



Legislation Text

File #: 2021-3157, Version: 1

SUBSTITUTE

Public Hearing: YES NO Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District: 03; Super District 06

Application of VG First Baptist Senior, LP for a Special Land Use Permit (SLUP) for a senior housing development of multi-family and detached dwelling units in an R-75 (Residential Medium Lot-75) District, at 2318 2nd Avenue.

PETITION NO: SLUP-21-1245227 (2021-3157)

PROPOSED USE: Senior housing development.

LOCATION: 2318 2nd Avenue, Decatur, Georgia 30032.

PARCEL NO. : 15-140-04-007; 15-140-04-055

INFO. CONTACT: Jeremy McNeil, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of VG First Baptist Senior, LP for a Special Land Use Permit (SLUP) for a senior housing development of multi-family units in the R-75 (Residential Medium Lot-75) Zoning District, in accordance with Section 27- 4.1.3, Table 4.1 of the Zoning Ordinance. The property is located on the east side of 2nd Avenue, approximately 200 feet north of the northeast corner of 2nd Avenue and Tilson Road; and the north side of Tilson Road, approximately 302 feet east of the northeast corner of 2nd Avenue and Tilson Road, at 2318 2nd Avenue and 2038 Tilson Road, Decatur, Georgia. The property has approximately 286 feet of frontage on 2nd Avenue and 100 feet of frontage on Tilson Road and contains 6.6 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Two-Cycle Deferral.

PLANNING STAFF: Approval with conditions (Rev. 12/20/2021).

STAFF ANALYSIS: (Rev. 11/20/2021) The proposed development will consist of seven buildings: one large multifamily building housing 89 units and six single story triplexes equating to 36 units. There will be a mix of 93 - 1 bedrooms and 32- 2 bedrooms for senior aged residents with incomes at or below 60% of the area median income (AMI). Unit amenities will include washer/dryer connections and full kitchens with energy efficient refrigerators, ice makers, dishwashers, stoves, and microwaves. All units will have built-in fire sprinkler systems. The development plans feature community space that will include a management and leasing

office along with a community room, computer and fitness center, arts and crafts room, outdoor gathering areas, and raised garden beds. In addition, there will be classes that teach healthy eating and cooking, preventative health, exercise, and fitness. Based on the impact analysis and land use analysis above, the Special Land Use Permit request appears to be consistent with the intent of the 2035 Comprehensive Plan Update. The comprehensive plan states that the senior population is expected to increase and that more housing and service options are required. Therefore, the proposal may present an opportunity to “Encourage housing for the elderly that is well planned, soundly financed and located within” (Housing Policy #6-Housing Variety/Access). Therefore, staff recommends approval of this request with the conditions.

PLANNING COMMISSION VOTE: Full Cycle Deferral 8-0-0. Vivian Moore moved, LaSonya Osler seconded for a Two-cycle deferral, per Staff recommendation to the March 2022 zoning agenda.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval.