A3.0 0 8 16 1/8" = 1'-0"

PHA
 PIMSLER - HOSS
 ARCHITECTS INC.
 Randy E. Pimler, AIA, LEED[®]
 T (404) 875 1517
 F (404) 875 2475
 455 GLEN IRIS DRIVE, NE
 SUITE C
 ATLANTA, GEORGIA 30308
 www.pimslermoos.com

**KENCO LAVISTA
 APARTMENTS**
 2282 LAVISTA ROAD
 ATLANTA, GA 30329

PROJECT NO.: 21108
 SCALE: 1/8" = 1'-0"
 REV. DATE DESCRIPTION
 DRAWN BY:
 CHECKED BY:

PROPOSED
 ELEVATIONS
 BUILDING 1
 A3.0
 06.22.21
 NOT RELEASED
 FOR CONSTRUCTION

6/29/2021

Re: **Letter of Intent**
2784/2790 N Druid Hills Road Rezoning (0.9 +/- acres)
PEC+ Project No. 20288.00

Dear Community Development officials,

This rezoning application is being submitted on behalf of the developer and applicant, KENCO Residential, a family-owned business that has operated in the local area since 1964. This application proposes to rezone the approximately 0.9-acre property located at 2784 and 2790 North Druid Hills Road from R-100 to MR-2. This rezoning would facilitate the development of a new 24-unit apartment building to expand the adjoining KENCO Lavista Apartment complex.

Existing Conditions:

The uses surrounding the property include:

- North: single-family housing (zoned R-100)
- East: Existing KENCO Residential apartments (zoned MR-2)
- South: Small office building (zoned O&I)
- West: Single-family residential housing (zoned R-85)

The subject property of the rezoning consists of two approximately 0.4 and 0.5-acre tracts that have approximately 200 feet of frontage along North Druid Hills Road. As it currently exists, the property is currently developed with two older, single-family homes. The sites share an eastern property line with the KENCO Lavista Apartments.

Proposed Development

The proposed development would expand the existing KENCO Lavista apartments that KENCO has built, owned, and managed since the 1970s. The two parcels would be rezoned to MR-2 from R-100, and consolidated together to form one 0.9-acre tract. The tract is proposed to be developed with a new 24-unit, three-story building that would become part of the existing KENCO complex. The new units would have their own parking and would have interparcel access to Lavista Road through the existing drive. The proposed development assumes that the site would be granted the following density bonuses to achieve a net density of 21.6 UPA:

- Transit Proximity (20% of base)
- Amenity Proximity (20% of base)
- Two Public Improvements (20% of base)

The proposed building would be buffered from the surrounding development by a 30-foot wide transitional buffer along the northern property line.

Zoning Rationale

The rezoning from R-100 to MR-2 would facilitate a development that is reasonable given the context of the area, and promotes the goals and policies of the DeKalb County comprehensive plan. Although R-100 to MR-2 is a significant change in zoning, it is well supported by the surrounding context of the area, and is a rational choice for the site. North Druid Hills Road is a well-known, arterial thoroughfare in DeKalb County, and as such, should be developed with higher-intensity uses, particularly toward the LaVista Road intersection. The subject sites, and many of the surrounding parcels, have a zoning designation of R-100 that allows single-family housing. The applicant is of the opinion that, given the transformation of North Druid Hills Road into a major roadway, single-family housing is inappropriate along this corridor. As a result, the R-100 zoning is outdated and obsolete in this area, particularly along this roadway.

6/29/2021

The proposal is a reasonable use of the land for several reasons. First, it will expand the existing KENCO apartments, a successful and neighborly development that has a long-standing relationship with the community. The proposal would also add 24 new apartment units to the area, which are desperately needed to address the housing shortage. Additionally, the new units would be in close proximity to a number of amenities, including the Toco Hills Shopping Center, and a broad variety of errands would be accomplishable on foot, which would reduce automobile traffic on the nearby roadways. The rezoning would also improve the streetscape and overall transition in land use intensity along North Druid Hills Road. Single-family homes would move into high-density residential homes, which would in turn transition to office and commercial/retail uses toward the North Druid Hills/Lavista intersection.

