



## Legislation Text

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File #: 2022-1477, Version: 1

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### Substitute

Public Hearing: YES  NO

Department: Planning & Sustainability

### SUBJECT:

Commission District(s): Commission District 03 Super District 07

Application of Kova Real Estate, LLC to rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Medium Lot-60) to allow an 11-lot subdivision for single-family detached homes, at 1500 Columbia Drive.

PETITION NO: N9. Z-22-1245596 (2022-1477)

PROPOSED USE: Eleven-lot subdivision for single-family homes.

LOCATION: 1500 Columbia Drive, Decatur, Georgia 30032

PARCEL NO. : 15-186-04-028, 15-186-04-029

INFO. CONTACT: Melora Furman, Sr. Planner

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### PURPOSE:

Application of Kova Real Estate, LLC to rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Medium Lot-60) to allow an 11-lot subdivision for single-family detached homes. The property is located on the east side of Columbia Drive, approximately 337 feet north of Columbia Circle, at 1484 Columbia Drive (a.k.a. 1500 Columbia Drive), and 1520 Columbia Circle, Decatur, Georgia. The property has approximately 406 feet of frontage on Columbia Drive (1484 Columbia Drive) and no frontage (1520 Columbia Circle) and contains 2.73 acres.

### RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Full Cycle Deferral.

PLANNING STAFF: (June 28 BOC) Approval. (May 26 BOC) Deferral.

**STAFF ANALYSIS:** The proposed development would be consistent with the Suburban Character Area policy of the Comprehensive Plan Update that states, "Promote moderate density, traditional neighborhood development style residential subdivision[s], which may utilize alleyways and rear vehicular access as well as [reduce] automobile dependency." The development's street-fronting row of single-family homes along Columbia Drive echoes the development pattern found on both sides of Columbia Drive between the commercial nodes located approximately 1,800 feet to the north and approximately 1,900 feet to the south. The

proposed subdivision is not expected to adversely affect the existing use or usability of adjacent or nearby property, which are also developed with single-family homes of similar height and character. Based on review by the Traffic Division of Public Works, the site plan submitted with the application needed to be revised with respect to ingress and egress at Columbia Drive. The applicant submitted a revised site plan at the May 5 Planning Commission; however, neither Planning staff nor the Traffic and Transportation divisions had reviewed it. Therefore, the Department of Planning and Sustainability had recommended “Deferral”. During the deferral period, Planning staff reviewed the site plan, and Traffic Division staff reviewed the revised site plan and approved it. Therefore, Planning and Sustainability recommends “Approval with Conditions”.

**PLANNING COMMISSION VOTE: Full Cycle Deferral 6-0-0.** Vivian Moore moved, LaSonya Osler seconded for a Full Cycle Deferral to the July 2022 zoning agenda because the applicant presented a revised site plan at the meeting that has not yet seen by the community.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 10-0-0.** The CC 3 Board Members thought that the proposed homes would be consistent in density to that of the existing homes in the surrounding neighborhood.