

# Agenda Item

File ID: 2019-3531 (N5)

~~Walk-On Item~~  
Substitute

5/28/2019

Public Hearing: YES  NO

Department: Planning and Sustainability

## SUBJECT:

Commission District(s): 3 & 6

Application of J Alexander Brock to rezone property from R-75 (Residential Medium Lot) District to MR-1 (Medium Density Residential-1) District to allow the construction of 13 thirteen single-family attached townhomes, at 1936 Glenwood Avenue.

Petition No.: N5. Z-19-1243161

Proposed Use: 13 Single-Family Attached Townhomes

Location: 1936 Glenwood Avenue

Parcel No.: 15-179-03-047

Information Contact: Marian Eisenberg

Phone Number: 404-371-4922

## PURPOSE:

Application of J Alexander Brock to rezone property from R-75 (Residential Medium Lot) District to MR-1 (Medium Density Residential-1) District to allow the construction of 13 thirteen single-family attached townhomes. The property is located on the north side of Glenwood Avenue, approximately 246 feet west of Terry Mill Road, at 1936 Glenwood Avenue. The property has approximately 165 feet of frontage along Glenwood Avenue and contains 8.7 acres.

## RECOMMENDATION:

COMMUNITY COUNCIL: APPROVAL

PLANNING COMMISSION: APPROVAL CONDITIONAL

STAFF RECOMMENDATION: APPROVAL with CONDITIONS

**PLANNING STAFF ANALYSIS:** The proposed rezoning request from R-75 (Medium Lot Residential) District to MR-1 (Medium-Density Residential - 1) District is compatible with approved MR-1 zoning south of the subject site. The request for single-family attached residences is consistent with the Traditional Neighborhood designation in the 2035 Comprehensive Plan and the following policies: Protect and enhance the integrity and quality of existing residential neighborhoods; Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping and people; and improve street character with consistent signage, lighting, landscaping and other design features. Therefore, it is the recommendation of the Planning and Sustainability Department that the application be **“Approved”** subject to Staff’s attached recommended conditions:

**PLANNING COMMISSION VOTE:** Approval with Conditions 7-2-0. J. West moved, V. Moore seconded for approval as recommended and conditioned by Staff. T. Snipes and J. Johnson opposed.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** Approval 10-0-0.

**Z-19-1243161**

**Recommended Conditions**

**May 28, 2019**

1. The development shall be developed in substantial compliance with the site plan for 1936 Glenwood Avenue prepared by Abbott Concepts and Designs, Inc as revised on May 21, 2019 (Attachment A). It shall have a maximum of 13 attached fee-simple townhouse units. Conceptual layout of site plan and building design shall be subject to compliance with MR-1 and Article 5 building standards per the DeKalb County Code.
2. No more than one (1) curb cut on Glenwood Avenue. Vehicular ingress and egress shall be subject to approval by the DeKalb County Department of Public Works, Transportation Division.
3. A mandatory homeowners' association shall be created and shall be governed by a declaration of covenants, conditions, and restrictions. The homeowner association shall be responsible for the maintenance of landscaping, open space within the property, street lighting, amenity areas, pedestrian paths, private alleys and private drives.
4. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.
5. Private drives and alleys subject to the requirements of the DeKalb County Fire Marshall.
6. Final lot layout is subject to sketch plat approval in accordance with DeKalb County Ordinances, Chapter 27 (Zoning Code) & Chapter 14 (Land Development Code) before applying for a Land Disturbance Permit (LDP).
7. The proposed development's internal private drive is limited to a maximum width of 24-feet.
8. At least thirty percent of the shade trees shown on the proposed landscape plan, marked as Exhibit B titled Planting Plan for 1936 Glenwood Avenue by BDG Group, shall include be comprised of native overstory trees; at least two of which shall be planted along the property's Glenwood Avenue frontage.
9. The 30-foot undisturbed buffer on the northern and western sides shall include supplemental plantings consisting of conifers, mid-canopy size and overstory hardwoods to provide a visual buffer.
10. The stormwater detention facility shall be located in underground vault(s) with landscaped open space above. The landscaped open space shall consist of plantings that generally follow xeriscape principles in an effort to minimize watering and prevent erosion on the slope.
11. A bench and dog station shall be located in proximity to the underground detention open space.
12. The architectural materials used for the building's façade shall include cementitious siding, brick, and stone accents.
13. The side façade of end units shall include fenestration.
14. No monument signage is allowed along Glenwood Avenue.
15. The proposed buildings shall be limited to 3 stories or 45-feet in height.

