



# DeKalb County Government

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

## Legislation Text

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File #: 2022-1649, Version: 1

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**Public Hearing:** YES  NO       **Department:** Planning and Sustainability

**SUBJECT:**

**Commission District(s): Commission District 04 Super District 06**

**Application of the Director of Planning and Sustainability for a modification to zoning conditions to Condition #1 of Case Z-20-1243876 relating to building height and Condition #8 & #9 relating to streetscape requirements, at 3383, 3393 and 3391 Kensington Road; and, 4150 and 4200 Memorial Drive.**

**Petition No: Z-22-1245786 (2022-1649)**

**Information Contact:** Andrew Baker, AICP, Planning & Sustainability Director

**Phone Number:** 404-687-7154

**PURPOSE:**

Application of the Director of Planning and Sustainability for a modification to zoning conditions to Condition #1 of Case Z-20-1243876 relating to building height and Condition #8 & #9 relating to streetscape requirements. 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.

**NEED/IMPACT:**

To modify existing zoning conditions for the Kensington Point development.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Approval. The submitted modification of zoning conditions related to building height in conjunction with the other previously approved zoning conditions will allow this project to move forward and serve as a catalyst for future mixed-use, pedestrian oriented development at the Kensington Node and 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.