



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: November 04, 2021, 5:30 P.M.

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

STAFF ANALYSIS

Case No.: SLUP-21-1245227 **Agenda #:** N3.

Location/Address: 2318 2nd Avenue, Decatur, GA 30032 **Commission District:** 3 **Super District:** 6

Parcel ID(s): 15-140-04-007, 15-140-04-055

Request: Request for a Special Land Use Permit (SLUP) for a proposed senior housing development of multifamily and detached dwellings units in an R-75 (Residential Medium Lot-75) District, in accordance with Section 27-4.1.3, Table 4.1 of the Zoning Ordinance.

Property Owner(s): First Baptist Gresham

Applicant/Agent: VG Frist Baptist Senior, LP

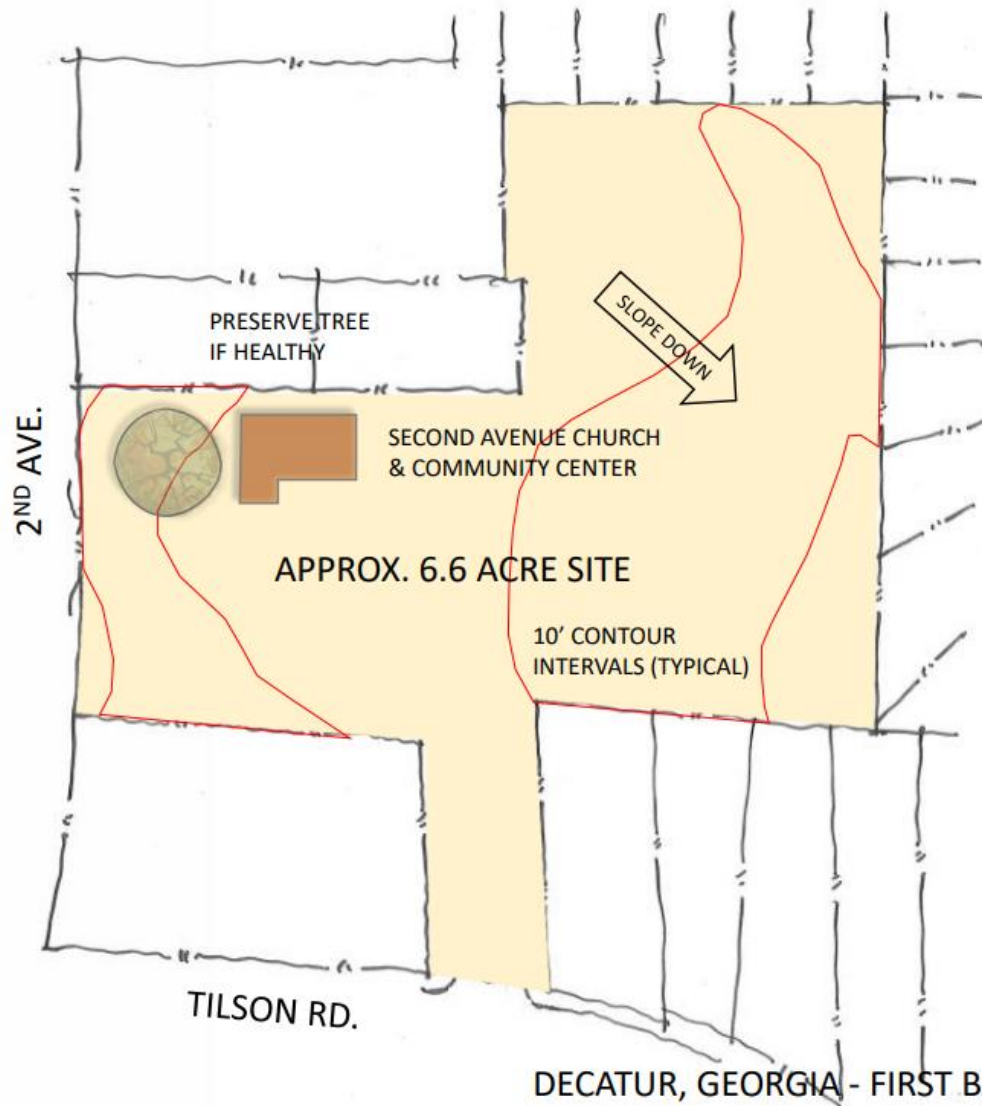
Acreage: 6.6 acres

Existing Land Use: Vacant

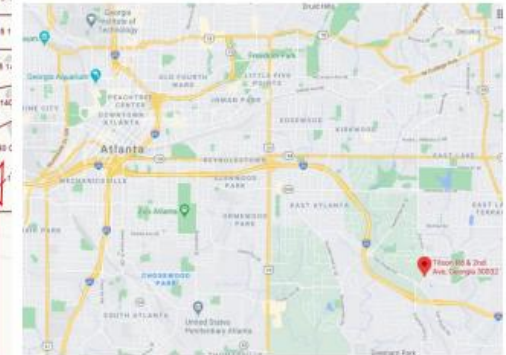
Surrounding Properties: North, East, South, and West (R-75 zoned properties); Detached Single Family Structures.

Comprehensive Plan: SUB (Suburban) ☒ Consistent ☐ Inconsistent

Proposed Building Square Ft.: One- Three Story Building & 13- One Story Buildings	Existing Square Feet: not applicable
Proposed Lot Coverage: To be investigated	Existing Lot Coverage: not applicable

