



Legislation Text

File #: 2021-2641, Version: 1

Substitute

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 04; Super District 06

Application of Mosaic Communities c/o Battle Law to rezone properties from R-85 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to allow single-family cottages, conventional single-family detached homes, urban single family attached and detached units, and duplexes, 3943 Norman Road.

PETITION NO: Z-21-1244893 (2021-2641)

PROPOSED USE: Single-family cottages, single-family detached conventional, urban single-family detached and attached units, and duplexes.

LOCATION: 3943 Norman Road

PARCEL NO. : 18-095-03-005; 18-095-03-006; 18-095-03-008; 18-095-03-009; 18-095-03-090; 18-095-03--094

INFO. CONTACT: John Reid, Sr. Planner

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PURPOSE:

Application of Mosaic Communities c/o Battle Law to rezone properties from R-85 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to allow conventional single-family detached homes, urban single family attached and detached units, and duplexes. The property is located on south side of Norman Road, approximately 292 feet west of Viking Drive and at the terminus of Spartan Lane at 3943, 4021, 4029, 4039, 4069, and 4083 Norman Road in Stone Mountain, Georgia. The property has approximately 775 feet of frontage along Norman Road and contains 35 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval with Conditions.

PLANNING COMMISSION: Approval with Conditions.

PLANNING STAFF: Approval with conditions (Revised 2/22/2022).

STAFF ANALYSIS: Since the November 18th (2021) Board of Commissioners meeting and the January 6th (2022) Planning Commission meeting, the applicant has submitted a revised plan (see attached revised plan dated 1/10/22) which has decreased the number of units from 174 to 120, decreased the density from 4.97 to 3.5 units per acre, incorporated single-family detached fee-simple lots along the perimeter of the project site, and

demonstrated compliance with the perimeter lot compatibility requirements of the zoning ordinance (i.e. proposed lots along the eastern and southern perimeter of the site are at least 80% as wide as abutting subdivision lots with a 20-foot transitional buffer). Taken as a whole, the revised proposal contains a mixture of housing options that are designed to preserve a unique environmental feature (Spivey Lake) and blend with existing development patterns via vegetated transitional buffers and maximum two-story building heights. The conceptual layout of the Plan with the proposed single-family detached lots along the entire perimeter of the site, maximum two-story building heights, significant open space, and a maximum of 120 total residential units appear to be compatible with the surrounding area (Sec 7.3.5.B). The plan also provides more than the minimum degree of open space along with opportunities for active and passive recreation for the immediate and surrounding community, and streetscape improvements. The applicant's traffic impact study did not produce findings indicating significant impact on the existing road network or the need for significant network improvements. A collaborative effort between the applicant and community over the past several weeks have resulted in recommended zoning conditions. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be "Approved" with Staff's recommended conditions.

PLANNING COMMISSION VOTE: Approval with conditions 9-0-0. LaSonya Osler moved, Jana Johnson seconded for Approval with the applicant's conditions.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval with Conditions 11-1-0. The Council recommended approval with the conditions currently in the revised plan shown to the council on December 14th, which include a minimum of 60% open space.