

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 04; Super District 06

Application of Avondale Park, LLC c/o Battle Law, PC for 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, at 3458 Mountain Drive.

PETITION NO: D4. CZ-21-1245061 (2021-2903)

PROPOSED USE: To modify zoning conditions pursuant to CZ-18-22125.

LOCATION: 3458 Mountain Drive, Decatur, Georgia 30032

PARCEL NO. : 15-251-01-020; 15-251-01-027; 15-251-01-028

INFO. CONTACT: Melora Furman, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Avondale Park, LLC c/o Battle Law, PC for 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. The property is located on the north side of Mountain Drive, approximately 250 feet east of Farrar Court, at 3458, 3468, and 3478 Mountain Drive, Decatur, Georgia. The property has approximately 356 feet of frontage on Mountain Drive and contains 9.30 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: (10/19/2021) Denial. (8/17/2021) Denial.

PLANNING COMMISSION: (11/4/2021) Two-Cycle Deferral. (9/9/2021) Two-Cycle Deferral.

PLANNING STAFF: Deferral.

STAFF ANALYSIS: The applicant and staff have been in regular communication about compliance with the MU-5 requirement that at least 20% of the total square footage of the entire mixed use development be non-residential. As of the date of this report, the applicant has not presented verifiable data that shows compliance with the mixed land use ratios, but it is estimated to be slightly above the required minimum. In addition, the applicant has not adequately justified the dramatic reduction of non-residential square footage compared to the 2018 proposal. The application states “Due to the impact of COVID 19, the need for office/retail space has significantly diminished. Therefore, building two 8 story office buildings is not financially feasible in the current rental market. . . . many businesses are reducing their office space needs by allowing their employees to work from home, or other remote locations.” However, the applicant doesn’t present specific information about the extent to which market demand for office space in DeKalb County has been or will be reduced as a result of this trend, or whether alternatives such as shared workspaces along the lines of the “WeWork” model have been explored. Nor has the applicant, in the discussion of office space trends, accounted for the elimination of the 35,700 square foot retail building proposed in 2018. Even if the data were to show low demand for office space, and if the applicant could justify elimination of the previously proposed retail space, an issue related to using live-work units to meet the non-residential requirement of the MU-5 district is that the amount of non-residential work space in the live-work units cannot be guaranteed, The County has no mechanism to ensure that a given resident will start up home business or, if a business is started, that it will continue to be operated during the entire tenancy

of the resident. Thus, there are continuing questions about the suitability of the current proposal to meet the intent of the MU-5 zoning district and the Kensington Station LCI with respect to the mixture of residential and non-residential land uses. To allow time for Planning staff to complete the Kensington Station surrounding development analysis, the Department of Planning and Sustainability recommends that the subject application be “Deferred, preferably until the March 2022 zoning cycle”.

PLANNING COMMISSION VOTE: (11/4/2021) Full Cycle Deferral 8-0-0. LaSonya Osler moved, Vivian Moore seconded for a 2-cycle deferral, per Staff recommendation to the March 2022 zoning cycle. **(9/9/2021) Two-Cycle Deferral 9-0-0.** LaSonya Osler moved, Jana Johnson seconded for a Two-Cycle Deferral to the January 2022 zoning cycle.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (10/19/2021) Denial 9-1-0. Council recommended denial because the developer has not acted in good faith over the past several years, shown by not complying with the current zoning conditions; and, it was not appropriate to allow the zoning conditions and site plan to be changed given this track record. **(8/17/2021) Denial 10-0-0.** Discussions included: the application needs to specify the specific changes being made to the previously adopted zoning conditions, including how the percentage of each land use has changed and how an appropriate mixture of land uses is being maintained; the property has not developed in the past five years, and the flooding impacts that have occurred on the adjacent single-family subdivision due to mismanagement of Best Management Practices by the developer.



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

Board of Commissioners Hearing Date: November 18, 2021

STAFF ANALYSIS

Case No.:	CZ-21-1245061	Agenda #: D 4
Location/Address:	3458 Mountain Drive	Commission District: 4 Super District: 6
Parcel ID(s):	15-251-01-028	
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)	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent

Proposed Density: 22.47 units/acre	Existing Density: N.A. (undeveloped)
Proposed Units/Square Ft.: 209 units/ s.f. non-residential floor area undetermined	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: 22%	Existing Lot Coverage: None (undeveloped)

ZONING HISTORY

The subject property was rezoned from R-75 to C-1 in 1985. The 2015 proposal rezoned the property from C-1 (Local Commercial) to PC-3 (Pedestrian Community). PC-3 was converted to MU-5 when the zoning map was updated in September 2015.