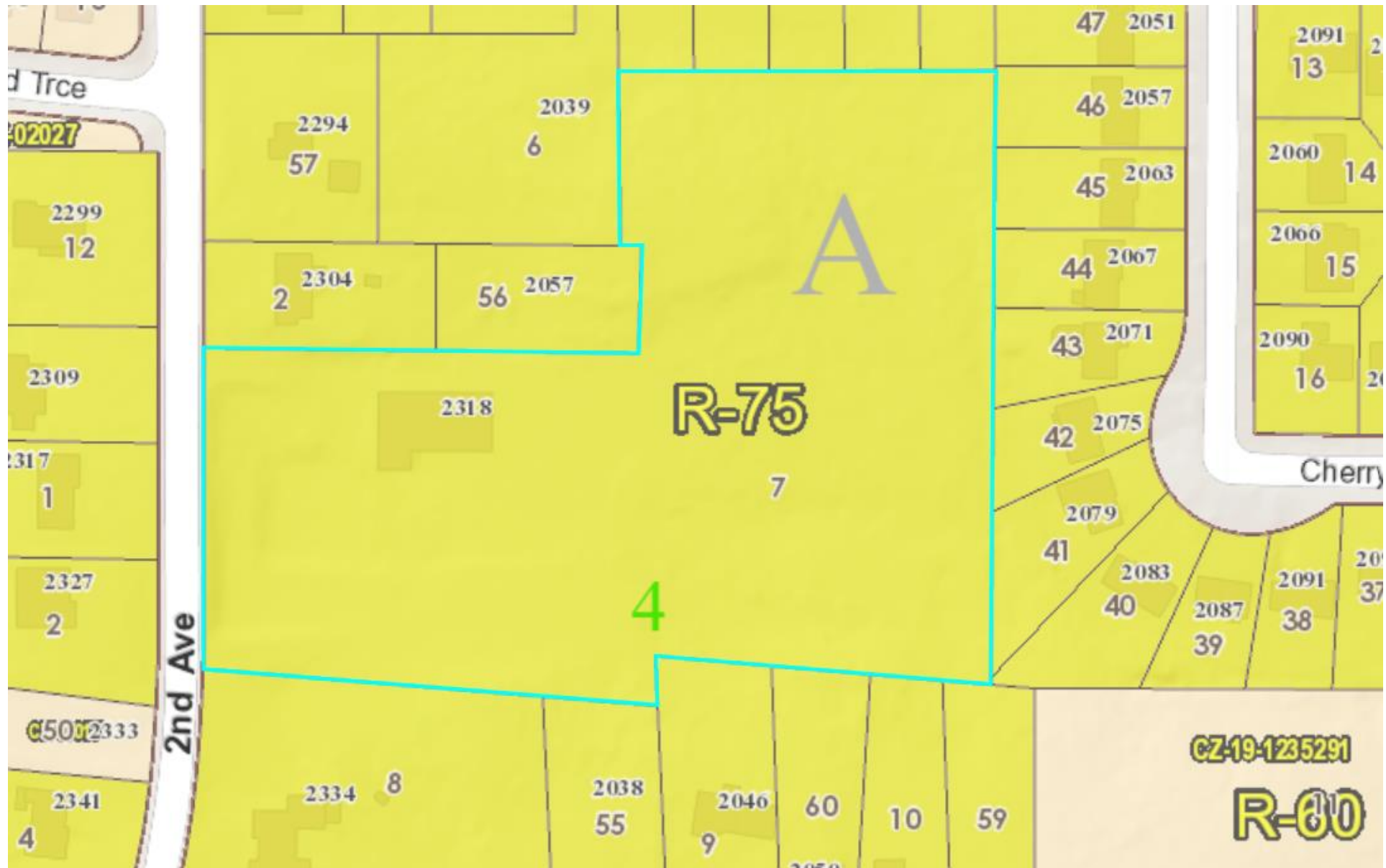


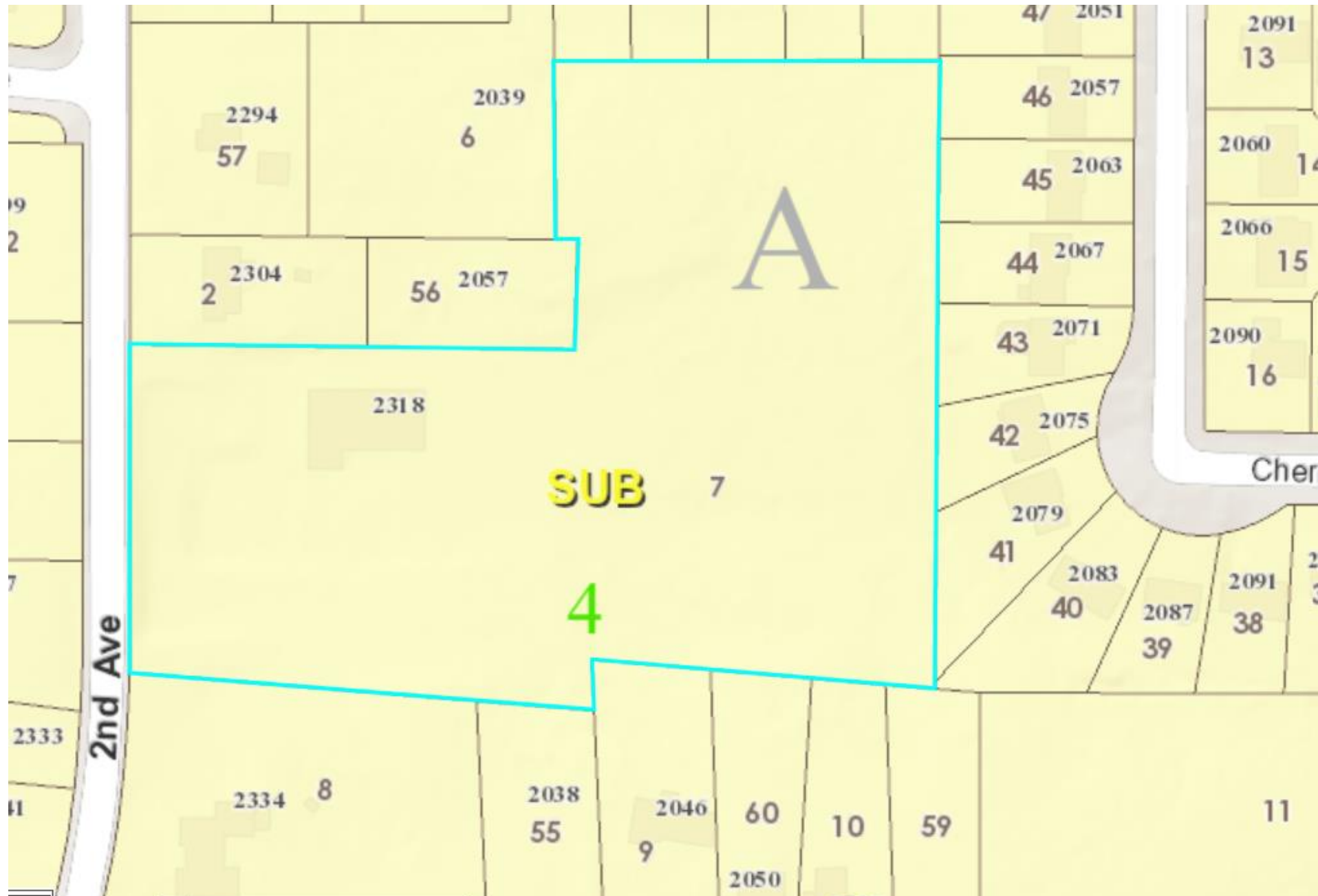
CONTEXT MAPS

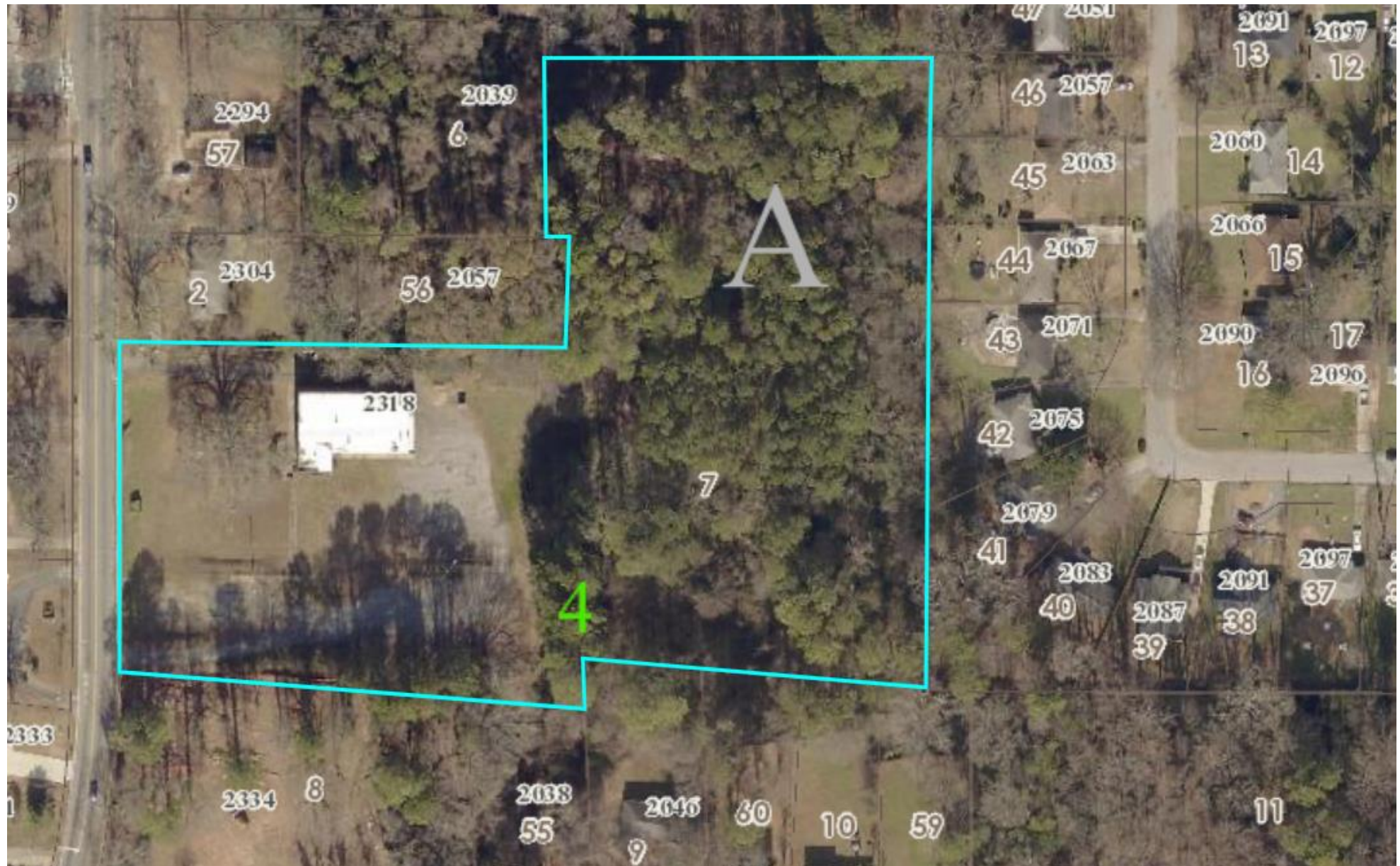


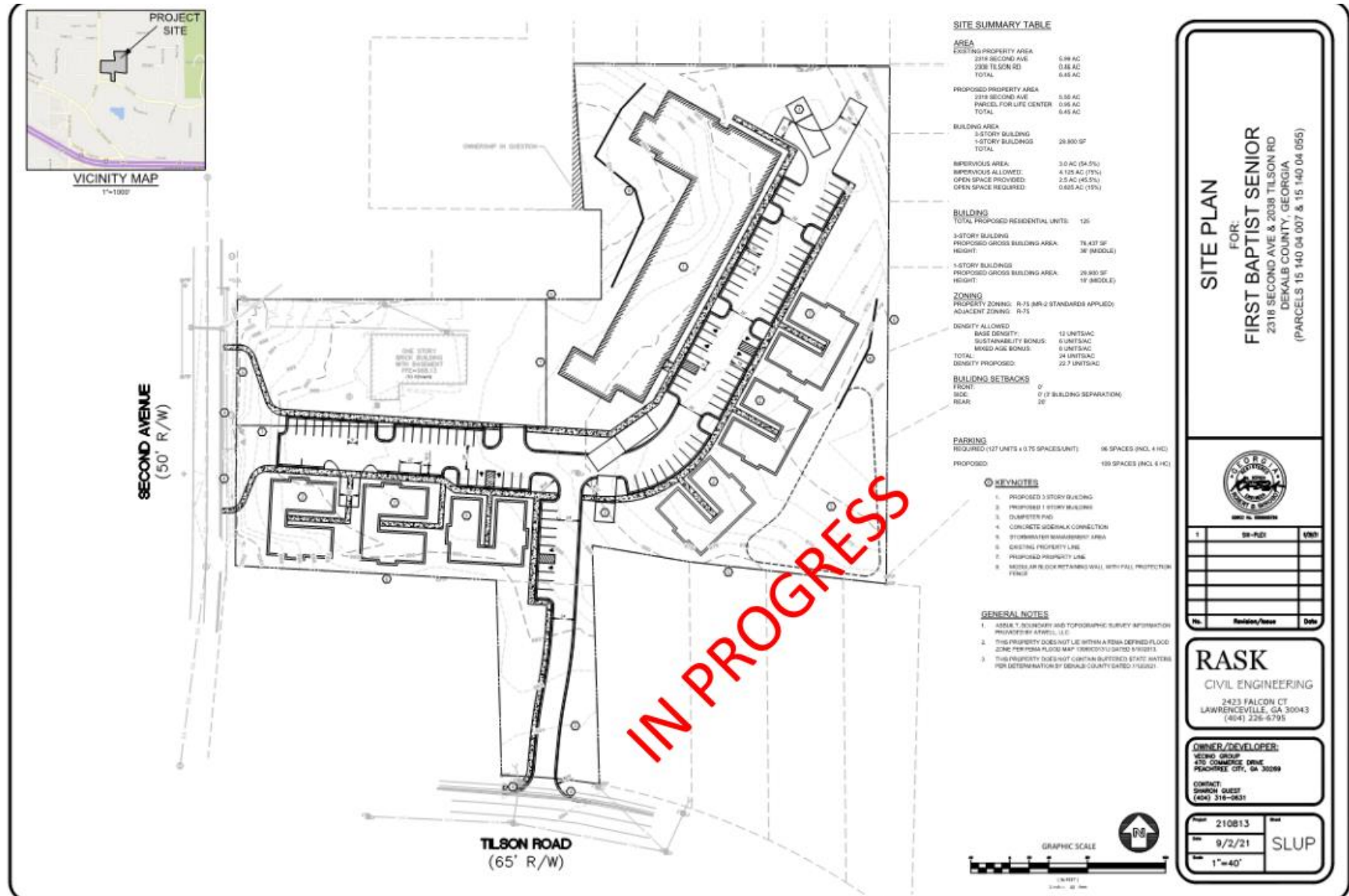
LOCATION MAP

