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 amend the Future Land Use Map from Suburban (SUB) to Town Center (TC) to allow the construction of new multi-family apartments, at 2784 N. Druid Hills Road.

PETITION NO: N3. LP-21-1245063 (2021-2904)

PROPOSED USE: Multi-family apartment units.

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

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

INFO. CONTACT: Larry Washington, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of PEC c/o Doug Linneman to amend the Future Land Use Map from Suburban (SUB) to Town Center (TC) 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: Pending.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The applicant is requesting a land use amendment from Suburban to Town Center for future development of a three-story building with 24 new multifamily apartments. The subject property abuts the established North Druid Hills Town Center character area along the south and east sides of the property. Additionally, the subject property falls within the North Druid Hills Livable Centers Initiative study area which encourages measures to support a vibrant, walkable community. This land use amendment would expand the existing Town Center character area northwest of its current boundary. As such, this would place the subject property within the outer ring of this Town Center node. The Comprehensive Plan (CP) states that the outer core of an activity center should have a transitional height buffer of no more than 35-feet and a transitional buffer to protect existing single-family housing. The town center outer ring requires less intense development, no more than three stories and 8-24 dwelling units per acre (DUA). The CP states that greater setbacks and transitional buffers shall be required when adjacent to lower density residential uses. Additionally, the CP states that the purpose of the activity center outer ring is to transition into single family residential, with enhanced buffers, low density, and lower building heights than intermediate. DeKalb County is currently in the process updating their Comprehensive Plan to determine land use for a 2050 outlook, as part of the 2050 Unified Plan. The 2050 Unified Plan will examine the North Druid Hill LCI study area to determine appropriate land use for this area. The project is inconsistent with the CP as it does not incorporate an appropriate transition to single-family housing. This area will be evaluated for appropriate land use during the 2050 Unified Plan that is currently underway. It is the recommendation of the Planning and Sustainability Department that the application be "Denied".

PLANNING COMMISSION VOTE: Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Deferral 8-0-0.



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300 Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: September 9, 2021 Board of Commissioners Hearing Date: September 30, 2021

STAFF ANALYSIS

Case No.:	LP-21-1245063	Agenda #: N3
Location/Address:	2784 & 2790 North Druid Hills Road	Commission District: 2 Super District: 6

Parcel ID(s): 18 111 05 002 & 18 111 05 003

Request: To change from Suburban (SUB) to Town Center (TC) to allow for the construction of

multi-family apartment

Property Owner(s): Shun Kuen Loui and Harry Loui

Applicant/Agent: Kenco Residential C/O Doug Linemann

Acreage: 1 acre

Existing Land Use: Suburban (SUB)

Surrounding Properties: Two-story apartments to the east; offices to the south; single-family detached

residential subdivisions to the north and west across North Druid Hills Road.

Adjacent Land Use: North: Suburban (SUB) South: Town Center (TC) East: Suburban & Town Center (SUB)(TC)

West: Suburban (SUB)

Comprehensive Plan:Proposed Town CenterConsistentInconsistentX

Proposed Density: 24 units per acre	Existing Density: N/A
Proposed Units: 24 multi-family apartments	Existing Units/Square Feet: N/A

Companion Application:

The applicant has filed a companion application (Z-21-1245064) to rezone from the R-100 (Residential Medium Lot-100) Zoning District to the MR-2 (Medium Density Residential-2) Zoning District to allow the construction of new multi-family apartments.

STAFF RECOMMENDATION:

The applicant is requesting a land use amendment from Suburban to Town Center for future development of a three-story building with 24 new multifamily apartments. The subject property abuts the established North Druid Hills Town Center character area along the south and east sides of the property. Additionally, the subject property falls within the North Druid Hills Livable Centers Initiative study area which encourages measures to support a vibrant, walkable community.

This land use amendment would expand the existing Town Center character area northwest of its current boundary. As such, this would place the subject property within the outer ring of this Town Center node. The

Comprehensive Plan (CP) states that the outer core of an activity center should have a transitional height buffer of no more than 35-feet and a transitional buffer to protect existing single-family housing. The town center outer ring requires less intense development, no more than three stories and 8-24 dwelling units per acre (DUA).

The CP states that greater setbacks and transitional buffers shall be required when adjacent to lower density residential uses. Additionally, the CP states that the purpose of the activity center outer ring is to transition into single family residential, with enhanced buffers, low density, and lower building heights than intermediate.

DeKalb County is currently in the process updating their Comprehensive Plan to determine land use for a 2050 outlook, as part of the 2050 Unified Plan. The 2050 Unified Plan will examine the North Druid Hill LCI study area to determine appropriate land use for this area.

The project is inconsistent with the CP as it does not incorporate an appropriate transition to single-family housing. This area will be evaluated for appropriate land use during the 2050 Unified Plan that is currently underway. It is the recommendation of the Planning and Sustainability Department that the application be "Denied".

Prepared 8/17/2021 by: LC Page 1 LP-21-1245063/N3.

Appendix

Land Use Supplemental Report
Land Use Amendment Application
Updated Site Map
Future Land Use Map
Aerial Map
Interdepartmental Comments



General Information

Case Number: LP-21-1245063 Board of Commissioners Hearing Date: 9/9/2021

Address: 2784 and 2790 N. Druid Hills Road NE, Atlanta, GA, 30329

Developer: KENCO Residential - Doug Linneman

Units Per Acre: 24 Square Footage: 39,204

Current FLU: Suburban Proposed FLU: Town Center

Project Description

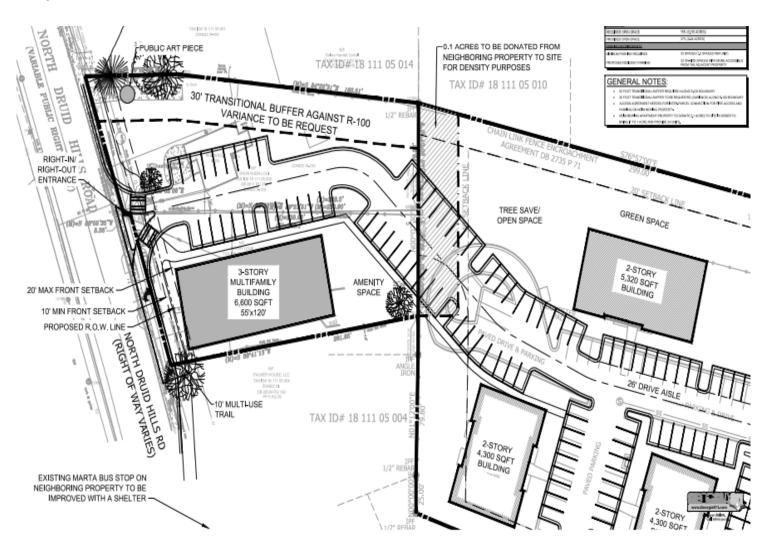
Case Number: LP-21-1245063 Board of Commissioners Hearing Date: 9/9/2021

Address: 2784 and 2790 N. Druid Hills Road NE, Atlanta, GA, 30329

Developer: KENCO Residential - Doug Linneman

Units Per Acre: 26.67 Square Footage: 39,204

Current FLU: Suburban
Proposed FLU: Town Center





Town Center Policies

These policies are primarily applicable to activity centers that do not have adopted studies. Studies that are adopted for Town Centers are referred to as Small Area Plans (SAP), and they provide more detailed guidelines and recommendations for land use, zoning, development, transportation, housing, economic development, and green space. If there are conflicts between SAP and Town Center policies, SAP policies shall take precedence.

Town Center Intent - The intent of the Town Center Character Area is to promote the concentration of residential and commercial structures, which serve many communities in order to reduce automobile travel, promote walkability and increased transit usage. The areas consist of a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians. This character area is similar to neighborhood center, but at a larger scale. The preferred density for areas of this type is up to 60 dwelling units per acre.

Town Center Primary	Uses	(click use that	applies to	this project)
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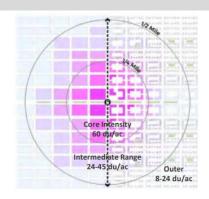
□Townhomes
□ Condominiums
■ Some of the control of the con
□Health Care Facilities
□Retail and Commercial
□Nerali and Commercial □Office
□Onice □Institutional
□Entertainment and Cultural Facilities
□Park and Recreational Facilities
□Public and Civic Facilities

Core Intensities for Town Center

- Core The most intense level of density and building heights occur here.
- **Intermediate** This represents and transition of a lesser intense density than the core. Building heights are also lower than the core.
- Outer Ring The purpose is to transition into the single family residential, with enhanced buffers, low density, and lower building heights than intermediate.

Choose the appropriate location of the proposed project:

□Core of the Town Center (45 – 60 dwelling units per acre)
□Intermediate (24-44 dwelling units per acre)
□Outer Ring (8-24 dwelling units per acre)





Land Use Policy Analysis

(Based on Chapter 7 Land Use of the DeKalb County 2035 Comprehensive Plan)

Town Center Policies			ant with nsive Plan	Additional comments that justify staff recommendation		
	YES	NO	Not Applicable			
Protect Single Family Neighborhoods - Preserve and enhance the integrity and quality of existing residential neighborhoods.		\boxtimes				
2. Maximum Density— Encourage the maximum density of residential in mixed use projects not to exceed 60 dwelling units per acre, with the most intense development located towards the commercial and/or office core of the Town Center. Properties located along the outer edges of the Town Center shall be sensitive to the building height and density of adjacent single family residential. (Refer to Figure 7.3, page 71 of the comprehensive plan)		\boxtimes		The subject development is not sensitive to adjacent single family residential parcels.		
3. Retrofitting - Foster retrofitting for conformity with traditional neighborhood principles.			\boxtimes			
4. Pedestrian Scale Development - Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping and people.	\boxtimes					
5. Mixed Use Development - Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.		\boxtimes				
6. Transitional Buffers - Require greater setbacks and/or transitional buffers for developments when located adjacent to lower density residential uses.		\boxtimes				
7. Enhanced Buffers - Require the incorporation of enhanced buffers in efforts to protect single family neighborhoods.		\boxtimes		The site plan appears to have a tiny amount of vegetation but not enough to protect the nearby single-family housing.		
8. Staggered Heights - Require the consideration of staggered height implementation when developments are adjacent to single family residential neighborhoods.	\boxtimes					
9. Streetscaping - Improve street character with consistent signage, lighting, landscaping and other design features.	\boxtimes			Addition of public art.		
10. Pocket Parks - Create focal points through the use of existing pocket parks and squares for community activities.		\boxtimes				



11. Cultural Diversity - Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction.			
12. Infill Development - Utilize vacant properties in the neighborhood as an opportunity for infill development of compatible structures.		\boxtimes	
13. Parking - Clearly define road edges by locating buildings near the roadside with parking in the rear.		\boxtimes	
14. Open Space and linkages - Encourage that all development and redevelopment in activity centers provide open space and/or contribute to the public realm with wider public sidewalks, pedestrian linkages and other design features.			
15. Healthy Neighborhoods - Promote healthy living in neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking and connectivity. Implement the recommendations of the Master Active Living Plans (MALPs).		\boxtimes	
16. High Density Residential - Residential development shall reinforce the center by locating higher density housing options adjacent to the center. Housing in Town Center shall be targeted to a broad range of income levels.	\boxtimes		See #2
17. Pedestrian Enhancements - Create a pedestrian-friendly environment by adding sidewalks that link neighborhood amenities.	\boxtimes		
18. Traffic Calming - Organize circulation patterns through traffic calming techniques and access management. Add traffic calming improvements, sidewalks, and increased street interconnections to increase safety and improve walkability.	\boxtimes		
19. Pedestrian Oriented Design - Design shall be pedestrian-oriented with walkable connections between different uses.	\boxtimes		
20. VMT - Promote new and redevelopment at or near activity centers as a means of reduce vehicle miles traveled (VMT).	\boxtimes		
21. High Density Development - Each Town Center shall include a very high-density mix of retail, office, services, and employment opportunities to serve several neighborhoods.		\boxtimes	Percentage of mixed use: 100% Residential _0% Office _0% Retail _0% Open Space Job Creation Numbers: Construction Permanent lobs Wages



wages among all industries over the next

ten years.

