



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

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

Planning Commission Hearing Date: November 4, 2021 5:30 P.M.

Board of Commissioners Hearing Date: November 18, 2021 5:30 P.M.

STAFF ANALYSIS

Case No.: CZ-21-1245061 **Agenda #:** N10

Location/Address: 3458, 3468, and 3478 Mountain Drive **Commission District:** 4 **Super District:** 6

Parcel ID(s): 15-251-01-020, -027, & -028

Request: A Major Modification of the conditional site plan and other conditions of MU-5 (Mixed Use Very High Density) zoning approved pursuant to CZ-18-22125, to change the mixture of multifamily, office, and retail land uses, and to revise the single-family detached and townhome exterior designs.

Property Owner(s): Avondale Park, LLC

Applicant/Agent: Avondale Park, LLC c/o Battle Law P.C.

Acreage: 9.30 acres

Existing Land Use: Undeveloped, cleared for construction

Surrounding Properties: To the northwest, north, and northeast: the Oak Creek Apartment Homes; to the east: the DeKalb County Tax Commissioner's Office; to the southeast: DeKalb County Juvenile Court; to the south and southwest: the Park Plaza office park; to the west: the Farrar Court single-family subdivision.

Adjacent Zoning: **North:** MR-2 **South:** O-I **East:** C-1 **West:** R-75 **Northeast:** MR-2 **Northwest:** MR-2
Southeast: O-I **Southwest:** O-I

Comprehensive Plan: RC (Regional Center) ☒ **Consistent** ☐ **Inconsistent**

Proposed Density: 22 units/acre	Existing Density: N.A. (undeveloped)
Proposed Units/Square Ft.: 209 units/42,981 s.f. office and retail floor area	Existing Units/Square Feet: N.A. (undeveloped)
Proposed Lot Coverage: varies by land use type; highest: 74.3 % for mixed commercial/residential bldg. Proposed Open Space: 21.6%	Existing Lot Coverage: None (undeveloped)

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

Existing Conditional Zoning No.: MU-5

APPLICANT NAME: Avondale Park LLC c/o Battle Law P.C.

Daytime Phone#: 404-601-7616 Fax #: 404-745-0045 E-mail: mlb@battlelawpc.com

Mailing Address: One West Court Square, Suite 750, Decatur, GA 30030

OWNER NAME: Avondale Park LLC (If more than one owner, attach contact information for each owner)

Daytime Phone#: 404-957-3207 Fax #: _____ E-mail: carlos@proterra.us

Mailing Address: 133 Johnson Ferry Road, Suite 500, Marietta, GA 30068

SUBJECT PROPERTY ADDRESS OR LOCATION: 3458, 3468, 3478 Mountain Drive, Decatur, GA 30032

_____, DeKalb County, GA, _____

District(s): 15 Land Lot(s): 251 Block(s): 01 Parcel(s): 028, 020, 027

Acreage or Square Feet: 9.304 acres Commission District(s): 4 & 6 Existing Zoning: MU-5

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Have you, the applicant, made a campaign contribution of \$250.00 or more to a DeKalb County government official within the two year period that precedes the date on which you are filing this application?

