



Legislation Text

File #: 2022-1475, Version: 1

Substitute

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super District 06

Application of East Lake Holdings, Inc. to rezone property from C-1 (Local Commercial) and M (Light Industrial) to MR-2 (Medium Density Residential-2) for development of a multifamily and townhome development, at 1847 2nd Avenue.

PETITION NO: Z-22-1245577 (2022-1475)

PROPOSED USE: multi-family, retail, and townhome

LOCATION: 1847 and 1851 2nd Avenue and 1939 Alexander Avenue, Decatur, Georgia

PARCEL NO. : 15-173-07-002, -018 & -048

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PURPOSE:

Application of East Lake Holdings, Inc. to rezone property from C-1 (Local Commercial) and M (Light Industrial) to MR-2 (Medium Density Residential-2) for development of a retail, multifamily, and townhome development, at 1847 2nd Avenue.

RECOMMENDATIONS:

COMMUNITY COUNCIL: Deferral.

PLANNING COMMISSION: Full Cycle Deferral.

STAFF RECOMMENDATION: Approval with Conditions.

PLANNING STAFF ANALYSIS: As a redevelopment project at an unused site in a Neighborhood Center character area, the proposal is consistent with the following policy of the 2021 Comprehensive Plan Update: “Promote new and redevelopment at or near activity centers as a means of reducing vehicle miles traveled (VMT). (p. 99) The proposed streetscaping along 2nd Avenue and within the development is consistent with the Plan Update for “Improved street character with consistent signage, lighting, landscaping, and other design features.” (p. 99) The publicly-accessible Village Green is consistent with the following policy: “Encourage [all] development and redevelopment in activity centers [to] provide open space and/or contribute to the public realm with wider public sidewalks, pedestrian linkages, and other design features.” (p. 99) Neighbors have commented that 2nd Avenue carries high levels of traffic during peak commuting hours and have requested a second point of vehicular ingress and egress, for the purpose of distributing traffic off of 2nd Avenue. Staff considers a suggestion to connect the subject property with Fayetteville Road through one of the residential

properties along Fayetteville to be impractical and detrimental to the preservation of a wooded area at the west side of the site. It should be noted that long-term solutions to traffic issues involve public transit and strategies such as teleworking and shift scheduling. Notwithstanding the traffic issue, the zoning proposal is suitable in view of the use and development of adjacent and nearby properties. It is consistent with the character of the multifamily residential land use on the adjoining property to the south, and compatible with the commercial land uses to the north. Therefore, the Department of Planning and Sustainability recommends, “Approval with Conditions”.

PLANNING COMMISSION VOTE: Full Cycle Deferral 7-0-0. Vivian Moore moved, LaSonya Osler seconded for a Full Cycle Deferral to the July 2022 zoning agenda to allow the applicant time to address traffic impacts and pedestrian access.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Deferral 8-1-0. Deferral to allow time to resolve neighbors’ concerns about traffic and the feasibility of a secondary access point.