



DeKalb County Government

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

Legislation Text

File #: 2022-1980, Version: 1

Public Hearing: YES NO **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super District 06

Application of Abeba Abebe to amend the future land use plan from Commercial Redevelopment Corridor (CRC) to Suburban (SUB) to allow the existing single-family house to have a residential zoning classification, at 2716 Ellen Way.

PETITION NO: N12. LP-22-1245937 (2022-1980)

PROPOSED USE: Residential zoning classification.

LOCATION: 2716 Ellen Way, Decatur, Georgia 30032

PARCEL NO. : 15-152-12-011

INFO. CONTACT: Brianna McCloud, Planner

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PURPOSE:

Application of Abeba Abebe to amend the future land use plan from Commercial Redevelopment Corridor (CRC) to Suburban (SUB) to allow the existing single-family house to have a residential zoning classification. The property is located on the north side of Ellen Way, approximately 80 feet west of Candler Road, at 2716 Ellen Way, Decatur, Georgia. The property has approximately 85 feet of frontage on Ellen Way and contains 0.22 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval.

PLANNING STAFF: Approval.

STAFF ANALYSIS: The intent of the Suburban Character Area is to recognize those areas of the county that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures. These areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns. The proposed density for areas of this type is up to 8 dwelling units per acre. Primary Land Uses: Single Family Detached Residential • Townhomes • Assisted Living Facilities • Neighborhood Retail • Schools • Libraries • Health Care Facilities • Parks and Recreational Facilities • Public

and Civic Facilities • Institutional Uses. Policies: Residential Protection- Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density. Protect single family stable neighborhoods adjacent Activity Centers from incompatible development that could alter established residential development patterns and density. Traditional Neighborhood Principles- In appropriate locations, encourage residential development to conform with traditional neighborhood development principles including a higher mix of uses, improved pedestrian vehicular activity and increased pedestrian access to retail and other activities. Non-Residential Development- The non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents. Small scale nonresidential development shall be limited to qualifying intersections (collector roadway and above). Infill Development- Enforce residential infill development regulations in efforts to preserve and stabilize existing neighborhoods. Permit accessory housing units, or new well-designed, small-scale infill multifamily residences to increase neighborhood density and income diversity. Transitional Buffer- In areas adjacent to Activity Center, require the transition of higher densities to occur within Activity Center and abiding by the delineated Activity Center Boundary. Density Increases- This shall be evaluated for their impact on county facilities and shall not degrade the overall quality of service delivery and quality of life for the surrounding established neighborhood. Walkability- Locate development and activities within easy walking distance of transportation facilities. Greenspace- Whenever possible, connect to a regional network of greenspace and trails, available to pedestrians. Connectivity- Promote strong connectivity and continuity between existing and new developments. Street Design- Promote street design that fosters traffic calming including narrower residential streets, on - street parking, and the addition of bicycle and pedestrian facilities. Bicycle and Pedestrian- Encourage good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points. Transportation Alternatives- Provide a variety of transportation alternatives such as bicycle and pedestrian paths and greenway areas. Sense of Place Promote- sense of place initiatives such as public art, fountains, plazas, signage, and other design guidelines to improve the public realm. Density- Promote moderate density, traditional neighborhood development style residential subdivision, which may utilize alley ways and rear vehicular access as well as automobile dependency. Permitted Zoning: RE • RLG • R100 • R85 • R75 • R60 • RNC • MHP • RSM • MU1 • NS • C1 • OIT • OI The proposed future land use map amendment is consistent with the 2035 Comprehensive Plan. The SUB (Suburban) future land use designation supports the requested zoning designation. Therefore, staff's recommendation is for "Approval".

PLANNING COMMISSION VOTE: Approval 8-0-0. Vivian Moore moved, April Atkins seconded for approval, per Staff recommendation.

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