



Legislation Text

File #: 2020-0385, Version: 1

Substitute

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 4 & 6

Application of John Corcoran to rezone properties from R-75 (Residential Medium Lot-75) to HR-2 (High Density Residential-2) District to allow for the construction of up to 250 residential units consisting senior housing and market rate residences at 3383, 3393, and 3391 Kensington Road and 4150 and 4200 Memorial Drive.

PETITION NO: N11. Z-20-1243876 (2020-0385)

PROPOSED USE: Mutli-family and Senior Housing

LOCATION: 3383, 3393 & 3391 Kensington Road; and 4150 and 4200 Memorial Drive.

PARCEL NO. : 15-250-06-009, 15-251-03-001, 15-251-03-002, 15-251-03-003, 15-251-03-004

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PURPOSE:

Application of John Corcoran to rezone properties from R-75 (Residential Medium Lot-75) to HR-2 (High Density Residential-2) District to allow for the construction of up to 250 residential units consisting of senior housing and market rate residences. The property is located on the south side of Kensington Road and the west side of Memorial Drive, at 3383, 3393, and 3391 Kensington Road; and 4150 and 4200 Memorial Drive in Decatur, Georgia. The property has approximately 580 feet of frontage along Kensington Road, 845 feet of frontage along Memorial Drive and contains 4.76 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Full Cycle Deferral.

PLANNING COMMISSION: Deferral

STAFF RECOMMENDATION: Approval with Conditions

PLANNING STAFF ANALYSIS: The applicant was originally requesting to rezone to the MU-4 (Mixed Use High Density) District which allows residential densities up to 40 dwelling units per acre. The project was initially proposing up to 170 affordable senior housing residences within two four-story multi-family buildings at a density of 40 units per acre, but was not able to provide a minimum of 20% nonresidential uses as required by the MU-4 zoning. The application was deferred from the June 9, 2020 Board of Commissioners meeting to

the July 14th Board of Commissioners meeting to allow the applicant time to revise their application to the HR-2 (High Density Residential-2) District to allow an increase in residential density from 40 to 52 dwelling units per acre (consisting of 130 senior housing units and 120 market rate multi-family units) and increase the building height from four stories to five stories to be more consistent with the higher densities called for by the Regional Center (RC) character area of the 2035 Comprehensive Plan (up to 120 dwelling units per acre). The HR-2 zoning (with conditions) allows the applicant to provide some accessory and primary nonresidential uses consistent with the mixed-use goals of the Regional Center Character Area of the Comprehensive Plan and the goals of the 2003 and 2012 Kensington LCI *Small Area Plans*. While there is no requirement for non-residential uses in the HR-2 zoning district, 10.6% of the total building square footage is proposed for non-residential use. The submitted concept plan, along with zoning conditions recommended by Planning Department Staff, is consistent with the Kensington LCI goals and TOD (Transit Oriented Development) guidelines adopted by MARTA focusing on high density, pedestrian focused developments by bringing the buildings up to wide sidewalks along the street, locating parking behind the buildings, and providing public access to open space. Additionally, the HR-2 district is more consistent with the adjacent HR-3 zoning to the west. With the recommended transportation improvements by Planning Department staff, the rezoning proposal should not cause an excessive or burdensome use of existing streets and transportation facilities. Therefore, Staff is recommending approval of the HR-2 zoning subject to Staff's recommended conditions.

PLANNING COMMISSION VOTE: Deferral 8-0-0. L. Osler moved, A. Atkins seconded for a Deferral to the July 14, 2020 Board of Commissioners agenda.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Full Cycle Deferral 9-0-1. The Council recommended "Full Cycle Deferral" since the proposed concept plans were in the process of being redesigned and Council wanted to review plans when they were completed. There was additional discussion concerning that there was not enough parking, and concerns that seniors who would live in the development would have no cars and no nearby parks, grocery stores, or drug stores to walk to.