



DeKalb County Government

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

Legislation Text

File #: 2022-1731, Version: 1

Substitute

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

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

Application of Clark Property and Porch & Square to rezone from RSM (Small Lot Residential Mix) (conditional) to MR-2 (Medium Density Residential-2) at 1058 and 1078 Moreland Avenue.

PETITION NO: N9. Z-22-1245472 (2022-1731)

PROPOSED USE: 57 single-family, attached (townhome) units and 16 single-family, detached, cottage units.

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

PARCEL NO. : 15-145-15-054, 15-145-15-099

INFO. CONTACT: Brandon White, Current Planning Manager

PHONE NUMBER: (470) 464-1077

PURPOSE:

Application of Clark Property and Porch & Square to rezone from RSM (Small Lot Residential Mix) (conditional) to MR-2 (Medium Density Residential-2) at 1058 and 1078 Moreland Avenue.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval with Conditions.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The MR-2 (Medium Density Residential-2) Zoning District request would be consistent with the Comprehensive Plan. 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” (pg. 104). The propose housing types provide a reasonable transition from Moreland Avenue into the established community. Additionally, the rezoning contributes to mixed-use redevelopment, housing diversity, housing affordability, and revitalization of this segment of the Moreland Avenue corridor and surrounding areas. Therefore, the Department of Planning and Sustainability recommends approval with the attached substitute conditions.

PLANNING COMMISSION VOTE: Approval with Conditions 7-0-0. Jon West moved, Vivian Moore seconded for approval with six (6) conditions, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 5-2-0. Discussion included use of street parking for cottages. Applicant said that parking would provide "eyes on the street" for an area where people dump trash and large objects. Applicant answered questions re: stormwater drainage, housing mix, provision of public gathering space, cost of cottages.