22. Small Area Plans (SAPs) - Implement appropriate sub-policies (pages 85-114 in the comprehensive plan) and development guidelines in Town Centers that have Small Area Plans, which provide more guidance to the development of mixed use and transition down to single family residential.		\boxtimes	This project is within the following SAP of the Town Center: Medline Activity Center Wesley Chapel LCI Candler Road Flat Shoals LCI Redan Road Indian Creek Master Active Plan Toco Hills Node of the North Druid Hills LCI If one of the above is checked, provide policies and map for that particular study, that supports recommendation.
23. Preferred Uses – Each Town Center shall include a high density mix of retail, office, services, and employment to serve neighborhoods.	\boxtimes		Percentage of mixed use: Residential Office RetailOpen Space Job Creation Numbers: Construction Permanent Jobs Wages

Economic Development Analysis

(Based on the 2014 DeKalb County Economic Strategic Plan)

(Based on the 2014 Dekalb County Economic Strategic Flan)						
Policies	-			Additional comments that justify staff recommendation		
	Yes	No	N/A			
Target Industry and Niches □Click here if no Target Industry applies						
Professional and Business Services (PBS) □Niche Markets: Entrepreneur-Enabled Businesses, Ecommerce, Engineering, Creative Design, Consulting, Accounting, & Marketing □Criteria: Clean, Sustainable, Creative □Theme Elements: • Job types: knowledge, technical, and innovation workers. • Entrepreneurship. Businesses in this industry are typically small and locally owned. The opportunity for entrepreneurship is high. • Business retention efforts could be expanded to reduce the outflow of businesses and keep them operating within the county.				Supporting Information: Business services are, in their broadest sense, occupations geared toward providing services in the business world. Professional services are those requiring niche educational training, such as architects, engineers, accountants, doctors, and lawyers. Professional and Business Services (PBS) firms exist both as subsidiary operations for parent firms as well as outsourced third-party service providers. Entrepreneur business services is one of the fastest growing sectors of the US economy. Relevance to subject property: None		
Life Sciences - Services, products, and activities that are broadly related to research, manufacturing and other activities focused upon or utilizing living organisms, with particular attention to activities relating to the		\boxtimes		Supporting Information: The Life Sciences industry is currently one of the largest in the U.S. economy and is projected to undergo the swiftest growth in employment and		

maintenance or restoration of health.



 □Niche Markets: Biotechnology, Bioinformatics, Proteomics, Health IT, Senior Care Services □Criteria: Clean, Sustainable, Creative □Theme elements: Jobs types: knowledge, technical, and innovation workers. Progression in this industry relies on small businesses that pursue ideas and technological advancements made in the public sector. As businesses grow, access to larger markets becomes vita. Retention of existing companies is just as important as business attraction for sustained economic growth. 		Life sciences relies on high levels of scientific and technology research, and therefore depends heavily on research institutions such as universities. Moreover funding requirements within the industry are substantial, placing companies and entrepreneurs that work within the industry in particular need of readily accessible venture capital, government funding, and other sources of funding. Relevance to subject property: None
Tourism - Tourism as an industry focuses on destinations, travelers, and the businesses that accommodate those travelers. □Niche Markets: Cultural Tourism, Bed & Breakfast Inns, Youth Sporting Events, Dynamic Tour Packaging □Criteria: Green, Sustainable, Creative □Theme elements: • Job types: knowledge and innovation workers as well as semi-skilled workers. • Those with an entrepreneurial passion can enter into this industry, which celebrates creativity and ingenuity.		Supporting Information: Professions within in include travel agents, event planners museum curators, archivists, and various supporting occupations. Being that tourism requires travel, the industry is not considered clean. In recent years, however, tourists have begun to turn toward green and other more socially conscious ways to experience their destinations. Eco-tourism looks to offset environmentations associated with travel through environmentally friendly activities and accommodations. In this regard, some parts of the industry could be considered green. Tourism is also creative in that it is the energy, passion, and enriching experience that attract tourists to their destinations. Relevance to subject property: None
LOGISTICS - the process of planning, implementing, and controlling the efficient flow of goods and services through the supply chain from producer to consumer. Distribution includes all freight carriers (air, trucking, and intermodal) and warehousing. DNiche Markets: Specialized Freight Trucking, Back Office Support Services, Truck Terminals, Warehouse Distribution. Criteria: Sustainable Theme elements: Jobs are this industry include knowledge and technical workers as well as semiskilled workers. As technology and trade regulation continue to evolve, the Logistics industry has great opportunities for entrepreneurs to innovate new and more efficient ways to store and distribute goods. Retention of DeKalb's Logistics companies will be critical to the continued development of this industry. Many of those companies are located in the Southwest area of the county, where the location advantage is areatest.		Supporting Information: Until recently, most manufacturing firms coordinated their own warehousing and flow mechanics. Now these services are often outsourced to develop advanced just-in-time deliver systems. The integration of international trade, logistics, and distribution into one continuous supply chain driven by free trade has put this industry at the forefrom of economic growth. Logistics and distribution companies that can capture small and medium sized businesses entering the global market will experience above average growth. These are the businesses that DeKalb County is best suited to support because of its proximity to major interstate corridors and transportation hubs as well as it reasonable labor costs.

Relevance to subject property: None



CONSTRUCTION AND SUPPORT TRADES (CST) - Construction is the creation of improvement of man-made structures. It can include residential, commercial, and industrial building construction, or civil construction, which encompasses infrastructure and utilities. Niche Markets: Construction Materials Manufacturing, Contracting, Homebuilding Criteria: Clean Theme elements: CST employs workers across the full spectrum of skill levels, from architects, to skilled tradesmen, to semi-skilled workers. Growing emphasis on green construction practices provides opportunities to entrepreneurs and innovators. Retention of DeKalb's existing CST firms will be essential to industry growth.		supporting Information: Construction support trades are those that enable but do not directly participate in construction operations, to include material and equipment providers and contractors. Construction was one of the industries hit hardest by the recession, as great economic uncertainty and liquidity issue caused both public and private entities to rethink new construction projects, or ever abandon ongoing projects. Now that the economic recovery is picking up momentum, DeKalb County has an opportunity to capitalize on the nationwide resurgence in the industry. New technologies and eco-friendly construction practices provide a unique opportunity to DeKalb CST entities as they work to complete projects halted during the recession and work on new projects. An excellent example of such a project if the proposed redevelopment of the Doraville GM plant. The proposed conversion of the site into a "livable, mixed use, transit oriented development" is an opportunity for a innovative, socially responsible industry resurgence and car serve as a model for similar projects in the future. Relevance to subject property: None
Advanced Manufacturing - Advanced manufacturing is a category of manufacturing that utilizes innovative technologies to make better products and improve the methods to produce those products. Diche Markets: Fabricated Metals Manufacturing, Medical Equipment and Supplies, Laboratory Equipment and Supplies, Light Manufacturing and Assembly. Criteria: Green and Creative Theme elements: Despite current trends, the jobs that remain in manufacturing will require a range of skills. Semiskilled workers will be needed as well as workers that have specialized technical skills and also, workers that think in innovate ways. Supporting entrepreneurs with new and exciting ways of commercializing advances in research can give this industry a much needed breath of fresh air. Even though manufacturers are not quite as mobile as other businesses, the county must explore ways of keeping manufacturers operating		Supporting Information: The future of manufacturing, in DeKalb County and nationally, is both quick and detailed, but is above all smarter. The kinds of manufacturers that can prosper in a new American economy need to "green" their production methods and think creatively about how consumers will use them. It is no secret that all kinds of manufacturing jobs have become harded to find in recent decades for American workers. Nearly every city in the country has seen a declining manufacturing based Yet, between 2011 and 2012, there have been some signs of growth in certain manufacturing sectors. The impact that these kinds of jobs can have is huge for the places that can attract them. Relevance to subject property: None



Improve Business Climate		
Business Climate Action Plan 1. Optimize Incentives 2. Support Entrepreneurs & Small Businesses 3. Support Existing Businesses & Foster Expansion 4. Finalize Implementation of Development Services Overhaul 5. Strengthen the Economic Development Organization 6. Improve Marketing, Branding, and Communication for the County & DADC		
Revitalize Commercial Corridors and		
Embrace New Employment Centers		
Employment Centers Action Plan. Subject property / project provides the following (check all that apply): □Incentivize redevelopment and build public/private partnerships □Secure appropriate zoning. Rezone required? □Appropriate marketing and branding for employment centers and target industries □Creation of a new employment center in DeKalb County □Encourage clustering through target industry support programs		
Click "NO" if the property is not within an employment		
center.		
Northern DeKalb Employment Center Location (check one): \[\textstyle{The I-85 / I-285 interchange} - Though significantly developed, the strategic interstate crossing and proximity to both Mercer University and the airport indicate this location is currently underleveraged. Investments to expanded transportation options should be considered to enable efficient mobility and facilitate development in this area. \[\textstyle{DNorthlake Mall} - Located at I-285 and Lavista Road, the Northlake Mall is an existing employment center that should continue to be supported through this the Strategic Plan and the County's Comprehensive Plan. \[\textstyle{Industry Characteristics} \] \[\textstyle{Target Area: FPS and Life Sciences} \] \[\textstyle{Supporting Industries: Specialty Retail, IT Services, & Educational Services.} \]		
West Central DeKalb Employment Center Location (check one): □Intersection of Briarcliff Road North Druid Hills Road - With direct access to I-85, this area contains office and retail space, and is linked to the healthcare engines of the Clifton Corridor. A significant opportunity exists to expand the life sciences cluster. Only a short distance north of Emory and		