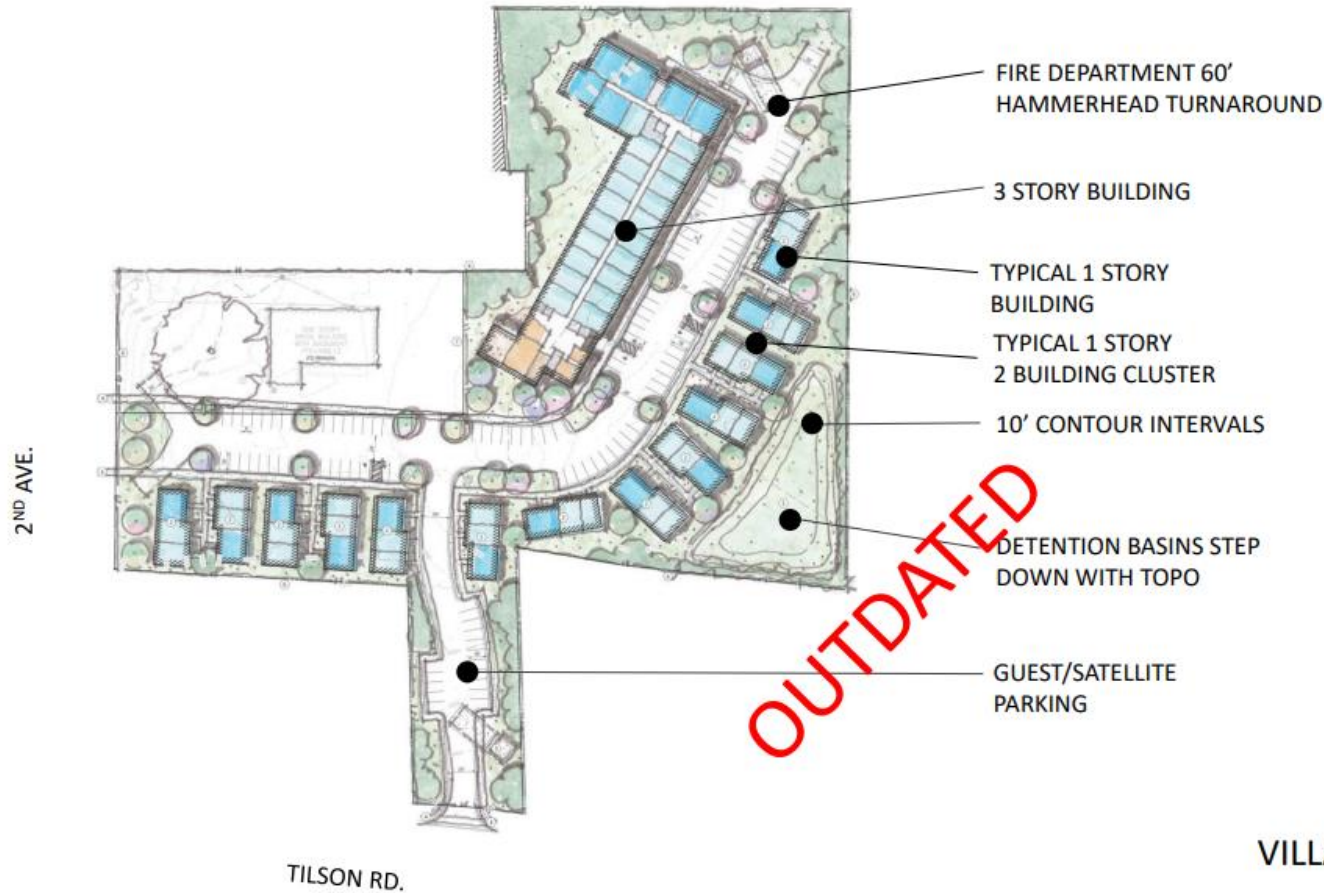










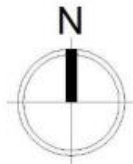


3 STORY BUILDING
 68 - 1 BEDROOM UNITS
 20 - 2 BEDROOM UNITS
 88 – DWELLING UNITS TOTAL

13 - 1 STORY BUILDINGS
 26 - 1 BEDROOM UNITS
 13 - 2 BEDROOM UNITS
 39 – DWELLING UNITS TOTAL

94 - 1 BEDROOM UNITS
 33 - 2 BEDROOM UNITS
 127 – UNITS TOTAL

VILLAGE OPTION **C**





SITE FROM 2ND AVE.



