



DeKalb County Government

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

Legislation Text

File #: 2019-3330, Version: 2

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 6

Application of the Director of Planning & Sustainability Department for ATKM LLC to amend the Future Land Use Map from SUB (Suburban) to CRC (Commercial-Redevelopment-Corridor) for the development of 24 single-family attached townhome units and 6 single-family detached units, at 2602 E. Tupelo Street.

PETITION NO: N7. LP-19-1243107

PROPOSED USE: 24 Single-Family attached townhome units & 6 single-family detached units

LOCATION: 2602 E. Tupelo Street, Atlanta, GA 30317

PARCEL NO.: 15-202-03-103

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of the Director of Planning & Sustainability Department for ATKM, LLC to amend the Future Land Use Map from SUB (Suburban) to CRC (Commercial-Redevelopment-Corridor) for the development of 24 single-family attached townhome units and 6 single-family detached units, located at 2602 E. Tupelo St. The property is located on the north side of East Tupelo Street, approximately 502 feet east of the northeast corner of East Tupelo Street and Venice Drive, at 2602 East Tupelo Street, Atlanta, Georgia. The property has approximately 128 feet of frontage on East Tupelo Street and contains 5.12 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval

PLANNING COMMISSION: Approval

PLANNING STAFF: Approval

STAFF ANALYSIS: The applicant is requesting a land use amendment from Suburban to Commercial Redevelopment Corridor for development of 24 single-family attached townhome units and six single-family detached units. The applicant is interested in extending the Commercial Redevelopment Corridor northwest of an existing Commercial Redevelopment Corridor designation. Because this property is oriented and has primary access to a major arterial road, and is adjacent to existing CRC character area, the proposed request appears to be consistent with the following policies and strategies of the CRC character area as well as general policies of the Comprehensive Plan. *(CRC Policy 7.18) Development: Focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor. (CRC Policy 7.6) Density -Cluster high*

density development at nodes & along major corridor outside of established residential areas. The comprehensive plan will support extending the Commercial Redevelopment Corridor designation, northwest of the existing CRC designation. It should be noted that the comprehensive plan will not support development that could alter established single-family residential development patterns and density. Therefore, it is the recommendation of the Planning and Sustainability Department that the application be **“Approved, with the necessary buffer to mitigate impacts upon residential area”**.

PLANNING COMMISSION VOTE: Approval 7-1-0. V. Moore moved, J. West seconded for approval per Staff recommendation. T. Snipes opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval with conditions 9-0-0.