For these reasons, it is clear that the proposed rezoning would facilitate a development that is to the benefit of the County, neighbors nearby, and the broader Toco Hills area.

Conclusion

The applicant and owner respectfully request that the DeKalb County Board of Commissioners, Planning Commission and Planning Staff approve and support the Applicant's rezoning request to allow for the rezoning of this property from R-100 to MR-2. This would facilitate the expansion of the existing KENCO Residential apartments by adding 24 new units of multi-family housing in this area. The developer and project team believe that this would contribute to the advancement of the purpose and intent of the DeKalb County comprehensive plan. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Planners and Engineers Collaborative, Inc.



Kenneth J. Wood, P.E., LEED AP
President

For the Firm

kjw/ht/dp

6/30/2021

Re: **Zoning Standards Analysis**
2784/2790 North Druid Hills Road Rezoning (0.9 +/- acres)
PEC+ Project No. 21049.00

Dear Community Development officials,

Please see below the responses to the Standards and Factors Governing Review to Official Amendments to the Official Zoning Map (Section 7.3.5 of the DeKalb County Zoning Code).

The following standards and factors are found to be relevant to the exercise of the County's zoning powers and shall govern the review of all proposed amendments to the official zoning map:

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

The proposed rezoning is in conformity with the policy and intent of the comprehensive plan. The proposal is part of an effort to expand a well-established, respected and neighborly multi-family development that has long provided 'workforce' housing in this central area of DeKalb County. The rezoning would facilitate adding 24 units onto an infill site that would become part of the existing community. This is directly in line with the housing goals of the Comprehensive Plan, which notes that infill housing opportunities should be seized upon, multi-family housing should be improved and expanded, and workforce housing should be preserved and provided throughout the County as well.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposal would expand upon the existing KENCO apartments with frontage on Lavista Road. This multi-family context has been in-place since the 1970s, so the extension of the complex is a reasonable next step at this time. Additionally, the infill subject sites would be redeveloped which would be a marked improvement to the neighborhood and streetscape, since neighbors at the first community meeting explicitly stated their dissatisfaction with the condition of the existing structures.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The proposal loses much of its economic use because of factors that are outside of the applicant's control. As noted in the Letter of Intent, the R-100 zoning at this location, along a major thoroughfare such as North Druid Hills Road, is simply obsolete. Single-family housing is more appropriate along local or collector roads, and not arterial thoroughfares. The sites would be much better utilized and economically viable if redeveloped into a higher-tax dollar generating development, such as a multi-family building whose intensity matches that of the area context.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. All of the surrounding properties are fully developed, so the proposal will not inhibit the further development of these sites. The existing streetscape will be vastly improved with the redevelopment of these two infill sites, and the quality of the neighborhood will likely also improve, given the existing KENCO apartments' reputation as being great neighbors and a beneficial fixture in the neighborhood. The northern property line will be lined with a 30-foot wide transitional buffer which will screen the surrounding lower-density residential sites from the addition. There should be no ill effects on any nearby or adjacent properties as a result of the proposal.

6/29/2021

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The rezoning would facilitate the expansion of the existing KENCO Lavista apartments that have frontage along Lavista road and share a property line with the two subject properties. The applicant and owners of these apartments have met twice with the neighbors surrounding the site in addition to the required pre-submittal community meeting to discuss the project. Neighbors were widely supportive of the proposal to expand the apartments, citing the KENCO apartments as a great neighbor and an important fixture in the neighborhood. Neighbors also spoke on the importance of maintaining the affordability that the apartments have offered.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

The zoning proposal will not adversely affect historic districts, sites, buildings, or archaeological resources. There are no such resources in the project area.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The unit mix of one and two bedroom apartments will likely appeal to young professionals, college and graduate school students, and older persons living alone, which is not anticipated to cause an excessive burden on nearby schools. Utilities already exist on-site that will support the development.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The zoning proposal does not adversely affect the environment or surrounding natural resources. Much of the site will be cleared for construction of the new building and parking, but the proposal also includes a 30-foot wide transitional buffer along the northern property line. As it exists now, the treeline at this location is relatively sparse, so the transitional buffer would actually improve the tree cover there. Because the area surrounding the site is relatively urban, the addition of a use at this intensity will not be detrimental to existing environmental conditions.

