

Agenda Item

File ID: 2018-2794

Substitute

1/8/2019

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 2 & 6

Application of the Director of Planning and Sustainability for the Emory Jewish Student Center to rezone property from OI (Office Institutional) to OIT (Office Institutional n Transitional) to allow the use for an existing student center, at 1526 N. Decatur Rd (Application amended due to legal discovery).

PETITION NO: Z-18-1235229

PROPOSED USE: Emory Jewish Student Center

LOCATION: 1526 N Decatur Road, Atlanta, GA 30307

PARCEL NO.: 18-053-02-027

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of the Director of Planning and Sustainability for the Emory Jewish Student Center was originally to rezone property from MR-2 (Medium Density Residential) to OI (Office Institutional) to allow the use for an existing student center. Further research indicates that the property is zoned OI (Office Institutional). The zoning map showed OI (Office Institutional) when the map was readopted in 2015, with the zoning code update. The property is located on the north side of North Decatur Road, approximately 214 feet south of Emory Road, at 1526 North Decatur Road. The property has approximately 65 feet of frontage along North Decatur Road and contains 0.4 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: APPROVAL

PLANNING COMMISSION: APPROVAL

PLANNING STAFF: APPROVAL

STAFF ANALYSIS: The applicant is requesting to rezone the property from OI (Office Institutional) to OIT (Office Institutional Transitional). The rezoning request to the OIT (Office Institutional Transitional) District reflects consistency with the following Neighborhood Center character area Plan Policy: Promoting healthy living in neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking and connectivity, since the student center will be used by Emory University students only. The Department of Planning and Sustainability recommends “Approval with Staff’s conditions”.

PLANNING COMMISSION VOTE: Approval w/Staff’s Conditions 6-0-0. J. West moved, E. Patton seconded for approval with Staff’s conditions.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval, 6-0-0. The community council thought that the zoning proposal was suitable.

RECOMMEDED CONDITIONS

Z-18-1235229

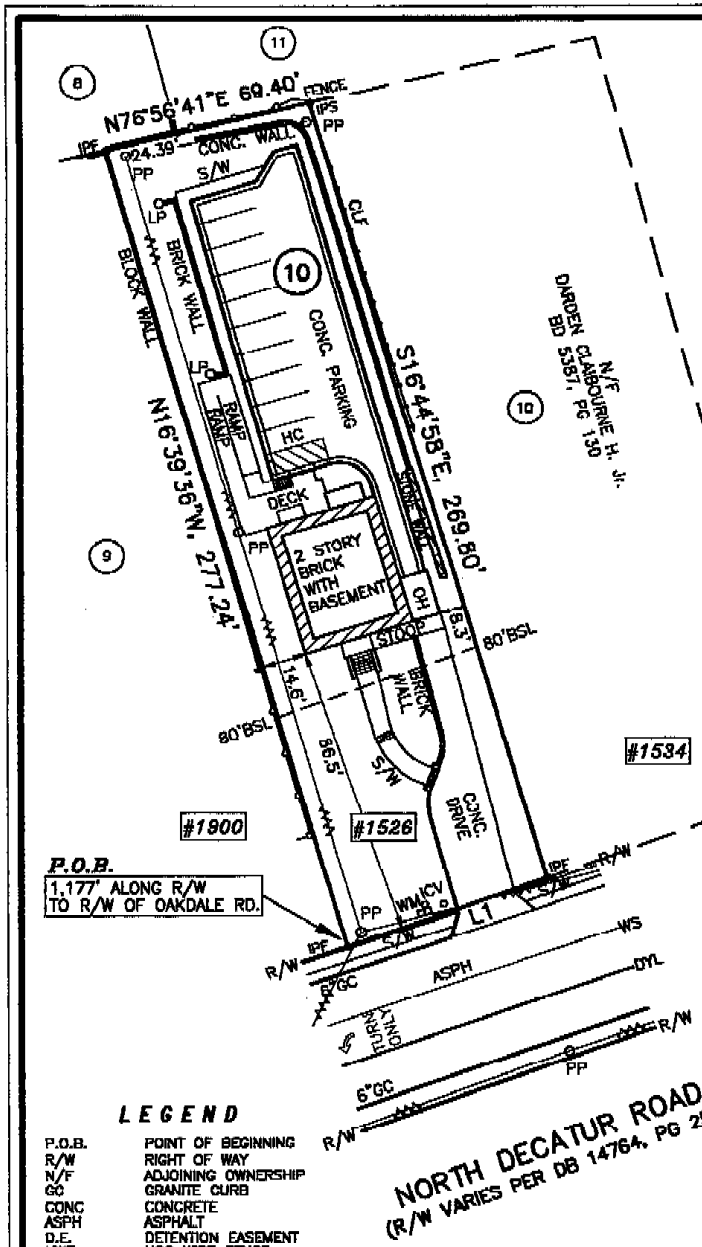
1. That the property be zoned OIT (Office Institutional Transitional), allowing existing, Student Center (a facility devoted to university students and their families), and accessory residential. Accessory to the student center, special events shall be allowed and are limited to six (6) per year.
2. That to the extent necessary, building, lot dimensions, and setbacks shall be reduced to allow existing structures to remain, pursuant to Art. 8.1.12.
3. Temporary Outdoor Events related to religious holidays or student events are allowed with a Special Administrative Permit. Tents used during said events, if over 400 square feet, shall require a Tent Permit and Fire Marshal Approval. Tent shall be disassembled between events, if events are more than 30 days apart.
4. The façade of the building shall be retained as residential. Height shall be limited to (2) two stories.
5. In the event that the existing sign is removed, it shall be replaced with a monument style sign, and comply with the Emory Village sign standards.
6. There shall be no parking in the front yard.

