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 request a rezoning from R-100 (Residential Medium Lot) to MR-2 (Medium Density Residential-2) District to allow the construction of new multi-family apartments, at 2784 N. Druid Hills Road.

PETITION NO: N4. Z-21-1245064 (2021-2905)

PROPOSED USE: Multi-family apartments.

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

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

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of PEC c/o Doug Linneman to request a rezoning from R-100 (Residential Medium Lot) to MR-2 (Medium Density Residential-2) District 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: There is a companion land use amendment request (See Case LP-21-1245063) to change from Suburban (SUB) to Town Center (TC). These properties are located at the edge of a Town Center (TC) land use character area focused around the North Druid Hills/LaVista Road intersection and a Suburban (SUB) land use character area which includes the single-family residential neighborhoods along Fama Drive to the north and the Merry Hills single-family detached subdivision to the northeast across North Druid Hills Road. The TC outer ring policies and development guidelines call for a mix of residential, retail, office, and service uses at maximum density of 24 units per acre, building heights between one and three stories, and enhanced buffers to allow for an appropriate transition into the abutting and nearby low density single-family residential areas. While the plans are consistent with the TC outer ring policies relating to building height (three story building height provided), land use (multi-family residential), and density (23.3 units per acre provided), the proposed rezoning is not in compliance with the enhanced buffer requirement since the applicant is proposing to reduce the required 50-foot transitional buffer along the north property line to a 30-foot wide buffer. Such a reduction to the required buffer may adversely impact the abutting single-family residential neighborhood to the north along Fama Drive. Based on the submitted information and concept plan, it does not appear that the rezoning request is consistent with the policies and strategies of the 2021 Comprehensive Plan 5 year update nor compatible with the abutting and nearby land uses (Sec 7.3.5. A&B). Additionally, more information to verify that the project complies with all of the proposed density bonus criteria to allow the project to achieve a density of 23.3 units per acre needs to be provided as follows: (1) Public Improvements to improve the existing MARTA bus stop on the adjacent property to the

south with a shelter (20% density bonus). A written agreement between MARTA and the applicant needs to be submitted to indicate that this improvement will be implemented per MARTA or GRTA standards and a project timeline for that implementation; (2) Amenity Proximity to grocery store (Kroger) (20% density bonus). The applicant needs to verify via a surveyor's stamp on the plan that the grocery store is within a quarter mile of the subject property. Additionally, per Sec. 2.12.6, the applicant needs to indicate that there are existing sidewalks from the subject property to the grocery store, or in areas in which there are no sidewalks between the subject property and the grocery store, that the applicant will provide these pedestrian facilities. Therefore, the Planning & Sustainability Department recommends "Denial" of the request. However, should the rezoning request and plans be approved, Staff offers the attached recommended conditions of approval for consideration.

PLANNING COMMISSION VOTE: Pending.

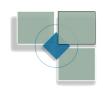
COMMUNITY COUNCIL VOTE/RECOMMENDATION: Deferral 7-0-0.



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500 Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov



Super

Commission District: 2

District: 6

Michael Thurmond Chief Executive Officer

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

STAFF ANALYSIS

Case No.: Z-21-1245064 **Agenda #:** N4

Location/ The east side of North Druid Hills Road,

Address: approximately 118 feet south of Fama Drive at

2784 and 2790 North Druid Hills Road in

Atlanta, Georgia.

Parcel ID: 18 011 05 002, 18 011 05 003

Request: To request a rezoning from R-100 (Residential Medium Lot) to MR-2 (Medium

Density Residential-2) District to allow the construction of new multi-family

apartments.

Property Owner: The Williams Boggs Corbin Trust, Thomas and Margaret Corbin, Ahmad Ferida

Applicant/Agent: PEC c/o Doug Linneman

Acreage: 0.9

Existing Land Use: Two single-family homes

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 Zoning: North: R-100 South: O-I East: MR-2 West: R-85

Comprehensive Plan: Proposed TC Town Center Consistent _ Inconsistent X

Proposed Density: 23.3 units per acre **Existing Density:** NA

Proposed Units/Square Ft.: 21 multi-family apartments Existing Units/Square Feet: Two single-family

homes

Proposed Lot Coverage: NA Existing Lot Coverage: NA

Staff Recommendation: DENIAL

There is a companion land use amendment request (See Case LP-21-1245063) to change from Suburban (SUB) to Town Center (TC). These properties are located at the edge of a Town Center (TC) land use character area focused around the North Druid Hills/LaVista Road intersection and a Suburban (SUB) land use character area which includes the single-family

residential neighborhoods along Fama Drive to the north and the Merry Hills single-family detached subdivision to the northeast across North Druid Hills Road. The TC outer ring policies and development guidelines call for a mix of residential, retail, office, and service uses at maximum density of 24 units per acre, building heights between one and three stories, and enhanced buffers to allow for an appropriate transition into the abutting and nearby low density single-family residential areas. While the plans are consistent with the TC outer ring policies relating to building height (three story building height provided), land use (multi-family residential), and density (23.3 units per acre provided), the proposed rezoning is not in compliance with the enhanced buffer requirement since the applicant is proposing to reduce the required 50-foot transitional buffer along the north property line to a 30-foot wide buffer. Such a reduction to the required buffer may adversely impact the abutting single-family residential neighborhood to the north along Fama Drive. Based on the submitted information and concept plan, it does not appear that the rezoning request is consistent with the policies and strategies of the 2021 *Comprehensive Plan* 5 year update nor compatible with the abutting and nearby land uses (Sec 7.3.5. A&B). Additionally, more information to verify that the project complies with all of the proposed density bonus criteria to allow the project to achieve a density of 23.3 units per acre needs to be provided as follows:

- 1. Public Improvements to improve the existing MARTA bus stop on the adjacent property to the south with a shelter (20% density bonus). A written agreement between MARTA and the applicant needs to be submitted to indicate that this improvement will be implemented per MARTA or GRTA standards and a project timeline for that implementation.
- 2. <u>Amenity Proximity to grocery store (Kroger)</u> (20% density bonus). The applicant needs to verify via a surveyor's stamp on the plan that the grocery store is within a quarter mile of the subject property. Additionally, per Sec. 2.12.6, the applicant needs to indicate that there are existing sidewalks from the subject property to the grocery store, or in areas in which there are no sidewalks between the subject property and the grocery store, that the applicant will provide these pedestrian facilities.

Therefore, the Planning & Sustainability Department recommends denial of the request. However, should the rezoning request and plans be approved, Staff offers the following recommended conditions of approval for consideration:

- 1. The proposed private drive, parking lot, and multi-family building shall be developed in general conformity with the proposed site layout of the Concept Plan titled "Kenco LaVista" and dated 08/04/21 by Planners and Engineers Collaborative (PEC+), subject to any conditions that may be approved by the Board of Zoning Appeals for future variance requests. The site plan is conceptual and layout and building design shall be subject to approval of the Director of Planning and Sustainability Department. To the extent that there is any conflict between the site plan and the other approved conditions, set forth below, the written condition shall control.
- 2. The property shall be developed with no more than twenty-one (21) multi-family residential dwelling units. All dwelling units shall be located within one building. Maximum building height shall not exceed three stories.
- 3. Applicant must demonstrate compliance with the density bonus criteria including the following:
 - a. Public Improvements to improve the existing MARTA bus stop on the adjacent property to the south with a shelter (20% density bonus). A written agreement between MARTA and the applicant needs to be submitted to indicate that this improvement will be implemented per MARTA or GRTA standards and a project timeline for that implementation.
 - b. <u>Amenity Proximity to grocery store (Kroger)</u> (20% density bonus). The applicant needs to verify via a surveyor's stamp on the plan that the grocery store is within a quarter mile of the subject property. Additionally, per Sec. 2.12.6, the applicant needs to indicate that there are existing sidewalks from the

subject property to the grocery store, or in areas in which there are no sidewalks between the subject property and the grocery store, that the applicant will provide these pedestrian facilities.

