



DeKalb County Government

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

Legislation Details (With Text)

File #: 2018-1505 **Version:** 3 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 12/28/2017 **In control:** Board of Commissioners
On agenda: 2/13/2018 **Final action:** 2/13/2018
Title: COMMISSION DISTRICT(S): 3 & 6
Major Modification - CZ-18-21828 - Linda Dunlavy for Paran Homes

Indexes:

Attachments: 1. , 2. (2018-1505) Updated site plan-Exhibit A (002) Conley creek Paran Properties.pdf, 3. Staff Report and Attachments, 4. 2018 02.13 Item 2018-1505 Comm. Gannon.pdf, 5. 2018 02.13 item 2018-1505.pdf, 6. APPROVED CONDITIONS 2-13-18 BOC, 7. Recommended Conditions - 1-9-18.pdf

Date	Ver.	Action By	Action	Result
2/13/2018	3	Board of Commissioners	approved substitute submitted from the floor	Pass
1/23/2018	3	Board of Commissioners - Zoning Meeting	deferred.	Pass
1/9/2018	3	Planning Commission	approved with conditions per staff recommendation	Pass

SUBSTITUTE

Public Hearing: YES ☐ NO ☒

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 6

Major Modification - CZ-18-21828 - Linda Dunlavy for Paran Homes

PETITION NO: CZ-18-21828

PROPOSED USE: Single-family residential and townhome development.

LOCATION: 4226 Loveless Drive, 4280 Loveless Place, and 4358 Loveless Place, Ellenwood

PARCEL NO.: 15-011-01-044, -045, -062

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

A Major Modification to change or remove eight of 17 conditions of zoning approved pursuant to CZ-05024 for a 376-unit single-family residential development known as "The Preserve at Conley". The property is located at the terminus of Loveless Drive and the terminus of Loveless Place, at 4226 Loveless Drive, 4280 Loveless Place, and 4358 Loveless Place, Ellenwood. The property has approximately 60 feet of frontage on Loveless Drive and approximately 60 feet of frontage on Loveless Place and contains 120 acres.

RECOMMENDATIONS:

COMMUNITY COUNCIL: FULL CYCLE DEFERRAL.

PLANNING COMMISSION: APPROVAL WITH CONDITIONS.

PLANNING STAFF: APPROVAL WITH CONDITIONS.

PLANNING STAFF ANALYSIS: The density of the development, 3.1 units per acre, appears to be higher than the older residential areas along Bouldercrest Road but lower than newer neighborhoods to the west and southwest. The development establishes an appropriate development pattern at the middle of the range of densities found in surrounding areas. Installation of trails to connect the development with Bouldercrest Park is consistent with the following policy of the 2035 Comprehensive Plan: “Wherever possible, connect to a regional network of greenspace and trails, available to pedestrians.” (Suburban Character Area Policy No. 10) The proposed changes to the 2006 conditions will not change the essential character of the development, which will remain a predominantly single-family residential development that is suitable in view of the use and development of adjacent and nearby properties. The proposed changes are appropriate, given the history of the development, the changing housing market, and the adoption of the Bouldercrest Overlay District. Therefore, the Department of Planning and Sustainability recommends “Approval” with conditions.

PLANNING COMMISSION VOTE: Approval with Conditions, 8-0-0 V. Moore moved, J. Johnson seconded for approval with modified conditions.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Full-cycle deferral, 9-0-0. CC 3 recommended full cycle deferral to allow the applicant time to meet with Commissioner Johnson.