AERIAL VIEW OF SITE LOOKING NORTH



DECATUR



TILSON RD



DECATUR

CONTEXT IMAGES





WOODLAND ENTRY DRIVE



COMMUNITY GARDENING



ENTRY COURTYARDS
• HARDSCAPE THROUGHOUT, WITH PLANTERS
AND OTHER SITE FURNITURE



EXERCISE / ADULT PLAY



SEATING & GATHERING SPACES

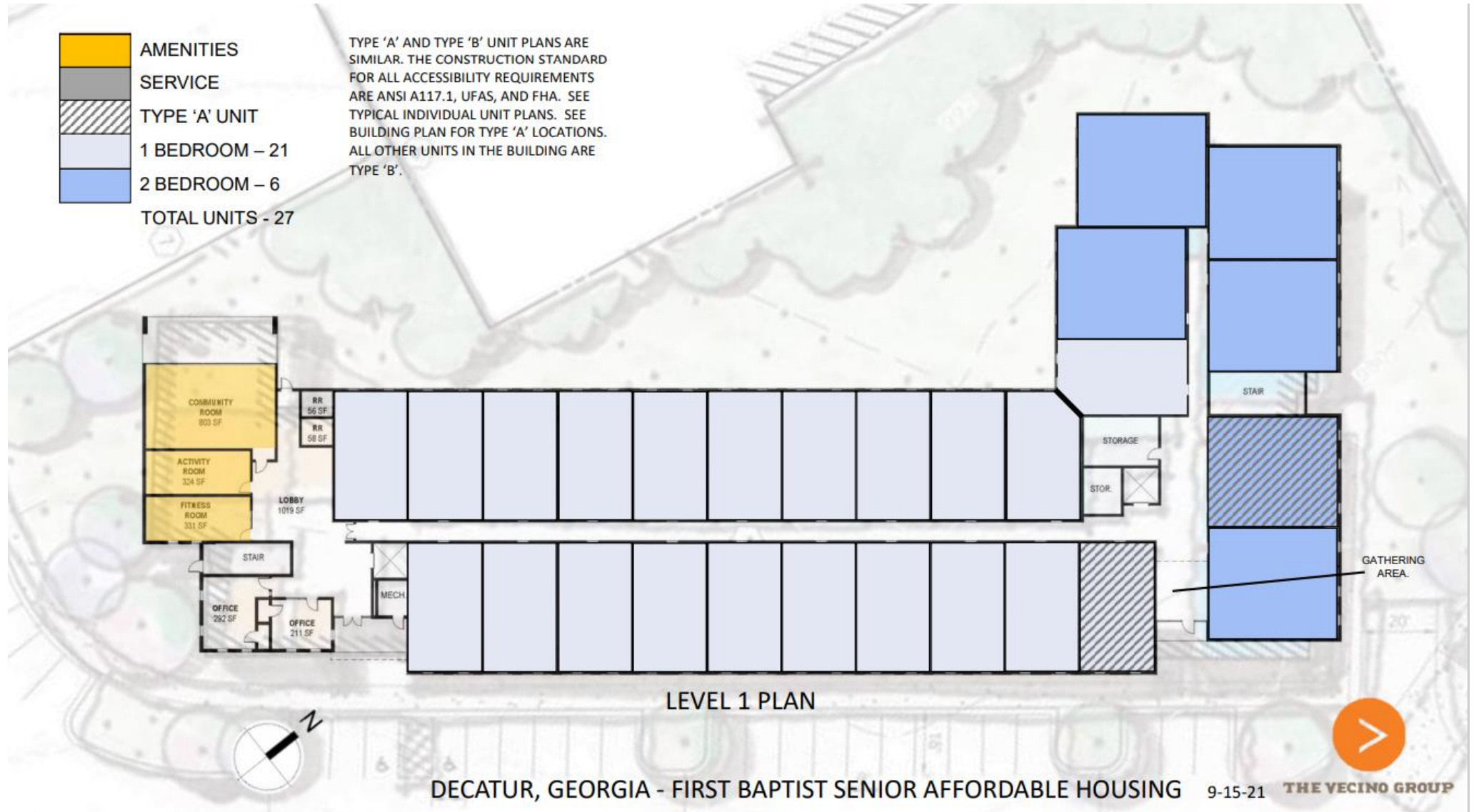


BIOSWALE / WATER CONVEYANCE

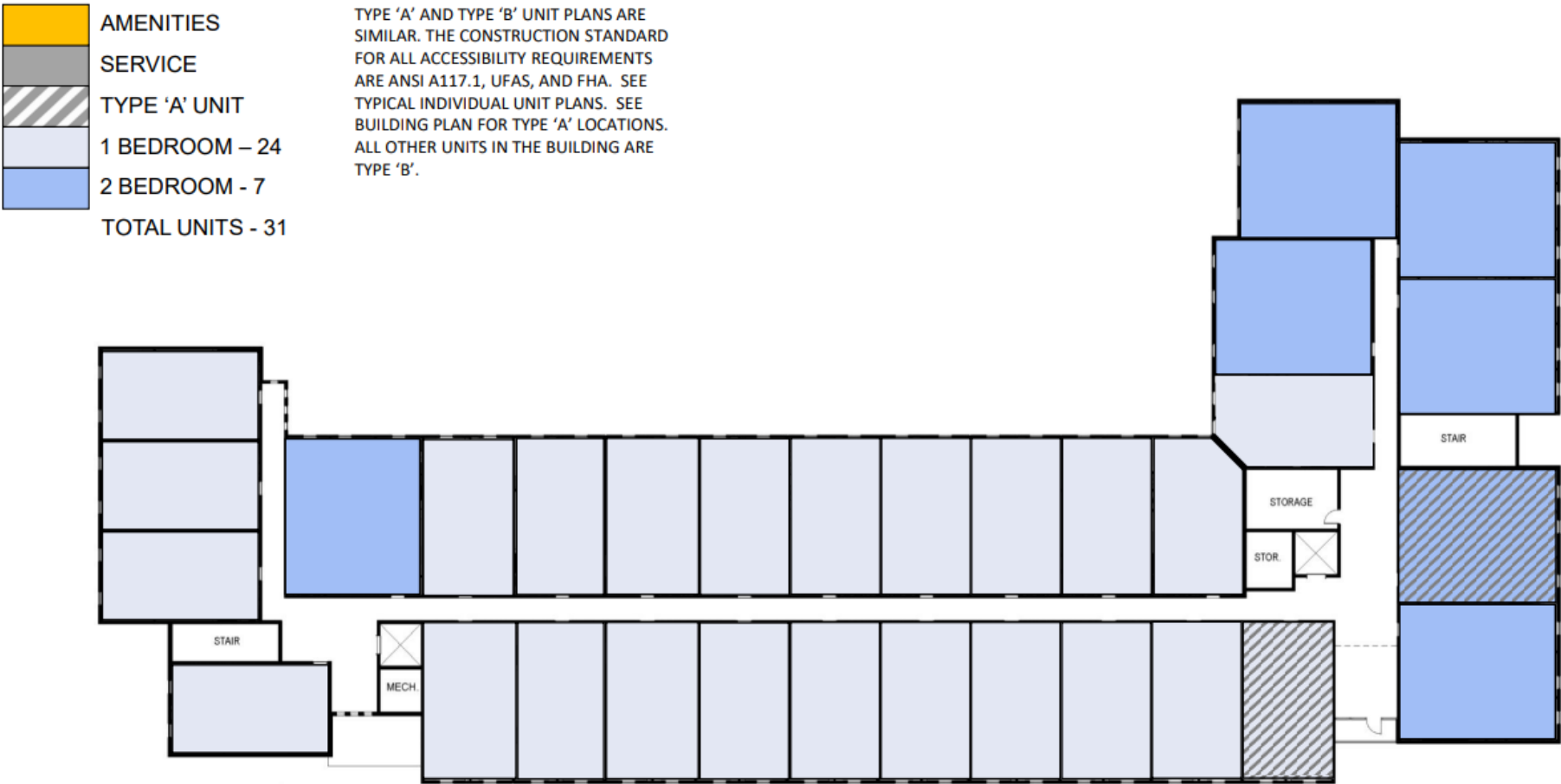
LANDSCAPE CONCEPT IMAGERY



N. 3 SLUP-21-1245227 Proposed Floor Plan of Three-Story Building (1st Level)



N. 3 SLUP-21-1245227 Proposed Floor Plan of Three-Story Building (2nd Level)



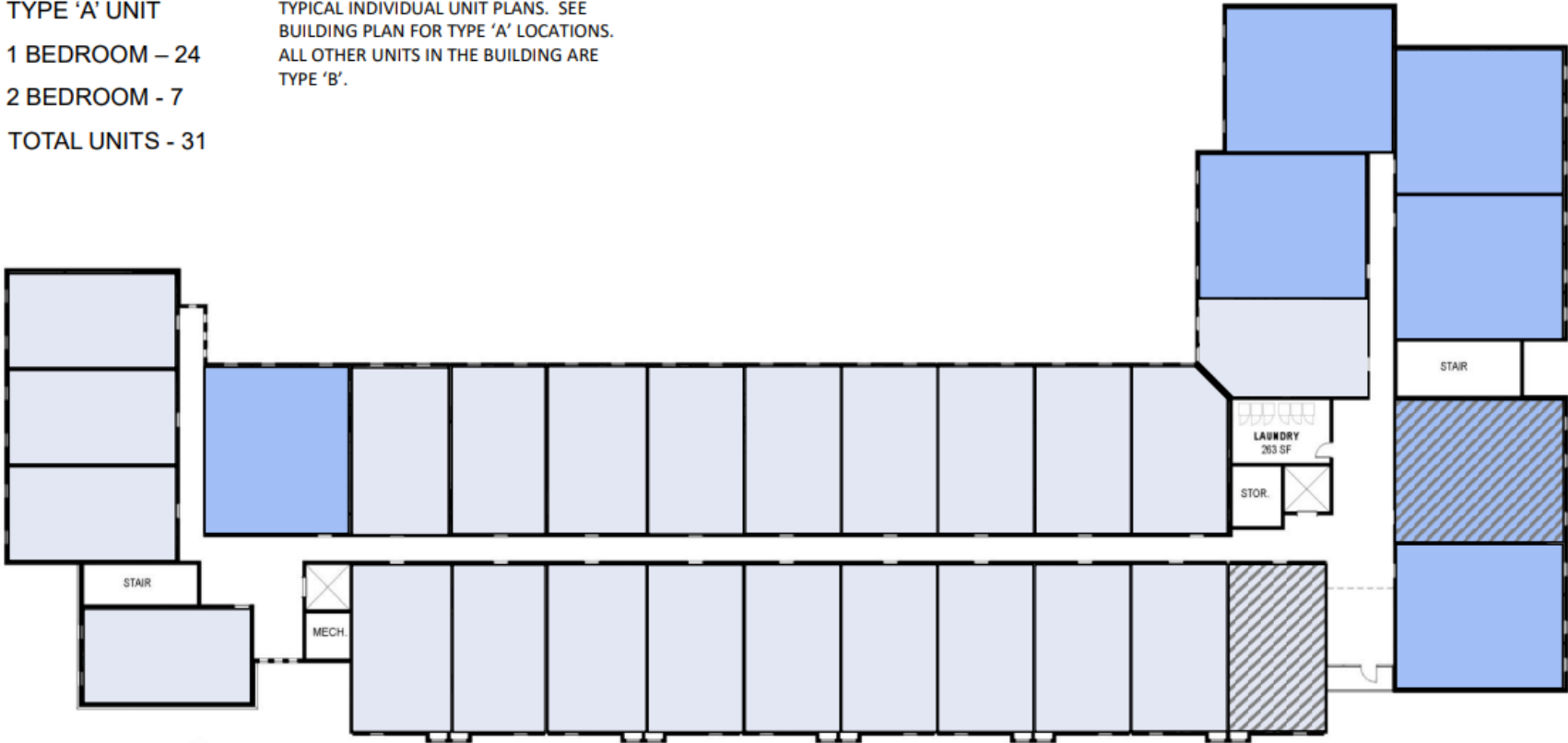
LEVEL 2 PLAN



N. 3 SLUP-21-1245227 Proposed Floor Plan of Three-Story Building (3rd Level)

- AMENITIES
- SERVICE
- TYPE 'A' UNIT
- 1 BEDROOM – 24
- 2 BEDROOM - 7
- TOTAL UNITS - 31

TYPE 'A' AND TYPE 'B' UNIT PLANS ARE SIMILAR. THE CONSTRUCTION STANDARD FOR ALL ACCESSIBILITY REQUIREMENTS ARE ANSI A117.1, UFAS, AND FHA. SEE TYPICAL INDIVIDUAL UNIT PLANS. SEE BUILDING PLAN FOR TYPE 'A' LOCATIONS. ALL OTHER UNITS IN THE BUILDING ARE TYPE 'B'.

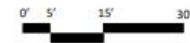




SOUTHEAST ELEVATION