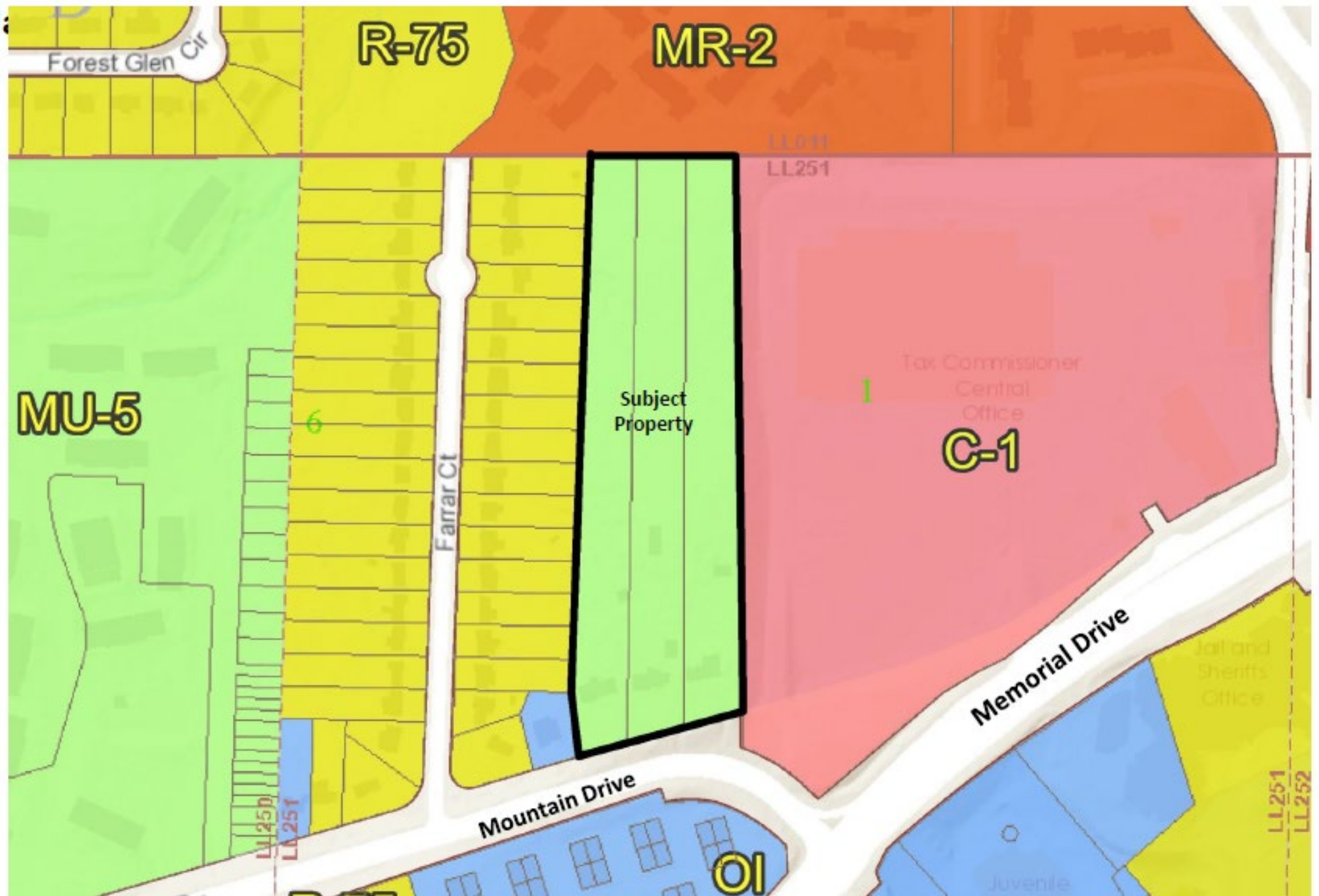
X Yes _____ No If "yes", see page 4. (Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A)

