



Legislation Details (With Text)

File #: 2018-1502 **Version:** 3 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 12/27/2017 **In control:** Board of Commissioners
On agenda: 1/23/2018 **Final action:** 1/23/2018
Title: COMMISSION DISTRICT(S): 1 & 7
Title: Special Land Use Permit - SLUP-18-21926 - Peacock Partnership, Inc..

Indexes:

Attachments: 1. Staff Report N1 SLUP 18 21926 Peacock Partnership, 2. Staff Recommended Conditions, 3. Approved Conditions

Date	Ver.	Action By	Action	Result
1/23/2018	3	Board of Commissioners - Zoning Meeting	approved per staff's conditions	Pass
1/9/2018	3	Planning Commission	approved with conditions per staff recommendation	Pass

Public Hearing: YES NO **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 1 & 7
Title: Special Land Use Permit - SLUP-18-21926 - Peacock Partnership, Inc..
PETITION NO: SLUP-18-21926

PROPOSED USE: Senior Housing

LOCATION: 4001 Presidential Parkway

PARCEL NO.: 18-294-07-001 thru -008, -011 thru -014, -018, -021, -032, -038 thru -043, -046, -051, -053, -056, -063, -066 thru -068, -071, -079, -081, -085, -087, -089, -091, -092, -094, -098, -100, -105, -123, -129, -132, -134, -136, -138; 18-294-09-001, -003, -005, --012, -017, -018, -021, -029, -031, -034, -035, -037, -046, -054, -058, -059, -060, -063, -068, -072, -073, -082, -083, -088, -099, -101

INFORMATION CONTACT: Marian Eisenberg

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PURPOSE:

A Special Land Use Permit (SLUP) to convert an existing building into a 400-unit senior housing development with a new 176,220 square foot addition to the existing building, in an O-I (Office-Institutional) district, in accordance with Chapter 27, Article 4, Table 4.1 and Section 4.2.46. The property is located on the south side of Presidential Parkway, approximately 1,190 feet north of the corner of Presidential Parkway and Presidential Drive, at 4001 Presidential Parkway, Atlanta. The property has approximately 311.52 feet of frontage on Presidential Parkway and contains 5.66 acres.

RECOMMENDATIONS:

COMMUNITY COUNCIL: APPROVAL.

PLANNING COMMISSION: APPROVAL WITH CONDITIONS.

PLANNING STAFF: APPROVAL WITH CONDITIONS.

PLANNING STAFF ANALYSIS: The rising demand for senior facilities, resulting from gradual “aging” of the population of DeKalb County, supports development of the property for seniors’ independent and assisted living facilities. The proposed use would be consistent with the needs of the neighborhood and of the community as a whole, would be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan. The amenities that are proposed for the building and grounds are expected to encourage social interaction within the building, consistent with the supplemental regulations for senior housing facilities. Therefore, the Department of Planning and Sustainability recommends “Approval” with conditions.

PLANNING COMMISSION VOTE: Approval, 5-2-0. J. West moved, M. Butts seconded for approval as recommended and conditioned by Staff. L. Osler & P. Womack, Jr. opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval, 5-0-0.