LINE TABLE		
LINE	LENGTH	BEARING
L1	69.75'	S70°48'42"W

THIS PROPERTY DOES NOT LIE WITHIN A 100-YR FLOOD HAZARD AREA AS PER PANEL NO. 13089C0062 H DATED: 05/07/2001

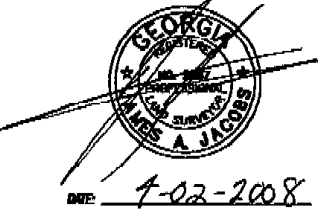
SITE AREA
0.436 Acres
19,002 Sq.Ft.

SCALE : 1" = 50'



P.O.B.
1,177' ALONG R/W
TO R/W OF OAKDALE RD.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



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LEGEND

- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- N/F ADJOINING OWNERSHIP
- GC GRANITE CURB
- CONC CONCRETE
- ASPH ASPHALT
- D.E DETENTION EASEMENT
- HWF HOG WIRE FENCE
- SSMH SANITARY SEWER MANHOLE
- CLF CHAIN LINK FENCE
- WV WATER VALVE
- DYL DOUBLE YELLOW LINE
- FH FIRE HYDRANT
- WS WHITE STRIPE
- WM WATER METER
- S/W SIDE WALK
- LP LIGHT POLE
- DB DEED BOOK
- PG PAGE
- OVERHEAD POWER LINE

NORTH DECATUR ROAD
(R/W VARIES PER DB 14764, PG 257)

NOTES:

- ALL IRON PINS LABELED AS SET or FOUND (IPs or IPF), ARE 1/2" REBAR RODS, UNLESS OTHERWISE INDICATED.
- THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT.
- FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH NIKON 2 SECOND TOTAL STATION.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,686 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 385,414 FEET.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS PRIVATE AND PUBLIC, UNDERGROUND UTILITIES AND / OR STRUCTURES, IF ANY, MAY NOT BE SHOWN
- ALL MATTERS OF TITLE ARE EXCEPTED



DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECOMMENDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLAIN COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.

