



DeKalb County Government

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

Legislation Text

File #: 2018-1913, Version: 1

Substitute

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

Commission District(s): 4 & 6

Rezone - Arrowhead Investors - Z-18-22138

Petition No.: Z-18-22138

Proposed Use: Single-family and attached townhome development

Location: 745, 741, 731, 721, 715, 713, 707, 705, 701, the rear of 701, 695, 681, 675, 669, and 665 Valley Brook Road, Decatur, 742 and 739 Ford Place, Scottdale, and 759 Milton Street, Scottdale. .

Parcel No.: 18-064-02-020, 022, 013 thru 019, 021, 023, 037, 038, 066, 152 thru -154, and -156

Information Contact: Marian Eisenberg

Phone Number: 404-371-4922

PURPOSE:

To rezone property from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix) for a residential development consisting of 44 lots for urban single-family detached homes and 39 attached townhome units at a density of 6.69 units per acre.

RECOMMENDATION:

COMMUNITY COUNCIL: DENIAL

PLANNING COMMISSION: FULL CYCLE DEFERRAL

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

PLANNING STAFF ANALYSIS: The zoning proposal is consistent with housing policy No. 9 of the 2035 Comprehensive Plan to “. . . provide a variety of housing opportunities and choices to better accommodate the needs of residents.” The proposed detached homes along Valley Brook Road will appear two-story in height maintaining consistency of building type with the single-family homes in the larger neighborhood. At 6.69 units per acre, and with the mixture of townhouses and single family detached dwellings, the proposed development provides a transition from the higher-density townhome and multifamily developments to the north and northeast to the adjoining single-family properties to the south. The amount of Open Space exceeds the standards, taking into account the limitation of floodplain acreage. As a result of multiple community meetings, the plans include many amenities for use by the residents of the development, as well as the use by the surrounding community. The School District has indicated in its comments that there is adequate capacity

for the number of elementary, middle, and high school students who are projected to live in the development. Therefore, the Department of Planning and Sustainability recommends “Approval with conditions”.

PLANNING COMMISSION VOTE: Full Cycle Deferral, 6-1-0. L. Osler moved and J. Johnson seconded for a full cycle deferral. P. Womack, Jr. opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial, 11-0-1. Council recommended denial due to the following: 1. Overwhelming neighborhood opposition; 2. Applicant has not demonstrated specifically how the criteria for density bonus above four units per acre has been achieved regarding minimum size requirements of proposed pocket parks and enhanced open space; 3. Density is too high and proposal is out of character with surrounding neighborhood; 4. Valley Brook Road cannot handle the increased traffic; and 5. School system impacts have not been assessed.