



DeKalb County Government

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

Legislation Details (With Text)

File #: 2019-3526 **Version:** 2 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 3/28/2019 **In control:** Board of Commissioners
On agenda: 6/11/2019 **Final action:** 6/11/2019
Title: COMMISSION DISTRICT(S): 2 & 6
Application of Toll Bros., Inc. c/o Morris, Manning and Martin, LLP to rezone property from R-85 (Residential Medium Lot) District to HR-2 (High Density Residential-2) District to develop a student housing development consisting of 202 apartment units on 3.38 acres at a density of 60 units per acre, at 957, 961, 953, 949, 946, 948, 9552, 956 and 960 Milledge Place.

Indexes:

Attachments: 1. Staff Report Z 18 1235071

Date	Ver.	Action By	Action	Result
6/11/2019	2	Board of Commissioners		
5/28/2019	2	Board of Commissioners - Zoning Meeting	deferred for 2 weeks	Pass
5/7/2019	2	Planning Commission	deferred	Pass

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

SUBJECT:

COMMISSION DISTRICT(S): 2 & 6

Application of Toll Bros., Inc. c/o Morris, Manning and Martin, LLP to rezone property from R-85 (Residential Medium Lot) District to HR-2 (High Density Residential-2) District to develop a student housing development consisting of 202 apartment units on 3.38 acres at a density of 60 units per acre, at 957, 961, 953, 949, 946, 948, 9552, 956 and 960 Milledge Place.

PETITION NO: N1. Z-19-1235071

PROPOSED USE: 202 Apartments

LOCATION: 957, 961, 953, 949, 946, 948, 952, 956 and 960 Milledge Place, Atlanta, GA.

PARCEL NO.: 18-106-10-033 through 18-106-10-041

INFO. CONTACT: Marian Eisenberg

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PURPOSE:

Application of Toll Bros., Inc. c/o Morris, Manning and Martin, LLP to rezone property from R-85 (Residential Medium Lot) District to HR-2 (High Density Residential-2) District to develop a student housing development consisting of 202 apartment units on 3.38 acres at a density of 60 units per acre. The property is located on the north and south side of Milledge Place, the east side of Briarcliff Road, the north side of Clifton Road and the west side of Biltmore Drive at 957, 961, 953, 949, 948, 952, 956 and 960 Milledge Place. The property has

approximately 115 feet of frontage on Briarcliff Road; 735 feet of frontage on Milledge Place; 450 feet of frontage on Clifton Road; and 518 feet of frontage on Biltmore Drive and contains 3.38 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: DENIED

PLANNING COMMISSION: DEFERRAL UNTIL NOVEMBER 2019 REZONING CYCLE

PLANNING STAFF: Deferral Until November 2019 Rezoning Agenda

STAFF ANALYSIS: The proposed rezoning request from R-85 (Medium Lot Residential) District to HR-2 (High Density Residential-3) District is compatible with apartment zoning MR-2 (Medium Density Residential -2) District adjacent to the site along Briarcliff Road. The proposed apartments are suitable in view of the surrounding higher intensity commercial uses in the area. However, the applicant has requested that the rezoning petition be deferred until the November 2019 rezoning agenda in order to gather more information about the proposed plans and coordinate the timing of the development with MARTA's improvements in the area. Therefore, per the applicant's request, the Planning and Sustainability Department recommends that the application be "Deferred until the November 2019 rezoning agenda".

PLANNING COMMISSION VOTE: Deferral to November 2019 9-0-0. A. Atkins moved, J. Johnson seconded for deferral to the November 2019 agenda, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denied 6-0-0.