



**DeKalb County Department of Planning & Sustainability**

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**Planning Commission Sketch Plat Hearing Date: June 23, 2021, 6:00 P.M.**

**STAFF ANALYSIS**

**Case No.:** PLAT - 1244590 **Agenda #:** N. 1

**Location/Address:** 3229, 3237, 3245 & 3265 Memorial Drive **Commission District:** 3 **Super District:** 7

**Parcel ID(s):** 15 201 07 007, 15-201-07-005, 15-201-07-004, 15-201-004, 15-201-07-001

**Request:** To subdivide 2.9 acres for the development of 44 single family attached residences.

**Property Owner(s):** Valor Tower Inc

**Applicant/Agent:** Pilar Pedreira

**Acreage:** .9 acres

**Existing Land Use:** Single family residences

**Surrounding Properties:** North, West is zoned O-I (Office Institutional) District; North and East is zoned R-75 (Residential Medium Lot-75) District

**SUBJECT PROPERTY & ZONING HISTORY**

The subject properties located at 3229, 3237, 3245 & 3265 Memorial Drive are zoned MR-2 (Medium Density Residential – 2) District with a future land designation of Commercial Redevelopment Corridor (CRC). These properties were rezoned in 2020, Z-20-1244120. The current zoning and future land use allow for the development of single-family attached residences.

**PROJECT ANALYSIS**

The applicant Pilar Pedreira submitted a sketch plat to subdivide 2.9 acres into the development of 44 attached residences at a density of 15 units per acres. The site consists of five lots bound by Memorial Drive to the north, Thomas Street to the east, Julian Street to the south and Conway Road to the west. The proposed units will front on the streets that surround the site and laid out around an enhanced pocket park located at the center of the site. An underground stormwater detention facility is proposed. Access to the site is proposed for entry at Conway Road and exits located at Thomas Road.

**STAFF RECOMMENDATION: Approval**

DeKalb County Department of Planning and Sustainability recommends approval.