NORTHWEST ELEVATION





SOUTHWEST ELEVATION



NORTHEAST ELEVATION



FIBER CEMENT SIDING



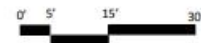
METAL SIDING



BRICK



EIFS



UNITS	
TYPE	SF
1B1.1	667
1B1.1 CORNER	660
1B1.1 L3	672
2B1.1	1010
	0

UNIT MATRIX (EDIT HERE)					
TYPE	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL	
1B1.1	19	22	12	53	69
1B1.1 CORNER	2	2	2	6	
1B1.1 L3	0	0	10	10	
2B1.1	6	7	7	20	20
	0			0	
TOTAL	27	31	31	89	

NET LEASABLE						
LEVEL	1B1.1 A (589 SF)	1B1.1 B (595 SF)	1B1.1 C (582 SF)	2B1.1 A (893 SF)	2B1.1 B (899 SF)	TOTAL SF
LEVEL 1	19	2	0	6	0	20053
LEVEL 2	22	2	0	7	0	23064
LEVEL 3	12	2	10	7	0	16394
TOTAL SF	35351	3960	10	20200	0	59511

BUILDING GROSS SF (EDIT HERE)	
LEVEL	SF
LEVEL 1	28288
LEVEL 2	28795
LEVEL 3	28866
TOTAL	85949

EFFICIENCY BY LEVEL		
LEVEL	NET LEASABLE/GROSS	EFFICIENCY
LEVEL 1	0.708887161	70.89%
LEVEL 2	0.800972391	80.10%
LEVEL 3	0.567934594	56.79%

OVERALL EFFICIENCY	
TOTAL NET LEASABLE/TOTAL GROSS	
69.24%	

3 STORY BUILDING DATA SUMMARY

REV. 9-29-21

DECATUR, GEORGIA - FIRST BAPTIST SENIOR AFFORDABLE HOUSING 9-15-21


THE VECINO GROUP
 Housing for the greater good.