- 4. A minimum 50-foot-wide transitional buffer shall be preserved and/or enhanced with additional trees along the north property line. However, the Board of Zoning Appeals may grant relief and permit a transitional buffer variance from a minimum of 50 feet to a minimum of no less than 30 feet. Healthy, existing trees within this buffer shall be preserved and the buffer must be supplemented with new trees to form an effective visual screen, as approved by the County Arborist, prior to the issuance of any certificates of occupancy.
- 5. A minimum of 37% open space shall be provided. The applicant must provide evidence of a legal mechanism under which all land to be held in common and used for greenspace purposes within the development and all landscaping and street trees along North Druid Hills Road (outside of the right-of-way) shall be protected in perpetuity. Existing trees located within designated open space areas that are not proposed for trails, buildings, structures, or parking lots or those likely to be impacted by necessary grading shall be preserved.
- 6. All building facades shall be developed in general conformity with the submitted conceptual elevations titled "Kenco LaVista Apartments" and dated 06/22/21 by Pimsler-Hoss Architects, Incorporated (PHA). No vinyl or exposed concrete block is allowed on the building facades.
- 7. Per Article 5 of the Zoning Ordinance, multi-family housing developments shall provide and maintain outdoor play and recreation areas with a minimum area of five (5) percent of the total area of the lot or four thousand (4,000) square feet, whichever is greater. All exterior units shall have balconies. Landscaping shall be provided around each building within ten (10) feet of the building and along both sides of all internal sidewalks. A minimum 3-foot wide pedestrian pathway shall be provided from the proposed sidewalks/multi-use trail along North Druid Hills Road to the building entrance of the proposed multi-family building. A 5-foot wide internal sidewalk shall connect to the sidewalk/multi-use trail along North Druid Hills Road and the east property line abutting the adjacent apartment complex.
- 8. All dumpsters must be screened from view on all four (4) sides so as not to be visible from adjacent properties and the public street.
- 9. Subject to approval of the Georgia Department of Transportation (GDOT) and/or the DeKalb County Transportation Division of Public Works, a right turn-in access with a right-turn in deceleration lane shall be provided off of and along North Druid Hills Road. A right-turn out access with a private gate designated for emergency vehicle access only shall also be provided along North Druid Hills Road. No other vehicular access shall be allowed to North Druid Hills Road, unless authorized by the Public Works Department. A shared access agreement between the subject property and the abutting property to the east containing the Kenco Apartments to allow for access to LaVista Road shall be provided prior to the issuance of any building permits. Please note the infrastructure requirements in Article 5 of the Zoning Code and Chapter 14-190 of the Land Development Code.
- 10. During construction, the Developer shall post a contact phone number for nearby residents to call and discuss development and construction issues. The developer shall use Best Management Practices (BMPs) for run-off and sedimentation control in compliance with Section 14.38 (Soil Erosion and Sediment Control) subject to approval of the Land Development Division of the Planning and Sustainability Department.

8/12/2021 Prepared By: JLR Page 3 Z-21-1245064/N.4

- 11. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Historic Preservation Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity whose decision shall be independently based.
- 12. Blasting shall be permitted only with the written approval of the County under the requirements of Section 14-324.C of the *DeKalb County Code of Ordinances*. The developer shall notify residents on North Druid Hills Road and LaVista Road and property owners within a half mile. Notifications will be made by way of mailbox flyers, 24 hours in advance of any blasting.

ZONING HISTORY

The subject property has been zoned R-100 (Residential Medium Lot-100) since the initial adoption of the *DeKalb County Zoning Ordinance* in 1956.

PROJECT ANALYSIS

The property is moderately flat off of North Druid Hills Road, with a moderate number of mature trees and foliage. The property is surrounded by 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.

The subject property comprises 0.9 acres containing two single-family residential homes. The plan proposes to demolish the single-family homes and construct a one three-story apartment building containing 21 dwelling units off of North Druid Hills Road at a density of 23.3 units per acre. The Plan proposes shared access between the subject property and the abutting property to the east containing the Kenco Apartments to allow for access onto LaVista Road.

The MR-2 zoning district allows a base density of 12 dwelling units per acre up to a maximum of 24 units per acre. To achieve the applicant's proposed density of 23.3 units per acre, the applicant must provide density bonuses and comply with the density bonus criteria. The applicant is proposing the following density bonuses: 1. Public Art (20% density bonus); 2. Proximity to Transit (20% density bonus); and 3. Public Sidewalk Improvements (20%). However, the following additional information is required to verify that the Plan qualifies for the density bonuses:

- 1. Public Improvements to improve the existing MARTA bus stop on the adjacent property to the south with a shelter (20% density bonus). A written agreement between MARTA and the applicant needs to be submitted to indicate that this improvement will be implemented per MARTA or GRTA standards and a project timeline for that implementation.
- 2. Amenity Proximity to grocery store (Kroger) (20% density bonus). The applicant needs to verify via a surveyor's stamp on the plan that the grocery store is within a quarter mile of the subject property. Additionally, per Sec. 2.12.6, the applicant needs to indicate that there are existing sidewalks from the subject property to the grocery store, or in areas in which there are no sidewalks between the subject property and the grocery store, that the applicant will provide these pedestrian facilities.

The proposed building is located approximately 35 to 40 feet away from North Druid Hills Road. Since the *Zoning Ordinance* requires that all buildings within the MR-2 zoning district be no more than 20 feet away from the right-of-way, a front building setback variance will be required from the Board of Zoning Appeals prior to any land development or building permits being issued. The *Zoning Ordinance* requires a 50-foot-wide transitional buffer along the north property line abutting the R-100-zoned single-family residential subdivision along Fama Drive to the north. However, the Plan indicates a 30-foot-wide buffer will be provided, which will require a variance from the Board of Zoning Appeals.

The property has frontage along North Druid Hills Road, a four-lane major arterial road with curb, gutter, and sidewalks. The proposed plan will provide access to North Druid Hills Road via one right turn in/right turn out driveway, with a gate provided to limit right turn out access to emergency vehicles. A right turn in deceleration lane is also proposed to facilitate safe vehicular ingress off of North Druid Hills Road into the subject site. Since the same property owners currently own both the subject property and the adjacent property to the east containing multi-family apartments (Kenco Apartments), a shared access easement will provide access to the full-service driveway entrance off LaVista Road.

Compatibility with MR-2 Zoning Requirements

STANDARD	MR-2 REQUIREMENT	EXISTING/PROPOSED	COMPLIANCE
MAX DENSITY	12-24 units per acre maximum	23.3 units per acre with two public improvements density bonuses (proximity to grocery store and public art) and one amenity proximity density bonus (proximity to grocery store)	Yes
LOT WIDTH	100 feet	200 feet	Yes
LOT AREA	NA	0.9 acres	Yes
MAX. LOT COVERAGE	75%	Information not provided	Undetermined (variances will require approval from BZA)
FRONT SETBACK	Min 10 ft from N. Druid Hills Rd	33 ft	Yes for min.
	Max. 20 ft from N. Druid Hills Rd	33 ft	No for max. (will require variances from BZA)
REAR SETBACK	20 ft.	60 ft	Yes
SIDE SETBACK	NA for multi-family	7 ft (south p/I)	Yes
MAX. BLDG. HEIGHT	3 stories/45 feet	3 stories/45 feet	Yes
MIN OPEN SPACE	15%	37%	Yes.

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TRANSITIONAL BUFFER	A 50 ft buffer is required along north property line abutting residential R-100 zoning.	30 ft buffer provided.	No. Will require variance from BZA.
PARKING	Min of 31 spaces One and a half (1.5) spaces per dwelling unit	28 spaces	No. Will require variance from BZA.
	Max of 63 spaces	28 spaces	Yes
	Max of 63 spaces Three (3) spaces per dwelling unit	'	

LAND USE AND ZONING ANALYSIS

Section 27-7.3.5 of the Zoning Ordinance, "Standards and factors governing review of proposed amendments to the official zoning map" states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:

Based on the submitted information and concept plan, it does not appear that the rezoning request is consistent with the policies and strategies of the 2021 *Comprehensive Plan* 5-year update. These properties are located at the edge of a Town Center (TC) land use character area focused around the North Druid Hills/LaVista Road intersection and a Suburban (SUB) land use character area which includes the single-family residential neighborhoods along Fama Drive to the north and the Merry Hills single-family detached subdivision to the northeast across North Druid Hills Road. The TC outer ring policies and development guidelines call for a mix of residential, retail, office, and service uses at maximum densities of 24 units per acre, building heights between one and three stories, and enhanced buffers to allow for an appropriate transition into the abutting and nearby low density single-family residential areas. While the plans are consistent with the TC outer ring policies relating to building height (three story building height provided), land use (multi-family residential), and density (23.3 units per acre provided), the proposed rezoning is not in compliance with the enhanced buffer requirement since the applicant is proposing to reduce the required 50-foot transitional buffer along the north property line to a 30-foot wide buffer.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:

Based on the submitted information, the zoning proposal does not appear to be compatible with the single-family detached residential homes to the north and west. The Plan indicates a variance will be necessary to reduce the transitional buffer from 50 feet to 30 feet. Such a reduction to the required buffer may adversely impact the compatibility of the rezoning request with the abutting single-family residential neighborhood to the north along Fama Drive.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

It appears that the property may have a reasonable economic use as currently zoned R-100 which allows single-family, detached residential development.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

See response to Criteria B above.

