



DeKalb County Government

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

Legislation Text

File #: 2018-1504, Version: 2

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 1&7

Title: Special Land Use Permit - SLUP-18-21957 - Peacock Partnership, Inc.

PETITION NO: SLUP-18-21957

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

PHONE NUMBER: 404-371-4922

PURPOSE:

A Special Land Use Permit (SLUP) to increase the height of a senior housing development to 12 stories, from the maximum allowed height in an O-I (Office-Institutional) district of five stories, in accordance with Chapter 27, Article 2, Table 2.2. 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.

RECOMMENDATION:

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 requested height of the proposed new tower is suitable in the context of its location and the surrounding land uses. The size, scale, and massing of the proposed new tower are significantly higher and

larger than that of adjacent and nearby buildings. From the outset, the design of the building has been different from that of nearby buildings. Apparently it was not meant to be contextual in relation to its neighbors. It is, rather a stand-alone building that is set off by the lower buildings around it. The new tower is expected to cast shadows on adjoining commercial properties, but the shadows would not have negative effects on their operation or use. Therefore, the Department of Planning and Sustainability recommends “Approval” with conditions.

PLANNING COMMISSION VOTE: Approval with Conditions, 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.