INSPIRATION

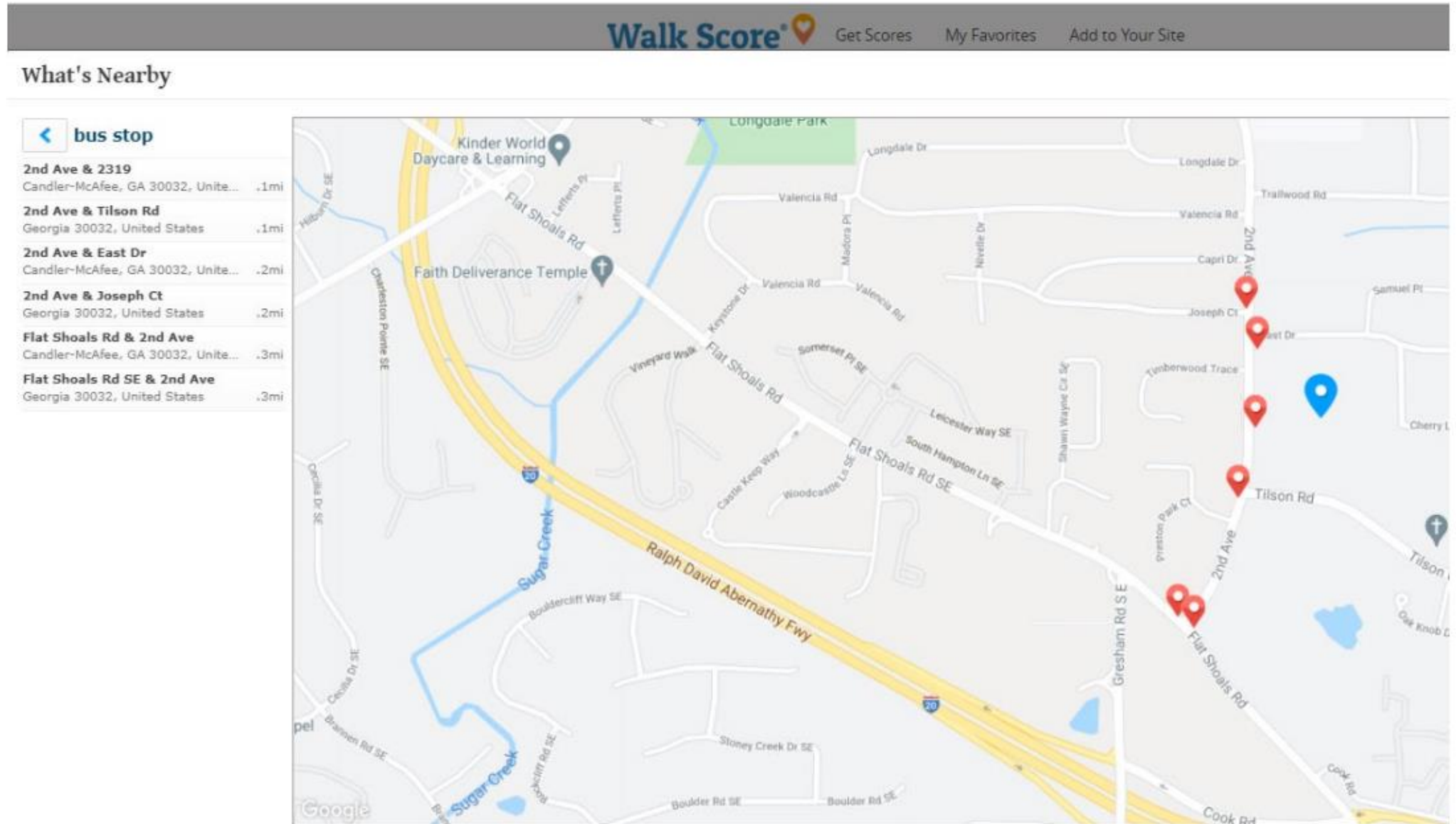


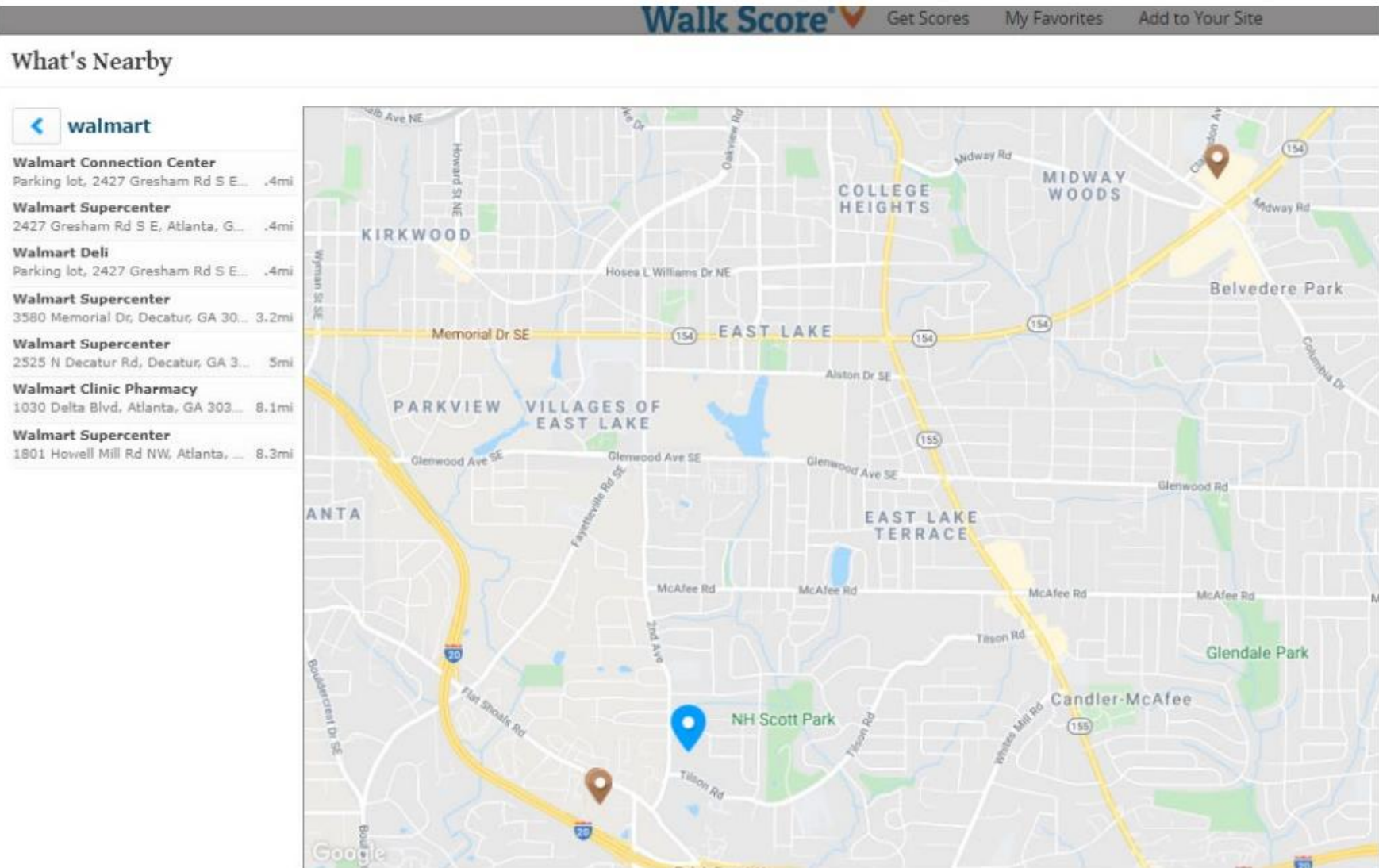
SINGLE STORY - 6 UNIT BUILDINGS
WORK WELL WITH SLOPING SITE.
SMALLER SCALE RELATES TO SINGLE
FAMILY HOMES ON ADJACENT LOTS.



N. 3 SLUP-21-1245227

BUS STOP LOCATIONS NEAR 2318 2ND Ave.





Walk Score®

Get Scores

My Favorites

Add to Your Site

What's Nearby

MEDICAL SERVICES

DMS Express Medical Billing

2485 Habersham Dr, Decatur, GA ... 1mi

Home Call Health Services

2851 Candler Rd, Decatur, GA 300... 2.2mi

Family Medical Transportation

1149 Moreland Ave SE, Atlanta, G... 2.5mi

Medical Asset Management Inc

485 Hamilton St SE, Atlanta, GA 3... 3.2mi

Evergreen Medical Systems

650 Hamilton Ave SE # C, Atlanta... 3.5mi

Emergency Medical Services Billing

1300 Commerce Dr, Decatur, GA 3... 3.6mi

Grady Emergency Medical Services

745 Memorial Dr SE, Atlanta, GA ... 3.7mi

Network Medical Services

250 E Ponce de Leon Ave, Decatur... 3.8mi

Long Distance Medical Transport

245 North Highland Avenue North... 4.2mi

Emory Emergency Medical Services

1599 Clifton Rd, Atlanta, GA 3032... 4.8mi

Grady Emergency Medical Services:...

80 Jesse Hill Jr Dr SE, Atlanta, GA... 4.9mi

Network Medical Services

2675 N Decatur Rd #408, Decatur... 5mi

Hospital Internal Medicine Services

2701 N Decatur Rd, Decatur, GA 3... 5mi

QTC - Medical Services (Suite 139)