**FIELD SURVEY NOTE:**  
 THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET AND AN ANGULAR ERROR OF 1 SECONDS PER ANGLE MEASUREMENT AND WAS ADJUSTED USING THE COMBASS RULE METHOD.  
 TYPE OF EQUIPMENT: DECA-METER 600  
 DATE OF FIELD WORK: 02/22/2018

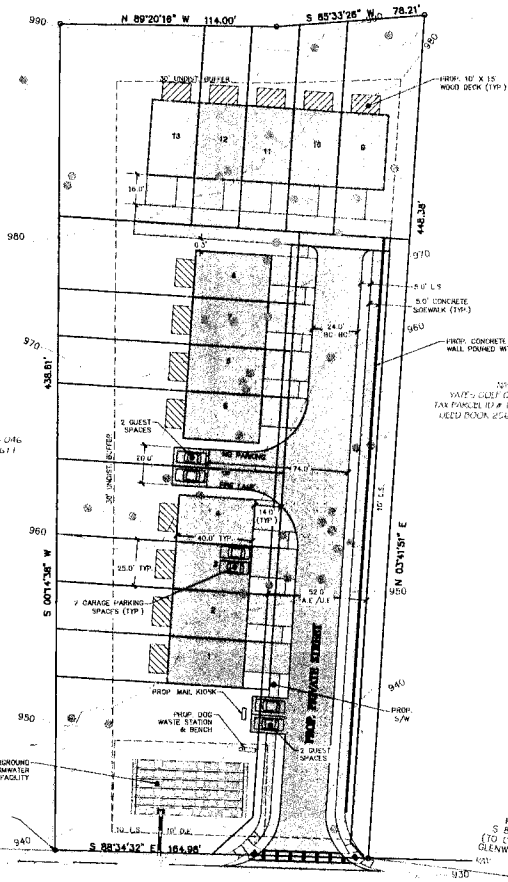
**CONVEYANCE:**  
 ELEVATIONS ARE BASED ON NAVD 88 (CGVD 12-A) OBTAINED BY CHAMBERLAIN AND ON EGGS NETWORK CONTIGUOUS SHOWN AT 2 FOOT INTERVALS. SUPPLEMENTAL ELEVATION DATA COLLECTED WITH GEODEMETER 600 ROBOTTIC TOTAL STATION.

**REMARKS:**  
 THIS MAP WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN CHAPTER 190-7 - 01 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 15-8-67).

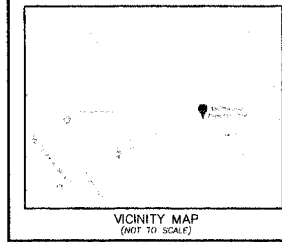
NO TAXONOMIC RECORDS  
 TAX PARCEL ID# 15-272434-046  
 DEED ID# N 20964 1992 671

N 88°34'32" W  
 150.01'  
 TO R/W MARK  
 940

N 88°34'32" W  
 150.01'  
 TO R/W MARK  
 940



FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED BY FEMA MAP OF DEKALB COUNTY, GEORGIA 130602122J EFFECTIVE DATE MAY 16, 2013