In 2015, the Board of Commissioners (BOC) approved a redevelopment proposal for the site, pursuant to CZ-15-19943, which consisted of 11 single-family lots, 35 townhome units, 60 multifamily residential units, 149,100 square feet of office space, and 35,700 square feet of retail space.

In 2018, the Board of Commissioners approved a major modification to the project (CZ-18-22125) which reduced the number of single-family detached homes, increased the number of single-family attached units, and removed multi-family units from the project. The office and retail components stayed at the same square footages. Modifications to building materials, landscaping, and building heights were granted.

SITE ANALYSIS

Site and Surrounding Area

The subject property is a 9.3-acre site on the north side of Mountain Drive, a four-lane collector. It has been cleared of trees and undergrowth in preparation for development, and work has begun on some underground utilities. A sidewalk has been constructed along the site frontage. Adjoining and surrounding land uses include the DeKalb County Tax Commissioner's office to the east, the Park Plaza office park across Mountain Drive to the south, the Farrar Court single-family residential neighborhood to the west, and the Avondale Hills mixed use development to the west.

The subject property is located slightly less than a quarter of a mile northeast of the Kensington-Memorial Drive MARTA station. It is within a portion of the 2003 Kensington-Memorial Drive LCI (Livable Centers Initiative) study area concept plan envisioned as primarily office uses. A 2013 LCI Supplement made no changes to the concept plan and it was incorporated into the 2021 Comprehensive Plan Update.

Access and Transportation Considerations

A sidewalk has been constructed along the Mountain Drive property frontage. However, there appears to be no safe way for pedestrians to cross from the north side of Mountain Drive to the MARTA station entrance on the south side of Mountain Drive.

The proposal for the development was submitted to the Transportation Division, which recommended in 2018 that the developer extend a sidewalk along the front of the property to the stub of a sidewalk that ends approximately 70 feet east of the driveway to the Tax Commissioner's building. The thinking was that from there, pedestrians could walk to the intersection of Mountain Drive and Memorial Drive and then on a sidewalk along the north side

of Memorial Drive to the Kensington- Memorial MARTA station. Staff has recommended a zoning condition that would require the extension of the sidewalk stub.

PROJECT ANALYSIS

The current proposal modifies the non-residential component of the 2018 plan, which is located at the southern portion of the overall site, where the property has street frontage on Mountain Drive. The number of single-family attached and detached units would remain the same. The current proposal would replace two office buildings and one retail building with one, five-story building consisting of 140 live-work units (“the live-work building”).

Each of the four upper floors of the live-work building would have two-bedroom and one-bedroom rental units that would allow sufficient work space to operate a home occupation within the unit. These four floors would also have common work space, conference rooms, and lockers. The ground floor of the live-work building is proposed to have a shipping/printing/logistics company that is intended to primarily support the businesses of the residents, as well as retail space facing the interior of the site, a 1,753 square foot undesignated commercial area, and conference rooms. Ground-floor non-residential space will be accessed from the interior of the site. The concept is that any customers from nearby locations are more likely to drive that to walk to the site and would access the ground-floor commercial space from parking in the site interior.

The table below compares the current proposal with the 2018 approved plan.

2021 Proposal	2018 Approved Plan
<u>Residential Uses:</u> 51 single-family attached 18 single-family detached 140 live-work units Total: 210 units	<u>Residential Uses:</u> 51 single-family attached 19 single-family detached Total: 71 units
<u>Non-residential Uses:</u> Office (including ground floor office space, shared live-work office facilities + individual live-work spaces)- approximately 41,998 s.f. (subject to verification) Retail – (ground floor of live-work bldg. + Building D in largest pocket park) -approximately 19,847 s.f. (subject to verification)	<u>Non-residential Uses:</u> Office – 149,100 s.f. (two office buildings of 75,550 s.f. each) Retail – 35,700 s.f. (one building near Mt. Drive)

A 36,560 square foot park is located at the front third of the site, and a 9,255 square foot park is located in the rear third of the site. The largest park is enhanced with a 2,500 square foot building that the developer has described as a possible refreshment venue or ice cream shop. A mature oak tree would be preserved in this park; the remainder of the park space appears to be an open lawn, as is the entirety of the second park.