E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:

See response to Criteria "A" above.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:

Based on the submitted information, no historic buildings, sites, districts, or archaeological resources are located on the subject property or in the surrounding area.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

There has been no indication from reviewing departments and agencies that the proposal could cause excessive use of utilities or schools. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is available.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:

The proposed development is not expected to have unusual impacts on the natural environment given the relatively small amount of land (less than one acre) on the project site and there are no stream buffers or floodplain areas located in the project boundaries.

Planning and Sustainability Department Recommendation: DENIAL

Attachments:

- 1. Public Works Department Comments
 - a. Land Development Division
 - b. Traffic Engineering Division
- 2. Watershed Management Department Comments
- 3. Board of Health Comments
- 4. Board of Education Comments
- Application
- 6. Site Plan
- 7. Zoning Map
- 8. Aerial Photograph
- 9. Photographs



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



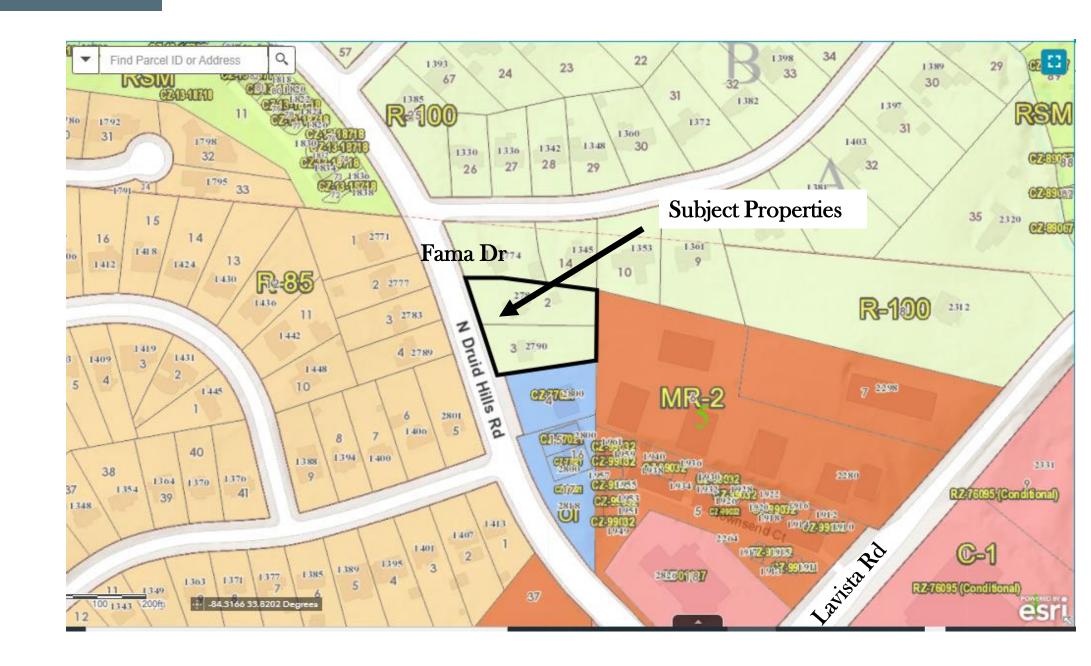
NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL lahilla dekalbcountyga.gov

COMMENTS FORM:

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

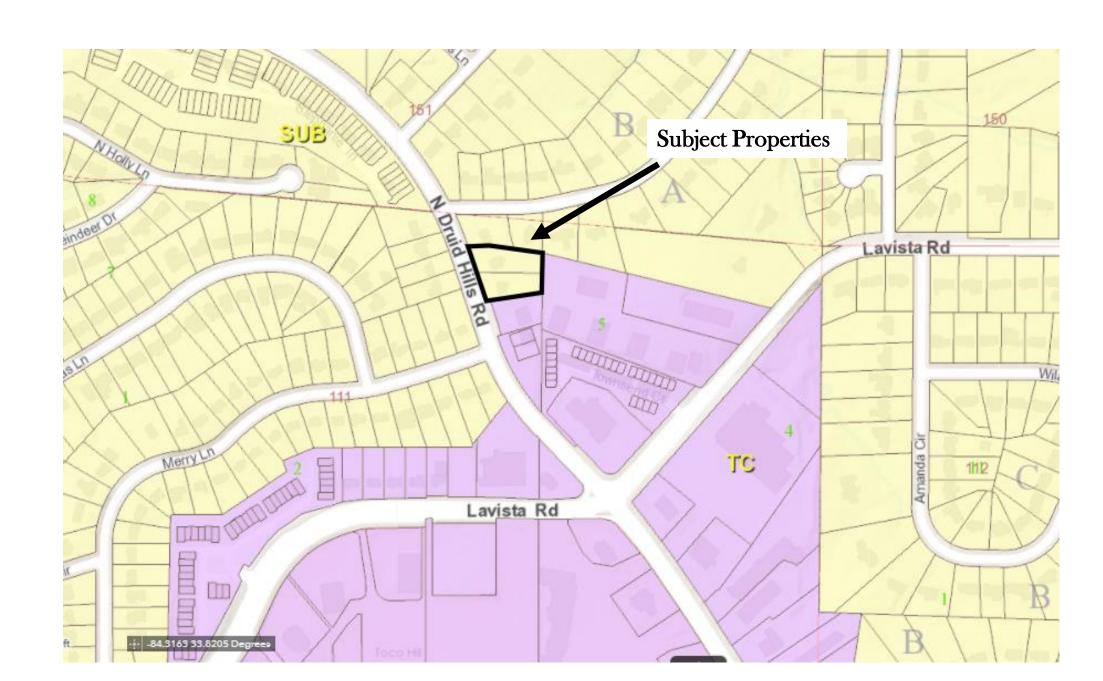
Case No.: LP-21-12/5063 Parcel I.D. #: 18-	-111-05-002
Address: 2784 18-	-111-05-002
1. December Holle /d.	
Allara Ga	
TILACIA/ CA)	
Adjacent Ros	adway (s):
(classification)	(classification)
Capacity (TPD)	Capacity (TPD)
Latest Count (TPD)	Latest Count (TPD)
Hourly Capacity (VPH)	Hourly Capacity (VPH) Peak Hour, Volume (VPH)
Existing number of traffic lanes	Existing number of traffic lanes
Existing right of way width	Existing right of way width
Proposed right of way width	Proposed number of traffic lanes Proposed right of way width
Please provide additional information relating to the following state	ement
According to studies conducted by the Institute of Traffic Engineer generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 factor. Based on the above formula, thesquare foot place of with approximately peak hour vehicle trip ends. Single Family residence, on the other hand, would generate ten (10) peak hour factor. Based on the above referenced formula, the	square feet of floor area, with an eight (8%) percent peak hour of worship building would generatevehicle trip ends, VTE's per day per dwelling unit, with a ten (10%) percent _(Single Family Residential) District designation which allows
a maximum ofunits per acres, and the given fact that the projecticle trip end, andpeak hour vehicle trip end would be gener	ated with residential development of the parcel.
COMMENTS:	,
Reviewed And found NOT	hing that would disappe
	Signature: A Mas