CDC, this currently only houses a strip mall and has potential for further development.			
□ <u>Intersection of I-85 and Clairmont Road</u> - Serving as a major interstate access for much of the district, this strategically located exit can build off of the success of adjoining Brookhaven. This employment center can build on existing development nearby at Executive Park.			
□ Intersection of N Druid Hills Road and Lavista Road - Offers opportunity for expansion. Currently houses a Georgia Department of Labor career center, restaurants, office space and retail establishments. Existing infrastructure would have to be upgraded to allow for greater density in this area.			
 Industry Characteristics Target Area: FPS, Life Sciences, Tourism Supporting Industries: General Retail, IT Services, Educational Services 			
Southwest DeKalb Employment Center Location (check one):			
□I-20/ Candler Road - Currently housing the South DeKalb Mall, this exit is well positioned and has plenty of available infrastructure for redevelopment.			
\Box <u>I-20 / I-285 Interchange</u> : This junction of two interstate highways has large tracts of undeveloped land located nearby.			
☐ Memorial Drive: The segment of Memorial Drive between Atlanta and Avondale Estates could stand to benefit greatly from redevelopment and currently only houses underperforming or underutilized retail and commercial establishments.		\boxtimes	
☐ Moreland Area: Already a substantial commercial logistics and manufacturing corridor, the Moreland area is close to the I-675 /			
I-285 Interchange and has room for additional growth.			
 Industry Characteristics Target Area: Logistics, CST, Manufacturing Supporting Industries: Specialty Retail, General Retail, Educational Services 			
East Central DeKalb Employment Center Location (check one):			
□Stone Mountain Industrial Park: Located near the intersection of two major roads, this industrial park has a well-established CID and is a strong candidate for further development. □Memorial Drive, I-285 Interchange: Despite the presence of the county jail, the importance of this interchange and		\boxtimes	
the proximity of a Transit Oriented Development priority MARTA station make this area viable for redevelopment			



 Industry Characteristics Target Area: Tourism, Logistics, CST Supporting Industries: General Retail, Educational Services 			
Southeast DeKalb Employment Center Location (check one) □I-285/Indian Creek MARTA Station: Found along the border between Districts 4 and 5, this location houses both a MARTA station and open land which make it a potential candidate for further development (Currently a MARTA-only exit). □I-285 / Covington Hwy: This strategic intersection is centrally located in the county and already contains several retail and other commercial developments. Industry Characteristics Target Area: Life Sciences, Tourism, Logistics, Manufacturing Supporting Industries: General Retail, IT Services, Educational Services		\boxtimes	
Quality of Place Enhancements			
New Employment Centers and the Comprehensive Plan □ This project will initiate a land use amendment: Public input is an essential to further assisting the viability of the proposed centers. We recommend incorporating the employment centers as part of the comprehensive plan, with neighborhood feedback for any potential zoning changes or proposed development. Likewise, land ownership patterns and other potential conflicts should be vetted to ensure proactive resolution of issues impacting the employment centers. □ The project will provide connectivity for employment centers: As part of the broader strategy, effort should be made to better connect the employment centers. This could be accomplished through improving existing road infrastructure and street connectivity in and around the centers. Additionally, consideration should be given to expanding transit options. While heavy rail expansions may be currently unattainable due to funding, more busing, increased car pool incentives and other measures can reduce traffic and increase commercial activity. □ This project will create Gateways: Another important way to integrate these employment centers in the Comp Plan and develop their identity is to encourage the creation of "gateways." These gateways should include prominent and effective signage, landscaping, and a name that defines their identity. These gateways not only clearly delineate the geographical boundaries of the employment centers but also help develop a brand and culture around the employment centers and for the county.			

404.371.2155 (o) 404.371.4556 (f) DeKalbCountyGa.gov Clark Harrison Building 330 W. Ponce de Leon Ave Decatur, GA 30030

Chief Executive Officer Michael Thurmond DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Andrew A. Baker, AICP

APPLICATION TO AMEND COMPREHENSIVE LAND USE PLAN OF DEKALB COUNTY, GEORGIA

Application No.: Date Received:	
Applicant's Name: Doug Linneman - KENCO Residential E-Mail: doug@kencoapartments.com	
Applicant's Mailing Address: 2250 N. Druid Hills Road NE, Suite 278, Atlanta, GA 30329	
Applicant's Daytime Phone #: 404-633-0401 Fax:	
(If more than one owner, attach information for each owner as Exhibit "A")	
Owner's Name: See Exhibit "A" E-Mail	
Owner's Mailing Address	
Owner's Daytime Phone # Fax:	
Address/Location of Subject Property: 2784 and 2790 N. Druid Hills Road, Atlanta, GA 30329	
District(s):18 Land Lot(s):111 Block(s):03 Parcel(s:002, 003	
Acreage: Approx. 09 acres Commission District(s):DISTRICT 2 / SUPER DISTRICT 6	
Current Land Use Designation: SUBURBAN Proposed Land Use Designation: TC - TOWN CENTER	
Current Zoning Classification(s): R-100	
attachments or payment of the filing fee shall be determined to be incomplete and shall not be acc. Disclosure of Campaign Contributions: In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., the following questions must be answered: Have you, the applicant, made \$250 or more in campaign cont local government official within two years immediately preceding the filling of this application? Yes. It was the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing: I. 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 filling 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 Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030 SIGNATURE OF APPLICANT	, Chapter 36-67A, tributions to a s <u>×</u> No
THE COUNTY GEORGIANITY	



Chief Executive Officer Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Andrew A. Baker, AICP

PRE-APPLICATION FORM REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: PEC + Phone: 770.451.2741 Email: clambeth@pec.plus
Property Address: 2784/2790 N Druid Hills Rd
Tax Parcel ID: 18 111 05 003 and 18 111 05 002 Comm. District(s): 2 and 6 Acreage: 0.9 combined
Existing Use: R-100 (single family residential) Proposed Use MR-2 (multi-family residential)
Supplemental Regs: No Overlay District: No DRI:
Rezoning: YesXNo
Existing Zoning: R-100 Proposed Zoning: MR-2 Square Footage/Number of Units: seeking 24 u/acr
Rezoning Request: Rezone from 100 to MR-2 to build a 24 unit apartment building connected to 2280 LaVista Road.
Land Use Plan Amendment: Yes X No
Existing Land Use: SUB Proposed Land Use: Town Center ConsistentInconsistent
Special Land Use Permit: YesNo_XArticle Number(s) 27
Special Land Use Request(s)
Major Modification:
Existing Case Number(s):
Condition(s) to be modified:



DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting:Review Calendar Dates:	PC:BOC:
Letter of Intent:Impact Analysis:Owner Authorization(s	s):Campaign Disclosure:
Zoning Conditions:Po	ublic Notice, Signs:
Tree Survey, Conservation:Land Disturbance Permit (LDP):	Sketch Plat:
Bldg. Permits:Fire Inspection:Business License:	State License:
Lighting Plan:Tent Permit:Submittal Format: NO STAPL	ES, NO BINDERS PLEASE
Review of Site Plan	
Density: Density Bonuses: Mix of Uses:	Open Space: Enhanced
Open Space:Setbacks: frontsidesside corner_	rearLot Size:
Frontage:Street Widths:Landscape Strip	s:Buffers:
Parking Lot Landscaping:Parking - Auto:Parking -	Bicycle: Screening:
Streetscapes:Sidewalks:Fencing/Walls:	Bldg. Height:Bldg.
Orientation:Bldg. Separation:Bldg. Materials:Roofs:	Fenestration:
Façade Design:Garages:Pedestrian Plan:Perimet	er Landscape Strip:
Possible Variances:	
Comments:	
Doobal Praga	06/22/2021
Planner: Rachel Bragg	Date 06/23/2021
Filing Fees	
REZONING: RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5 OI, OD, OIT, NS, C1, C2, M, M2	\$750.00 \$750.00
LAND USE MAP AMENDMENT	\$500.00



Planners & Engineers Collaborative+

350 RESEARCH COURT SUITE 200 PEACHTREE CORNERS, GA 30092

6/8/2021

Re: Neighborhood Meeting

KENCO LaVista Apartments

DeKalb County, Georgia

Planners and Engineers Collaborative, Inc. Project No. 21049.00

To whom it may concern,

As you may be aware, Planners and Engineers Collaborative, Inc. and KENCO LaVista are planning to file a rezoning application with DeKalb County for the above-referenced property. This application proposes to rezone the approximately 0.9-acre parcels located at 2784 and 2790 North Druid Hills Road from R-100 Residential Single Family to MR-2 Multi-family Residential. This rezoning would facilitate the expansion of the KENCO LaVista apartments located immediately to the east of the site.

A neighborhood meeting will be held on Thursday, June 24th from 6:00PM to 7:00PM. The meeting will be held via Zoom webinar. Its purpose is to provide neighbors and interested parties with the opportunity to meet with PEC and the Developer to ask any questions and/or voice any concerns.

Below is the call-in information for the Zoom webinar and a link to access the meeting on computer desktop.

Dial-in Number: 1 929 205 6099 US

Meeting ID: 831 3230 3053

Passcode: 280838

Desktop Meeting Link: https://bit.ly/3xbnp5J Meeting ID and Passcode are same as above.

We are committed to keeping the public informed during the process of this application. If you have any questions, comments, or concerns, please feel free to reach out to us at 770-451-2741.