SURVEY FOR:

ZALMAN LIPSKIER

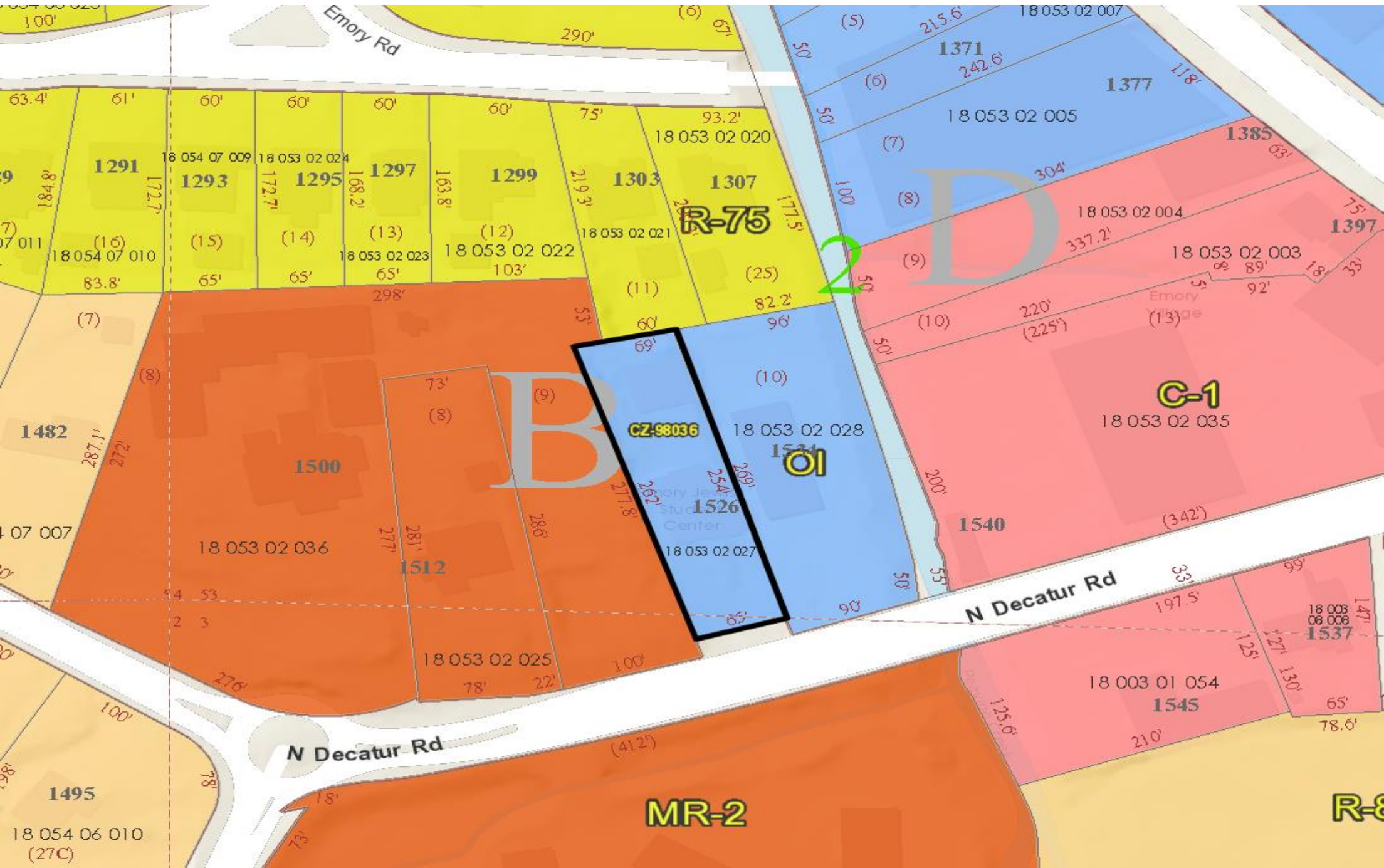
PROLINE SURVEYING, INC.
6679 HICKORY FLAT HIGHWAY - CANTON, GEORGIA 30115
770-345-0082