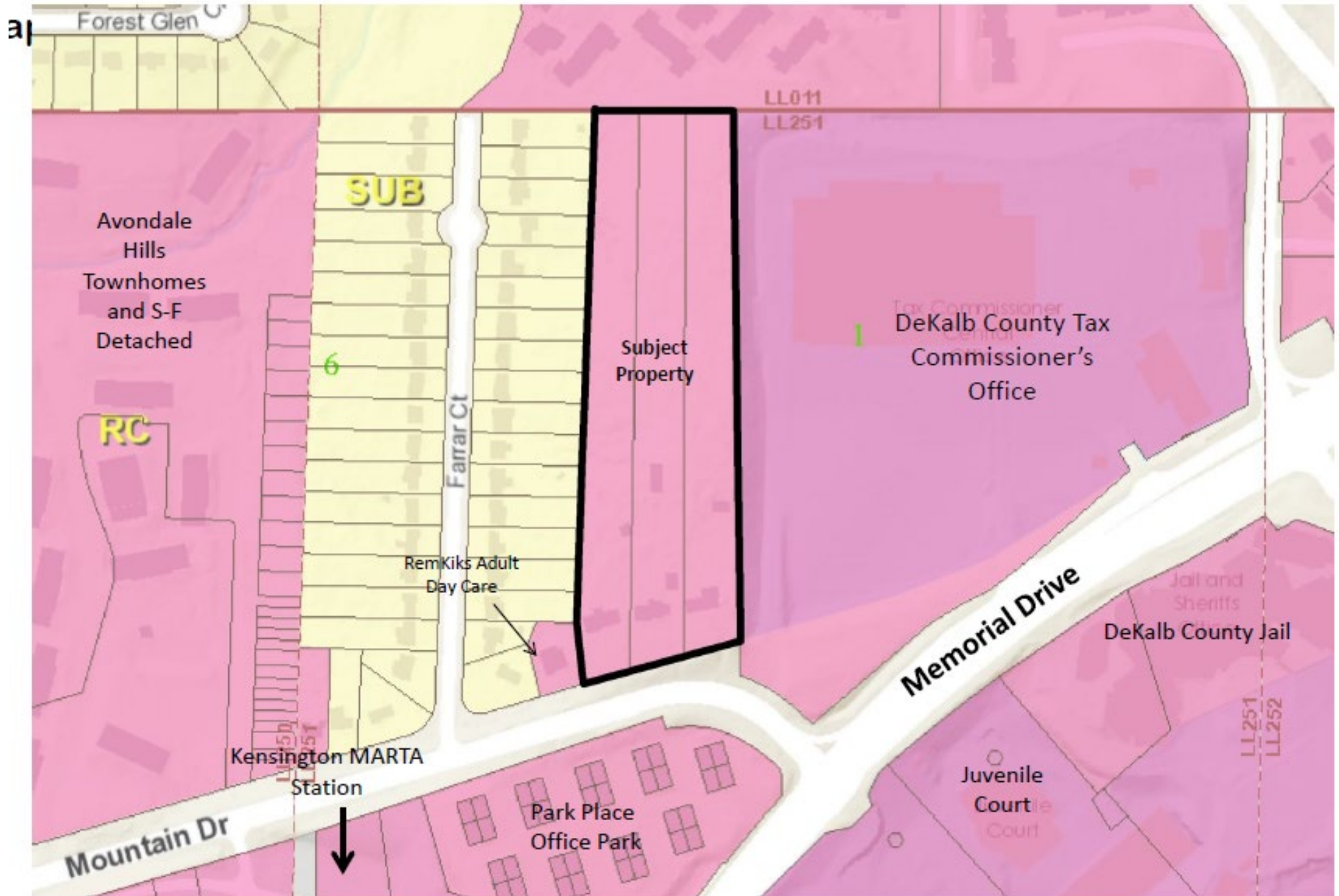
Owner: X Agent: _____
(Check One)

