



## Legislation Text

File #: 2021-2116, Version: 1

Substitute

Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S): 2 & 6**

Application of The Allen Morris Company to rezone properties from RSM (Small Lot Residential Mix) and R-85 (Residential Medium Lot-85) District to allow multifamily apartments .

**PETITION NO: N9. Z-21-1244535 2021-2116**

**PROPOSED USE: Multifamily Residential - 337 Apartment Units**

**LOCATION:** 2490 N. Druid Hills Road, and 1600 and 1613 Mount Moriah Road, Atlanta

**PARCEL NO. :** 18-152-01-005, -006, -054

**INFO. CONTACT:** Melora Furman

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

Application of The Allen Morris Company to rezone properties from RSM (Small Lot Residential Mix) and R-85 (Residential Medium Lot-85) District to allow multifamily apartments. The property is located on the northeast intersection of North Druid Hills Road and Mount Mariah road at 2490 North Druid Hills Road, and 1600 and 1613 Mount Mariah Road, Atlanta, GA. The property has approximately 262 feet of frontage on Mount Mariah Road and contains 5.6 acres.

**RECOMMENDATIONS:**

**COMMUNITY COUNCIL:** Deferral.

**PLANNING COMMISSION:** Full Cycle Deferral.

**PLANNING STAFF:** Approval with Conditions.

**PLANNING STAFF ANALYSIS:** The zoning proposal has been determined to be suitable in view of the use and development of adjacent and nearby property. It is consistent with the following policy of the 2035 Comprehensive Plan: "Create compact mixed- use districts and reduce automobile dependency and travel to obtain basic services." (Land Use Policy 2). Additionally, the zoning proposal is consistent with the updated *North Druid Hills Livable Centers Initiative Plan*-Briarcliff Node update. As a multi-family residential building, the proposed development provides a transition from

more intense mixed-used development and less intense residential adjoining properties and is therefore not expected to negatively affect their use or usability. Therefore, the Department of Planning and Sustainability recommends, "Approval" with conditions.

**PLANNING COMMISSION VOTE: Full Cycle Deferral 9-0-0.** J. West moved, A. Atkins seconded for full cycle deferral, as per the Staff recommendation.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Full Cycle Deferral, 5-0-0.**