



## **DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 300**

**Decatur, GA 30030**

**(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)**

**Planning Commission Hearing Date: November 5, 2020**

**Board of Commissioners Hearing Date: November 19, 2020**

### **STAFF ANALYSIS**

**Case No.:** Z-20-1244231 **Agenda #:** N. 3

**Location/Address:** 3892 and 3960 Redan Road & 1014 and 1015 Elder Lane **Commission District:** 5 **Super District:** 7

**Parcel ID(s):** 15-228-01-003, -005, -093, -094

**Request:** Rezone property in the Indian Creek Overlay District from O-I (Office Institutional) to MR-1 (Medium Density Residential-1) to allow for a 230-unit townhome development.

**Property Owner(s):** The Paideia School Incorporated

**Applicant/Agent:** Kaplan Residential by Dentons US, LLP

**Acreage:** 19.98 acres

**Existing Land Use:** Wooded, undeveloped.

**Surrounding Properties:** To the north and northeast: the Indian Creek MARTA Station and park-and-ride (OI & MR-1); to the northeast and east: the Santeelah Forest single-family neighborhood (R-75); to the east: the Elder Lane MARTA access road (R-75 & OI) and a law office (OI); to the southeast and south, across Redan Road: single-family residential properties (R-75).

**Comprehensive Plan:** Town Center



**Consistent**



**Inconsistent**

<b>Proposed Density:</b> 11.5 units/acre	<b>Existing Density:</b> N.A. (undeveloped)
<b>Proposed Units:</b> 230	<b>Existing Units:</b> N.A. (undeveloped)
<b>Proposed Open Space:</b> 20%	<b>Existing Open Space:</b> 100%



# DeKalb County Department of Planning & Sustainability

Michael L. Thurmond  
Chief Executive Officer

Andrew A. Baker, AICP  
Director

## APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. \_\_\_\_\_

Filing Fee: \_\_\_\_\_

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

Applicant: Kaplan Residential by Dentons US LLP E-Mail: dan.baskerville@dentons.com

Applicant Mailing Address: 303 Peachtree Street, Suite 5300, Atlanta, GA 30308

Applicant Phone: 404-527-8539

Fax: 404-527-4198

Owner(s): The Paideia School Incorporated E-Mail: hardy.laura@paideiaschool.com  
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 1509 S. Ponce De Leon Ave., Atlanta, GA 30307

Owner(s) Phone: (404) 377-3491

Fax: n/a

Address/Location of Subject Property: 1014&1015 Elder, Ln; 3892&3960 Redan Rd. Stone Mt., GA 30083

District(s): 15 Land Lot(s): 221, 228 Block: 01 Parcel(s): 003, 005, 093, 094

Acreage: 19.983 acres +/-

Commission District(s): Five and Seven

Present Zoning Category: O-I

Proposed Zoning Category: MR-1

Present Land Use Category: Town Center

### PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

### Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes ☒ No

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing;

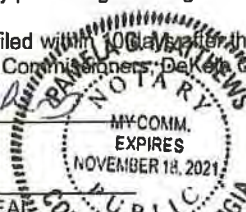
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

NOTARY

Nov. 18, 2021

EXPIRATION DATE / SEAL



SIGNATURE OF APPLICANT / DATE

Check One: Owner ☒ Agent ☐

September 1, 2020

330 West Peachtree Street, Suite 100-500 - Decatur, Georgia - 30030  
[voice] 404.371.2155 [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007  
Web Address <http://www.dekalbcountyga.gov/planning>  
Email Address: [planninganddevelopment@dekalbcountyga.gov](mailto:planninganddevelopment@dekalbcountyga.gov)

