



Legislation Details (With Text)

File #: 2019-3213 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 1/14/2019 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 3/26/2019 **Final action:** 3/26/2019
Title: COMMISSION DISTRICT(S): 5 & 7
Application of AIA Ambling Grove, LLC to rezone property from MU-4 (Mixed-Use High Density) to MR-2 (Medium Density Residential-2) for a 120-unit single-family attached townhome development at a density of 11 units per acre, at 3085 Lexington Terrace.

Indexes:

Attachments: 1. Staff Report and Attachments, 2. Recommended Condition, 3. Ordinance and Final Conditions Z-19-1243041 ALA Ambling Grove, LLC

Date	Ver.	Action By	Action	Result
3/26/2019	1	Board of Commissioners - Zoning Meeting	approved	Pass
3/5/2019	1	Planning Commission	approved with conditions per staff recommendation	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of AIA Ambling Grove, LLC to rezone property from MU-4 (Mixed-Use High Density) to MR-2 (Medium Density Residential-2) for a 120-unit single-family attached townhome development at a density of 11 units per acre, at 3085 Lexington Terrace.

PETITION NO: N5. Z-19-1243041

PROPOSED USE: A townhome development.

LOCATION: 3085 Lexington Terrace, Decatur.

PARCEL NO. : 15-196-03-008

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application Z-19-1243041 of AIA Ambling Grove, LLC to rezone property from MU-4 (Mixed-Use High Density) to MR-2 (Medium Density Residential-2) for a 120-unit single-family attached townhome development at a density of 11 units per acre at 3085 Lexington Terrace, Decatur. The property is located on the east side of Agape Way, approximately 364 feet south of the southeast corner of Agape Way and Redwing Circle, at 3085 Lexington Terrace, Decatur. The property has approximately 262 feet of frontage on Agape Way and contains 10.9 acres.

RECOMMENDATIONS:

COMMUNITY COUNCIL: APPROVAL WITH A CONDITION.

PLANNING COMMISSION: APPROVAL WITH CONDITIONS.

PLANNING STAFF: APPROVAL WITH A CONDITION.

STAFF ANALYSIS: The proposed development would add residential uses to a predominantly commercial corridor along Covington Highway, thereby helping to balance the mix of land uses in the corridor. In addition, it is consistent with Comprehensive Plan Policy No. 6 to: “Cluster high density development at nodes and along major corridors outside of established residential areas.” As a residential land use with townhome-style buildings, the proposed development would have smaller, less bulky buildings than the Retreat at Madison development on the adjacent property to the north and northwest, which is comprised of two buildings, each with four stories and approximately 100 units each. The proposed development would be separated from the Trinity Christian Center to the south by wooded land, which is protected from development by a stream buffer on both sides of the stream that runs through the northern half of the church property. The proposed development is not expected to affect the use of the adjoining commercial properties to the northeast and east. The proposed development is substantially similar to the development that was approved in 2003. Except for development of the adjoining property to the north for the Retreat at Madison, land uses on adjoining properties has remained constant during the fifteen years since the 2003 rezoning approval. Townhome development of the property was considered suitable in 2003 and is still suitable in the context of surrounding development and the policies of the Comprehensive Plan. Therefore, the Department of Planning and Sustainability recommends **“Approval with one condition”**.

PLANNING COMMISSION VOTE: **Approval with Conditions 7-1-0.** J. West moved, and A. Atkins seconded, for approval with Staff's condition, with an added condition that there be a mandatory HOA. T. Snipes opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: **Approval with a Condition 10-0-0.** The Community Council Board recommended approval with a condition to sell the townhomes instead of renting them.