Sincerely,

Planners and Engineers Collaborative, Inc.



Kenneth J. Wood, P.E., LEED AP

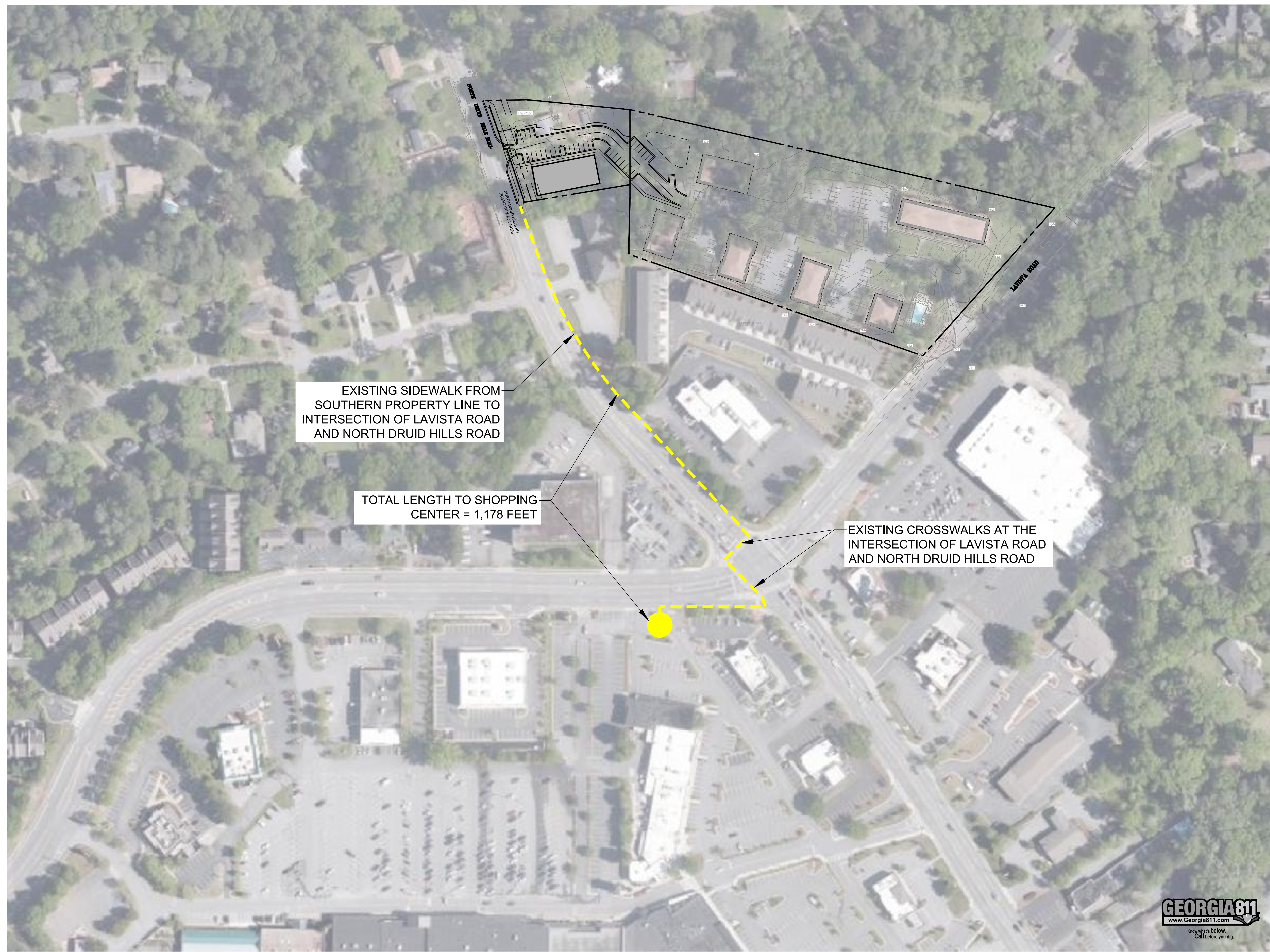
President

For the Firm

kjw/ht/dp

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PROJECT

KENCO LAVISTA

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

2784-2790 NORTH DRUID HILLS ROAD
DEKALB COUNTY, 30329

DEKALB COUNTY

FOR

KENCO RESIDENTIAL

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	10/18/2021	CL	UPDATED SITE PLAN