\* NOTE \*  
 STATE WATERS DO NOT EXIST ON THIS SITE

**SITE INFORMATION**

|   |   |
|---|---|
| EXISTING ZONING: R-75   | TOTAL UNITS: 13   |
| PRELIMINARY ZONING: M-1                                       |   |
| SITE AREA: 1.81 ACRES   |   |
| GLENWOOD R/W DEDICATION                                       |   |
| DENSITY: 7.15 UNITS/AC  |   |
| MAX DENSITY: 8 UNITS/ACR                                      |   |
| DEVELOPMENT TYPE: FEE-SHARE TOWNHOME UNITS                    |   |
| MINIMUM TOWNHOME UNIT SIZE: 1,200 S.F.                        |   |
| MINIMUM REQUIRED FOOTAGE: 30,000 S.F.                         | AVERAGE UNIT TO HAVE 3 BEDROOMS AND 1,500 TO 2,000 S.F. PER UNIT. |
| OPEN SPACE CALCULATIONS                                       |   |
| DEVELOPED AREA: 1.38 ACRES                                    |   |
| OPEN SPACE AREA: 0.42 ACRES (23%)                             |   |
| LOT COVERAGE:   |   |
| TOTAL IMPERVIOUS AREA: 33,840 S.F. (3.8 ACRES)                |   |
| LOT COVERAGE PERCENTAGE OF SITE: 44% COVERAGE (80% ALLOWABLE) |   |
| PROPERTY SETBACKS:  |   |
| FRONT YARD SETBACK (GLENWOOD AVE): 15 FEET                    |   |
| SIDE SETBACK: 15 FEET   |   |
| UNDISTURBED BUFFER: 30 FEET                                   |   |
| (ADJACENT TO NORTH AND WEST 1/2 LOTS)                         |   |
| LOT SETBACKS & DIMENSIONAL REQUIREMENTS:                      |   |
| FRONT SETBACK: 5 FEET (W/ ALLEYS), 0 FEET (W/O ALLEYS)        |   |
| SIDE SETBACK: N/A   |   |
| REAR SETBACK: 15 FEET   |   |
| LOT AREA: 1,000 S.F. MINIMUM                                  |   |
| LOT WIDTH: 25 FEET MINIMUM                                    |   |
| PARKING CALCULATIONS:   |   |
| REQUIRED PARKING: (1.5 SPACE/UNIT) X 13 UNITS = 20 SPACES     |   |
| (0.25 GUEST SPACE/UNIT) X 13 UNITS = 4 SPACES                 |   |
| TOTAL REQUIRED SPACES = 24 SPACES                             |   |
| PROVIDED PARKING: 28 SPACES (12/GARAGE)                       |   |
| 4 GUEST SPACES  |   |
| = 30 TOTAL  |   |
| MAXIMUM BUILDING HEIGHT: 35' AND 3 STORIES                    |   |

Jonathan D. Smith, RLS  
 Registered Land Surveyor  
 2564 Peachtree Road  
 Tucker, Georgia 30084  
 Phone: 478-467-1191  
 Email: jds@jdsrls.com  
 Georgia Surveyor License No. 11509159