Sincerely,

Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E, LEED AP

President

For the Firm

kjw/ht/dp

JORDAN HENRY C 3951 BOLTON ST AUGUSTA GA 30909 1348 FAMA LLC 2228 STEPHEN LONG DR ATLANTA GA 30305 CLARK CURTIS MITCHELL 1910 TOWNSEND CT ATLANTA GA 30329

LAMEY BLAIR JOHN 1940 NE TOWNSEND CT UNIT 15 ATLANTA GA 30329 HOLLOWAY ARTHUR 1959 MILES LN NE ATLANTA GA 30329 CHEN YIQIONG 1916 TOWNSEND CT ATLANTA GA 30329

WESTMORELAND MICHELLE 1407 MERRY LN NE

ATLANTA GA 30329

KALAB JOSHUA 1409 BERKELEY LN ATLANTA GA 30329 WRIGHT WENDY L 1952 MILES LN NE ATLANTA GA 30329

PEFINES GEORGE PETE 2331 LAVISTA RD ATLANTA GA 30329 FLETCHER IRBY R 1951 TOWNSEND CT NE ATLANTA GA 30329 TRIPLE L AND P REAL ESTATE LLC 2910 N DRUID HILLS RD ATLANTA GA 30329

ZENITH INTERNATIONAL CONSULTING LTD 4034 COYTE DR MARIETTA GA 30062 PEFINES GEORGE 2331 LAVISTA RD NE ATLANTA GA 30329

PARUNGAO RUBY P 1957 TOWNSEND CT ATLANTA GA 30329

MULLER ERIK R 1388 MERRY LN NE ATLANTA GA 30329 COHEN INVESTMENTS GROUP LLC 1955 POPPLEFORD LN DUNWOODY GA 30338 OTTAVIANO ANTONIO REVOCABLE TRUST 1330 FAMA DR NE

MACKEY HORACE C III 1922 TOWNSEND CT NE UNIT 7 ATLANTA GA 30329 PSOMIADIS JOHN 1826 STEPHANIE TRL ATLANTA GA 30329 GORDON DAVID E 886 ARLINGTON PL ATLANTA GA 30306

ATLANTA GA 30329

HARTLEY DAVID L 1350 AMANDA CIR DECATUR GA 30033 LOUI SHUN KUEN 2784 N DRUID HILLS RD NE ATLANTA GA 30329 COHEN DANIEL M 1389 MERRY LN NE ATLANTA GA 30329

SHELLEY ASHLEY 1393 BERKELEY LN NE ATLANTA GA 30329 LEES RYAN R 1353 FAMA DR NE ATLANTA GA 30329 RAMA SUNDEEP 1915 TOWNSEND CT NE ATLANTA GA 30329

MTF DRUIDS LLC 897 N DRUID HILLS RD NE STE 164 ATLANTA GA 30329 MILLS THOMAS D 2374 CLEVELAND RD BOGART GA 30622 TAC TOCO HILLS LLC 2100 POWERS FERRTY RD STE 350 ATLANTA GA 30339 MYLREA SAMUEL DAVID 1798 N HOLLY LN NE ATLANTA GA 30329 LI YING 2271 LAVISTA SQ NE ATLANTA GA 30324 DRUID HILLS LAND LLC 1050 CAMBRIDGE SQ A ALPHARETTA GA 30009

MILLER MICHELLE 1936 TOWNSEND CT ATLANTA GA 30329 BAKER MATTHEW 1336 FAMA DR NE ATLANTA GA 30329

MTF DRUIDS LLC 2897 N DRUID HILLS RD NE ATLANTA GA 30329

KHANIMOV ABO 2771 N DRUID HILLS RD NE ATLANTA GA 30329 2789 NORTH DRUID HILLS LLC 3616 CLAIRMONT RD NE ATLANTA GA 30345

DU JUN 1070 MOUNTCLAIRE DR CUMMING GA 30041

PEFINES GEORGE 2331 LAVISTA RD NE ATLANTA GA 30329 AVERY ALAN K 1380 AMANDA CIR DECATUR GA 30033 BARKSDALE MICHAEL REID 1360 FAMA DR NE ATLANTA GA 30329

CORTELL SELMA HARRIET 1345 FAMA DR ATLANTA GA 30329 GAFFGA NICHOLAS H 1961 TOWNSEND CT NE ATLANTA GA 30329

HORBERT GEORGE P 1957 MILES LN NE ATLANTA GA 30329

DAN AMIR 1400 MERRY LN NE ATLANTA GA 30329 BACHAR ROEL 2312 LAVISTA RD NE ATLANTA GA 30329

WHITE CHRISTINE A 1838 STEPHANIE TRL ATLANTA GA 30329

MANHATTAN NDH PROPERTIES LLC 5064 ROSWELL RD # 101D ATLANTA GA 30342 ALEXANDER RACHEL LEIGH 1930 TOWNSEND CT ATLANTA GA 30329 JOHNSON JOHN WESLEY 1401 BERKELEY LN NE ATLANTA GA 30329

HINDS SHIRA 1105 TOWN BLVD NE UNIT 3506

ATLANTA GA 30319

KOWALSKY RICHARD 1832 STEPHANIE TRL ATLANTA GA 30329 HOSSEINI MARYAM 1741 EMORY RIDGE DR ATLANTA GA 30329

BOLANIS NANCY ANN 2320 LAVISTA RD NE ATLANTA GA 30329 CIMERRING YAAKOV 1967 MILES LN NE ATLANTA GA 30329 CHANG HUIBIN 1949 TOWNSEND CT NE ATLANTA GA 30329

LEWIS JOSEPHINE M 1388 BERKELEY LN NE ATLANTA GA 30329 GEZGIN SELVIN 1448 CHRISTMAS LN NE ATLANTA GA 30329 BLANK BRIAN ROBERT 1388 AMANDA CIR DECATUR GA 30033 MOORE KELLIE C 1824 STEPHANIE TRL NE ATLANTA GA 30329 POWELL MICHAEL 1381 FAMA DR NE ATLANTA GA 30329 BELLSOUTH PO BOX 182333 COLUMBUS OH 43218

KARRAS ANDREAS JOHN 420 LAZY WIND LANE JOHNS CREEK GA 30097 BURNS TIMOTHY E 1385 BERKELEY LN NE ATLANTA GA 30329

BUI AND LE REAL ESTATE CORP 2221 SEVER RD LAWRENCEVILLE GA 30043

YAN FU 1959 TOWNSEND CT NE ATLANTA GA 30329 PUMPERNICKELL HOLDINGS LLC P O BOX 29130 ATLANTA GA 30359 COHEN FRED M 1401 MERRY LN NE ATLANTA GA 30329

LOUI HARRY 2461 FLAIR KNOLL DR ATLANTA GA 30345 EREG 2250 N DRUID HILLS RD NE STE 278 ATLANTA GA 30329 FOUR WAY REALTY PO BOX 8905 ASHEVILLE NC 28814

BENTON STEPHANIE 1932 TOWNSEND CT NE ATLANTA GA 30329

NOH HYOUNGHO 6075 STANDARD VIEW DR DULUTH GA 30097 EIDSON R THOMAS 1389 FAMA DR NE ATLANTA GA 30329

TOLBERT ERNEST A JR 1361 FAMA DR NE ATLANTA GA 30329 CRAFTS BRYAN C 1364 AMANDA CIR DECATUR GA 30033 EREG 2250 N DRUID HILLS RD NE STE 278 ATI ANTA GA 30329

SHABBIR AAMER 1430 CHRISTMAS LN ATLANTA GA 30337 PEFINES GEORGE PETE 2331 LAVISTA RD NE ATLANTA GA 30329 MARBERRY KELLER STEPHANIE JEAN 1830 STEPHANIE TRL ATLANTA GA 30329

CALATLANTIC GROUP INC 1000 MANSELL EXCHANGE W # 200 ALPHARETTA GA 30022 GUO HUAN JIN 2777 N DRUID HILLS RD NE ATLANTA GA 30329 LANDSTROM ROBERT PAUL REVOCABLE TRUS 1372 AMANDA CIR DECATUR GA 30033

PERRY JESSICA L 1918 TOWNSEND CT NE ATLANTA GA 30329 MTF DRUIDS LLC 2897 N DRUID HILLS RD NE STE 164 ATLANTA GA 30308 CORTELL HARRIETT 1345 FAMA DR NE ATLANTA GA 30329

TURNER MARTHA SIMMONS 1398 FAMA DR NE ATLANTA GA 30329 WESTCOTT TAYLOR 1926 TOWNSEND CT ATLANTA GA 30329 WALTER WILLIAMS CHARLES JR REVOC LIV TI 1928 TOWNSEND CT NE ATLANTA GA 30329 BYKAT ALEXANDER 1963 MILES LN NE ATLANTA GA 30329 CASSO NICHOLAS M 1397 FAMA DR NE ATLANTA GA 30329 MANGA YATIN 1911 TOWNSEND CT NE ATLANTA GA 30329

GLENRIDGE TOCO HILLS LLC 1504 MACY DR ROSWELL GA 30076 EUBANKS DEREK W 1917 TOWNSEND CT NE ATLANTA GA 30329 CHENG WINNIE WING KI 1920 TOWNSEND CT ATLANTA GA 30329

BELLSOUTH PO BOX 182333 COLUMBUS OH 43218

EE AND M LLC 54 STAR SPANGLED LN PEACHTREE CITY GA 30269 JERRY TILLEM RESIDUAL TRUST 201 ALLEN RD # 300 ATLANTA GA 30328

SASLAFSKY GABRIEL 1442 CHRISTMAS LN NE ATLANTA GA 30329 BETTY W PEGG REVOCABLE TRUST 1822 STEPHANIE TRL ATLANTA GA 30329 HARRIS GUY 1371 FAMA DR NE ATLANTA GA 30329

LINGARD KEVIN 1914 TOWNSEND CT NE 3 ATLANTA GA 30329 SANDLER RACHEL 1795 N HOLLY LN ATLANTA GA 30329 COLE DAVID LEE 1953 TOWNSEND CT NE ATLANTA GA 30329

WILLIAMS W A 2330 LAVISTA RD DECATUR GA 30033 TRIPATHY HIMANSU 1934 TOWNSEND CT ATLANTA GA 30329 THOMPSON KIM SCHREE 1342 FAMA DR NE ATLANTA GA 30329

MARGARET RITCHIE LLC 10130 LINK CT JOHNS CREEK GA 30022 PALMER HOUSE LLC 2911 PIEDMONT RD NE B ATLANTA GA 30305

SAGGI PIYUSH 1953 MILES LN NE ATLANTA GA 30329 BUTKER HARRISON B 1394 AMANDA CIR DECATUR GA 30033

REDD LEWIS CHAD 1836 STEPHANIE TRL NE ATLANTA GA 30329 FLEISHMAN SETH 1394 MERRY LN NE ATLANTA GA 30329

ZUGHAIER SUSA 1395 MERRY LN NE ATLANTA GA 30329 MYATT HUNTER 1424 CHRISTMAS LN NE ATLANTA GA 30329

404.371.2155 (o) 404.371.4556 (f) DeKalbCountyGa.gov Clark Harrison Building 330 W. Ponce de Leon Ave Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

LAND USE (FUTURE DEVELOPMENT) MAPAMENDMENT APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: 06.28.2021	Jun Frahma
CHECK TYPE OF APPLICATION:	
(X) LAND USE MAP AMENDMENT	
() REZONE	
() MINOR MODIFICATION	
() SPECIAL LAND USE PERMIT	
TO WHOM IT MAY CONCERN:	
(1)/(112)	2784 N. Druid Hills Road NE
(Nam	e of owner(s))
being (owner)/(owners) of the property de	scribed below or attached hereby delegate authority to
Doug Linneman - KENCO RESI	DENTIAL
(Name of A	Applicant or Agent Representing Owner)
to file and application on (my) /(our) behale 66.28.20 Notary Public	
Notary Public	Owner
Notary Public	Owner

404.371.2155 (o) 404.371.4556 (f)

DeKalbCountyGa.gov

Clark Harrison Building 330 W. Ponce de Leon Ave Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

LAND USE (FUTURE DEVELOPMENT) MAPAMENDMENT APPLICATION **AUTHORIZATION**

Notary Public	Owner		
Notary Public	Owner	_	
to file and application on (my) /(our) b	ehalf. 8/2021 Owner	Old Services	NHAN NGHIEM Notary Public, Georgia Fulton County My Commission Expires July 13, 2021
	of Applicant or Agent Representing O)wner)	
Doug Linneman - KENCO RES			
	Name of owner(s))		
(1)/(WE),	2790 N. Druid Hills Road NE		
TO WHOM IT MAY CONCERN:			
() SPECIAL LAND USE PERMIT			
() MINOR MODIFICATION			
() REZONE			
(X) LAND USE MAP AMENDMENT	٦		
CHECK TYPE OF APPLICATION:			
DATE: 06 - 28 - Lod	ired if the individual making the request is not the a	owner of the property.	

