



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2020-0320      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Preliminary Item  
**File created:** 3/3/2020      **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 6/25/2020      **Final action:**  
**Title:** COMMISSION DISTRICT(S): 4 & 6  
Application of Avondale Park, LLC c/o Felipe Castellanos for a major modification to modify zoning conditions pursuant to CZ-18-22125 for a mixed residential, office, and commercial development, to now increase the number of townhomes from 51 to 57 and reduce the number of single-family homes from 19 to 15, at 3458, 3468 and 3478 Mountain Drive.

### Indexes:

**Attachments:** 1. Staff Report CZ 20 1243853, 2. CZ 20 1243853 Recommended Conditions

Date	Ver.	Action By	Action	Result
6/25/2020	1	Board of Commissioners - Zoning Meeting	withdrawn	Pass
6/2/2020	1	Planning Commission	deferred for a full cycle	Pass

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

### SUBJECT:

**COMMISSION DISTRICT(S): 4 & 6**

**Application of Avondale Park, LLC c/o Felipe Castellanos for a major modification to modify zoning conditions pursuant to CZ-18-22125 for a mixed residential, office, and commercial development, to now increase the number of townhomes from 51 to 57 and reduce the number of single-family homes from 19 to 15, at 3458, 3468 and 3478 Mountain Drive.**

**PETITION NO: N8. CZ-20-1243853 (2020-0320)**

**PROPOSED USE: Mixed use development.**

**LOCATION: 3458, 3468 & 3478 Mountain Drive**

**PARCEL NO. : 15-251-01-020, -0127, -0128**

**INFO. CONTACT:** Melora Furman

**PHONE NUMBER:** 404-371-2155

### PURPOSE:

Application of Avondale Park, LLC c/o Felipe Castellanos for a major modification to modify zoning conditions pursuant to CZ-18-22125 for a mixed residential, office, and commercial development, to now increase the number of townhomes from 51 to 57 and reduce the number of single-family homes from 19 to 15. The property is located on the north side of Mountain Drive, approximately 250 feet east of Farrar Court, at 3458, 3468, and 3478 Mountain Drive, Decatur, GA. The property has approximately 358 feet of frontage on Mountain Drive and contains 9.32 acres.

**RECOMMENDATIONS:**

**COMMUNITY COUNCIL:** Full Cycle Deferral.

**PLANNING COMMISSION:** Full Cycle Deferral.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS:** The mixture of non-residential and residential uses in the proposal is consistent with the following policies of the 2035 Comprehensive Plan: “Create compact mixed-use districts and reduce automobile dependency and travel to obtain basic services.” (Regional Center Character Area Policy No. 5) and “Allow increased density to encourage urban lifestyles that support mixed use in activity centers.” (Land Use Policy No. 2) Encourage development within and near principal transportation corridors and activity centers. (Land Use Policy No. 11) Screening of the proposed townhomes on the west side of the property would result in consistency with the following policy: “Ensure that new development and redevelopment is compatible with existing residential areas.” (Land Use Policy No. 4) The proposal is consistent with the 2013 Kensington Livable Centers Initiative (LCI) Study, which calls for mixed use development near the Kensington-Memorial MARTA station. The residential component of the development is expected to increase the number of MARTA riders, thereby supporting the MARTA rapid transit system. Comments by the Transportation Division in 2015 and in May 2018 indicate that the surrounding street system will not be excessively burdened by traffic that would be generated by the proposed development. Therefore, the Department of Planning and Sustainability recommends “Approval, with the recommended Staff conditions”. The conditions have been revised to be relevant to the modified site plan and to eliminate redundancy or reiteration of established procedures of the Department of Planning & Sustainability.

**PLANNING COMMISSION VOTE: Full Cycle Deferral 7-0-0.** L. Osler moved, J. Johnson seconded for a Full Cycle Deferral. V. Moore was not present for this vote.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Full Cycle Deferral 9-1-0.** The Council recommended Full Cycle Deferral since the applicant was not present to clarify what was being proposed and what zoning conditions were still in effect, as well as questions about maximum lot coverage and tabular data that should be on the site plan.