



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Legislation Text

File #: 2017-0596, Version: 1

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

SUBJECT:

Rezone - Clare Allah for Chris 180, Inc. - Z-17-21555

COMMISSION DISTRICT(S): 3 & 6

PETITION NO: Z-17-21555

PROPOSED USE: For development of a two-story, 4,400 square foot office building.

LOCATION: 1030 Fayetteville Road and 1735 Pine Trail, S.E.,

PARCEL NO.: 15-147-05-013, 15-148-02-032

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To rezone property from O-I w/Conditions (Office-Institutional with Conditions) and R-75 (Single-Family Residential) to O-I (Office-Institutional), for development of a two-story, 4,400 square foot office building. The property is located on the southeast corner of Fayetteville Road and Pine Trail, at 1030 Fayetteville Road and 1735 Pine Trail, S.E., Atlanta. The property has approximately 433 feet of frontage on Fayetteville Road and approximately 398 feet of frontage on Pine Trail and contains 2.99 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval 10-0-0.

PLANNING COMMISSION: Approval with Conditions 6-0-0.

PLANNING STAFF: Approval with Conditions.

PLANNING COMMISSION MEETING: Approval with Conditions.

PLANNING STAFF ANALYSIS: **Approval with Conditions.** The proposed building will enable CHRIS 180 to strengthen its programs, including programs that offer long- and short-term housing for children and youths with special needs. Thus, the proposal is consistent with policies of the 2035 Comprehensive Plan to provide supportive housing for segments of the population with special needs (Housing Policy 7). As in 2015, O-I zoning is a suitable transition between

the commercial node at the intersection of Fayetteville Road and Flat Shoals Avenue and the R-75 properties on the north side of Pine Trail. The proposed sidewalk along Fayetteville Road will provide a pedestrian connection on the east side of the street to the Fayetteville-Flat Shoals commercial node and the MARTA bus stop located within it, consistent with Suburban Character Area Policy 12 to “encourage good vehicular and pedestrian/bike connections to retail/commercial services”. The new building is not expected to cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. If constructed in accordance with the recommended conditions, it is not expected to adversely affect the existing use or usability of adjacent or nearby property. Therefore, the Department of Planning and Sustainability recommends that the proposal be “Approved with Conditions”.

PLANNING COMMISSION VOTE: Approval Conditional J. Johnson moved, L. Osler seconded for approval as recommended and conditioned by staff.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: CC3 acknowledged that CHRIS 180 is a good neighbor. A CC3 member reported that the proposal has the support of the Charleston Point homeowner's association.

PLANNING STAFF’S RECOMMENDED CONDITIONS ARE AS FOLLOWS:

1. The site shall be developed in a manner consistent with the site plan titled, “Chris 180”, prepared by Kimley Horn, dated 6/9/2017, for a building with a maximum of 20,000 square feet of floor area, to allow for flexibility to downsize.
2. There shall be a maximum of one curb cut on Fayetteville Road and one curb cut on Pine Trail.
3. There shall be one ground sign, located on the Fayetteville Road frontage, which shall be a monument, at a height of no more than 8 feet, with a maximum sign area of 32 square feet and a base that matches the exterior materials of the primary building, and with external lighting only.
4. Evergreen understory and overstory trees shall be planted along the south property line to screen views of the proposed parking lot from the adjoining property to the south, subject to approval by the County Arborist.
5. The applicant shall submit a sight distance report regarding the proposed pedestrian crosswalk and proposed vehicular ingress and egress. The report shall be prepared by a professional engineer and a stamped copy shall be provided to the Transportation Division prior to the issuance of a land development permit.
6. 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.
7. Prior to issuance of a land disturbance permit (LDP), the applicant shall submit a combination plat to consolidate parcels 15-147-05-013 (1030 Fayetteville Road), 15-148-02-032 (1735 Pine Trail), and 15-148-02-031 (1743 Pine Trail).