Exhibit "A"

Subject Property 1: 2784 North Druid Hills Road NE

Owner: Shun Kuen Loui

Owner's Mailing Address: 2461 Flair Knoll Drive, Atlanta, GA 30345

Owner's Email: hlouienote2@gmail.com

District: 18 Land Lot: 111

Block: 05 Parcel: 002

Acreage: 0.5 Acres

Commission District: 2; SCD: 6 Present Zoning Category: R-100 Proposed Zoning Category: MR-2 Present Land Use Category: SUB

Subject Property 2: 2790 North Druid Hills Road NE

Owner: Harry Loui

Owner's Mailing Address: 2461 Flair Knoll Drive, Atlanta, GA 30345

Owner's Email: hlouienote2@gmail.com

District: 18 Land Lot: 111

Block: 05 Parcel: 003

Acreage: 0.4 Acres

Commission District: 2; SCD: 6
Present Zoning Category: R-100
Proposed Zoning Category: MR-2
Present Land Use Category: SUB

Exhibit "A" #2784 N Druid Hills

All that tract and parcel of land lying and being in Land Lot 111 of the 18th District of DeKalb County, City of Atlanta, Georgia, being more particularly described as follows:

BEGINNING at a 1/2" open top pipe found along the northeasterly variable right-of-way of North Druid Hills Road 137.6 feet southeasterly from the centerline of Fama Drive.

Thence, leaving the variable right-of-way of North Druid Hills Road variable right-of-way of North Druid Hills Road and proceed North 89°04'49" East a distance of 74.70 feet to a 1/2" rebar set;

thence, South 84°22'31" East a distance of 193.51 feet to a 1/2" rebar found;

thence, South 00°07'30" West a distance of 70.90 feet to a 1/2" rebar set;

thence, South 89°21'51" West a distance of 230.90 feet to a 1/4" rebar found on the variable right-of-way of North Druid Hills Road; thence along said right of way North 88°55'35" West a distance of 5.36 feet to a 1/2" rebar found; thence, North 18°42'50" West a distance of 96.22 feet to a 1/2" open top pipe found and the TRUE POINT OF BEGINNING,

Containing 0.485 acres (21,120 Square Feet) of land, more or less, and being subject to all legal easements of record.

Exhibit "A" #2790 N Druid Hills

All that tract and parcel of land lying and being in Land Lot 111 of the 18th District of DeKalb County, City of Atlanta, Georgia, being more particularly described as follows:

BEGINNING at a 1/2" rebar located along the northeasterly variable right-of-way of North Druid Hills Road 239.18 feet southeasterly from the centerline of Fama Drive.

Thence, leaving the variable right-of-way of North Druid Hills Road and proceed North 89 degrees 22 minutes 00 seconds East a distance of 230.90 feet to a 1/2" rebar set; thence, South 00 degrees 07 minutes 30 seconds West a distance of 69.85 feet to a 1/2" rebar set; thence, South 80 degrees 41 minutes 13 seconds West a distance of 201.05 feet to a 1/2" open top pipe found on the variable right-of-way of North Druid Hills Road; thence, continue along said right of way North 17 degrees 57 minutes 00 seconds West a distance of 104.94 feet to a 1/4" found and the TRUE POINT OF BEGINNING;

Containing 0.425 acres (18,492 Square Feet) of land, more or less, and being subject to all legal easements of record.

TRACT "A"

All that tract and parcel of land lying and being in Land Lot 111 of the 18th District of DeKalb County, City of Atlanta, Georgia, being more particularly described as follows:

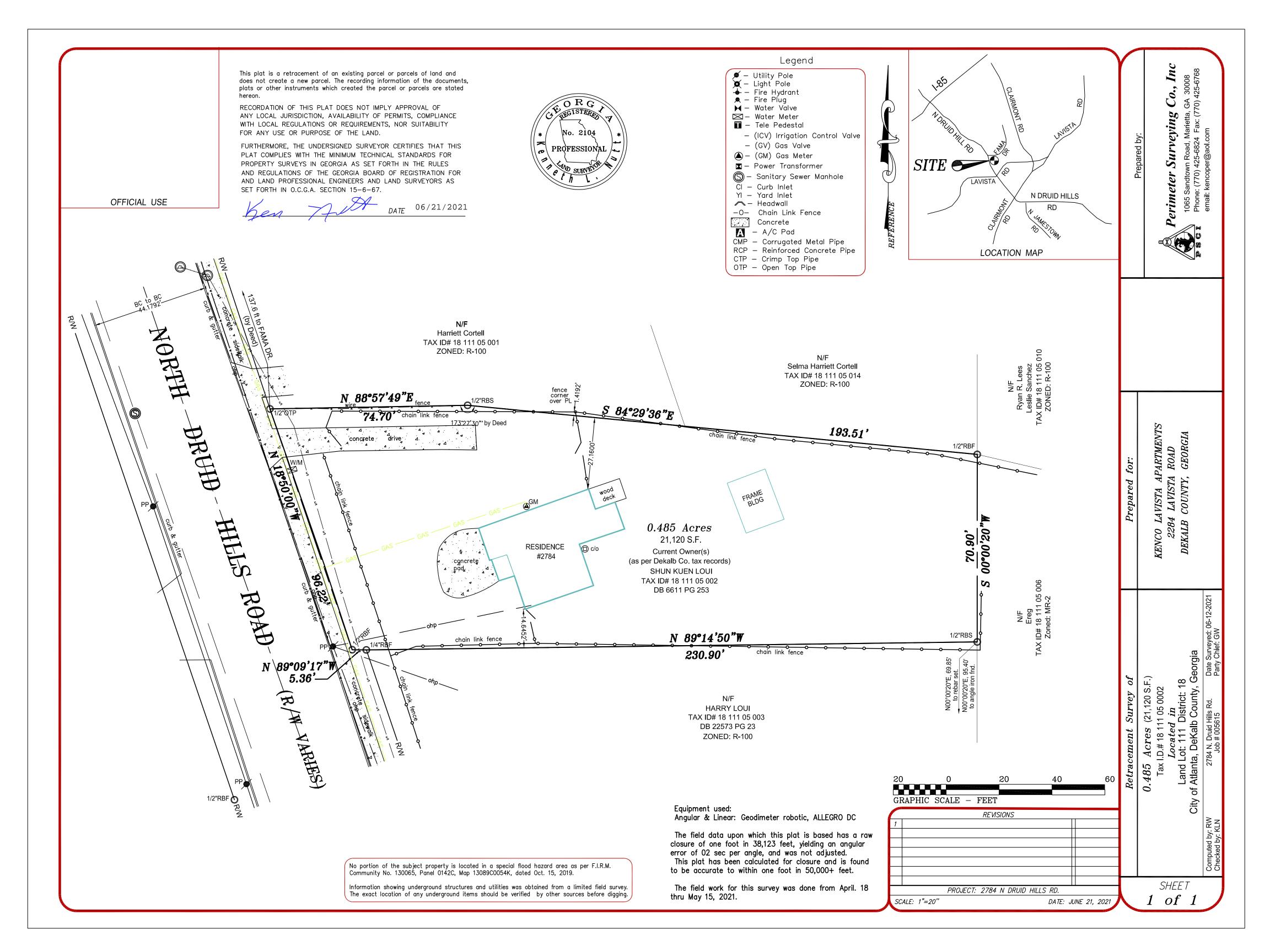
Commencing at a point located on the northwesterly right-of-way of LaVista Road from the intersection formed by the northwesterly right-of-way of LaVista Road with the easterly line of Land Lot 111; running thence southwesterly 222 feet as measured along the Northwest right-of-way of LaVista Road to a point; running thence North 76 degrees 57 minutes 00 seconds West 29.47 feet to an iron pin placed; running thence South 41 degrees 46 minutes 30 seconds West along the northwesterly side of LaVista Road 168.90 feet to an iron pin placed, said iron pin placed being known as the Point of Beginning; running thence South 41 degrees 46 minutes 30 seconds West along the northwesterly side of LaVista Road 202.56 feet to an iron pin placed; running thence leaving said right of way continue North 70 degrees 56 minutes 00 Seconds West 583.06 feet to an 1/2" rebar found; running thence North 00 degrees 00 minutes 00 seconds East 25.00 feet to an 1/2" rebar found; running thence North 01 degree 12 minutes 00 seconds East 79.80 feet to an angle iron found; thence, South 80 degrees 41 minutes 13 seconds West a distance of 201.04 feet to a 1/2" open top pipe found on the variable public right of way of North Druid Hills Road; thence, along said right of way North 17 degrees 57 minutes 00 seconds West a distance of 104.94 feet to a 1/4 seconds rebar found; thence, North 89 degrees 02 minutes 08 seconds West a distance of 5.36 feet to a 1/2" rebar found; thence, North 18 degrees 42 minutes 50 seconds West a distance of 96.22 feet to a 1/2" open top pipe found; thence, leaving the variable public right of way of North Druid Hills Road and continue North 89 degrees 04 minutes 59 seconds East a distance of 74.70 feet to a 1/2" rebar set; thence, South 84 degrees 22 minutes 31 seconds East a distance of 193.51 feet to a 1/2" rebar found; running thence South 76 degrees 57 minutes 00 Seconds East 299.00 feet to an iron pin found; running thence South 02 degrees 08 minutes 00 seconds East 140.00 feet to an iron pin placed; running thence South 75 degrees 05 minutes 30 seconds East 400.99 feet to an iron pin placed on the Northwest right-of-way of LaVista Road and The Point of Beginning. Said tract containing 182,353 square feet or 4.2 acres.

