



Legislation Text

File #: 2020-0386, Version: 1

Substitute

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 4 & 6

Application of John Corcoran for a Special Land Use Permit (SLUP) within the HR-2 (High Density Residential-2) District to allow for the construction of up to 130 senior housing residences in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.46 (Senior Housing Supplemental Regulations) of the DeKalb County Code for properties at 3383, 3393, and 3391 Kensington Road and 4150 and 4200 Memorial Drive.

PETITION NO: N12. SLUP-20-1243877 (2020-0386)

PROPOSED USE: Senior Housing

LOCATION: 3383, 3393 & 3391 Kensington Road; and 4150 and 4200 Memorial Drive.

PARCEL NO. : 15-250-06-009, 15-251-03-001, 15-251-03-002, 15-251-03-003, 15-251-03-004

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PURPOSE:

Application of John Corcoran for a Special Land Use Permit (SLUP) within the HR-2 (High Density Residential-2) District to allow for the construction of up to 130 senior housing residences in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.46 (Senior Housing Supplemental Regulations) of the DeKalb County Code. The property is located on the south side of Kensington Road and the west side of Memorial Drive, at 3383, 3393, and 3391 Kensington Road; and 4150 and 4200 Memorial Drive in Decatur, Georgia. The property has approximately 580 feet of frontage along Kensington Road, 845 feet of frontage along Memorial Drive and contains 4.76 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Full Cycle Deferral.

PLANNING COMMISSION: Deferral

STAFF RECOMMENDATION: Approval with Conditions.

PLANNING STAFF ANALYSIS: The proposed request for senior housing with accessory nonresidential uses is required to obtain a Special Land Use Permit (SLUP) in the proposed HR-2 (High Density Residential-2) zoning district (see associated rezoning case Z 20 1243876 from R-75 to HR-2). The applicant was originally

requesting to rezone to the MU-4 (Mixed Use High Density) District which allows residential densities up to 40 dwelling units per acre. The project was initially proposing up to 170 affordable senior housing residences within two four-story multi-family buildings at a density of 40 units per acre, but was not able to provide a minimum of 20% nonresidential uses as required by the MU-4 zoning. The rezoning and SLUP applications were deferred from the June 9, 2020 Board of Commissioners meeting to the July 14th Board of Commissioners meeting to allow the applicant time to revise their rezoning application to the HR-2 (High Density Residential-2) District to allow an increase in residential density from 40 to 52 dwelling units per acre and increase the building height from four stories to five stories to be more consistent with the higher densities called for by the Regional Center (RC) character area of the 2035 Comprehensive Plan (up to 120 dwelling units per acre). Of the proposed 250 residential units on the project site, 130 of those will be affordable senior housing. Based on the submitted information, it appears that the SLUP proposal for high density senior housing with accessory nonresidential uses is compatible and consistent with the nearby MARTA station, surrounding commercial and institutional uses, and other high density multi-family projects either approved or under construction in the surrounding area. The submitted concept plan, along with zoning conditions recommended by Planning Department Staff, is consistent with the Kensington LCI goals and TOD (Transit Oriented Development) guidelines adopted by MARTA focusing on high density, pedestrian focused developments by bringing the buildings up to wide sidewalks along the street, locating parking behind the buildings, and providing public access to open space. It appears that the project complies with the senior housing supplemental regulations of the zoning ordinance. With the recommended transportation improvements by Planning Department staff, the SLUP proposal should not cause an excessive or burdensome use of existing streets and transportation facilities. Therefore, Staff is recommending approval of the SLUP subject Staff's recommended conditions.

PLANNING COMMISSION VOTE: Deferral 7-0-0. L. Osler moved, P. Womack, Jr. seconded for a Deferral to the July 14, 2020 Board of Commissioners agenda. V. Moore was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Full Cycle Deferral 9-0-1. The Council recommended "Full Cycle Deferral" since the proposed concept plans were in the process of being redesigned and Council wanted to review plans when they were completed. There was additional discussion concerning that there was not enough parking, and concerns that seniors who would live in the development would have no cars and no nearby parks, grocery stores, or drug stores to walk to.