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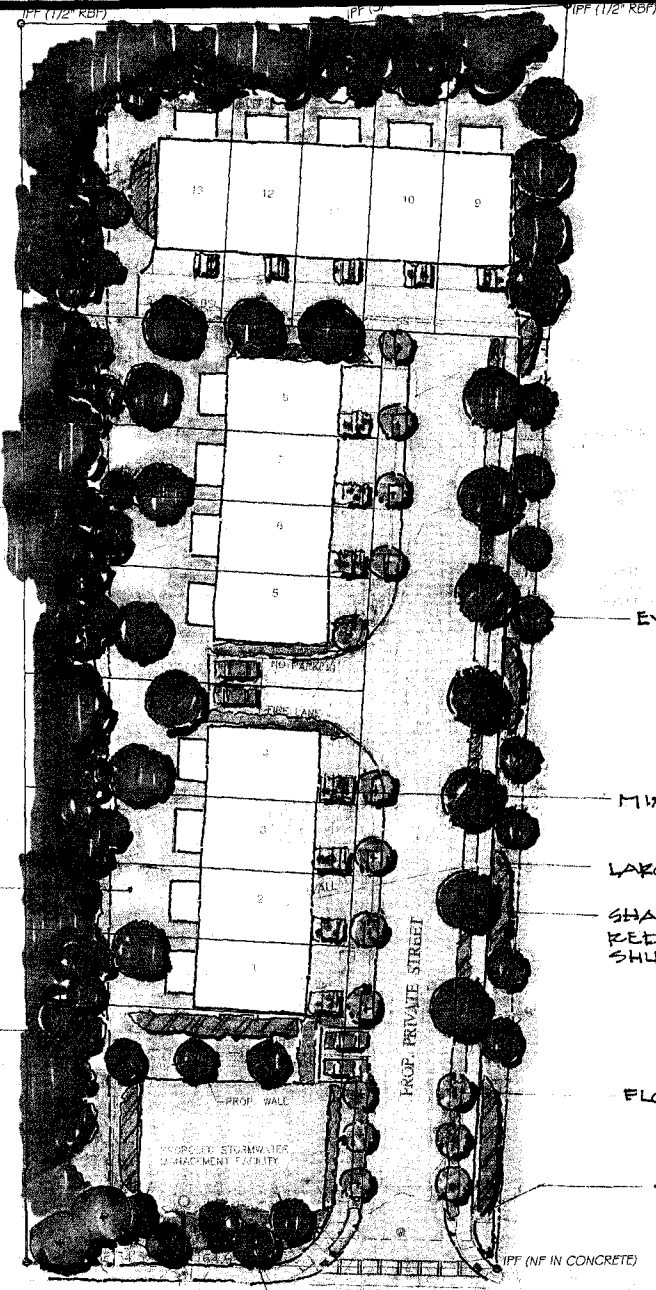
CIVIL ENGINEERING - PLANNING - DESIGN  
 PREPARED BY:  
**Abbott**  
 Concepts & Design, Inc.  
 DESIGN ENGINEER/LEVEL II CERTIFICATION  
 CHARLES M. ABBOTT, JR., P.E.  
 License No. 00600006  
 EXPIRES 04/13/2019  
 Contact: Chuck Abbott, P.E.  
 Contact No. 770-945-7180  
 chuck@abbottconcepts.com  
 3469 Lawrenceville Hwy  
 Tucker, Ga 30084

OWNER/DEVELOPER/PRIMARY PERMITTEE:  
**Max Cap USA, LLC**  
 4554 Chamblee Dunwoody Rd  
 Atlanta, GA 30338  
 Title: Site Superintendent  
 24 HR Contact Number: (404) 487-7656  
 Level 1a Certification Number: 305925555

ISSUE DATE: August 09, 2018  
 IN REVIEW:  
 No. of sheets: 10  
 1 2-27-18 Client Comments  
 2 8-21-18 Client Comments  
 3  
 4  
 5  
 6  
 7  
 8  
 9  
 10

ZONING SITE PLAN FOR:  
**1936 Glenwood Avenue**  
 LAND LOT 179-45B DIST  
 CITY OF ATLANTA, DEKALB COUNTY, GA  
 Address: 1936 Glenwood Avenue, Atlanta, GA 30318  
 Parcel ID: 15-272434-046

Seal for the firm: AC&D  
 Job #: 18010  
 SCALE: 1" = 30'  
 GRAPHIC SCALE (FEET)  
 0 30 60  
 Sheet: **C3**



EVERGREEN TREE

EVERGREEN TREE

MIXED PLANTING

GRASS

LARGE EVERGREEN SHrub

SHADE TREE  
RED MAPLE, LAUREL OAK,  
SHUMARD OAK, TULIP POPLAR

30'-0" UNDISTURBED  
BUFFER

FLOWERING TREE w/ GROUND COVER

IPS (1 1/2" RBF)

SEASONAL COLOR

IPF (NF IN CONCRETE)

EVERGREEN TREE w/ GROUND COVER

PLANTING PLAN FOR:

# 1936 GLENWOOD AVENUE

CITY OF ATLANTA, DEKALB COUNTY, GA