AVONDALE PARK, LLC

Signature of Applicant: By: _____

Printed Name of Applicant: Felipe Castellanos Major Modification Application





D4

Z-21-1245061

Aerial

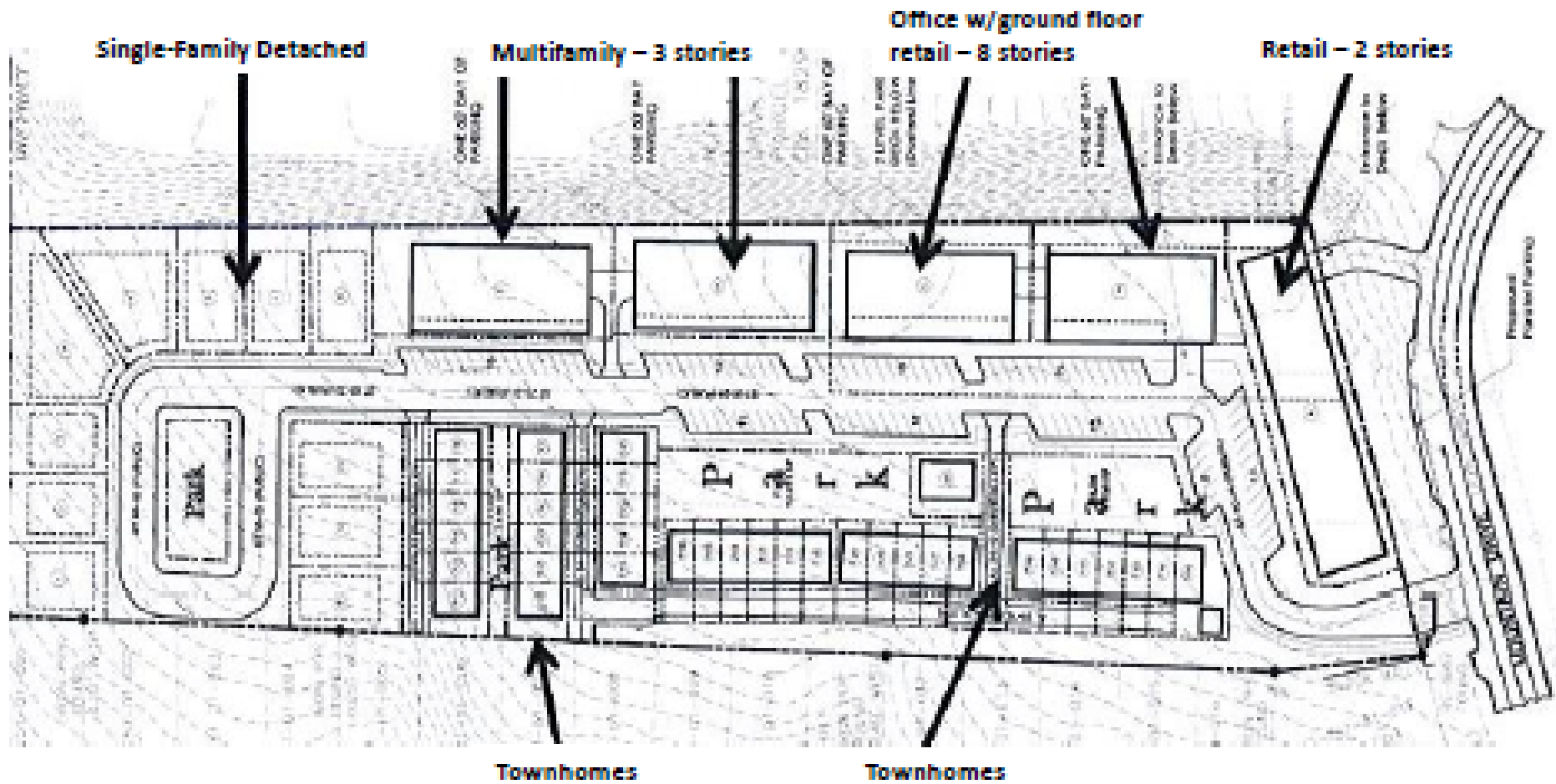


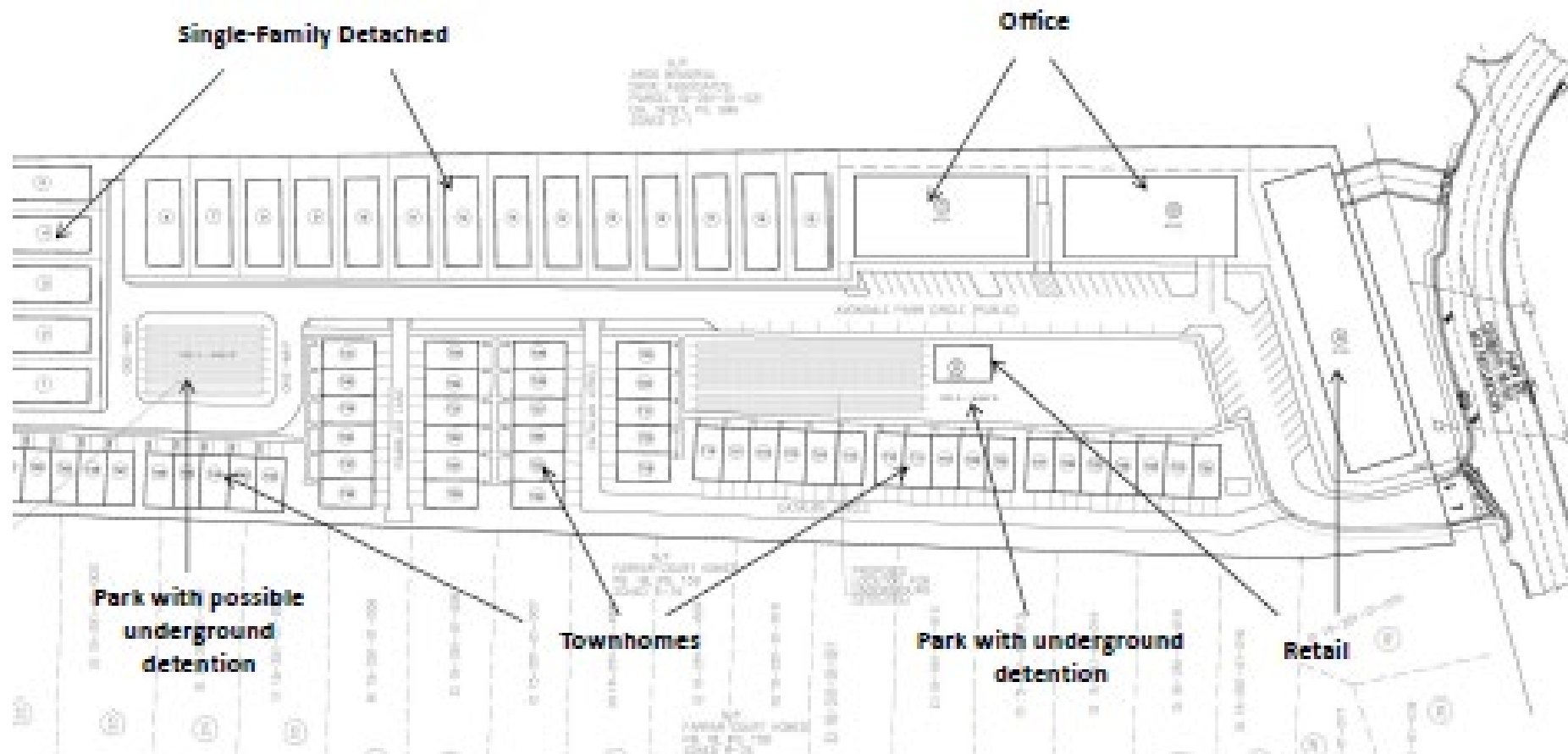


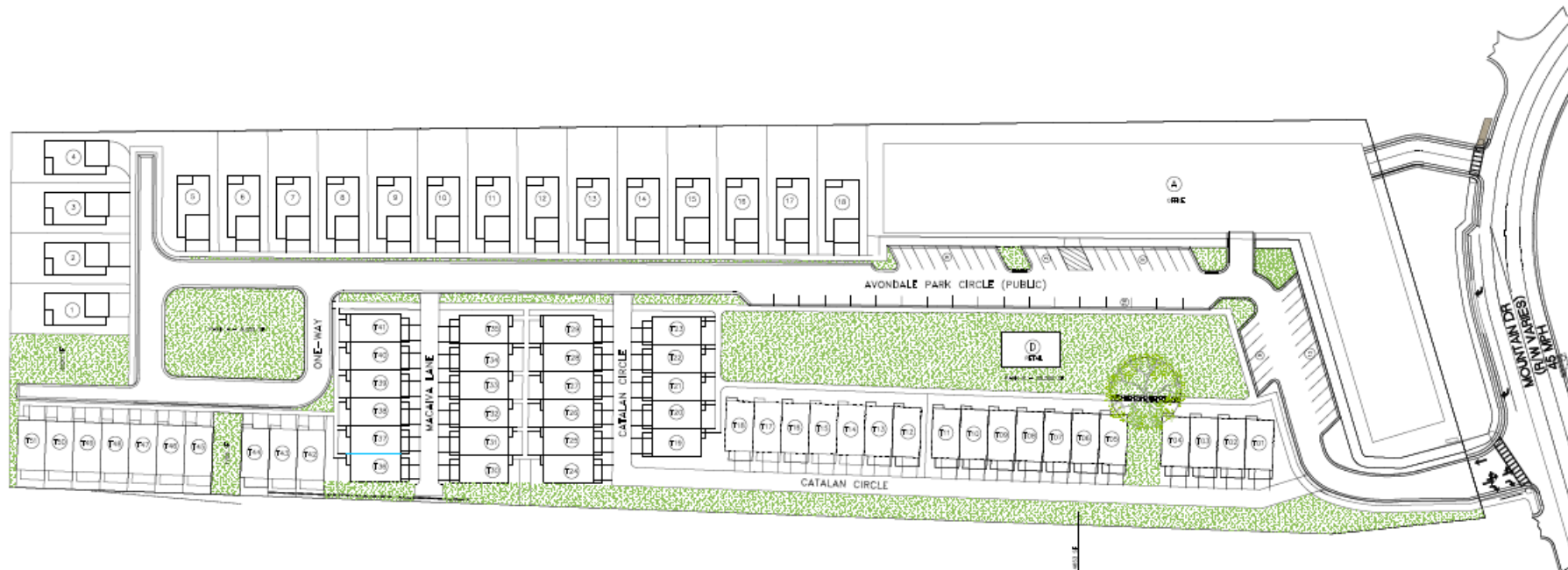
Front of subject property on Mountain Drive.

East side of subject property, viewed from Mountain Drive.









LANDUSE SUMMARY MU-5

USE	AREA (SQ. FT.)	AREA (AC.)	PERCENT OF TOTAL SITE
RESIDENTIAL ATTACHED	11,607.76	0.27	27.00%
RESIDENTIAL DETACHED	4,097.20	0.09	9.30%
COMMERCIAL	12,154.00	0.28	27.80%
INDUSTRIAL	2,780.00	0.06	6.30%
OFFICE	4,097.20	0.09	9.30%
RETAIL	2,780.00	0.06	6.30%
RESTAURANT	3,500.00	0.08	8.20%
RECREATION	2,780.00	0.06	6.30%
TRAIL	2,780.00	0.06	6.30%
PARKING	12,154.00	0.28	27.80%
LANDSCAPE	12,154.00	0.28	27.80%
WATER	12,154.00	0.28	27.80%
UTILITIES	12,154.00	0.28	27.80%
ROADS	12,154.00	0.28	27.80%
OTHER	12,154.00	0.28	27.80%
TOTAL	42,987.60	0.98	100.00%

