



DeKalb County Government

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

Legislation Text

File #: 2022-1179, Version: 1

Public Hearing: YES NO Department: Planning & Sustainability

SUBJECT:

Commission District(s): Commission District 03 Super District 06

Application of Clark Property and Porch & Square for a Land Use Plan amendment for properties at 1058 and 1078 Moreland Avenue from TN (Traditional Neighborhood) to CRC (Commercial Redevelopment Corridor), at 1078 Moreland Avenue.

PETITION NO: D5. LP-22-1245473 (2022-1179)

PROPOSED USE: Traditional Neighborhood to Commercial Redevelopment Corridor

LOCATION: 1078 & 1058 Moreland Avenue, Atlanta, Georgia 30316

PARCEL NO. : 15-145-15-054

INFO. CONTACT: Brian Brewer, Sr. Planner

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PURPOSE:

Application of Clark Property and Porch & Square for a Land Use Plan amendment for properties at 1058 and 1078 Moreland Avenue from TN (Traditional Neighborhood) to CRC (Commercial Redevelopment Corridor). The property has 299 feet of frontage on Shadowridge Drive and contains 9.3 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: (June 8, 2022) Approval. (Feb. 9, 2022) Approval.

PLANNING COMMISSION: (July 12, 2022) Approval. (May 3, 2022) Full Cycle Deferral.

PLANNING STAFF: Approval.

STAFF ANALYSIS: The intent of the Commercial Redevelopment Corridor Character Area is to promote the redevelopment of declining commercial corridors and to improve the function and aesthetic appeal of more stable commercial corridors. These areas mostly consist of strip -style shopping centers that are in need of aesthetic or functional improvements, are in economic decline or are vacant. They are often characterized by a high degree of vehicular traffic, on site parking, moderate floor to area ratio and large tracts of land. The proposed density for areas of this type is up 18 dwelling units per acre, with a maximum height of 3 stories.
Primary Uses • Townhomes • Condominiums • Apartments • Health Care Facilities • Retail and Commercial • Office • Institutional Uses • Entertainment and Cultural Facilities • Park and Recreational Facilities • Public and Civic Facilities
Major CRC Corridors • Memorial Drive • Lawrenceville Highway • Covington Highway • Panola Road • Turner Hill Road • Rock Chapel Road • Hairston Road
Policies Cyclists and

Pedestrians - Provide safe and attractive facilities for bicyclists and pedestrians. Transportation - Provide transportation alternatives to reduce automobile dependency. Mixed-Use Redevelopment - Redevelop older strip commercial centers into viable mixed -use developments. Streetscape - Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscape improvements and people. Mixed Use Districts - Create compact mixed -use districts and reduce automobile dependency and travel to obtain basic services. Density - Cluster high density development at nodes & along major corridors outside of established residential areas. Landscaping - Use landscaping and other buffers to protect pedestrians from heavy traffic. Aesthetics - Create and implement performance and aesthetic standards to improve visual appearance. Signage - Implement signage and billboard controls. Parking - Require parking to the side or rear of buildings. Connectivity - Promote parcel interconnectivity. TOD - Promote transit -oriented development. Bike Parking - Provide safe and accessible areas for bicycle parking. Transit Incentives - Provide incentives to encourage transit compatible development. Transportation - Accommodate and encourage the development of multi -modal transportation centers, where appropriate. Access Management - Create and implement driveway controls and access management standards. Tree Preservation - Establish tree preservation and landscaping standards. Development - Focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor. Redevelopment Concept - In appropriate locations, build new commercial structures closer to street on existing under-utilized parking lots creating internal smaller or decked parking. Architectural Standards - Upgrade the appearance of existing older commercial buildings with façade improvements. Permitted Zoning • MU-5 • MU-4 • MU-3 • MU-2 • MR-1 • MR-2 • C-1 • OI • HR-1 • HR-2 • RSM

Development Guidelines

Setbacks Greater setbacks shall be required when adjacent to lower density residential uses and transitional buffers shall be required. *Buffers* Development shall incorporate enhanced buffers in an effort to protect single family neighborhoods. *Heights* Proposed development shall consider and implement staggered heights when adjacent to single family residential neighborhoods. The development proposal includes a mix of uses on parcels in both the jurisdictions of City of Atlanta and Unincorporated DeKalb County. The two parcels in the City of Atlanta incorporate the greater height allowed by the City’s Codes. These parcels have frontage on Moreland Avenue. The subject parcels being considered for a Land Use Plan Map amendment are being reviewed based on a submitted site plan that indicates a walkable, grided, layout of attached single-family residential units (45 three-story, townhomes). The attached Site Plan (dated 02 -03-2022) incorporates the policies in the 2021 Comprehensive Plan 5 Year Update. For this reason, staff’s recommendation for the proposed Land Use Amendment application is, “Approval”.

PLANNING COMMISSION VOTE: (July 12, 2022) Approval 7-0-0. Jon West moved, LaSonya Osler seconded for approval, per Staff recommendation. **(May 3, 2022) Full Cycle Deferral 8-0-0.** Vivian Moore moved, Jon West seconded for a Full Cycle Deferral, per Staff recommendation. Edward Patton was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (June 8, 2022) Approval 5-2-0. Board members were concerned about the extension of a CRC land use designation into a TN neighborhood. **(Feb. 8, 2022) Approval 8-0-0.** The Land Use Map amendment is a precursor to zoning application, which will be considered by the Community Council at their April meeting.