# PROPOSED SITE PLAN

## DEKALB COUNTY, GA

**230 UNITS**

**KEY LEGEND:**

1. 5000 SF CLUBHOUSE
2. 2000 SF POOL
3. VISITOR/COMMUNITY PARKING
4. DOG PARK
5. SECURED GATES
6. SECONDARY ACCESS ROAD (RESIDENTS & EMERGENCY ACCESS W/ KNOX BOX)
7. CREEK WITH 75' RADIUS BUFFER
8. POCKET PARKS
9. WASTE DUMPSTER
10. MAINTENANCE BUILDING
11. 30"+ TREES TO BE PRESERVED (SOLID CIRCLES)
12. STORMWATER MANAGEMENT POND COMPLYING WITH ALL COUNTY REGULATIONS
13. PROPOSED GDOT WIDENING OF REDAN RD FROM 2 TO 4 LANES
14. DECELERATION LANE INTO SUBJECT PROPERTY
15. EXISTING PEDESTRIAN ACCESS TO MARTA CONNECT TO SITE



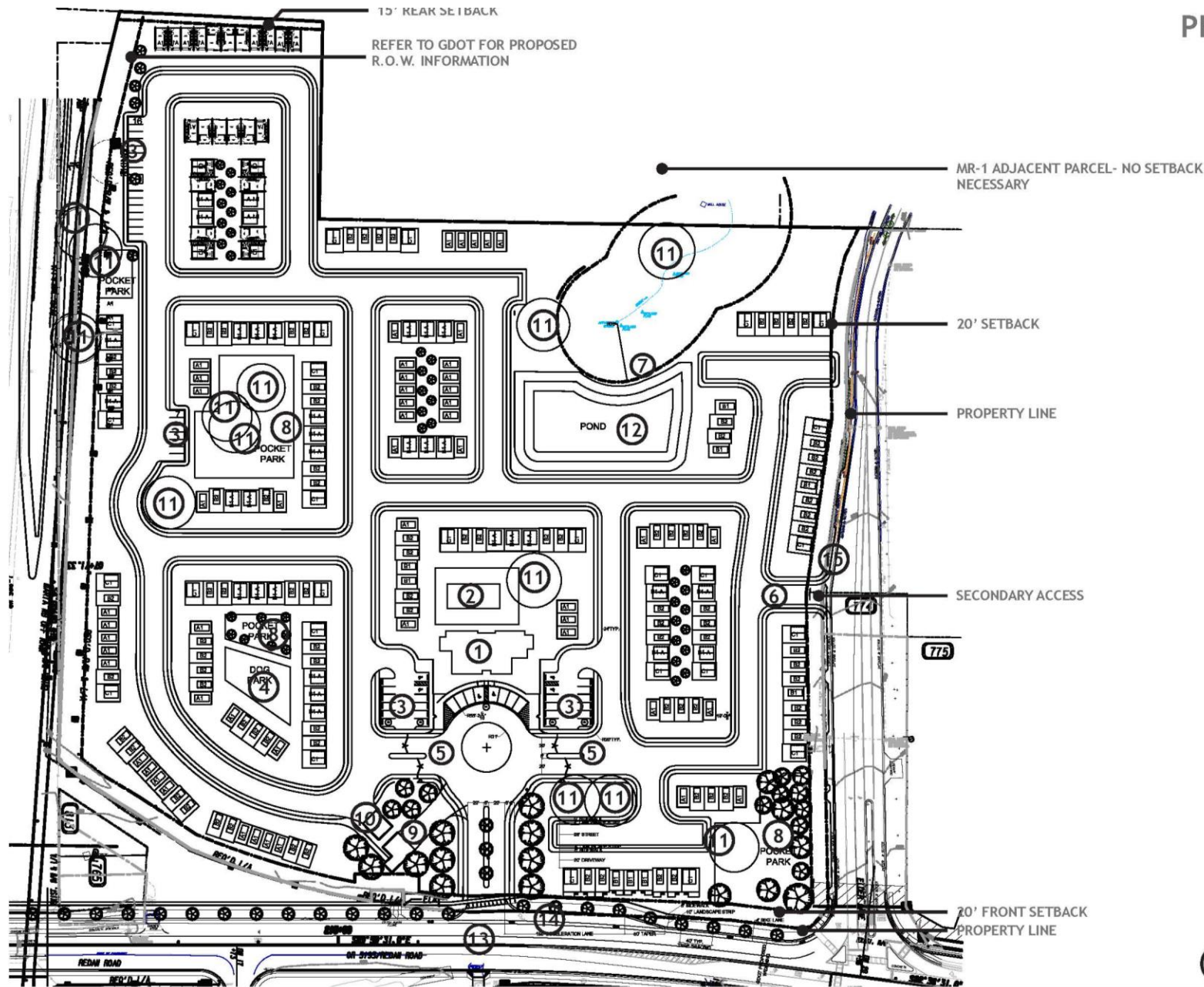
1-CAR GARAGE  
UNIT



2-CAR GARAGE  