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EL MINA INCORPORATED

AVONDALE PARK
DEKALB COUNTY, GEORGIA

OPEN SPACES
AREA

SHEET TITLE

09/07/21
DATE

08-100
JOB NUMBER

C-04



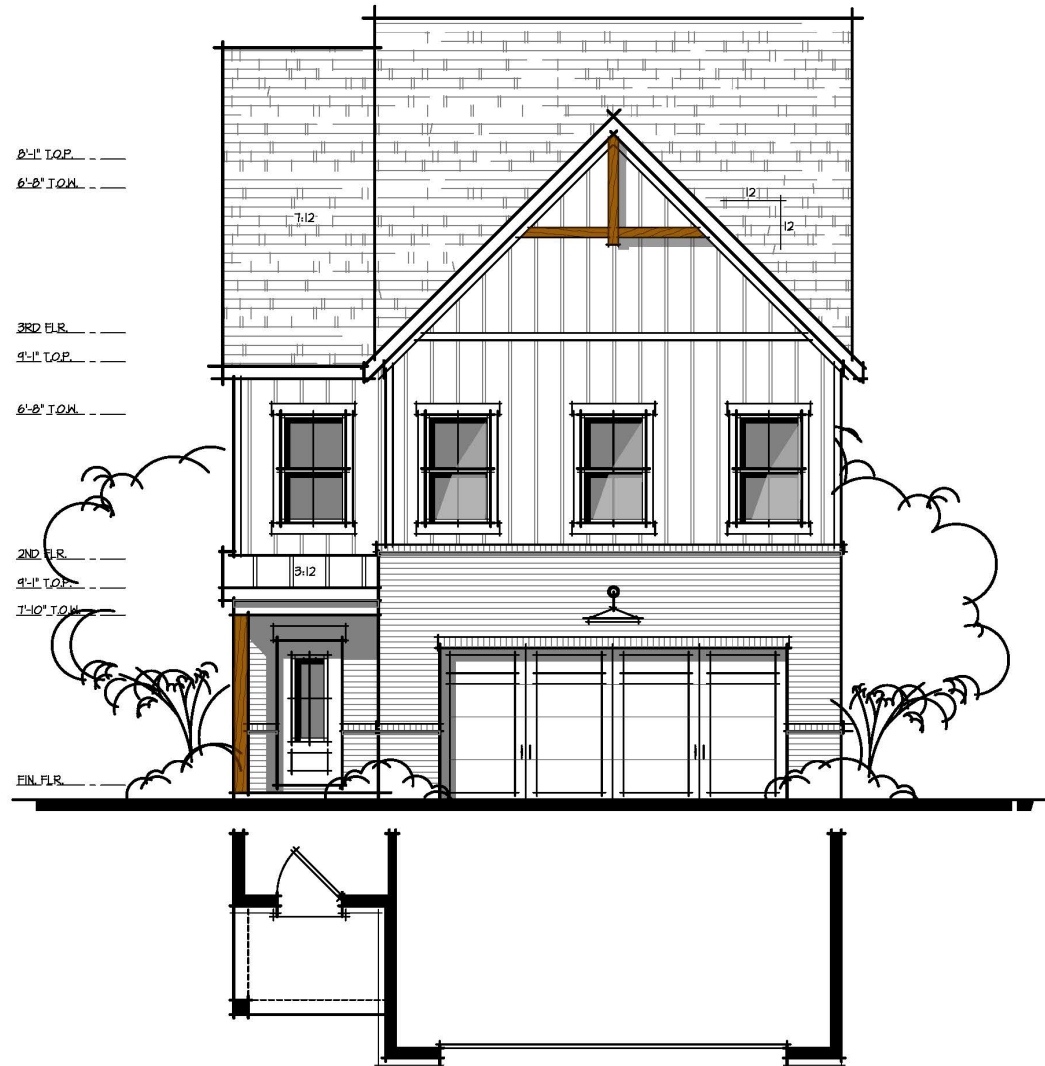








Exhibit B



28' Value Single Family
Farmhouse