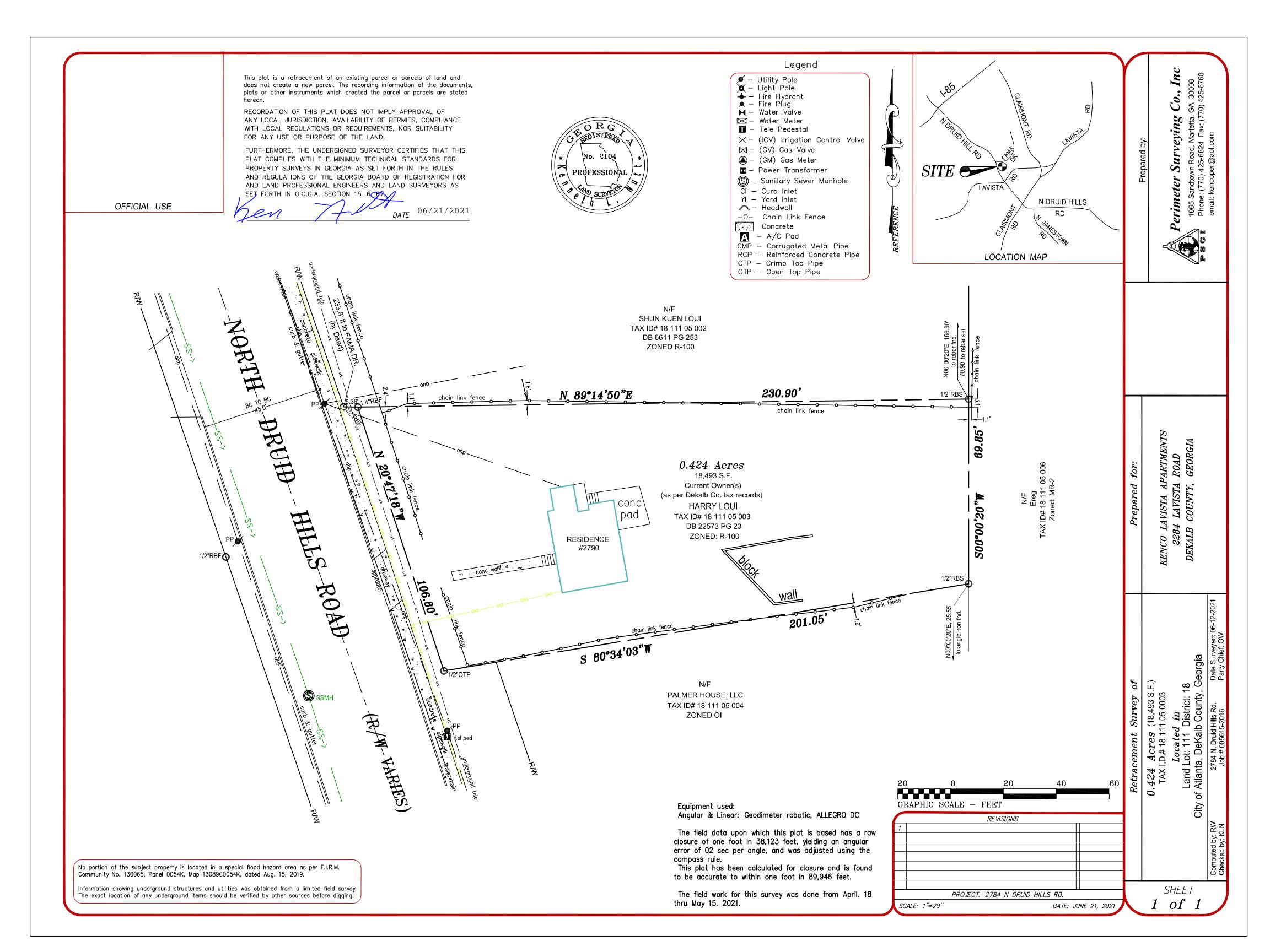
And

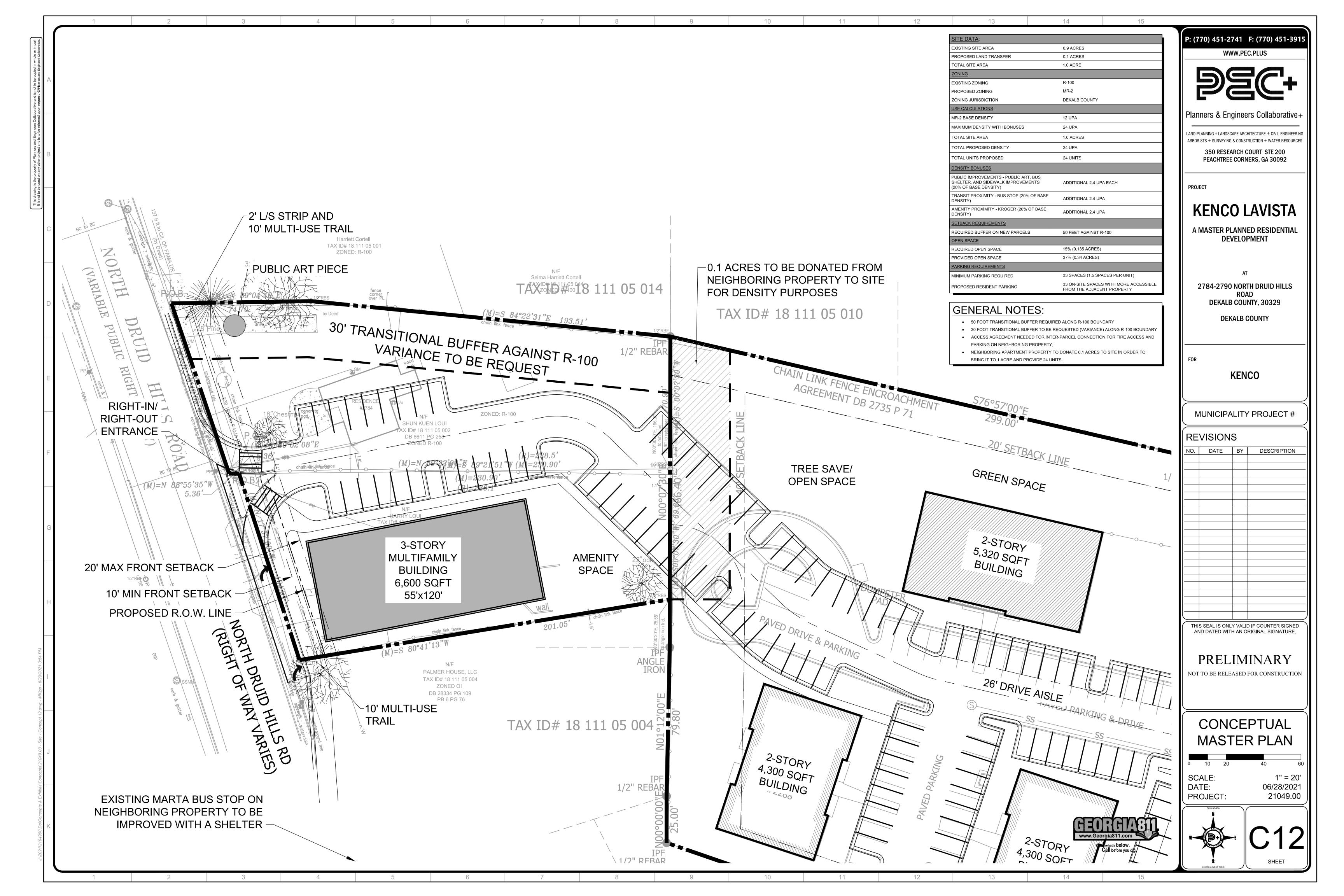
TRACT "B"

All that tract or parcel of land lying and being in Land Lot 111 of the 18th District of DeKalb County, City of Atlanta, Georgia, and being more particularly described as follows:

Commencing at a point located on the northwesterly right-of-way of LaVista Road from the intersection formed by the northwesterly right-of-way of LaVista Road with the easterly line of Land Lot 111; running thence southwesterly 222 feet as measured along the Northwest right-of-way of LaVista Road to a point; running thence North 76 degrees 57 minutes 00 seconds West 29.47 feet to an iron pin placed, said iron pin placed being The Point of Beginning; running thence South 41 degrees 46 minutes 30 seconds West along the northwesterly side of LaVista Road 168.90 feet to an iron pin placed; running thence North 75 degrees 05 minutes 30 seconds West 400.99 feet to an iron pin placed; running thence North 02 degrees 08 minutes 00 seconds West 140.00 feet to an iron pin found; running thence South 76 degrees 57 minutes 00 seconds East 518.63 feet to iron pin placed located on the Northwest right-of-way of LaVista Road and The Point of Beginning. Said tract containing 65,246 square feet or 1.50 acres.









6/29/2021

Re: Letter of Intent

2784/2790 N Druid Hills Road Future Land Use Amendment (0.9 +/- acres)

PEC+ Project No. 20288.00

Dear Community Development officials,

This Future Land Use Map Amendment application is being submitted on behalf of the developer and applicant. This application proposes to amend the future land use designation for the approximately 0.9-acre property located at 2784 and 2790 North Druid Hills Road from Suburban to Town Center. This future land use map amendment request is being filed concurrently with a rezoning request to change the zoning of the site from R-100 to MR-2. These actions would facilitate the development of a new 24-unit apartment building to expand the adjoining KENCO Lavista Apartment complex.

The subject property of the rezoning consists of two approximately 0.4 and 0.5-acre tracts that have approximately 200 feet of frontage along North Druid Hills Road. As it currently exists, the property is currently developed with two older, single-family homes. The sites share an eastern property line with the KenCO Lavista Apartments.

Proposed Development

The proposed development would expand the existing KENCO Lavista apartments that have been in the neighborhood since the 1970s. The two parcels would be rezoned to MR-2 from R-100, and consolidated together to form one 0.9-acre tract. In order to rezone the tracts as such, the future land use map must also be amended from Suburban to Town Center. The resulting development would be a new 24-unit, three-story building that would become part of the existing KENCO complex. The new units would have their own parking and would have interparcel access to Lavista Road through the existing drive. The proposed development assumes that the site would be granted the following density bonuses to achieve a net density of 21.6 UPA:

- Transit Proximity (20% of base)
- Amenity Proximity (20% of base)
- Two Public Improvements (20% of base)

The proposed building would be buffered from the surrounding development by a 30-foot wide transitional buffer along the northern property line.

Zoning Rationale

The change in future land use from Suburban to Town Center would facilitate a development that is reasonable given the context of the area, and promotes the goals and policies of the DeKalb County comprehensive plan. Although this is a significant change, it is well supported by the surrounding context of the area, and is a rational choice for the site. North Druid Hills Road is a well-known, arterial thoroughfare in DeKalb County, and as such, should be developed with higher-intensity uses, particularly toward the LaVista Road intersection. The subject sites, and many of the surrounding parcels, have a future land use designation that underutilizes the intensity of development that the area could support. The applicant is of the opinion that, given the transformation of North Druid Hills Road into a major roadway, single-family housing is inappropriate along this corridor. As a result, the Suburban future land use designation is outdated and obsolete in this area, particularly along this roadway.