UNIT

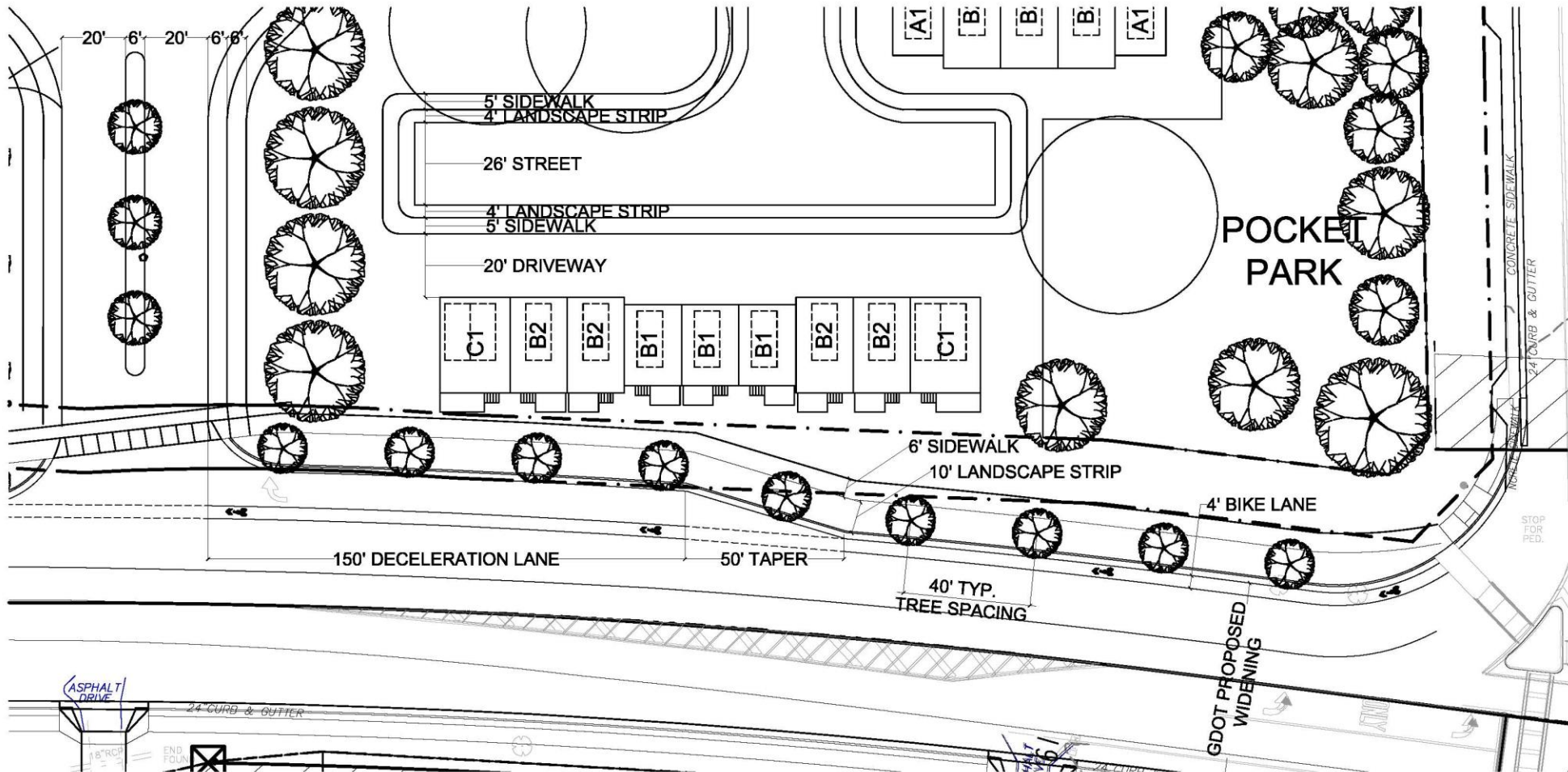


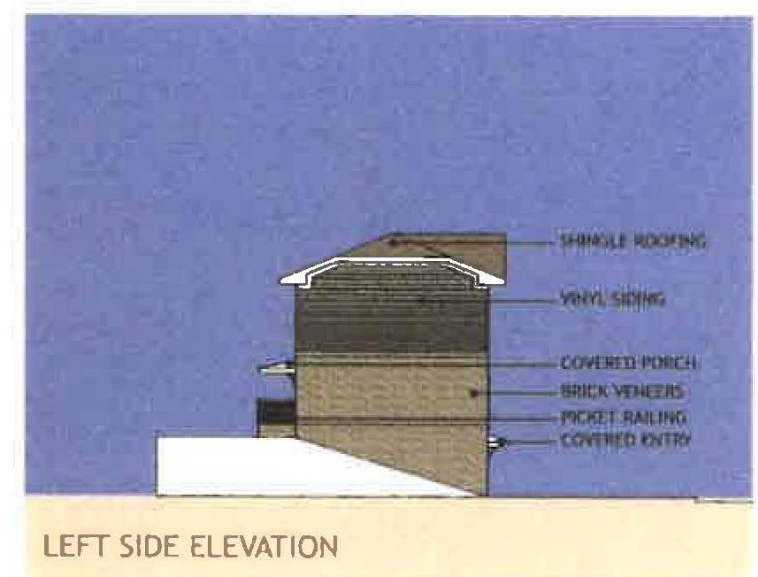
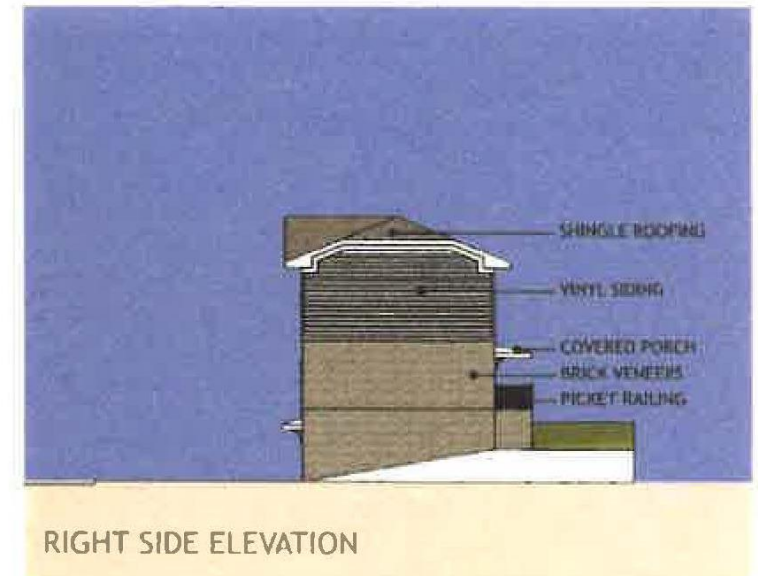
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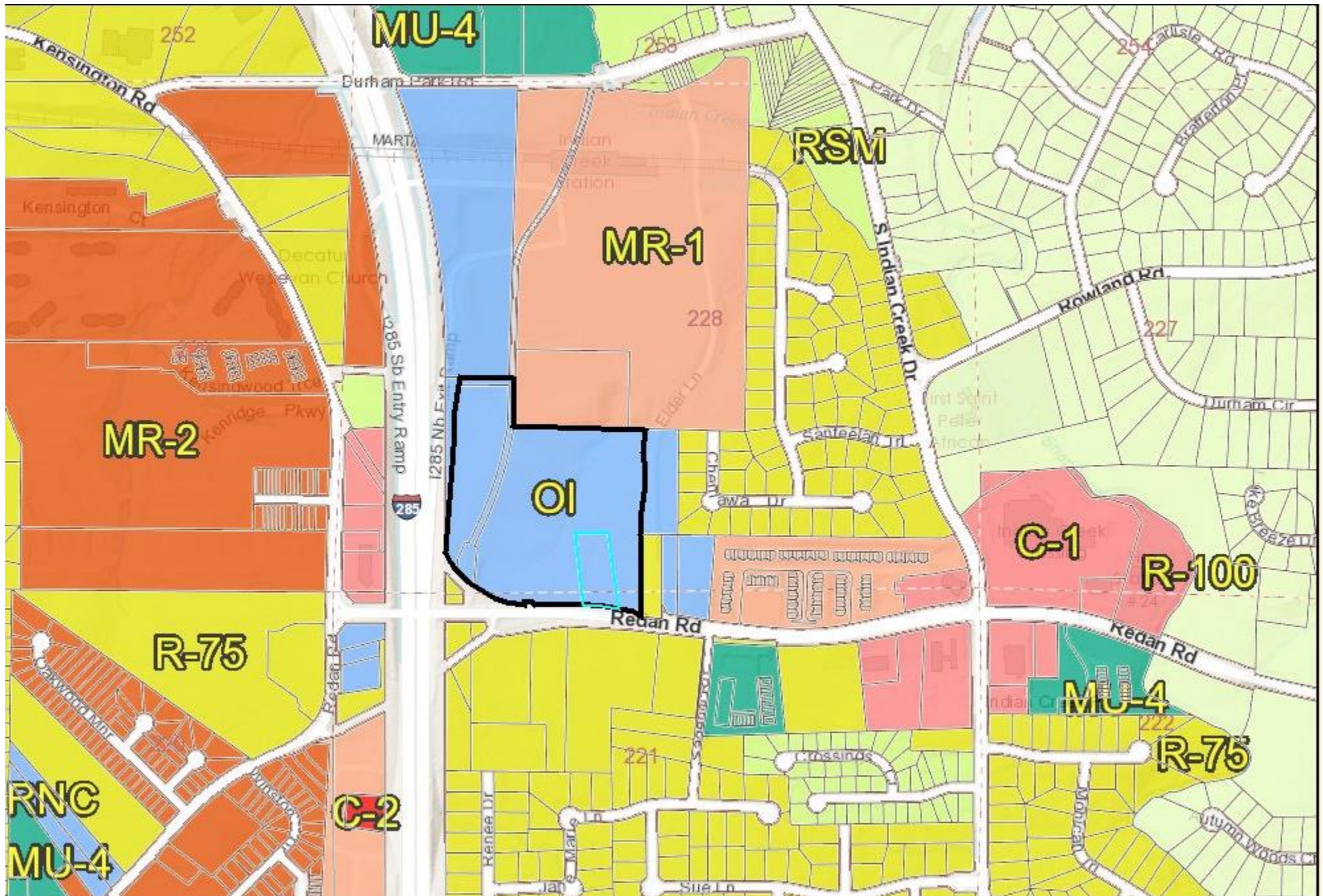