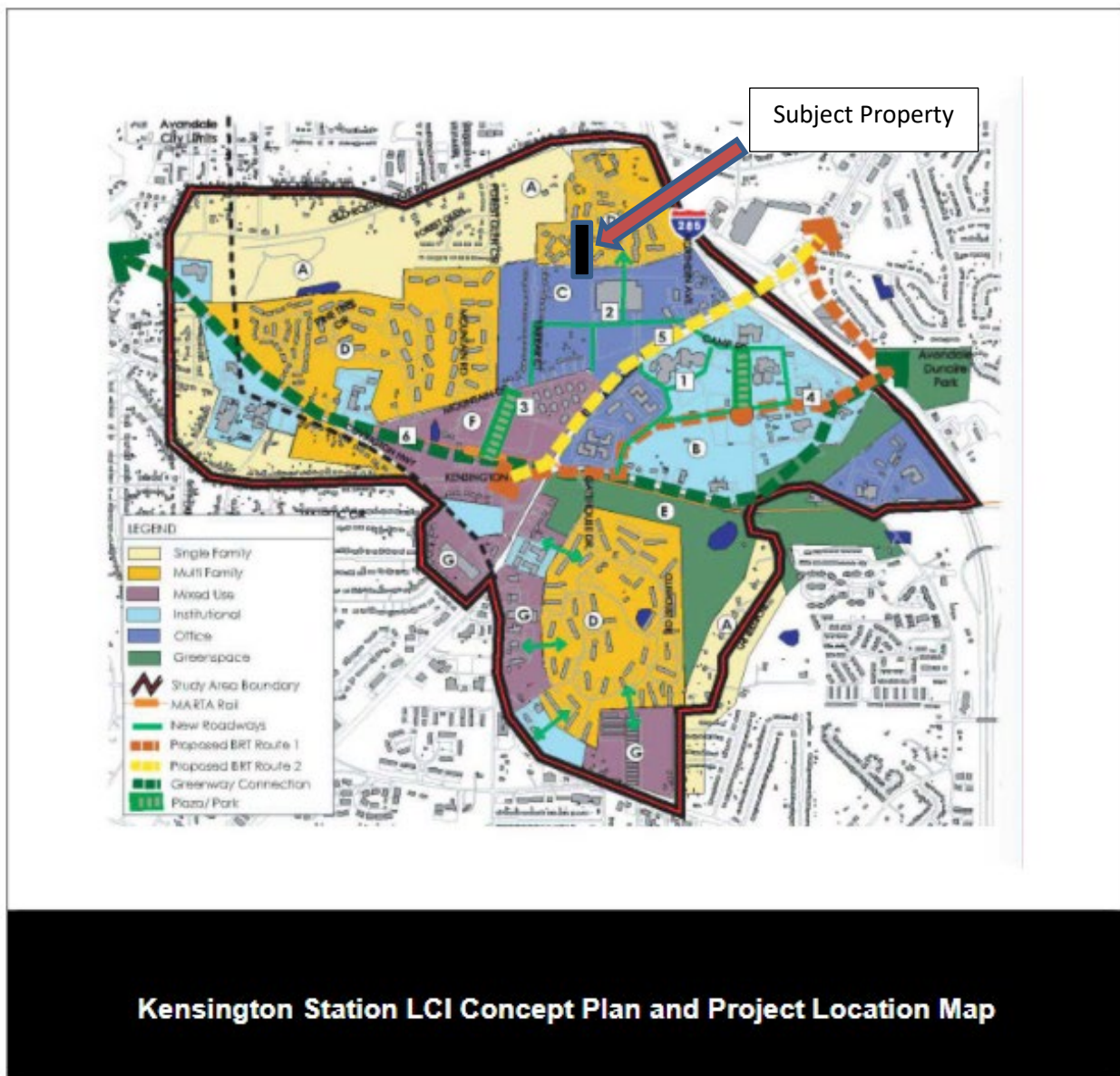
Parking for the live-work units is provided in a parking deck; surface spaces for non-residential parking are provided next to the non-residential buildings and the larger park. Vehicular access to the interior of the site is provided by a curb cut on Mountain Drive; a second curb cut leads into the live-work building. Interior vehicular circulation is provided by 16 – 28-foot wide private streets and alleys.