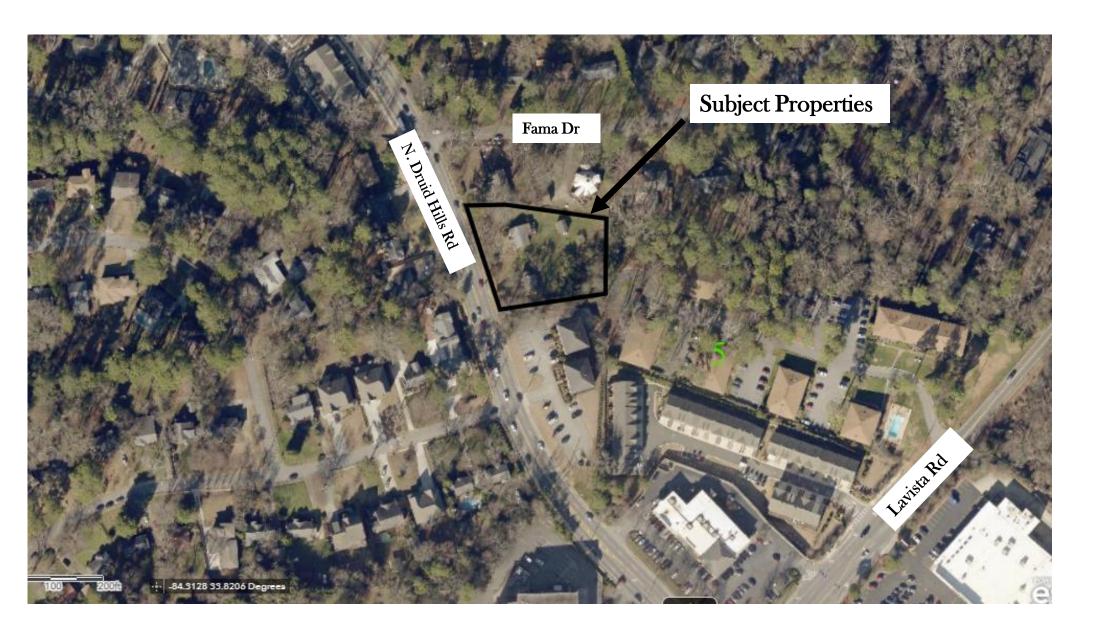
ZONING MAP

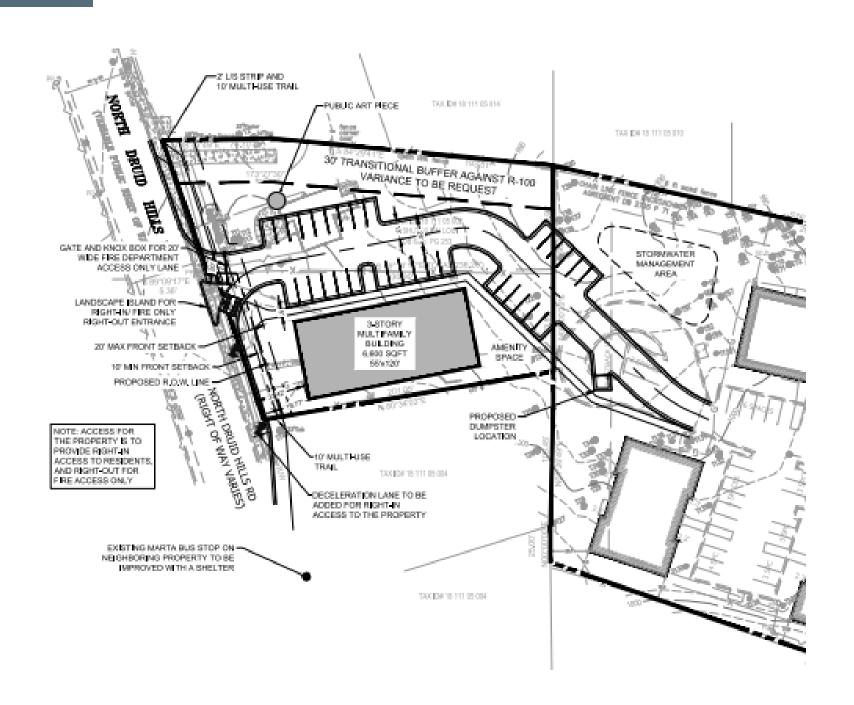


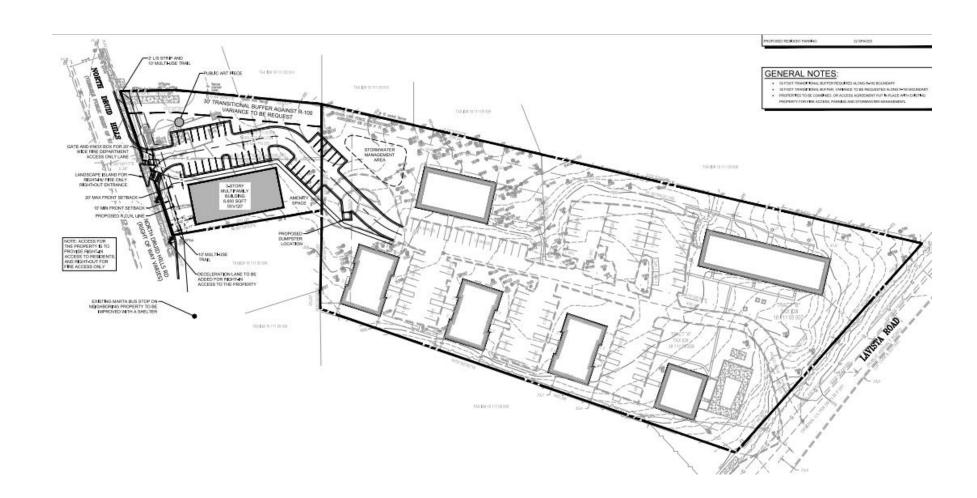
ZONING MAP

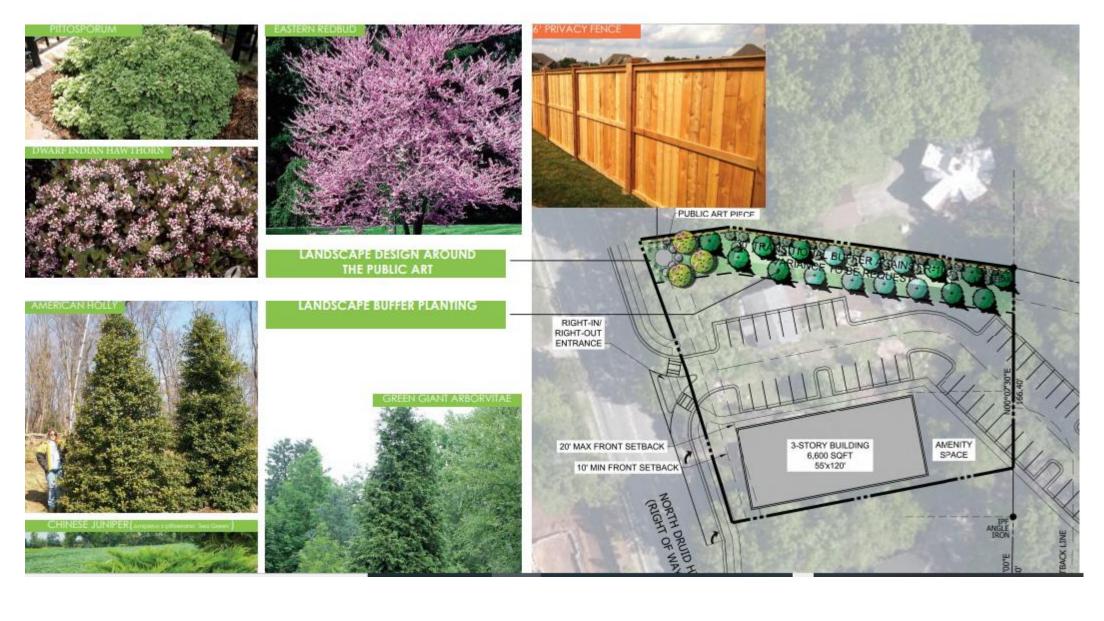














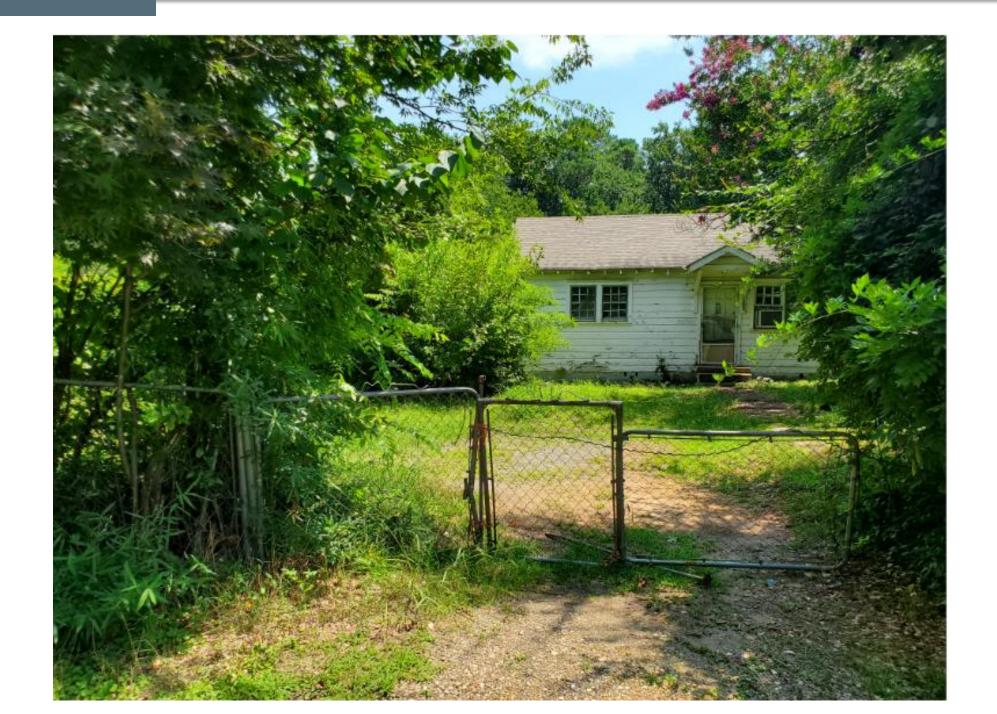












APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

	Z/CZ No.
Date Received: App	Z/CZ No plication No.;
Applicant: Doug Linneman (KENCO Residenti	
Applicant Mailing Address: 2250 N. Druid Hills Road NE, Suite 278, Atla	nta, GA 30329
Applicant Phone: 404-633-0401	
Owner(s): See Exhibit "A" (If more than one owner, attach as Exhibit "	E-Mail:
Owner's Mailing Address:	
Owner(s) Phone:	Fax:
Address/Location of Subject Property: 2784 and 279	0 N. Druid Hills Road, Atlanta, GA 30329
District(s): 18 Land Lot(s): 111	Block: 03 Parcel(s: 002, 003
Acreage: Approx. 09 acres Commissi	ion District(s): DISTRICT 2 / SUPER DISTRICT
Present Zoning Category: R-100	
Present Land Use Category: SUBURBAN	
	OWING BEFORE SIGNING
This form must be completed in its entirety before the attachments and filing fees identified on the attachme attachments, shall be determined as incomplete and sh	ents. An application, which lacks any of the required
In accordance with the Conflict of Interest in Zoning Admust be answered:	t, O.C.G.A., Chapter 36-67A, the following questions
Have you the applicant made \$250 or more in campa two years immediately preceding the filling of this applic	ign contributions to a local government official within cation?Yes XNo
If the answer is yes, you must file a disclosure rep showing;	
 The name and official position of the contribution was made. 	local government official to whom the campaign
The dollar amount and description of eac immediately preceding the filing of this ap	ch campaign contribution made during the two years plication and the date of each such contribution,
The disclosure must be filed within 10 days after the ap C.E.O. and the Board of Commissioners, DeKalb Count	plication is first filed and must be submitted to the

SIGNATURE OF APPLICANT / DATE



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: 7	70.451.2741 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) Propose	d 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 2280 LaVista Road.	24 unit apartment building connected to
Land Use Plan Amendment: Yes X No	
Existing Land Use: SUB Proposed Land Use: Town	Center Consistent Inconsistent
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

PC:BOC:		
):Campaign Disclosure:		
blic Notice, Signs:		
Sketch Plat:		
State License:		
ES, NO BINDERS PLEASE		
Open Space:Enhanced		