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

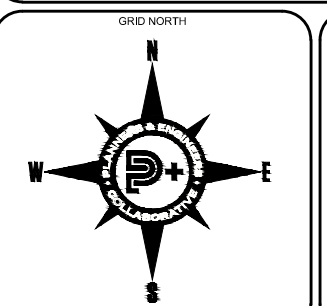
PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

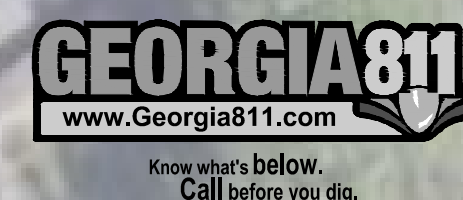
ZONING SITE PLAN



SCALE: 1" = 40'
DATE: 08/04/2021
PROJECT: 21049.00



Z1
SHEET



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GENERAL NOTES:

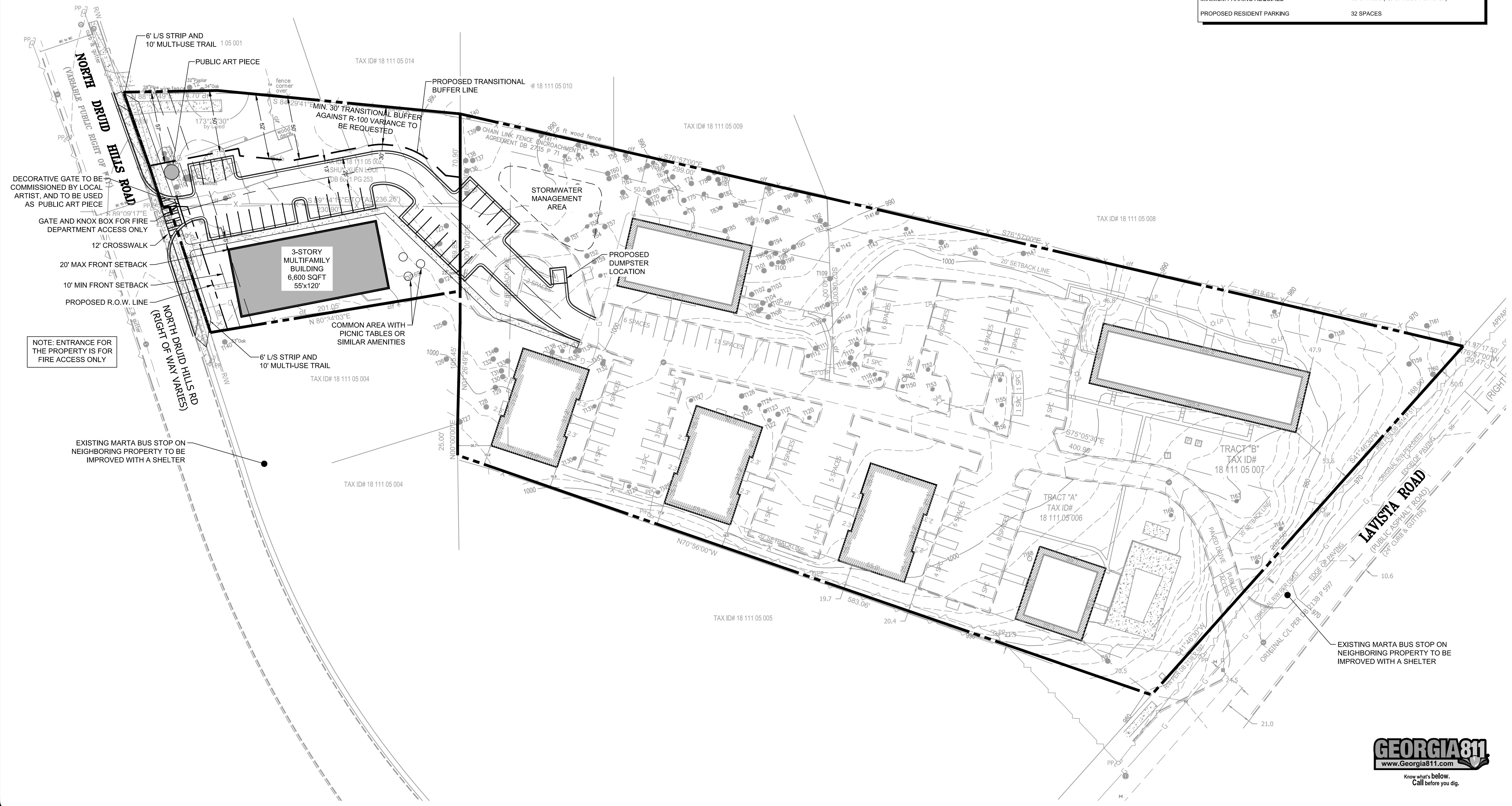
- 50 FOOT TRANSITIONAL BUFFER REQUIRED ALONG R-100 BOUNDARY
- 30 FOOT TRANSITIONAL BUFFER, VARIANCE TO BE REQUESTED ALONG R-100 BOUNDARY
- ACCESS AGREEMENT PUT IN PLACE WITH EXISTING KENCO LAVISTA PROPERTY FOR FIRE ACCESS, PARKING AND STORMWATER MANAGEMENT.
- VARIANCE TO BE REQUESTED TO INCREASE MAX. FRONT SETBACK, BASED ON ZONING CONDITIONS RECOMMENDED BY NEIGHBORS.

