Legislation Details (With Text)

File #:	2020-1167	**Version:** 1	**Name:**	
Type:	Ordinance		**Status:**	Preliminary Item
File created:	9/24/2020		**In control:**	Board of Commissioners - Zoning Meeting
On agenda:	11/19/2020		**Final action:**	11/19/2020

Title: COMMISSION DISTRICT(S): 5 & 7
Application of Kaplan Residential to rezone property in the Indian Creek Overlay District from O-I (Office Institutional) to MR-1 (Medium Density Residential-1) to allow for a 230-unit townhome development, at 1014 Elder Lane.

Indexes:

Attachments: 1. Z 20 1244231 Staff Report 11-5-20 PC, 2. Z 20 1244231 Staff Report 11-10-20 BOC, 3. Recommended Conditions 11-10-20

Date	Ver.	Action By	Action	Result
11/19/2020	1	Board of Commissioners - Zoning Meeting	approved per staff's conditions	Pass
11/5/2020	1	Planning Commission	Full cycle deferral per staff recommendation	Pass

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

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7
Application of Kaplan Residential to rezone property in the Indian Creek Overlay District from O-I (Office Institutional) to MR-1 (Medium Density Residential-1) to allow for a 230-unit townhome development, at 1014 Elder Lane.
PETITION NO: N3. Z-20-1244231 2020-1167

PROPOSED USE: 230-Unit townhome development.

LOCATION: 1014 Elder Lane, Stone Mountain, GA.

PARCEL NO. : 15-228-01-003; 15-228-01-005; 15-228-01-093; 15-288-01-094

INFO. CONTACT: Melora Furman, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:
Application of Kaplan Residential to rezone property in the Indian Creek Overlay District from O-I (Office Institutional) to MR-1 (Medium Density Residential-1) to allow for a 230-unit townhome development. The property is located on the west side of Elder Lane and the north side of Redan Road, at 1014 and 1015 Elder Lane and 3892 and 3960 Redan Road, Stone Mountain, Georgia. The property has approximately 1,175 feet of frontage along Redan Road and approximately 908 feet of frontage along Elder Lane and contains 19.98 acres.

RECOMMENDATION:
COMMUNITY COUNCIL: Approval with a condition.

PLANNING COMMISSION: Full Cycle Deferral.

PLANNING STAFF: Approval With Conditions.

STAFF ANALYSIS: The proposed development is consistent with the intent of the *2013 Indian Creek Master Active Living Plan* and the *2019 I-20 East Transit-Oriented Development Community Plan* to promote pedestrian connections between new townhome development on the subject property and the MARTA station. The proposed density of development is consistent with the concepts contained in the plans to increase ridership by providing a critical mass of households near the station and pedestrian connections that would encourage residents of these households to walk to the station rather than drive to the park-and-ride lot. The development has an abundance of enhanced open spaces and internal pedestrian interconnections between them. The grid pattern of the private drives, relatively short blocks, relatively narrow private drive crossings for pedestrians, sidewalks and landscape strips on both sides of the private drives, and pedestrian connections to the Indian Creek MARTA station make the development consistent with the following Town Center policies: "Design shall be pedestrian-oriented with walkable connections between different uses." (Policy No. 19) and "Encourage development and redevelopment in activity centers to provide open space and/or contribute to the public realm with wider pubic sidewalks, pedestrian linkages, and other design features." (Policy No. 14) Therefore, the Department of Planning and Sustainability recommends "Approval, with conditions".

PLANNING COMMISSION VOTE: Full Cycle Deferral 8-0-0. G. McCoy moved, J. Johnson seconded for a Full Cycle Deferral, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval w/Condition(s) 7-0-0. The recommendation for approval is with a condition that the applicant secure a pathway to the Marta Station.