



DeKalb County Government

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

Legislation Text

File #: 2017-0209, Version: 1

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

SUBJECT:

COMMISSION DISTRICT(S): 3 & 6

Rezone - Z-17-21293 -- Abebe & Company (Decision Only)- No Cost to the County

PETITION NO: CZ-17-21293

PROPOSED USE: 12-unit, fee-simple, single-family attached (townhome) development.

LOCATION: The south side of Memorial Drive, approximately 252 feet east of Warren Street, at 1911, 1913, 1915, and 1921 Memorial Drive, Atlanta. The property has approximately 200 feet of frontage on Memorial Drive and contains .6 acres.

PARCEL NOS.: 15-179-10-006, -007, -008, & -009

INFORMATION CONTACT: Andrew Baker

PHONE NUMBER: 404-687-7154

PURPOSE:

To rezone property from C-1 (Local Commercial) and R-75 (Single-Family Residential) to MR-2 (Medium-Density Residential) for a 12-unit, fee-simple, attached townhome development.

RECOMMENDATION:

COMMUNITY COUNCIL: APPROVAL WITH CONDITIONS.

PLANNING COMMISSION: APPROVAL WITH CONDITIONS.

PLANNING STAFF: APPROVAL WITH CONDITIONS.

PLANNING COMMISSION MEETING: On March 7, the Planning Commission recommended "Approval With Conditions" as recommended by Staff.

PLANNING STAFF ANALYSIS: Redevelopment of the property for townhomes is suitable at the subject location, because it establishes a transition from the single-family detached type of residential land use to the east and south and the commercial land uses to the west. Based on the presence of many new or renovated homes in the immediate area, there appears to be market demand for new housing in the surrounding

neighborhood. In addition, the size and scale of the newer homes across Memorial Drive support redevelopment of the subject property at the scale and density that is being proposed. The site plan indicates that the homes next to the Memorial Drive frontage of the proposed development will face Memorial Drive and will have walkways leading from front doors to the sidewalk, consistent with the 2035 Comprehensive Plan strategy for Neighborhood Center character areas to “Create pedestrian-scale communities that focus on the relationship between the street, buildings, streetscaping, and people.” (NC Policy No. 4) If buffered and screened as described in the recommended conditions, views of the proposed development from adjoining single-family properties to the south would be satisfactorily screened. Therefore, the Department of Planning and Sustainability recommends “Approval-Conditional” .

PLANNING COMMISSION VOTE: Approval w/Conditions 6-1-0. V. Moore moved, J. Johnson seconded for approval as recommended and conditioned by Staff. T. Snipes opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Deferral, 10-1-1. The Council recommended deferral because one person appeared at the pre-community meeting and the Council would like more input from neighbors.

RECOMMENDED CONDITIONS

CZ-17-21293

1. The subject property shall be developed for no more than 12 fee simple townhomes, in substantial compliance with the layout shown on the site plan titled “Memorial Drive Tract”, prepared by Advanced Engineering and Planning, dated March 23, 2017, subject to subdivision sketch plat review and to revision as recommended in Condition No. 2.
2. A pedestrian path shall be provided along the south side of the alley to provide a connection with the walkways from the front doors of Units 7-12 to the sidewalk on Memorial Drive. The pedestrian path may be delineated by textured paving on the edge of the alley right-of-way and may consist of stepping stones across green spaces within the site.
3. Prior to the issuance of the final certificate of occupancy for all the townhouse units, the applicant will consult with adjoining property owners to the south regarding the installation of a privacy fence or additional landscaping. Subject to approval by the Zoning Board of Appeals, the rear yard shall be additionally landscaped with densely planted evergreen and deciduous trees to replace the required screening fence. This additional landscaping, subject to the approval by the County Arborist, is intended to screen the proposed development from view by residents of adjoining properties. If a fence is required or requested by the adjacent property owners, it shall be installed in a manner that minimizes the fence’s impact on existing trees and other landscaping. The fence’s finished side shall face outward towards the adjoining properties. For the remainder of the site, deciduous trees and shrubs shall generally be planted according to the site plan approved with this rezoning request. Plantings shall occur as soon as practical and the County Arborist shall review the implementation of this condition.
4. Subject to applicable regulations of the Georgia Department of Transportation, and subject to approval by the

County Arborist, a low hedgerow will be planted between the existing sidewalk along Memorial Drive and the townhouse units fronting on Memorial Drive, with openings or gates to provide access from the sidewalk to each unit.

5. Exterior facades of all townhouse buildings shall be constructed of any of the following building materials, or any combination of the following building materials: brick, stone, wood, fiber cement siding, or architectural metal siding.
6. Textured or stamped paving shall be installed across the curb cut at Memorial Drive to connect sidewalk segments on each side of the curb cut.
7. Obstruction of the private drive by vehicles that are parked in driveways but overhang into the alley shall be prohibited. Parking on the alley shall be prohibited.
8. Functional front doors shall be constructed in the north facades of the units located next to Memorial Drive.
9. No second-story decks or balconies shall be allowed on the south sides of the Units 7-12.
10. All exterior lighting shall be screened or shielded to minimize glare and keep light inside the development.

Attachment: Staff report w/attachments