DENSITY BONUSES:

- AMENITY PROXIMITY - 20% OF BASE DENSITY (2.4 UPA)
- PUBLIC IMPROVEMENT - PUBLIC ART PIECE - 20% OF BASE DENSITY (2.4 UPA)
- PUBLIC IMPROVEMENT - PUBLIC ART PIECE - 20% OF BASE DENSITY (2.4 UPA)
- PUBLIC IMPROVEMENT - PROPOSED BUS SHELTER - 20% OF BASE DENSITY (2.4 UPA)
- PUBLIC IMPROVEMENT - PROPOSED BUS SHELTER - 20% OF BASE DENSITY (2.4 UPA)

BASE DENSITY = 12 UPA
 TOTAL DENSITY BONUSES TO BE APPLIED = 12 ADDITIONAL UPA
 MAXIMUM DENSITY WITH BONUSES APPLIED = 24 UPA
 TOTAL PROPOSED DENSITY WITH BONUSES = 23.3 UPA

SITE DATA:	
EXISTING SITE AREA	0.9 ACRES
ZONING	
EXISTING ZONING	R-100
PROPOSED ZONING	MR-2
ZONING JURISDICTION	DEKALB COUNTY
USE CALCULATIONS	
MR-2 BASE DENSITY	12 UPA
MAXIMUM DENSITY WITH BONUSES	24 UPA
TOTAL SITE AREA	0.9 ACRES
TOTAL PROPOSED DENSITY	23.3 UPA
TOTAL UNITS PROPOSED	21 UNITS
DENSITY BONUSES	
PUBLIC IMPROVEMENTS - PUBLIC ART (2), BUS SHELTER (2) (20% OF BASE DENSITY)	ADDITIONAL 2.4 UPA EACH (9.6 UPA TOTAL)
AMENITY PROXIMITY - KROGER (20% OF BASE DENSITY)	ADDITIONAL 2.4 UPA
TOTAL DENSITY BONUSES TO BE APPLIED	12 ADDITIONAL UPA
SETBACK REQUIREMENTS	
REQUIRED BUFFER ON NEW PARCELS	50 FEET AGAINST R-100
OPEN SPACE	
REQUIRED OPEN SPACE	15% (0.135 ACRES)
PROVIDED OPEN SPACE	16.8% (0.151 ACRES)
PARKING REQUIREMENTS	
MINIMUM PARKING REQUIRED	32 SPACES (1.5 SPACES PER UNIT)
PROPOSED RESIDENT PARKING	32 SPACES