rear Lot Size:		
:Buffers:		
Bicycle:Screening:		
_Bldg. Height:Bldg.		
Fenestration:		
er Landscape Strip:		
Date 06/23/2021		
Date_00/20/2021		
\$500.00		
\$750.00 \$750.00		
\$500.00 \$400.00		

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

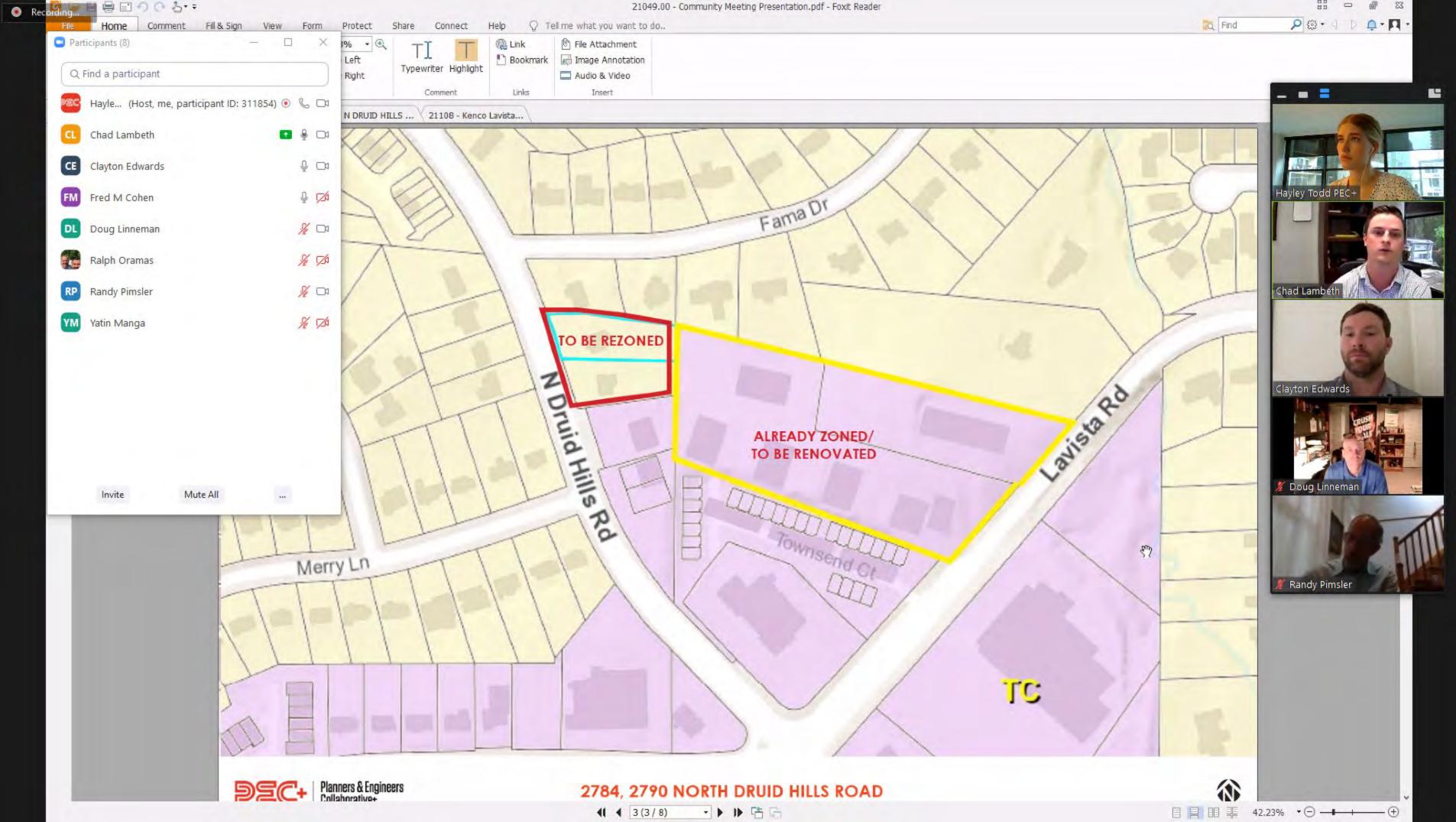
WILLIAMS W A 2330 LAVISTA RD DECATUR GA 30033 TRIPATHY HIMANSU 1934 TOWNSEND CT ATLANTA GA 30329 THOMPSON KIM SCHREE 1342 FAMA DR NE ATLANTA GA 30329

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





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



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

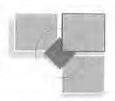
	Z/CZ No
Date Received: Applica	Z/CZ No
Applicant: Doug Linneman (KENCO Residential)	
	E-Mail: doug@kencoapartments.com
Applicant Mailing Address: 2250 N. Druid Hills Road NE, Suite 278, Atlanta	GA 30329
Applicant Phone: 404-633-0401	Fax:
Owner(s): See Exhibit "A" (If more than one owner, attach as Exhibit "A")	**************************************
Owner's Mailing Address:	
Owner(s) Phone:	Fax:
Address/Location of Subject Property: 2784 and 2790 N.	
District(s): 18 Land Lot(s): 111 Blo	ck: <u>03</u> Parcel(s: <u>002, 003</u>
Acreage: Approx. 09 acres Commission D	District(s): DISTRICT 2 / SUPER DISTRICT (
Present Zoning Category: R-100 Prop	osed Zoning Category: MR-2
Present Land Use Category: SUBURBAN	**************
attachments and filing fees identified on the attachments, attachments, shall be determined as incomplete and shall no place of Campaign In accordance with the Conflict of Interest in Zoning Act, O must be answered: Have you the applicant made \$250 or more in campaign of the campaign	ot be accepted. Contributions C.G.A., Chapter 36-67A, the following questions
two years immediately preceding the filling of this application. If the answer is yes, you must file a disclosure report	n? Yes <u>X</u> No
showing; 1. The name and official position of the local contribution was made.	
	ampaign contribution made during the two years tion and the date of each such contribution.
The disclosure must be filed within 10 days after the applica C.E.O. and the Board of Commissioners, DeKalb County, 12 DEAD SIGN SIGN Check States of Sign C	ation is first filed and must be submitted to the 300 Conjunerce Drive Decatur, Ga. 30030. ATURE OF APPLICANT / DATE
Chec Chec	k One: Owner Agent X
330 West Ponce de Leon Avenue – Suites 100 [voice] 404.371.2155 – [Planning Fax] (404) 371-45 Web Address http://www.dekalbc	556 [Development Fax] (404) 371-3007 ountyga.gov/planning
Email Address: planninganddevelopm	ent@dekalbcountyga.gov Revised 1/1/17