The proposal is a reasonable use of the land for several reasons. First, it will expand the existing KENCO apartments, a successful and neighborly development that has a long-standing relationship with the community. The proposal would also add 24 new apartment units to the area, which are desperately needed to address the housing shortage. Additionally, the new units would be in close proximity to a number of amenities, including the Toco Hills Shopping Center, and a broad variety of errands would be accomplishable on foot, which would reduce automobile traffic on the nearby roadways. The rezoning would also improve the streetscape and overall transition in land use intensity

along North Druid Hills Road. Single-family homes would move into high-density residential homes, which would in turn transition to office and commercial/retail uses toward the North Druid Hills/Lavista intersection.

For these reasons, it is clear that the proposed future land use amendment would facilitate a development that is to the benefit of the County, neighbors nearby, and the broader Toco Hills area.

Conclusion

The applicant and owner respectfully request that the DeKalb County Board of Commissioners, Planning Commission and Planning Staff approve and support the Applicant's request for a future land use amendment to change the designation of the subject properties from Suburban to Town Center. This would facilitate the expansion of the existing KENCO residential apartments by adding 24 new units of multi-family housing in this area. The developer and project team believe that this would contribute to the advancement of the purpose and intent of the DeKalb County comprehensive plan. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E., LEED AP

President

For the Firm

kjw/ht



6/30/2021

Re: Analysis Questions

2784/2790 North Druid Hills Road Future Land Use Map Amendment (0.9 +/- acres)

PEC+ Project No. 21049.00

Dear Community Development officials,

Please see below the responses to the Standards and Factors Governing Review to Official Amendments to the Official Zoning Map (Section 7.3.5 of the DeKalb County Zoning Code).

The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the official zoning map:

A. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property

The proposed land use change will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposal would expand upon the existing KENCO apartments with frontage on Lavista Road. This multi-family context has been in-place since the 1970s, so the extension of the complex is a reasonable next step at this time. Additionally, the infill subject sites would be redeveloped which would be a marked improvement to the neighborhood and streetscape, since neighbors at the first community meeting explicitly stated their dissatisfaction with the condition of the existing structures.

B. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property

The proposed land use change will not adversely affect the existing use or usability of adjacent or nearby properties. All of the surrounding properties are fully developed, so the proposal will not inhibit the further development of these sites. The existing streetscape will be vastly improved with the redevelopment of these two infill sites, and the quality of the neighborhood will likely also improve, given the existing KENCO apartments' reputation as being great neighbors and a beneficial fixture in the neighborhood. The northern property line will be lined with a 30-foot wide transitional buffer which will screen the surrounding lower-density residential sites from the addition. There should be no ill effects on any nearby or adjacent properties as a result of the proposal.

C. Whether the proposed land use change will result in uses which could or will cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools

The proposed land use change will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The unit mix of one and two bedroom apartments will likely appeal to younger families, young professionals, and older persons living alone, which is not anticipated to cause an excessive burden on nearby schools. Utilities already exist on-site that will support the development.

D. Whether the amendment is consistent with the written policies in the comprehensive plan text

The proposed amendment is in with the written policies in the comprehensive plan text. The proposal is part of an effort to expand a well-established, respected and neighborly multi-family development that has long provided 'workforce' housing in this central area of DeKalb County. The land use amendment would facilitate adding 24 units onto an infill site that would become part of the existing community. This is directly in line with the housing goals of the Comprehensive Plan, which notes that infill housing opportunities should be seized upon, multi-family housing should be improved and expanded, and workforce housing should be preserved and provided throughout the County as well.

E. Whether there are environmental impacts or consequences resulting from the proposed change

The proposed land use change will not cause negative environmental impacts or consequences on-site or on nearby sites. Much of the site will be cleared for construction of the new building and parking, but the proposal also includes a 30-foot wide transitional buffer along the northern property line. As it exists now, the treeline at this location is relatively sparse, so the transitional buffer would actually improve the tree cover there. Because the area surrounding the site is relatively urban, the addition of a use at this intensity will not be detrimental to existing environmental conditions.

F. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines

The proposal is not adjacent or within the vicinity of other County or City limits, and will therefore not affect any other jurisdictions.

G. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change

The proposed land use change would facilitate the expansion of the existing KENCO Lavista apartments that have frontage along Lavista road and share a property line with the two subject properties. The applicant and owners of these apartments have met twice with the neighbors surrounding the site in addition to the required pre-submittal community meeting to discuss the project. Neighbors were widely supportive of the proposal to expand the apartments, citing the KENCO apartments as a great neighbor and an important fixture in the neighborhood. Neighbors also spoke on the importance of maintaining the affordability that the apartments have offered.

H. Whether there are impacts on historic buildings, sites, districts, or archaeological resources resulting from the proposed change

The proposed change will not adversely affect historic districts, sites, buildings, or archaeological resources. There are no such resources in the project area per GNARGHIS.

Sincerely,

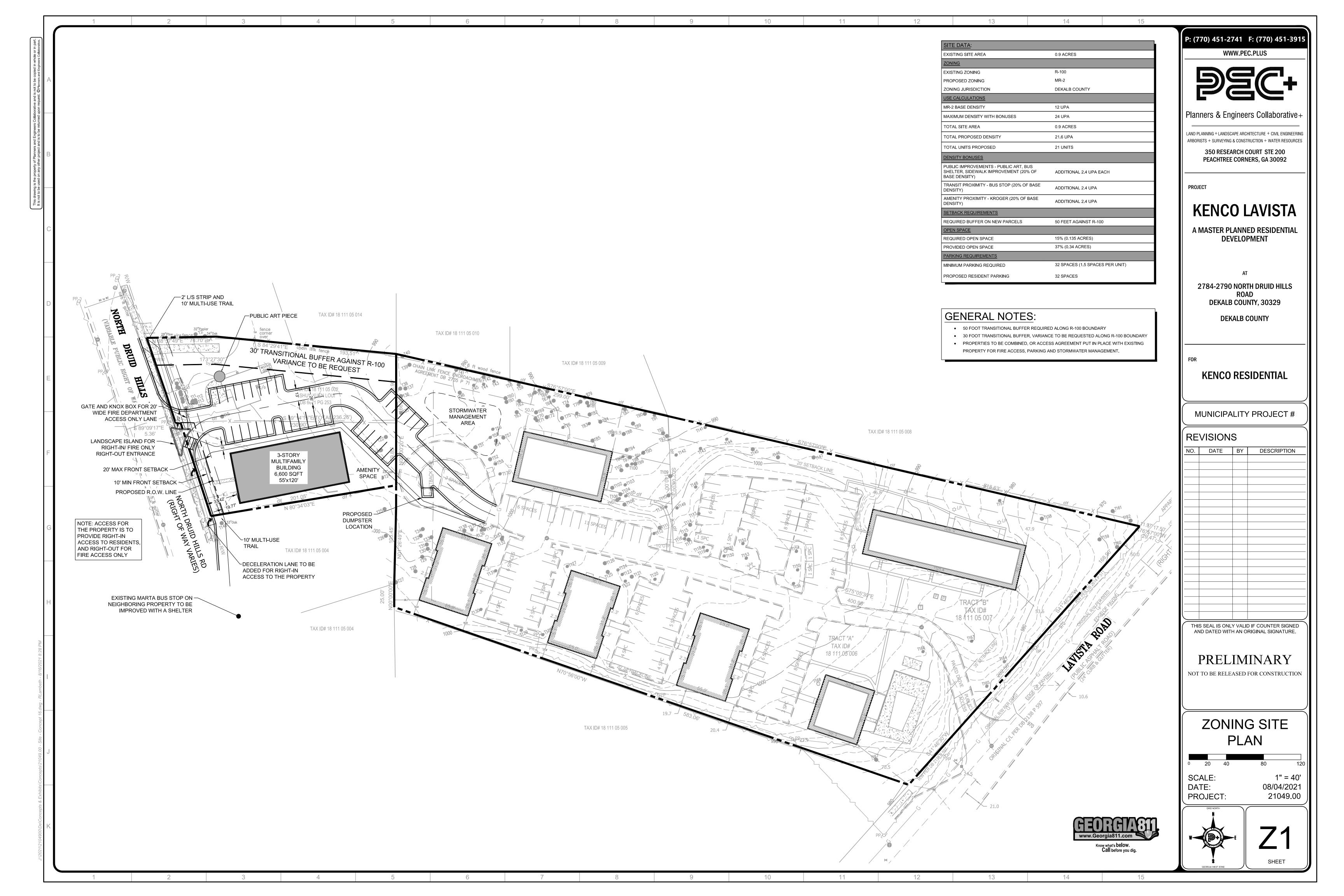
Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E., LEED AP

