Legislation Text

File #: 2018-1911, **Version:** 1

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

SUBJECT:

COMMISSION DISTRICT(S): 3 & 7   Frank Golley Z-18-22128

PETITION NO: Z-18-22128

PROPOSED USE: Eight single-family residential lots.

LOCATION: 3392, 3298, 3402, and 3408 Midway Road, Decatur

PARCEL NO.: 15-218-13-005 through -008

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To rezone property from R75 (Residential - Medium Lot-75) to R-60 (Residential - Small Lot-60) to allow future subdivision of the property into eight lots. The property is located on the west side of Midway Road and the east side of Tacoma Way, at 3392, 3298, 3402, and 3408 Midway Road, Decatur. The property has approximately 279 feet of frontage along Midway Road and approximately 284.19 feet of frontage on Tacoma Way and contains 2.33 acres.

RECOMMENDATIONS:

COMMUNITY COUNCIL: APPROVAL.

PLANNING COMMISSION: APPROVAL WITH CONDITIONS

PLANNING STAFF: APPROVAL WITH CONDITIONS

PLANNING STAFF ANALYSIS: The proposal is consistent with the Suburban Character Area policy of the 2035 Comprehensive Plan to "Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density." (SCAP1) The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed lot sizes are similar to that of many parcels within a 2,000 foot radius of the subject property, and use of the properties for single-family residential detached homes is consistent with the development pattern of the community. Therefore, the Department of Planning and Sustainability recommends "Approval" with conditions.

PLANNING COMMISSION VOTE: **Approval with Conditions, 8-0-0.** M. Butts moved and J. Johnson seconded for approval as recommended with conditions by Staff..

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval, 11-0-0. The proposed lots would be consistent with the character of other lots in the neighborhood.