



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2022-1176    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 1/27/2022    **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 5/26/2022    **Final action:** 5/26/2022  
**Title:** COMMISSION DISTRICT(S): Commission District 02 Super District 06  
Application of Amy Swick, Inhance Construction Co., LLC for a Land Use Plan amendment for properties at 1493 and 1501 LaVista Road from SUB (Suburban) to NC (Neighborhood Center).

**Indexes:**

**Attachments:** 1. LP-22-1245408 Staff Report May 2022 1493 LaVista Rd

Date	Ver.	Action By	Action	Result
5/26/2022	1	Board of Commissioners - Zoning Meeting	approved	Pass
5/3/2022	1	Planning Commission	approval per staff recommendation	Pass
3/24/2022	1	Board of Commissioners - Zoning Meeting	Full cycle deferral	Pass
3/3/2022	1	Planning Commission		

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 02 Super District 06

**Application of Amy Swick, Inhance Construction Co., LLC for a Land Use Plan amendment for properties at 1493 and 1501 LaVista Road from SUB (Suburban) to NC (Neighborhood Center).**

**PETITION NO:** D5. LP-22-1245408 (2022-1176)

**PROPOSED USE:** Suburban to Neighborhood Center for a proposed townhome community.

**LOCATION:** 1493 LaVista Road, Atlanta, Georgia 30324

**PARCEL NO. :** 18-108-07-001

**INFO. CONTACT:** Brian Brewer, Sr. Planner

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

**PURPOSE:**

Application of Amy Swick, Inhance Construction Co., LLC for a Land Use Plan amendment for properties at 1493 and 1501 LaVista Road from SUB (Suburban) to NC (Neighborhood Center). The property is located on the south side of LaVista Road, approximately 141 feet east of Shepherds Lane, at 1493 and 1501 LaVista Road in Atlanta, Georgia. The property has 226 Feet of frontage along LaVista Road and contains 1.3 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** (April 12, 2022) Approval. (Feb. 8, 2022) Full Cycle Deferral.

**PLANNING COMMISSION:** (May 3, 2022) Approval. (March 3, 2022) Full Cycle Deferral.

**PLANNING STAFF:** Approval.

**STAFF ANALYSIS:** The intent of the Neighborhood Center Character Area is to identify areas that can serve the local neighborhood's needs for goods and services. These areas shall complement the character of neighborhoods and the location of the commercial areas shall reduce automobile travel, pro-mote walkability and increased transit usage. These areas consist of a neighborhood focal point with a concentration of activities such as general retail, neighborhood commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians. The proposed density for areas of this type is up to 24 dwelling units per acre. Policies Primary Uses • Townhomes • Condominiums • Apartments • Health Care Facilities • Retail and Commercial • Office • Institutional Uses • Entertainment and Cultural Facilities • Park and Recreational Facilities • Public and Civic Facilities Protect Single Family Neighborhoods - Preserve and enhance the integrity and quality of existing residential neighborhoods. Maximum Density - Encourage the maximum density of residential in mixed use projects not to exceed 24 dwelling units per acre, with the most intense development located towards the commercial and/or office core of the Neighborhood Center. Properties located along the outer edges of the Neighborhood Center shall be sensitive to the building height and density of adjacent single family residential. Retrofitting - Foster retrofitting for conformity with traditional neighborhood principles. Mixed Use Development - Create compact mixed-use districts and reduce automobile dependency and travel to obtain basic services Transitional Buffers - Require greater setbacks and/or transitional buffers for developments when located adjacent to lower density residential uses. Enhanced Buffers - Require the incorporation of enhanced buffers in efforts to protect single family neighborhoods. Staggered Heights - Require the consideration of staggered height implementation when developments are adjacent to single family residential neighborhoods. Pocket Parks - Create focal points through the use of existing pocket parks and squares for community activities. Cultural Diversity - Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction. Infill Development - Utilize vacant properties in the neighborhood as an opportunity for infill development of compatible structures. Parking - Clearly define road edges by locating buildings near the roadside with parking in the rear. Open Space and linkages - Encourage that all development and redevelopment in activity centers provide open space and/or contribute to the public realm with wider public sidewalks, pedestrian linkages and other design features. Healthy Neighborhoods - Promote healthy living in neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking and connectivity. Implement the recommendations of the Master Active Living Plans (MALPs). High Density Residential - Residential development shall reinforce the center by locating higher density housing options adjacent to the center. Housing in Neighborhood Center shall be targeted to a broad range of income levels. Streetscaping - Improve street character with consistent signage, lighting, landscaping and other design features. Pedestrian Enhancements - Create a pedestrian-friendly environment by adding sidewalks that link neighborhood amenities. Traffic Calming - Organize circulation patterns through traffic calming techniques and access management. Add traffic calming improvements, sidewalks, and increased street interconnections to increase safety and improve walkability. Pedestrian Oriented Design - Design shall be pedestrian-oriented with walkable connections between different uses. VMT - Promote new and redevelopment at or near activity centers as a means of reduce vehicle miles traveled (VMT). High Density Development - Each Neighborhood Center shall include a very high-density mix of retail, office, services, and employment opportunities to serve several neighborhoods. Preferred Uses - Each Neighborhood Center shall include a medium- high density mix of retail, office, services, and employment to serve neighborhoods. Small Area Plans (SAPs) - Implement appropriate sub-policies and development guidelines in Neighborhood Centers that have Small Area Plans, which provide more guidance to the development of mixed use and transition down to single family residential. Neighborhood Centers with

SAPs include: Emory Village LCI Bouldercrest & I-285 SDAT Greater Hidden Hills Mason Mill Node of the N. Druid Hills LCI Plan Development Guidelines *Setbacks* Greater setbacks shall be required when adjacent to lower density residential uses and transitional buffers shall be required. *Buffers* Development shall incorporate enhanced buffers in an effort to protect single family neighborhoods. *Heights* Proposed development shall consider and implement staggered heights when adjacent to single family residential neighborhoods. The Land Plan Map Amendment application to the subject parcel from Suburban (SUB) to Neighborhood Center (NC) is consistent with the Character Area and Activity Center policies. Therefore, staff's recommendation for this application is "Approval".

**PLANNING COMMISSION VOTE: (May 3, 2022) Approval 5-0-1.** Gwendolyn McCoy moved, Jana Johnson seconded for Approval, per Staff recommendation. Tess Snipes abstained; LaSonya Osler was not present for this vote. **(March 3, 2022) Full Cycle Deferral 7-1-0.** April Atkins moved, Lauren Blaszyk seconded for a Full Cycle Deferral, per Staff recommendation. Tess Snipes opposed; Edward Patton was not present for this vote.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: (April 12, 2022) Approval 10-0-0. (Feb. 8, 2022) Full Cycle Deferral 10-0-0.**