President

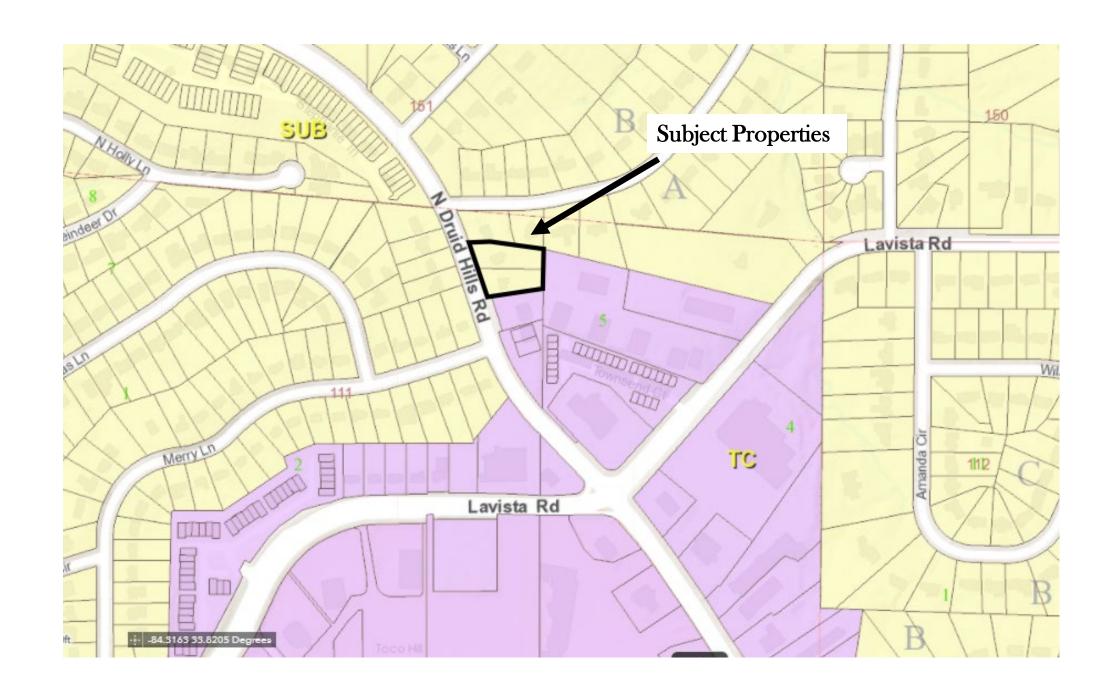
For the Firm

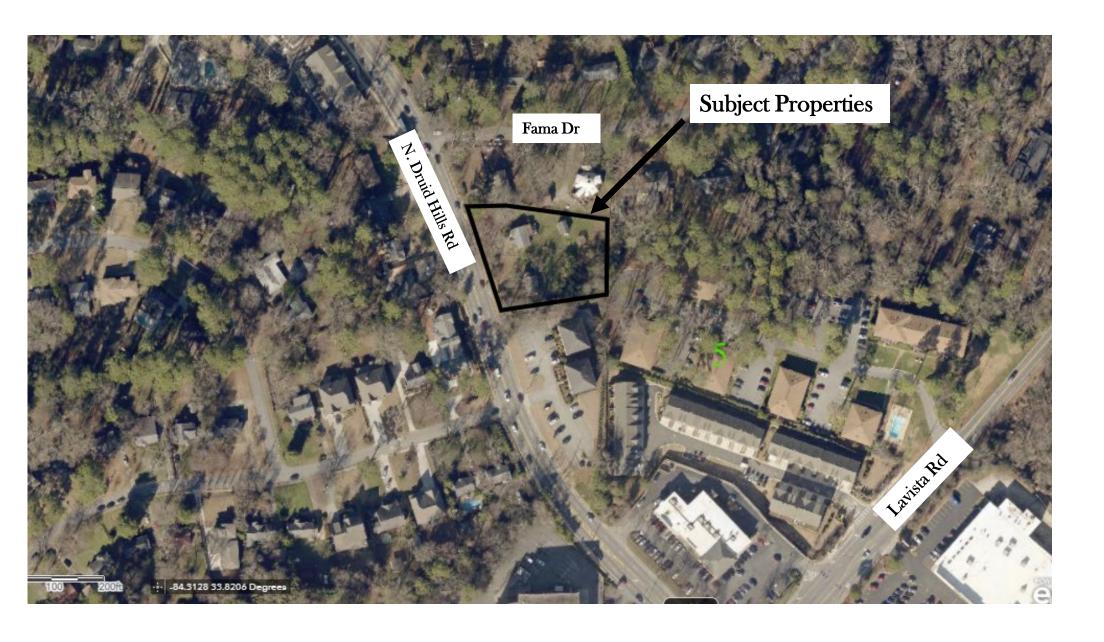
kjw/ht/dp



Land Use MAP









DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID IREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM: PUBLIC WORKS WATER AND SEWER

Case No.: <u>Z-21-1245064</u>
Parcel I.D. #:18 111 05 002, 18 111 05 003
Address: 2784 and 2790 North Druid Hills Road
Atlanta, Georgia
WATER:
Size of existing water main: <u>6" AC Water Main</u> (adequa e/inadequate)
Distance from property to nearest main: Adjacent to Property
Size of line required, if inadequate: <u>N/A</u>
SEWER:
Outfall Servicing Project: South Fork Peachtree Creek Basin
Is sewer adjacent to property: Yes (X) No () If no, distance to nearest line:
Water Treatment Facility: <u>R. M. Clayton WTF</u> () adequate () inadequate
Sewage Capacity; _*_ (MGPD) Current Flow: _127 (MGPD)
COMMENTS:
* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.
Will need sewer capacity approval. 6" AC water
line may need to be upgraded. AC lines are
very brittle, and this 1949 water line may
need to be upgraded to connect
- D Duylo
Signature: Carlo

Zoning

N1. No Comment

N2. Panola Road is classified as a Major Arterial. Infrastructure requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Young Road is classified as a collector road. Infrastructure requirements: 35 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike path (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. The access point on Young Road must be right in/right out only and be located father from the intersection of Young Road at Panola Road. See Land Development Code Section 14-200 (6) for required minimum spacing to get proper offset from the Family Dollar access point. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.

N3. No file forwarded for review.

N4. North Druid Hills is classified as a Major Arterial. Driveway is to be right in/right out only. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Raise the curb along North Druid Hills to current standards. Infrastructure requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights.

N5. No Comment

N6. No file forwarded for review.

N7. Memorial Drive is a state route. Review and approval of GDOT District 7 is required prior to a land disturbance permit (mathis@dot.ga.gov) Memorial Drive is classified as a Major Arterial. Infrastructure Requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. East Anderson Road is classified as a local road. The Land Development Code requires improvements on all property frontages. Infrastructure Requirements: 27.5 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 5 foot sidewalk, 6 foot landscape strip and street lights. A variance from the Zoning Board of Appeals for the Zoning Code requirements is necessary to eliminate the infrastructure improvements. However, the Transportation Division requires that the right of way dedication of 27.5 feet from centerline be donated- even if ZBA variances for sidewalks, streetlights, etc. are granted. The Land Development Code Section 14-200 (5) requires 3 access points for 170 units. If you propose over 150 units, you will need a variance from the BOC for the Land Development Code prior to approval of the land development permit. You will also need a variance from the BOC if you do not dedicate the right of way on East Anderson Road.

N8. No file forwarded for review.

N9. Columbia Drive is classified as a minor arterial. Infrastructure Requirements: 40 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Interior roads to be private. Only one access point (30 units). Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.

N10. No Comment

N11. No Comment

N12. No Comment.

Board of Health

08/20/2021

To: Planning & Sustainability DepartmentFrom: Ryan Cira, Environmental Health ManagerCc: Alan Gaines, Technical Services Manager

Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- · food service establishments
- · hotels and motels
- · commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation, tourist accommodation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

404.294.3700 • www.dekalbhealth.net

DEKALB COUNTY

Board of Health

N.1 SLUP-21-1245054 2021-2900/18-149-02-011

2757 LaVista Road, Decatur, GA 30033 Acres: 1.3 District 02 Super District 06

-Please review general comments

-Research indicates onsite septic system installed on surrounding properties.

N.2 Z-21-12-1245055 2021-2901/16-637-02-007,16-037-02-008

1762 Panola Road, Stone Mountain, GA 30088 Acres: 1.38 District 05 Super District 07

-Please review general statements

-Research indicates onsite septic system installed on surrounding properties.

N.3 LP-21-124563 2021-2904/18-111-05-002,18-111-05-003

2784 North Druid Hills Road, Atlanta, GA 30329 Acre: 0.9 District 02 Super District 06

-Please review general comments

-Research indicates onsite septic system installed on 10/04/1961 at 2783 North Druid Hills Road.

N.4 Z-21-1245064 2021-2905/18-111-05-002,18-111-05-003

2784 North Druid Hills Road, Atlanta, GA 30329 Acre: 0.9 District 02 Super District 06

-Please review general comments.

-Research indicates onsite septic system installed on 10/04/1961 at 2783 North Druid Hills Road.

DeKalb County Board of Health 445 Winn Way – Box 987

Decatur, GA 30031 404.294.3700 • www.dekalbhealth.net

DeKalb County School District Development Review Comments

Submitted to: DeKalb County Case #: Z-21-1245064

Parcel #: 18-111-05-002/-003

Analysis Date:

8/20/2021

Name of Development: 2784 North Druid Hills

Location: North Druid Hills Road between Lavista Road and Fama Drive

Description: Proposed buildings to be added to an existing complex including 24 units replacing two single family

homes.

Impact of Development: When fully constructed, this development would be expected to generate 7 students: 2 at Sagamore

Hills Elementary, 1 at Druid Hills Middle School, 1 at Druid Hills High School, 3 at other DCSD schools, and 0 at private school. Druid Hills HS is expected to be at or above capacity. However, the

impact of this development is expected to be minimal.

Current Condition of Schools	Sagamore Hills Elementary	Druid Hills Middle School	Druid Hills High School	Other DCSD Schools	Private Schools	Total
Capacity	366	1,175	1,392			
Portables	6	0	0			
Enrollment (Fcast. Oct. 2021)	473	974	1,405			
Seats Available	-107	201	-13			
Utilization (%)	129.2%	82.9%	100.9%			
New students from development	2	1	1	3	0	7
New Enrollment	475	975	1,406			
New Seats Available	-109	200	-14			
New Utilization	129.8%	83.0%	101.0%			

		Attend	Attend other		
		Home	DCSD	Private	
Yield Rates		School	School	School	Total
Elementary		0.0632	0.0955	0.0166	0.0584
Middle		0.0604	0.0471	0.0052	0.0376
High		0.0412	0.0186	0.0000	0.0199
Total		0.0550	0.0537	0.0072	0.0386
Student Calculations					
Proposed Units	:	24	٦		
Unit Type	A	.PT			
Cluster	Druid Hills	High School			
		Attend	Attend other		
		Home	DCSD	Private	
Units x Yield		School	School	School	Total
Elementary		1.52	2.29	0.40	4.21
Middle		1.45	1.13	0.12	2.70
High		0.99	0.45	0.00	1.44
Total		3.96	3.87	0.52	8.35
		Attend	Attend other		
		Home	DCSD	Private	
Anticipated Stude	ents	School	School	School	Total
Sagamore Hills Elem		2	2	0	4
Druid Hills Middle S	chool	1	1	0	2
Druid Hills High Sc	hool	1	0	0	1
		4	3	0	7



BEK. COULT OVERSITAT PLANNING DEPLATMENT DISTRIBUTION FORM



NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL lahilla dekalbcountyga.gov

COMMENTS FORM:

2-21-1245064
Case No.: LP-21-1245063
Parcel I.D. #: 18-111-05-002

Case No.: LP-21-1245063	Parcel L.D. #: /8-11	1-05-002	
Address: 2784	Parcel I.D. #: /8-11/	1-05-003	
11. Dund Hill Ld			
All AND CON			
	Adiament Dande	as tale	
	Adjacent Roadw	<u>av (s):</u>	min.
			_
(classific	ation)	(classification)	
Capacity (TPD)		Capacity (TPD)	
Latest Count (TPD)		Latest Count (TPD)	
Hourly Capacity (VP Peak Hour, Volume ('H)	Hourly Capacity (VPH) Peak Hour, Volume (VPH)	
Existing number of to	raffic lanes	Existing number of traffic lanes	
Existing right of way	width	Existing right of way width	
Proposed number of Proposed right of wa		Proposed number of traffic lanes Proposed right of way width	
Please provide additional information relating	g to the following statemer		
According to studies conducted by the Institu generate an average of fifteen (15) vehicle trip factor. Based on the above formula, the	end (VTE) per 1, 000 squ square foot place of wo	are feet of floor area, with an eight	(8%) percent peak hour
Single Family residence, on the other hand, w peak hour factor. Based on the above referen a maximum ofunits per acres, and the gi vehicle trip end, andpeak hour vehicle tr	iced formula, the(S iven fact that the project s	ingle Family Residential) District of items in a proximately acres in 1	lesignation which allows and area,daily
COMMENTS:			
Reviewed Aud for the Auw	owd Hother	g 4/191 Word	disayar
	-		
		Signature:	JAVID MROS