



## Legislation Text

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File #: 2022-1479, Version: 1

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Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 04 Super District 06

**Application of Nationwide Investments, LLC to rezone from Tier 2 of the Scottdale Overlay District to Tier 1 of the Scottdale Overlay District, to allow construction of a single-family detached and single-family attached (townhome) development, at 496 Warren Avenue.**

**PETITION NO:** N11. Z-22-1245579 (2022-1479)

**PROPOSED USE:** Single-family detached & single-family attached townhome development.

**LOCATION:** 496 Warren Avenue, Scottdale, Georgia 30079

**PARCEL NO. :** 18-046-04-145, 18-046-04-146, 18-046-04-147, 18-046-04-148, 18-046-04-149, 18-046-04-150, 18-046-04-151, 18-046-04-152

**INFO. CONTACT:** Rachel Bragg, Sr. Planner

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Nationwide Investments, LLC to rezone from Tier 2 of the Scottdale Overlay District to Tier 1 of the Scottdale Overlay District, to allow construction of a single-family detached and single-family attached (townhome) development. The properties have frontage on Warren Avenue, North Decatur Road and Glendale Road and contain approximately 1.8 acre.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval.

**PLANNING COMMISSION:** Approval with Conditions.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS:** This Tier change would increase the maximum density of these two lots from Tier 2 (6 units/ acre) to Tier 1 (12 unites/acre). This application proposes a transitional density with the submitted site plan of 6.67 units/acre and a transition of housing type from single-family detached to single-family attached. This tier change will allow the applicant to develop all of the parcels with the same standards within the same Tier. One of the purposes of the Scottdale overlay is to encourage new development that is appropriate to the existing character of the Scottdale Community. This proposal supports this purpose. The proposed density is only slightly higher than the density allowed within Tier 2 (existing 6, proposed 6.67) and provides a transition between single-family attached and detached dwelling types. The construction of townhouses along North Decatur Road will provide development along an under-utilized segment of the overlay. Therefore, the

Department of Planning and Sustainability recommends “Approval with conditions”.

**PLANNING COMMISSION VOTE: Approval with Conditions 5-0-1.** LaSonya Osler moved, Jana Johnson seconded for Approval with eight (8) conditions, per Staff recommendation. Tess Snipes abstained.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 10-0-0.**