



DeKalb County Government

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

Legislation Text

File #: 2022-1182, Version: 1

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

SUBJECT:

COMMISSION DISTRICT(S): Commission Districts 01 Super District 07

Application of the Director of Planning & Sustainability for a Text Amendment for an amendment to the regulations of the Tier 2 Northlake Overlay District to increase the allowed residential density from 30 units per acre to 60 units per acre.

PETITION NO: D3. TA-22-1245470 (2022-1182)

PROPOSED USE: To increase the allowed residential density from 30 units per acre to 60 units per acre on properties located on Parklake Drive in Tier 2 of the Northlake Overlay District.

LOCATION: Parklake Drive, Northlake Overlay District - Tier 2

PARCEL NO. : N/A

INFO. CONTACT: Melora Furman/Dustin Jackson, Sr. Planners

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of the Director of Planning & Sustainability for a Text Amendment for an amendment to the regulations of the Tier 2 Northlake Overlay District to increase the allowed residential density from 30 units per acre to 60 units per acre for properties located on Parklake Drive.

RECOMMENDATION:

COMMUNITY COUNCIL: (April 20, 2022) Approval. (Feb. 16, 2022) Denial.

PLANNING COMMISSION: (May 3, 2022) Approval. (Jan. 6, 2022) Full Cycle Deferral.

PLANNING STAFF: Approval.

STAFF ANALYSIS: The Department of Planning and Sustainability is in receipt of an application for a mixed-use development on a property located at 2175 Parklake Drive, in (Office Park) Tier 2 of the Northlake Overlay District. The proposed density of the development is 54.6 units per acre, whereas Tier 2 of the Northlake Overlay District allows up to 30 units per acre. The increase in residential density afforded by the text amendment would allow the proposed mixed-use development to proceed through the standard, by-right review process for a proposal in the overlay district. It would also bring two major multifamily residential developments, located at 2200 Parklake Drive and 2211 Parklake Drive into compliance with the overlay district regulations for residential density for Tier 2. These developments, located at the southeast and southwest corners of Parklake Drive and Northlake Parkway, have a total of 656 dwelling units. They were constructed before adoption of the overlay district regulations and have 40 and 55 units per acre in residential

density. Given these existing conditions, a seemingly dormant office development market in this area, and an opportunity to permit redevelopment of a vacant office building that would be consistent and compatible with its surrounding environment, we put forth this proposal for consideration.

PLANNING COMMISSION VOTE: (May 3, 2022) Approval 7-0-0. Lauren Blaszyk moved, Edward Patton seconded for Approval, per Staff recommendation. **(Jan. 6, 2022) Full Cycle Deferral 8-0-0.** Lauren Blaszyk moved, Jon West seconded for a Full Cycle Deferral to allow time for the public to receive more information. Edward Patton was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (April 20, 2022) Approval 8-0-0. The board had the following statement: “Modify to add Northlake Pkwy as the northern boundary limit.” **(Feb. 16, 2022) Denial 5-0-0.** Concerns included: lack of community notification and engagement; more information regarding the potential project needed; infrastructure/land use concerns; and desire for comprehensive overlay community process.