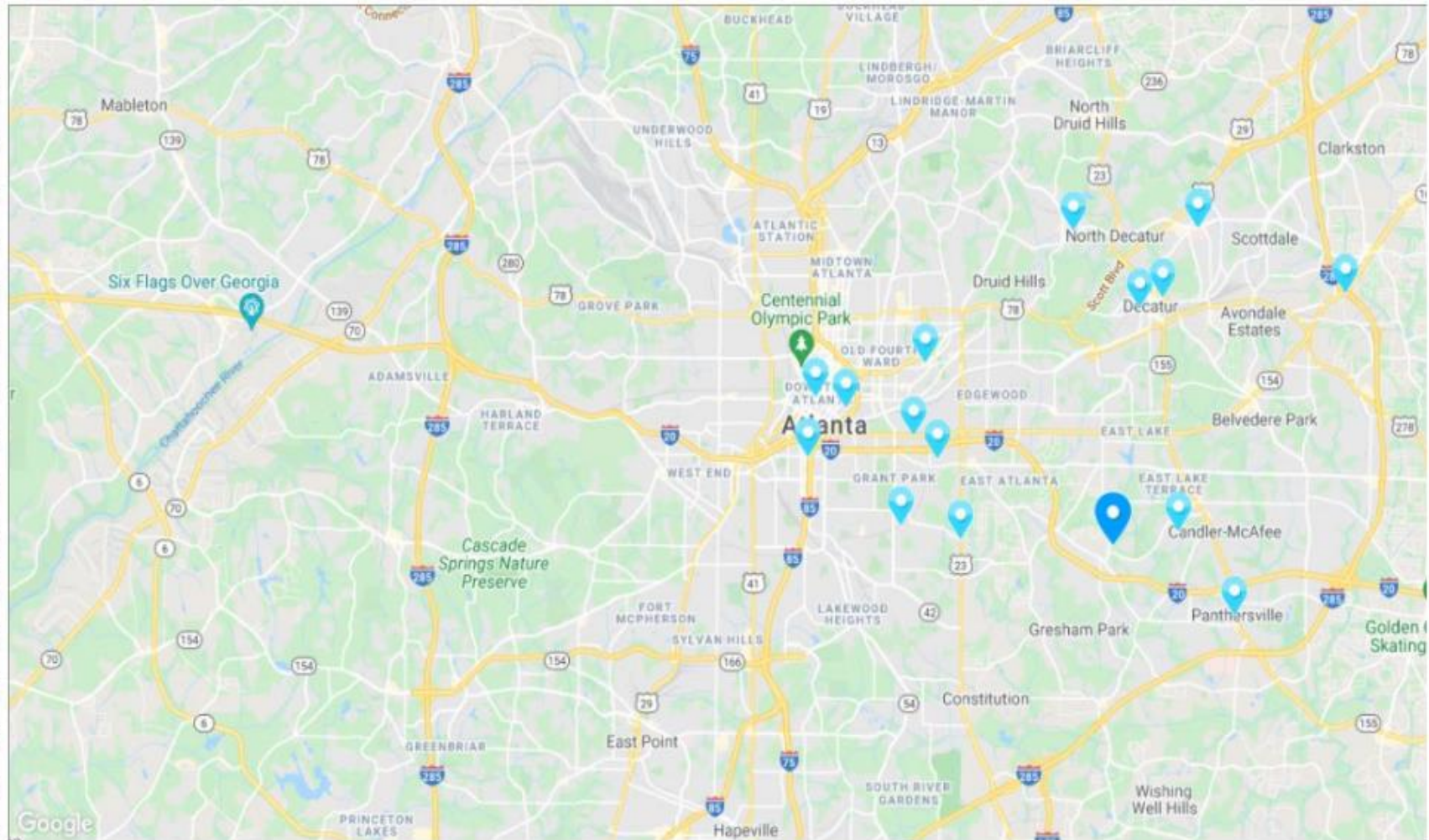
501 Pulliam St SW, Atlanta, GA 30... 5.2mi

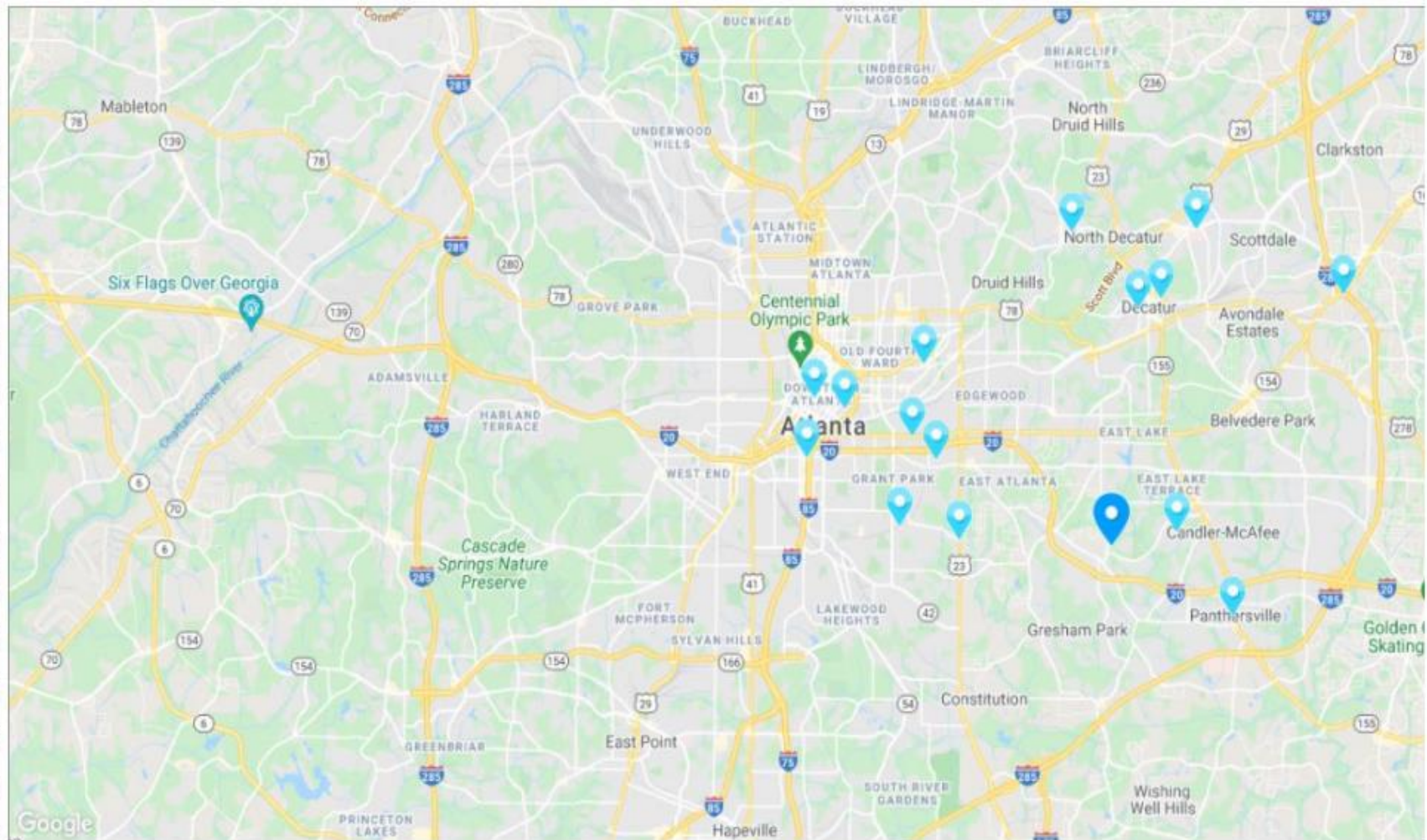
Emergency Medical Services

3630 Camp Cir, Decatur, GA 3003... 5.3mi

Children's Medical Services

2 Peachtree St NW # 11-205, Atla... 5.4mi





N. 3 SLUP-21-1245227 2318 2ND Ave. & 2038 TILSON RD. SIDEWALK VIEW

