



DeKalb County Government

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

Legislation Text

File #: 2019-3215, Version: 2

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 6

Application of ATKM Memorial, LLC c/o J. Alexander Brock to rezone property from R-75 (Residential Medium Lot - 75) to MR-2 (Medium Density Residential-2) for development of 24 single-family attached townhome units and six single-family detached units at a density of 5.54 units per acre, at 2602 E. Tupelo St.

PETITION NO: N8. Z-19-1243043

PROPOSED USE: Townhomes and Single-Family Residential.

LOCATION: 2602 East Tupelo Street, Atlanta

PARCEL NO. : 15-202-03-103

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of ATKM Memorial, LLC c/o J. Alexander Brock to rezone property from R-75 (Residential Medium Lot - 75) to MR-2 (Medium Density Residential-2) for development of 24 single-family attached townhome units and six single-family detached units at a density of 5.54 units per acre. The property is located on the north side of East Tupelo Street, approximately 502 feet east of the northeast corner of East Tupelo Street and Venice Drive, at 2602 East Tupelo Street, Atlanta. The property has approximately 128 feet of frontage on East Tupelo Street and contains 5.12 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: APPROVAL WITH CONDITIONS.

PLANNING COMMISSION: APPROVAL WITH CONDITIONS.

PLANNING STAFF: APPROVAL WITH CONDITIONS.

STAFF ANALYSIS: The proposed development is consistent with Comprehensive Plan Policy No. 6 to: "Cluster high density development at nodes and along major corridors outside of established residential areas." Although the northwest side of the property backs up to a single-family neighborhood, after development it would become an integral part of a mixed residential development that would have vehicular access on Memorial Drive as well as East Tupelo Street. Thus, it would become part of the Memorial Drive commercial corridor and would help fulfill the Comprehensive Plan vision for commercial redevelopment corridor

character areas to contain higher-density residential as well as commercial land uses. At the same time, the proposed density of the development would allow a transition between the single-family neighborhood and the commercial redevelopment corridor along Memorial Drive. More than half of the portion of the subject property that adjoins the rear yards of single-family homes is proposed to be left as natural green space, and a twenty-foot undisturbed buffer is proposed between the eight-unit townhome building and the single-family properties. Thus, the adjoining properties would be well-screened from the proposed development. By providing more than double the amount of required open space as well as trails to Dearborn Park, the proposed development demonstrates how residential development can be accomplished in a manner that preserves large areas of natural green space and provides linkage to off-site natural resources. Therefore, the Department of Planning and Sustainability recommends “**Approval with conditions**”.

PLANNING COMMISSION VOTE: Approval with Conditions 7-1-0. V. Moore moved, J. West seconded for approval with Staff's conditions. T. Snipes opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval with Conditions 9-0-0. The Community Council Board recommended the following conditions: 1) Density shall be capped at 6 units per acre; 2) The property shall be developed with single-family detached and/or townhomes; and 3) A greenway that connects to Dearborn Park will be established in a manner that protects the natural features of the existing Park greenway.