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FOR

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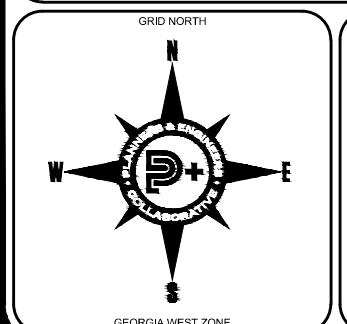
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PRELIMINARY
 NOT TO BE RELEASED FOR CONSTRUCTION

ZONING SITE PLAN



SCALE: 1" = 40'
 DATE: 08/04/2021
 PROJECT: 21049.00



Z1
 SHEET



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GENERAL NOTES:

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SITE DATA:	
EXISTING SITE AREA	0.9 ACRES
ZONING	R-100
EXISTING ZONING	R-100
PROPOSED ZONING	MR-2
ZONING JURISDICTION	DEKALB COUNTY
USE CALCULATIONS	
MR-2 BASE DENSITY	12 UPA
MAXIMUM DENSITY WITH BONUSES	24 UPA
TOTAL SITE AREA	0.9 ACRES
TOTAL PROPOSED DENSITY	23.3 UPA
TOTAL UNITS PROPOSED	21 UNITS
DENSITY BONUSES	
PUBLIC IMPROVEMENTS - PUBLIC ART (2), BUS SHELTER (2) (20% OF BASE DENSITY)	ADDITIONAL 2.4 UPA EACH (9.6 UPA TOTAL)
AMENITY PROXIMITY - KROGER (20% OF BASE DENSITY)	ADDITIONAL 2.4 UPA
TOTAL DENSITY BONUSES TO BE APPLIED	12 ADDITIONAL UPA
SETBACK REQUIREMENTS	
REQUIRED BUFFER ON NEW PARCELS	50 FEET AGAINST R-100
OPEN SPACE	
REQUIRED OPEN SPACE	15% (0.135 ACRES)
PROVIDED OPEN SPACE	16.8% (0.151 ACRES)
PARKING REQUIREMENTS	
MINIMUM PARKING REQUIRED	32 SPACES (1.5 SPACES PER UNIT)
PROPOSED RESIDENT PARKING	32 SPACES

P: (770) 451-2741 F: (770) 451-3915
 WWW.PEC.PLUS
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 Planners & Engineers Collaborative+
 LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
 ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
 350 RESEARCH COURT STE 200
 PEACHTREE CORNERS, GA 30092

PROJECT
KENCO LAVISTA
 A MASTER PLANNED RESIDENTIAL DEVELOPMENT
 AT
 2784-2790 NORTH DRUID HILLS ROAD
 DEKALB COUNTY, 30329
 DEKALB COUNTY