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond Chief Executive Officer

Andrew A. Baker, AICP Director



<u>Section 27-832</u>. Standards and factors governing review of proposed amendments to official zoning maps. 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 maps:

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
- F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

<u>Section 27-833. Conditions</u>. Conditions may be requested by an applicant, recommended by the Planning Department and Planning Commission, and imposed by the Board of County Commissioners, as a part of any proposed change to the official zoning map, in accordance with the following requirement:

- A. Conditions may be imposed so as to ameliorate the effect(s) of the proposed developmental change for the protection or benefit of neighboring persons or properties consistent with the purpose and intent of the district(s) involved, and the goals and objectives of the Comprehensive Plan and state law. No condition shall be imposed which reduces the requirements of the district(s) involved. All conditions shall be of sufficient specificity to allow lawful and consistent application and enforcement. All conditions shall be supported by a record that evidences the relationship between the condition in the form of a development exaction for other than a project improvement shall be imposed within the meaning of the Georgia Development Impact Fee Act, as amended.
- B. The Board of Commissioners shall not impose any condition on a proposed amendment to the official zoning map that was not previously reviewed by the Planning Commission unless said condition has been reviewed by the Law Department, Planning Department, and the Public Works Department for legality, enforceability, and recommendation. The Board of County Commissioners may defer final action on any such proposed amendment for up to 60 days to allow for this review and may take action without referral back to the Planning Commission.
- C. Once imposed, conditions shall become an integral part of the approved amendment and shall be enforced as such. Changes to approved conditions shall be authorized only pursuant to Section 27-845 of this chapter.



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

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Michael Thurmond

Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual	al making the request is not the owner of the property.
DATE: <u>66-28-2021</u>	
CHECK TYPE OF APPLICATION:	
() LAND USE PLAN	
(X) REZONE	
() MINOR MODIFICATION	
TO WHOM IT MAY CONCERN:	
(1) (WE), Shun Kuen Loui, owner 2784 N. Druid	
(Name	of owner(s))
being (owner)/(owners) of the property described being to the property described being the property described by the prop	pelow or attached hereby delegate authority to
Doug Linneman - KENCO RESIDENTIAL	
(Name of Applicant or	Agent Representing Owner)
to file an application on (my) / (our) behalf.	
6.28-2021 NHAN NGH	IEM .
Notary Public, C Fulton Cour My Commission July 13, 20	Expires
Notary Publid	Owner
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

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Michael Thurmond

Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

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

Hills Road NE
ame of owner(s))
bed below or attached hereby delegate authority to
nt or Agent Representing Owner)
NGHIEM blic, Georgia 1 County ssion Expires 13, 2021
Owner
Owner
Owner

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

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.

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.

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.

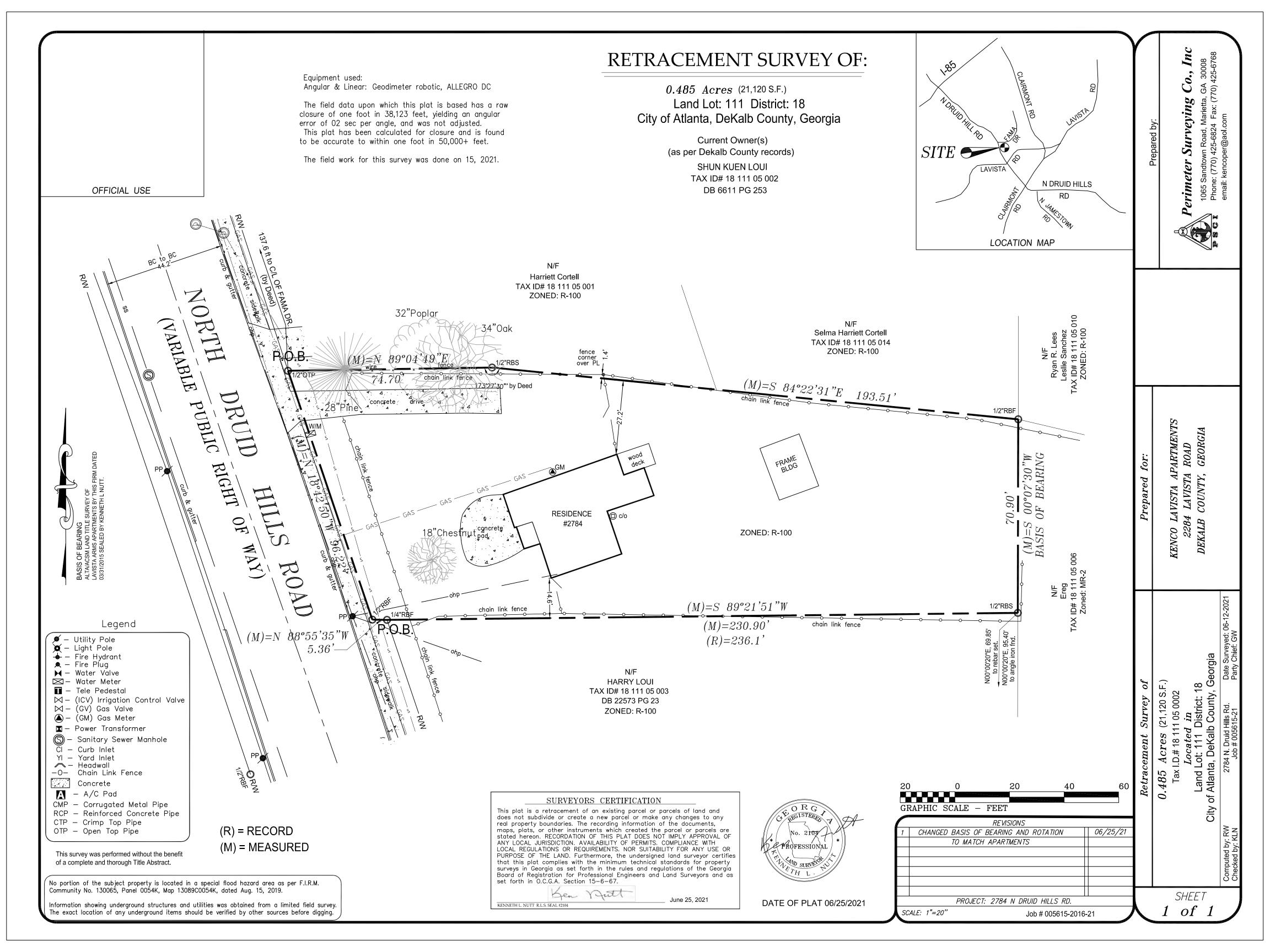
Thence, leaving the variable right-of-way of North Druid Hills Road variable right-of-way of North Druid Hills Road and proceed North 89°04'49" East a distance of 74.70 feet to a 1/2" rebar set;