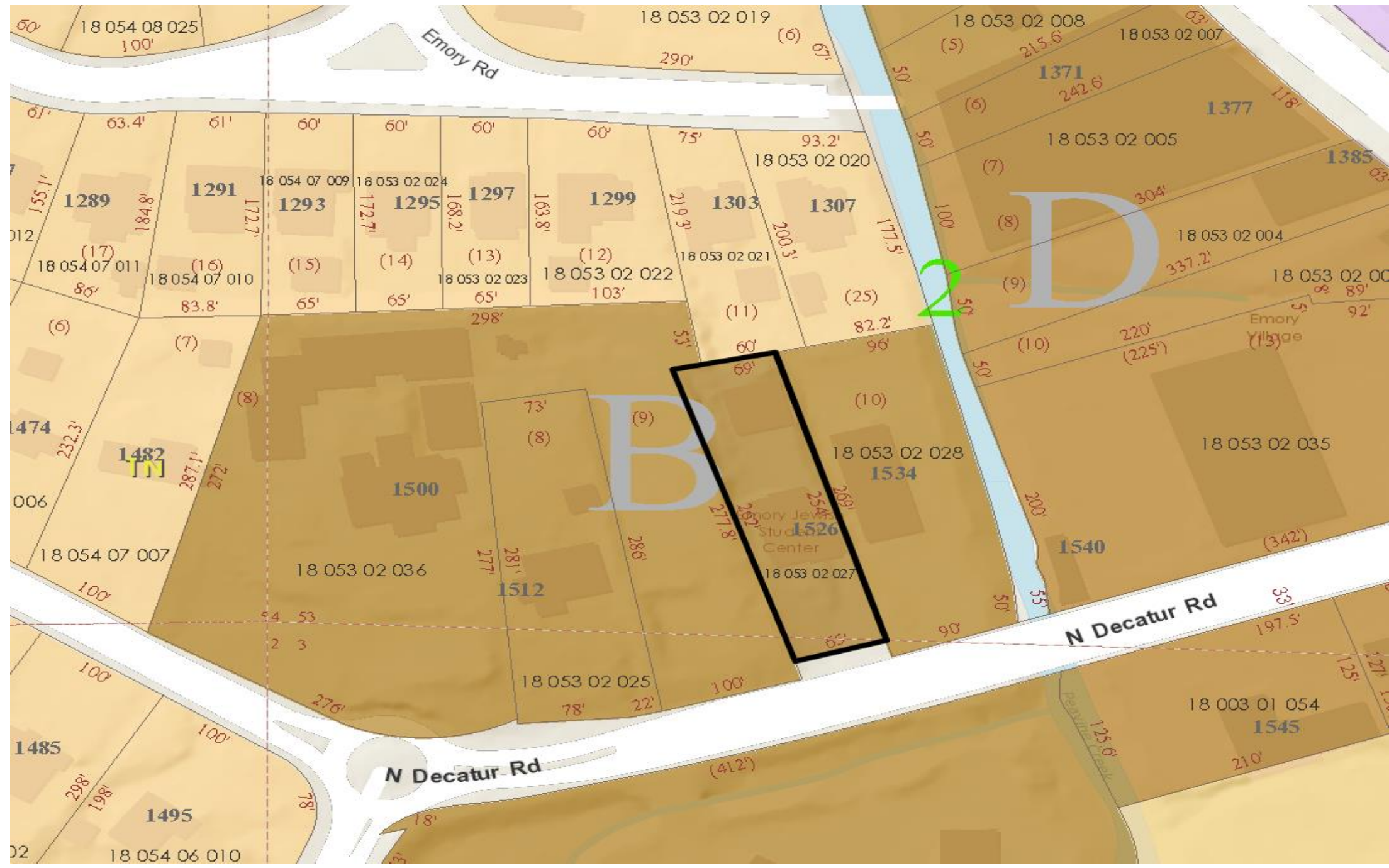
LAND LOT: 53	SURVEYED: 4/01/08
DISTRICT: 18th	DRAWN: 4/02/08 BY: DS
COUNTY: DeKALB	SCALE: 1"=50'

PART OF LOT 10
1526 NORTH DECATUR ROAD

SUBDIVISION: LULLWATER

PB 8, PG 36 **PL2008-083**





N.11

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Aerial