FOR
KENCO RESIDENTIAL

MUNICIPALITY PROJECT #

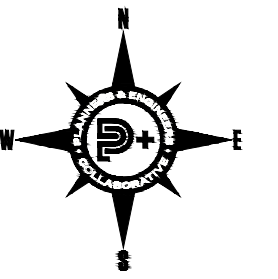
REVISIONS

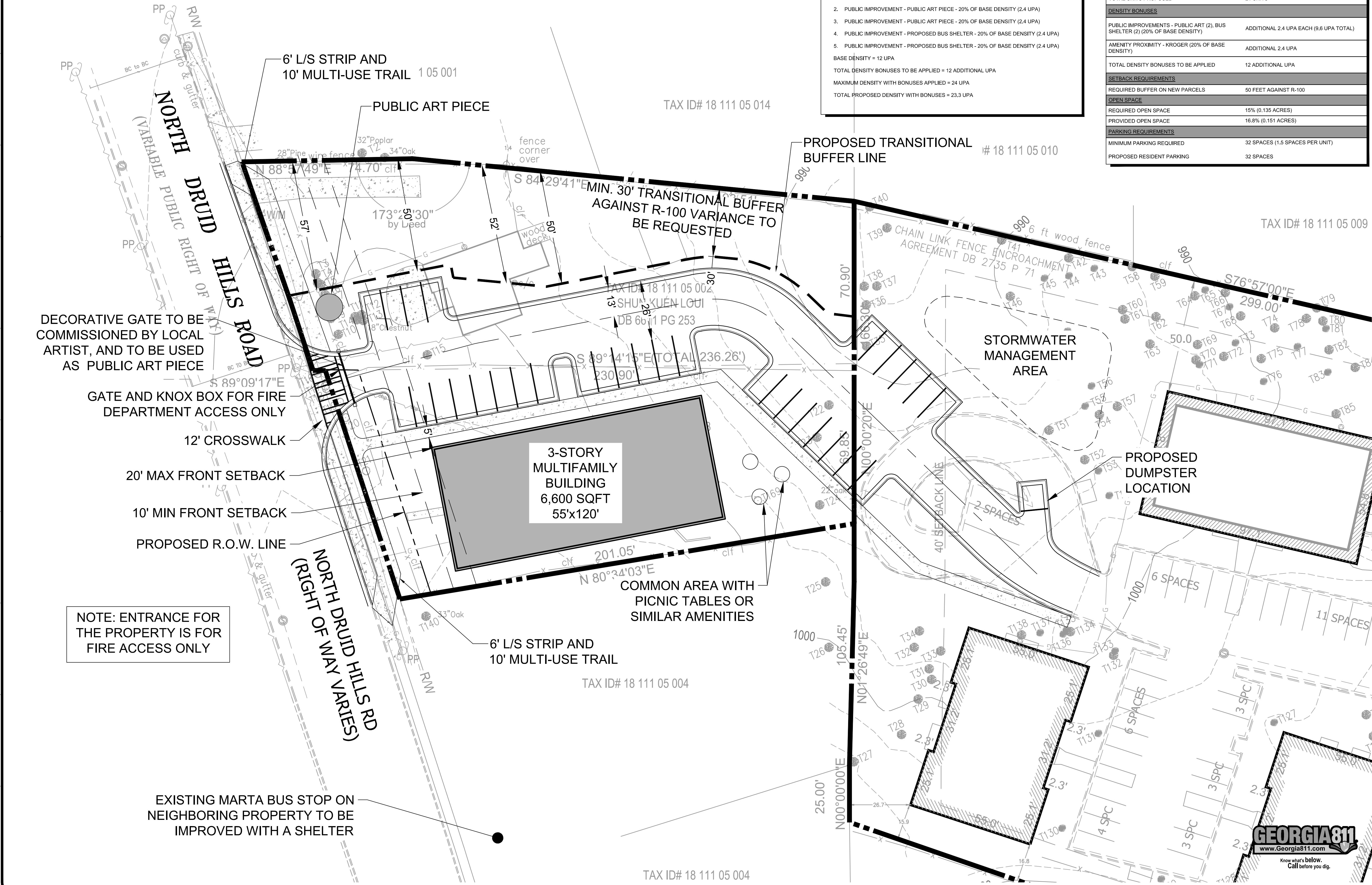
NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.
PRELIMINARY
 NOT TO BE RELEASED FOR CONSTRUCTION

ZONING SITE PLAN

0 10 20 40 60
 SCALE: 1" = 20'
 DATE: 08/04/2021
 PROJECT: 21049.00

GEORGIA811
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 Know what's below. Call before you dig.

Z2
 SHEET



DECORATIVE GATE TO BE COMMISSIONED BY LOCAL ARTIST, AND TO BE USED AS PUBLIC ART PIECE

GATE AND KNOX BOX FOR FIRE DEPARTMENT ACCESS ONLY

12' CROSSWALK

20' MAX FRONT SETBACK

10' MIN FRONT SETBACK

PROPOSED R.O.W. LINE

NOTE: ENTRANCE FOR THE PROPERTY IS FOR FIRE ACCESS ONLY

EXISTING MARTA BUS STOP ON NEIGHBORING PROPERTY TO BE IMPROVED WITH A SHELTER



PITTOSPORUM



DWARF INDIAN HAWTHORN



AMERICAN HOLLY



CHINESE JUNIPER (Juniperus x pfitzeriana "Sea Green")



EASTERN REDBUD



GREEN GIANT ARBORVITAE

