



Legislation Text

File #: 2020-0606, Version: 1

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of Venture Communities LLC c/o Dunlavy Law Group, LLC to request a major modification of zoning conditions pursuant to Z-07-13334 and CZ-04-111 to allow 38 townhomes within the MU-4 (Mixed Use High Density) District and Tier 2 of the I-20 Overlay District at 2620 Shell Bark Road and 2641 Acuity Way.

PETITION NO: N9. CZ-20-1243960 2020-0606

PROPOSED USE: 38 Townhomes

LOCATION: 2620 Shell Bark Road and 2641 Acuity Way, Decatur, Georgia.

PARCEL NO. : 16-009-01-001, 16-024-06-001

INFO. CONTACT: Matthew Williams, Zoning Administrator

PHONE NUMBER: 404-371-4922 X4

PURPOSE:

Application of Venture Communities LLC c/o Dunlavy Law Group, LLC to request a major modification of zoning conditions pursuant to Z-07-13334 and CZ-04-111 to allow 38 townhomes within the MU-4 (Mixed Use High Density) District and Tier 2 of the I-20 Overlay District. The property is located on the west side of Acuity Way, approximately 836 feet south of Snapfinger Woods Drive, at 2620 Shell Bark Road and 2641 Acuity Way, Decatur, Georgia. The property has approximately 836 feet of frontage along Acuity Way and contains 7.02 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval with conditions.

PLANNING STAFF: Approval with conditions.

STAFF ANALYSIS: The zoning proposal is consistent with the following policies and strategies of the 2035 Comprehensive Plan: “Utilize the zoning code to provide a variety of housing opportunities and choices to better accommodate the needs of residents.” (Housing Policy No. 9) and “Ensure that new development and redevelopment is compatible with existing residential areas.” (Land Use Policy No. 4) According to the applicant, the housing market has changed since the zoning conditions were originally approved in 2004 and

modified in 2007. The modifications don't change the land use type that could be developed on the property - it will remain residential - but they would, in the applicant's opinion, make the property and residential development on the property more suited for today's housing market. Since there does not appear to be a need for the previously approved housing type at the subject location, staff agrees that the modifications are appropriate. Therefore, the Department of Planning and Sustainability recommends "Approval, with the conditions attached on the following pages as marked-up and final versions".

PLANNING COMMISSION VOTE: Approval with Conditions 7-1-0. G. McCoy moved and A. Atkins seconded for Approval with Staff's conditions, with an amendment to condition #3 that there be a minimum of 1700 square feet of heated area. T. Snipes opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 9-0-0. The proposed townhomes are compatible with existing housing in the area. There was no opposition.