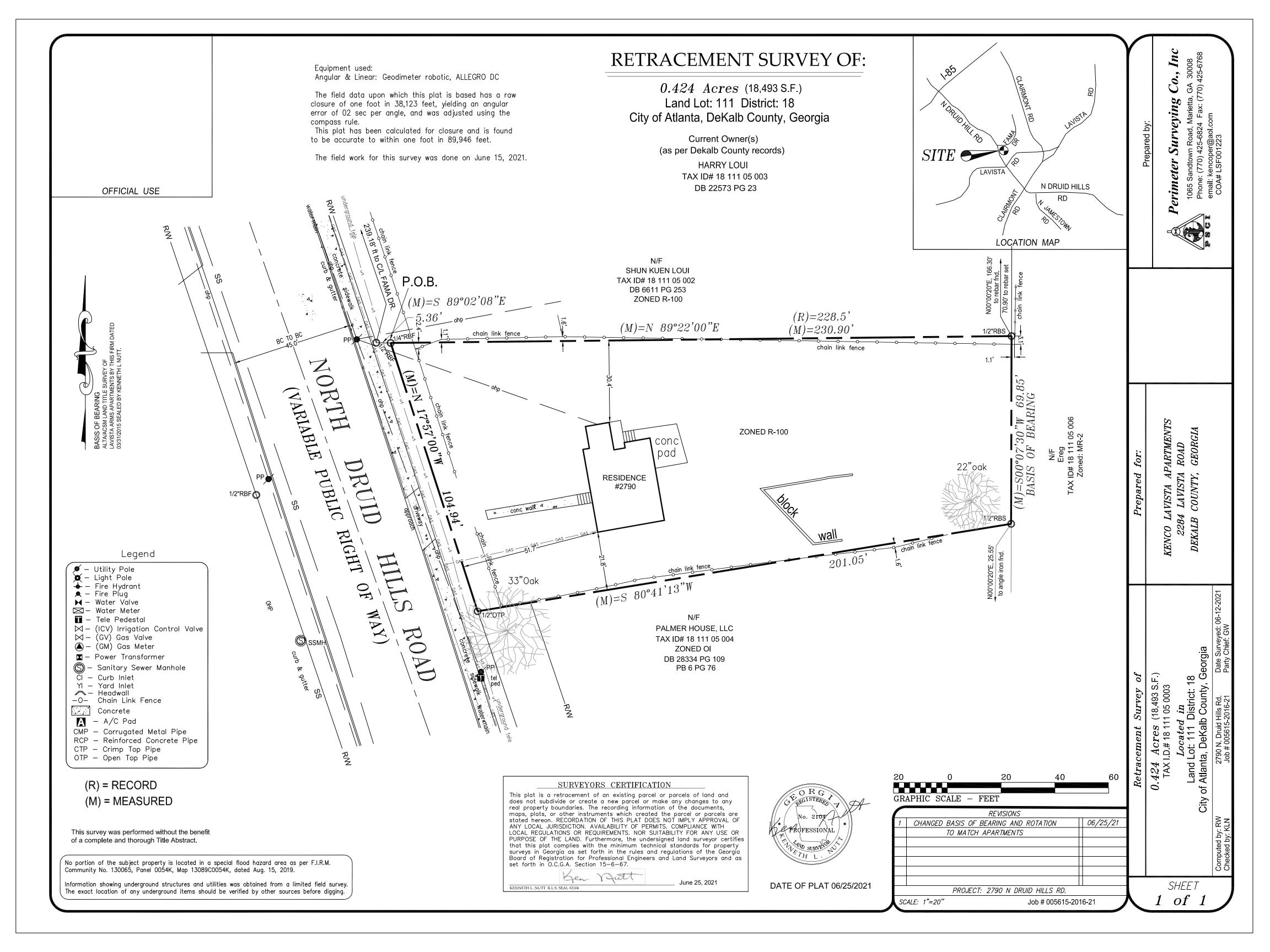
thence, South 84°22'31" East a distance of 193.51 feet to a 1/2" rebar found;

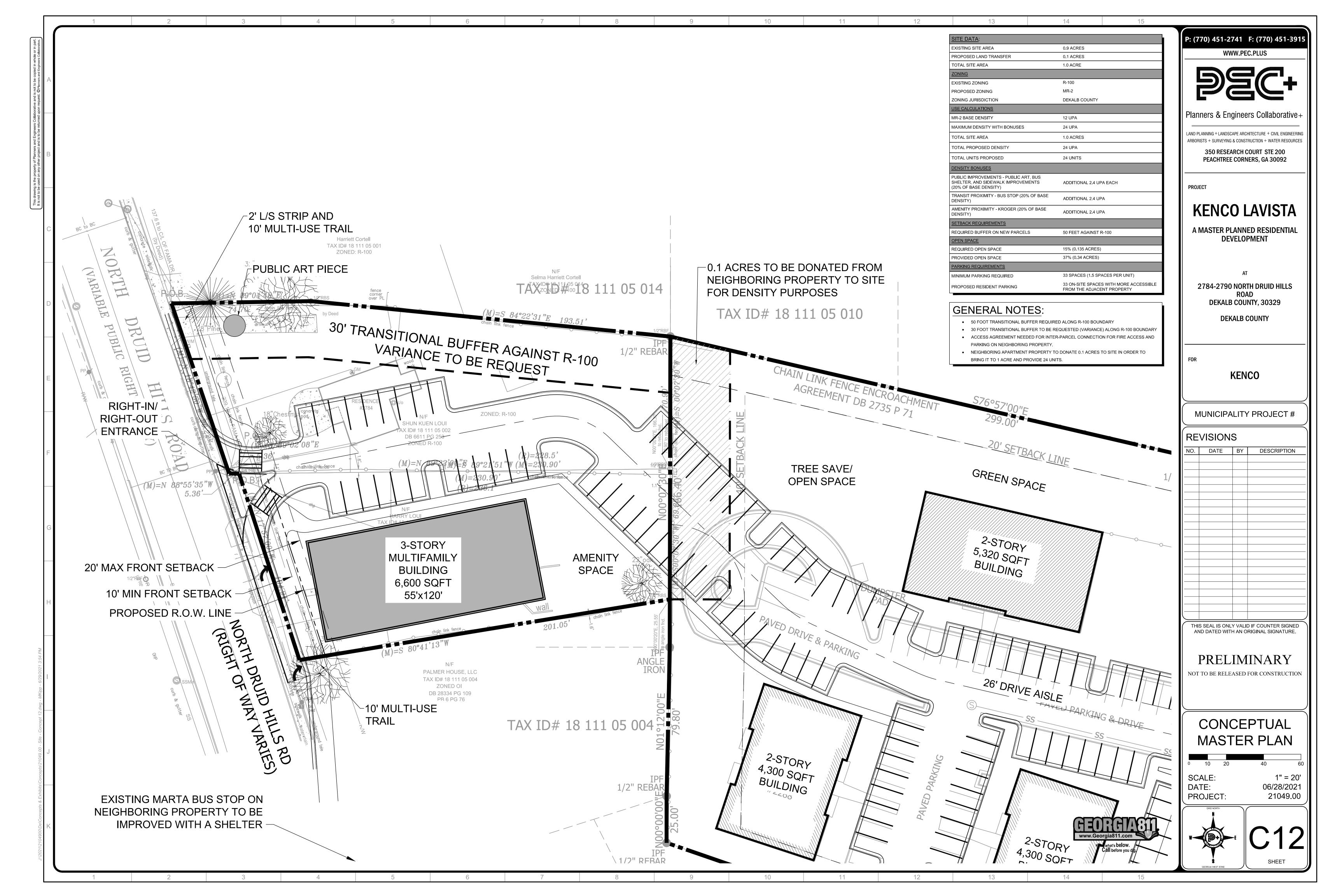
thence, South 00°07'30" West a distance of 70.90 feet to a 1/2" rebar set;

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,

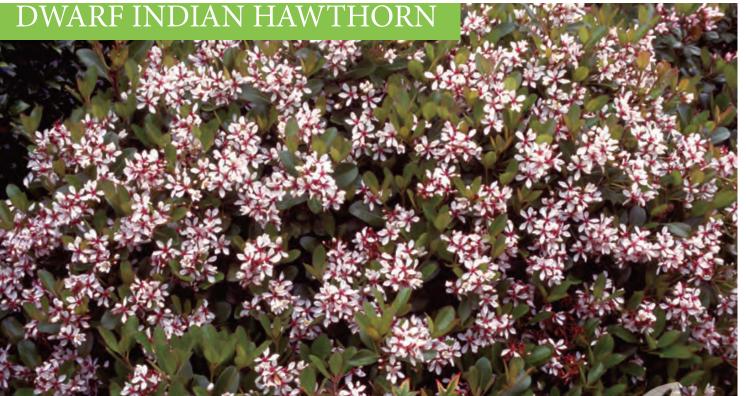
Containing 0.485 acres (21,120 Square Feet) of land, more or less, and being subject to all legal easements of record.

