



DeKalb County Government

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

Legislation Text

File #: 2021-2905, Version: 1

Substitute

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

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

Application of PEC c/o Doug Linneman to request a rezoning from the R-100 (Residential Medium Lot) Zoning District to the MR-2 (Medium Density Residential-2) Zoning District to allow the construction of new multi-family apartments, at 2784 N. Druid Hills Road.

PETITION NO: N4. Z-21-1245064 (2021-2905)

PROPOSED USE: Multi-family apartments.

LOCATION: 2784 N. Druid Hills Road, Atlanta, Georgia 30329

PARCEL NO. : 18-111-05-002; 18-111-05-003

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of PEC c/o Doug Linneman to request a rezoning from R-100 (Residential Medium Lot) to MR-2 (Medium Density Residential-2) to allow the construction of new multi-family apartments. The property is located on the east side of North Druid Hills Road, approximately 118 feet south of Fama Drive at 2784 and 2790 North Druid Hills Road in Atlanta, Georgia. The property has approximately 200 feet of frontage along North Druid Hills Road and contains 0.9 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Deferral.

PLANNING COMMISSION: Full Cycle Deferral.

PLANNING STAFF: Approval with conditions. (Revised 10/21/2021)

STAFF ANALYSIS: There is a companion land use amendment request (See Case LP-21-1245063) to change from Suburban (SUB) to Town Center (TC). These properties are located at the edge of a Town Center (TC) land use character area focused around the North Druid Hills/LaVista Road intersection and a Suburban (SUB) land use character area which includes the single-family residential neighborhoods along Fama Drive to the north and the Merry Hills single-family detached subdivision to the northeast across North Druid Hills Road. The TC outer ring policies and development guidelines call for a mix of residential, retail, office, and service uses at maximum density of 24 units per acre, building heights between one and three stories, and enhanced buffers to allow for an appropriate transition into the abutting and nearby low density single-family residential

areas. The plans appear to be consistent with the TC outer ring policies relating to building height (three story building height provided), land use (multi-family residential), and density (23.3 units per acre provided). While a portion of the buffer abutting the single-family subdivision to the north is proposed to be reduced from 50 to 30 feet (see attached transitional buffer plan), the applicant is proposing that the narrower buffer will be enhanced with mature trees and an eight-foot-tall wooden fence and will serve to provide the enhanced buffers called for by the TC outer ring policies. The Zoning Board of Appeals will ultimately decide whether the site conditions warrant a buffer reduction. With appropriate zoning conditions, it appears that the rezoning request would be consistent with the policies and strategies of the 2021 Comprehensive Plan 5 year update and with abutting and nearby land uses (Sec. 7.3.5. A&B). The recommended conditions to provide appropriate compatibility with adjacent and nearby land uses are based on proposed conditions from the applicant, Planning Department Staff, and community representatives. Therefore, the Planning & Sustainability Department recommends “approval with conditions.”

PLANNING COMMISSION VOTE: Full Cycle Deferral 7-1-0. April Atkins moved, Jana Johnson seconded for a Full Cycle Deferral to the November 2021 zoning cycle. Tess Snipes opposed; Vivian Moore was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Deferral 7-0-0.