PROPOSED SITE PLAN- REDAN ENTRY  
DEKALB COUNTY, GA

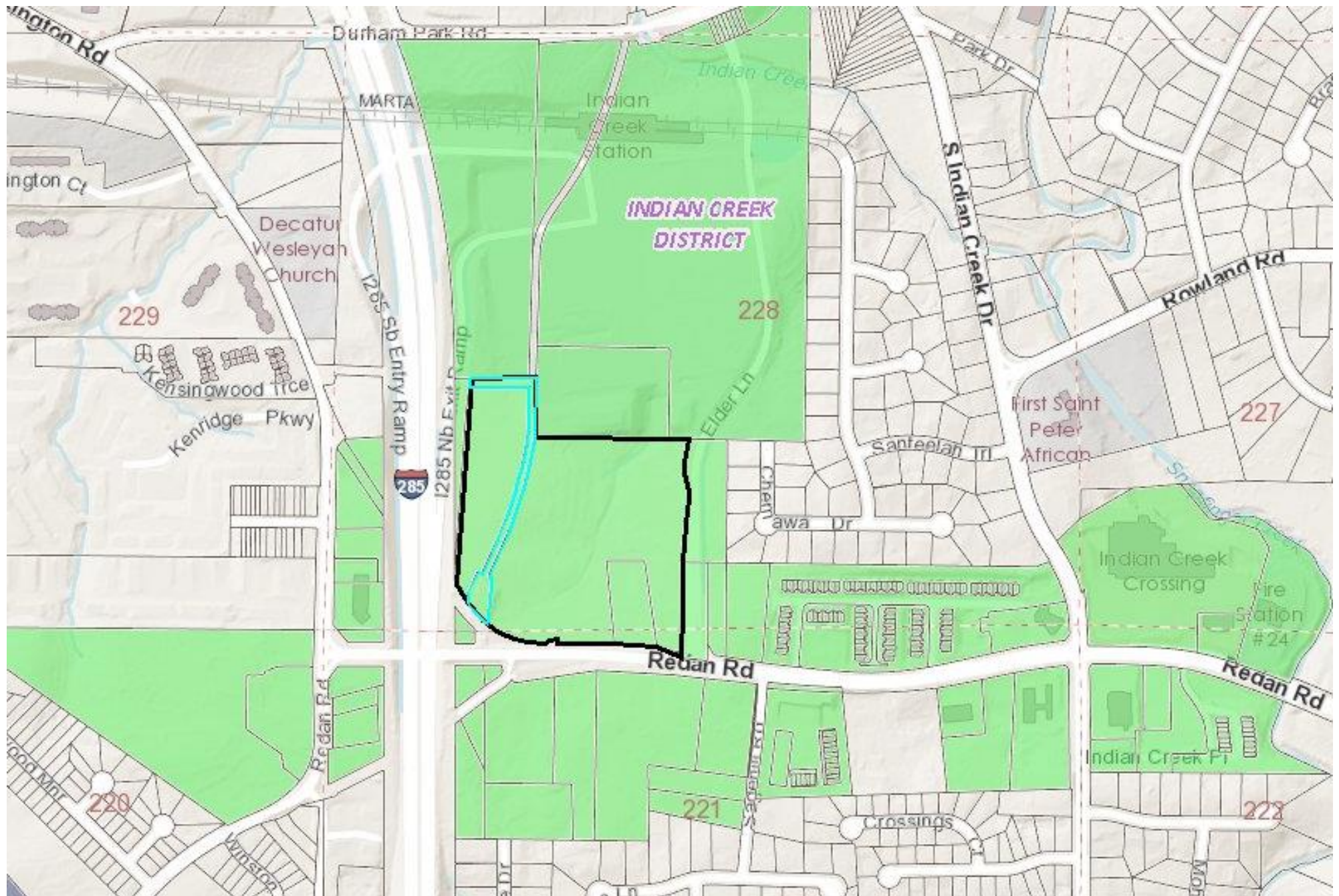




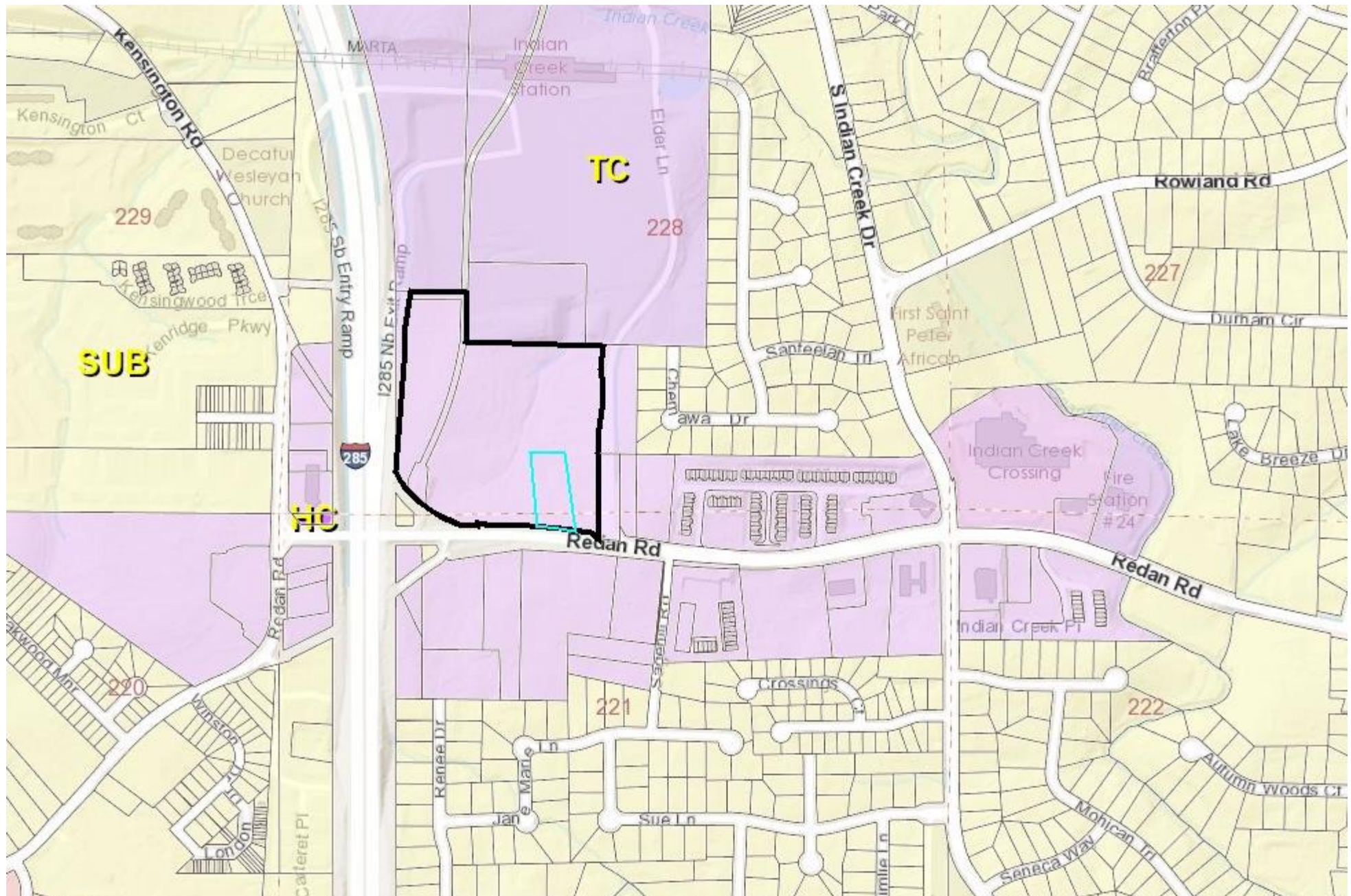




















Redan Road frontage, looking west





Northwest corner of Redan Road and Elder Lane, looking north



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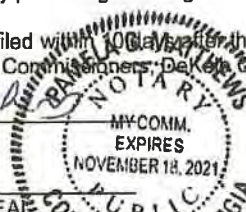
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