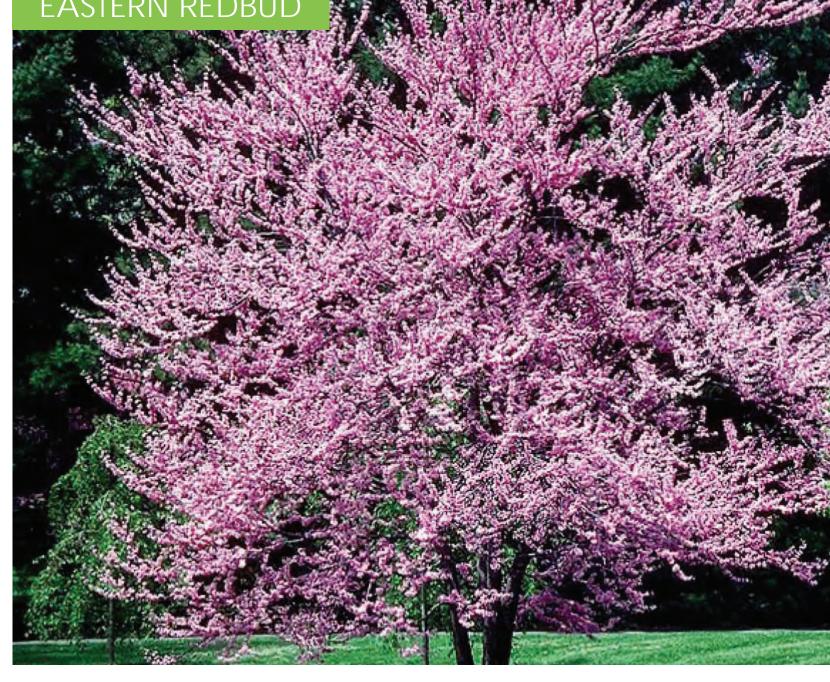








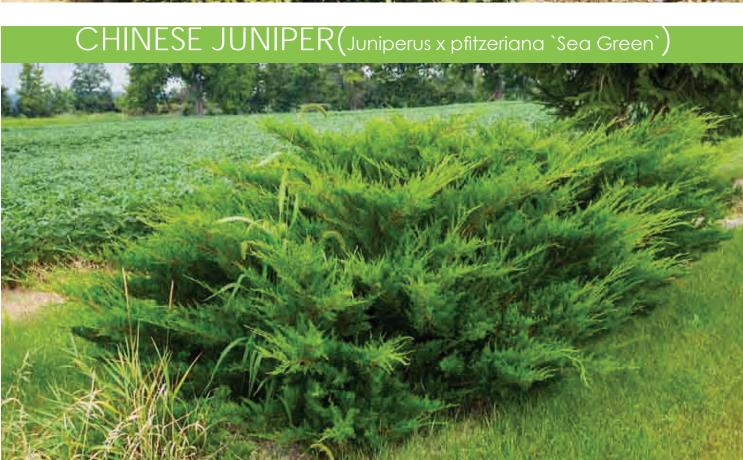




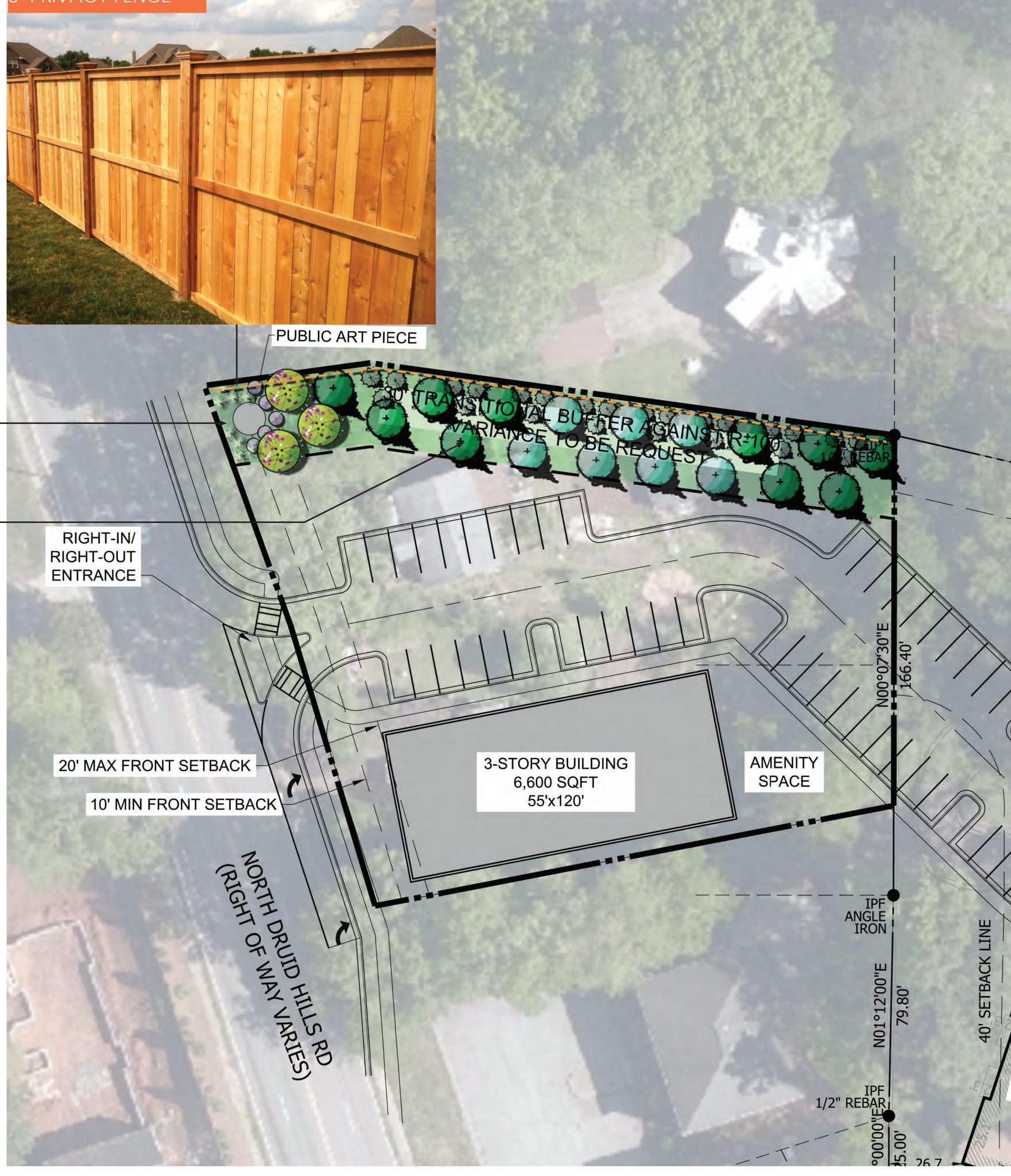
LANDSCAPE DESIGN AROUND
THE PUBLIC ART



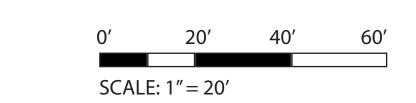














THIS DOCUMENT IS PRINTED ON RECYCLED PAPER



6/29/2021

Re: Letter of Intent

2784/2790 N Druid Hills Road Rezoning (0.9 +/- acres)

PEC+ Project No. 20288.00

Dear Community Development officials,

This rezoning application is being submitted on behalf of the developer and applicant, KENCO Residential, a family-owned business that has operated in the local area since 1964. This application proposes to rezone the approximately 0.9-acre property located at 2784 and 2790 North Druid Hills Road from R-100 to MR-2. This rezoning would facilitate the development of a new 24-unit apartment building to expand the adjoining KENCO Lavista Apartment complex.

Existing Conditions:

The uses surrounding the property include:

- North: single-family housing (zoned R-100)
 - East: Existing KENCO Residential apartments (zoned MR-2)
 - South: Small office building (zoned O&I)
 - West: Single-family residential housing (zoned R-85)

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 KENCO has built, owned, and managed 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. The tract is proposed to be developed with 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 rezoning from R-100 to MR-2 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 R-100 to MR-2 is a significant change in zoning, 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 zoning designation of R-100 that allows single-family housing. 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 R-100 zoning 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 rezoning 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 rezoning request to allow for the rezoning of this property from R-100 to MR-2. 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/dp



6/30/2021

Re: **Zoning Standards Analysis**

2784/2790 North Druid Hills Road Rezoning (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 zoning proposal is in conformity with the policy and intent of the comprehensive plan.

The proposed rezoning is in conformity with the policy and intent of the comprehensive plan. 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 rezoning 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.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

The proposed rezoning 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.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The proposal loses much of its economic use because of factors that are outside of the applicant's control. As noted in the Letter of Intent, the R-100 zoning at this location, along a major thoroughfare such as North Druid Hills Road, is simply obsolete. Single-family housing is more appropriate along local or collector roads, and not arterial thoroughfares. The sites would be much better utilized and economically viable if redeveloped into a higher-tax dollar generating development, such as a multi-family building whose intensity matches that of the area context.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.

The zoning proposal 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.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The rezoning 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.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources. The zoning proposal will not adversely affect historic districts, sites, buildings, or archaeological resources. There are no such resources in the project area.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed rezoning 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 young professionals, college and graduate school students, 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.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The zoning proposal does not adversely affect the environment or surrounding natural resources. 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.

Sincerely,

Planners and Engineers Collaborative, Inc.

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

President

For the Firm

kjw/ht/dp