

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.

Attachment A

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: 12/22/2018

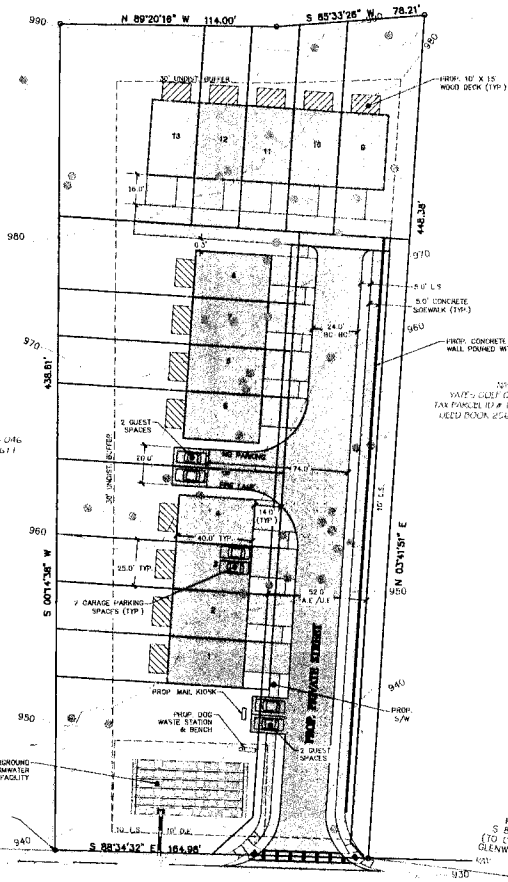
CONVERTER LISTING
 ELEVATIONS ARE BASED ON NAVD 88 (CGVD 12-A) OBTAINED BY CHAMBERLAIN AND ON EDGE NETWORK CONTIGUOUS SHOWN AT 2 FOOT INTERVALS. SUPPLEMENTAL ELEVATION DATA COLLECTED WITH GEODESIC METER 600 ROBOTTIC TOTAL STATION.

GENERAL NOTES
 THIS MAP WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN CHAPTER 100-7 - 14 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).

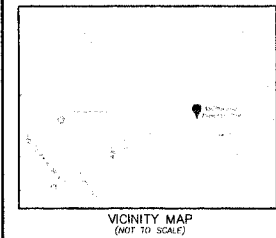
NO TAXONOMIC RECORDS
 TAX PARCEL ID# 10-123434-046
 DEED ID# N 20964 1992 671

N 88°34'32" W
 150.00'
 TO R/W MARK
 940

GLENWOOD AVE
 (10' VARIANCE)



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: FEEL-SHARE TOWNHOME UNITS	
MINIMUM TOWNHOME UNIT SIZE: 1,200 S.F.	
MINIMUM SQUARE FOOTAGE: 3,000 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: 3,000 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: 26 SPACES (2 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: 404.944.1914
 Email: jds@jdsrls.com
 Georgia Surveyor License No. 115094159

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CIVIL ENGINEERING - PLANNING - DESIGN
 PREPARED BY:
Abbott Concepts & Design, Inc.
 Contact: Chuck Abbott, P.E.
 Contact No: 770-945-7180
 chuck@abbottconcepts.com
 3469 Lawrenceville Hwy
 Tucker, Ga 30084
 DESIGN ENGINEER LEVEL
 II CERTIFICATION
 CHARLES M. ABBOTT, JR., P.E.
 License No. 100000006
 EXPIRES 04/13/2019

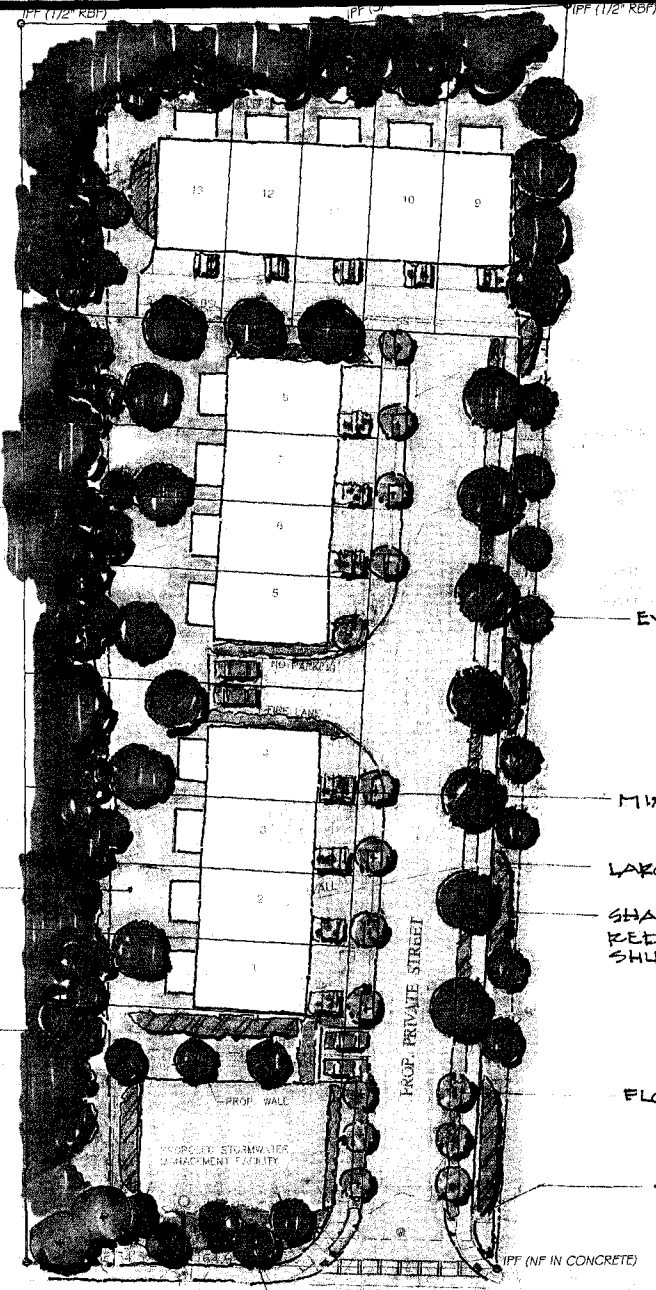
OWNER/DEVELOPER/PRIMARY PERMITTEE:
Max Cap USA, LLC
 4524 Chamblee Dunwoody Rd
 Atlanta, GA 30338
 Title: Site Superintendent
 24 HR Contact Number: (404) 487-7856
 Level 1a Certification Number: 3059292555

ISSUE RELEASE: August 09, 2018
 IN WITNESS WHEREOF:
 I, Max Cap USA, LLC
 2-27-18 Client Contact
 7-8-21-18 Client Contact

ZONING SITE PLAN FOR:
1936 Glenwood Avenue
 LAND LOT 179-458 DIST
 CITY OF ATLANTA, DEKALB COUNTY, GA
 Address: 1936 Glenwood Avenue, Atlanta, GA 30318
 Parcel ID: 15-179-10-047

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

ADDRESS: 1936 GLENWOOD AVENUE ISSUED FOR



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

