



DeKalb County Government

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

Legislation Details (With Text)

File #: 2020-0313 **Version:** 1 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 3/3/2020 **In control:** Board of Commissioners
On agenda: 10/27/2020 **Final action:**
Title: COMMISSION DISTRICT(S): 4 & 6
Application of AHS Residential to rezone seven parcels from O-I (Office Institutional) District to HR-3 (High Density Residential - 3) District to allow for the development of multi-family units at a proposed density of 40 units per acre, at 4213, 4203, 4195, 4187, 4179, 4183 & 4159 Memorial Drive.

Indexes:

Attachments: 1. D1 Z 20 1243836 AHS, 2. 2020.02.27 AHS Residential Full Rezoning Package, 3. 2020 10.27 Item 2020-0313 Revised conditions

Date	Ver.	Action By	Action	Result
10/27/2020	1	Board of Commissioners	approved with conditions	Pass
10/13/2020	1	Board of Commissioners	deferred to the next meeting	Pass
9/24/2020	1	Board of Commissioners - Zoning Meeting	deferred to the next meeting	Pass
9/1/2020	1	Planning Commission	No recommendation	
6/25/2020	1	Board of Commissioners - Zoning Meeting	Full cycle deferral	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 AHS Residential to rezone seven parcels from O-I (Office Institutional) District to HR-3 (High Density Residential - 3) District to allow for the development of multi-family units at a proposed density of 40 units per acre, at 4213, 4203, 4195, 4187, 4179, 4183 & 4159 Memorial Drive.

PETITION NO: D1. Z-20-1243836 (2020-0313)

PROPOSED USE: Multi-family units.

LOCATION: 4213, 4203, 4195, 4187, 4179, 4183 & 4159 Memorial Drive.

PARCEL NO. : 15 230 01 005, 15 230 01 006, 15 230 01 007, 15 230 01 008, 15 230 01 034, 15 230 01 028, 15 230 01 010

INFO. CONTACT: Matthew Williams

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of AHS Residential to rezone seven parcels from O-I (Office Institutional) District to HR-3 (High Density Residential - 3) District to allow for the development of 448 multi-family units at a proposed density of

40 units per acre. The property is located on 4213, 4203, 4195, 4187, 4179, 4183, 4159 Memorial Drive, Decatur, GA. The property has 995 feet of frontage along Memorial Drive and contains 11 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: (8/18/2020) Approval. (5/19/2020) Approval.

PLANNING COMMISSION: (9/1/2020) No recommendation. (6/2/2020) Full Cycle Deferral.

PLANNING STAFF: (9/01/2020) Denial

STAFF ANALYSIS: The 2035 Comprehensive Plan designates the subject properties within a Regional Activity Center and adopted Kensington LCI 2012 (Livable Centers Initiative) study area. The LCI is a Small Area Plan that develops comprehensive recommendations for future land use patterns, transportation and circulation options, zoning improvements and implementation strategies for a defined area. The proposed residential only use is inconsistent with the policy and intent of the Regional Activity Center and Kensington LCI. The intent of the Regional Activity Center is to promote the concentration of regional serving activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increase transit usage. This development proposes large areas of parking increasing automobile traffic decreasing transit usage. The zoning proposal is not in conformity with the policy and intent of the 2035 Comprehensive Plan. The proposed site plan does not promote pedestrian scale development, mixed use development and buildings near the roadside with parking in the rear. The site plan depicts buildings set back 84 feet from the road with parking spaces in-between. Two-thirds of the total site will be impervious lead by 569 surface parking spaces. Therefore, it is the recommendation of the Department of Planning and Sustainability that this proposed rezoning be "Denied".

PLANNING COMMISSION VOTE: (9/1/2020) No Recommendation. **1st Motion:** P. Womack, Jr. moved, J. West seconded for "Denial, per Staff recommendation". That motion failed 2-5-0. **2nd Motion:** J. Johnson moved, G. McCoy seconded for "Deferral to the BOC for consideration of recommended conditions. That motion failed 3-4-0. V. Moore was not present for either vote. This application moves forward to the BOC with No Recommendation. **(6/2/2020) Full Cycle Deferral 7-0-0.** L. Osler moved, P. Womack, Jr. seconded for a Full Cycle Deferral. V. Moore was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (8/18/2020) Approval 10-0-1. (5/19/2020) Approval 9-0-0. The council supported the changes made to the original plan to increase the amount of open space.