In 2018, the County Transportation Division recommended that the developer extend a sidewalk along the front of

the property to the stub of a sidewalk that ends approximately 70 feet east of the driveway to the Tax Commissioner's building. The thinking was that from there, pedestrians could walk to the intersection of Mountain Drive and Memorial Drive and then on a sidewalk along the north side of Memorial Drive to the Kensington-Memorial MARTA station. The developer has agreed to a zoning condition that would require the extension of the sidewalk stub.

Planning Considerations

The Kensington-Memorial Drive LCI concept plan envisions redevelopment of large portions of the study area for institutional, office, and mixed land uses. The concept plan balanced existing older single-family and multifamily developments with new and existing non-residential land uses.



Since the completion of the 2013 LCI Supplement, rezoning has been approved for several major, primarily residential development projects in the LCI study area. They consist of a total of 1,242 residential units and approximately 60,000 square feet of non-residential land uses:

- Avondale Hills, Mountain Drive, approved 2018: 522 residential units (nearing completion); an area at the front of the site was reserved for 54,990 square feet of non-residential land uses but neither building footprints nor specific types of non-residential land uses were proposed;
- LDG/The Phoenix, approved 2018: 244 moderate-income multifamily units; 4,500 square feet non-residential;
- AHS, approved 2020: 476 multifamily units in two 7-story buildings;
- MARTA has discussed with Planning staff a potential senior housing development on Kensington Road opposite the MARTA station; number of units undetermined.

Planning staff has undertaken a comprehensive assessment of the direction of current and future development in an area of approximately one square mile surrounding the Kensington MARTA station. The assessment will evaluate whether and to what extent the original concept of the LCI Study can be realized, as a basis for evaluating future rezoning and development proposals that consist primarily of residential land uses, including the Avondale Park proposal.

STAFF RECOMMENDATION: DEFERRAL.

The applicant and staff have been in regular communication about compliance with the MU-5 requirement that at least 20% of the total square footage of the entire mixed use development be non-residential. As of the date of this report, the applicant has not presented verifiable data that shows compliance with the mixed land use ratios, but it is estimated to be slightly above the required minimum.

In addition, the applicant has not adequately justified the dramatic reduction of non-residential square footage compared to the 2018 proposal. The application states “Due to the impact of COVID 19, the need for office/retail space has significantly diminished. Therefore, building two 8 story office buildings is not financially feasible in the current rental market. . . . many businesses are reducing their office space needs by allowing their employees to work from home, or other remote locations.” However, the applicant doesn’t present specific information about the extent to which market demand for office space in DeKalb County has been or will be reduced as a result of this trend, or whether alternatives such as shared worked spaces along the lines of the “WeWork” model have been explored. Nor has the applicant, in the discussion of office space trends, accounted for the elimination of the 35,700 square foot retail building proposed in 2018.

Even if the data were to show low demand for office space, and if the applicant could justify elimination of the previously proposed retail space, an issue related to using live-work units to meet the non-residential requirement of the MU-5 district is that the amount of non-residential work space in the live-work units cannot be guaranteed. The County has no mechanism to ensure that a given resident will start up home business or, if a business is started, that it will continue to be operated during the entire tenancy of the resident.

Thus, there are continuing questions about the suitability of the current proposal to meet the intent of the MU-5 zoning district and the Kensington Station LCI with respect to the mixture of residential and non-residential land uses. To allow time for Planning staff to complete the Kensington Station surrounding development analysis, the Department of Planning and Sustainability recommends that the subject application be deferred, preferably until the March, 2022 zoning cycle.

ATTACHMENTS:

1. Department and Division Comments
2. Application
3. Survey (existing conditions)
4. Site Plan

5. Elevations, Renderings
6. Land Use Map
7. Zoning Map
8. Aerial View
9. Site Photos



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 jreid@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: CZ-21-1245061

Parcel I.D. #: 15 251 01 020, 15 186 04 027, & 15 186 04 028

Address: 3458, 3468, and 3478 Mountain Drive

Decatur, Georgia

WATER:

Size of existing water main: 6" CI and 16" DI Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Indian Creek Basin

Is sewer adjacent to property: Yes () No (X) If no, distance to nearest line: Approximately 318 feet West of property

Water Treatment Facility: Snapfinger WTF () adequate () inadequate

Sewage Capacity: * (MGPD)

Current Flow: 21.77 (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 permission from Director to tap less than 8" or greater than 12" water line. Will need sewer capacity approval. Suspect capacity limited location. - D Taylor

Signature: Carlos [Signature]

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 (rmathis@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 Department
From: Ryan Cira, Environmental Health Manager
Cc: 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.

DeKalb County Board of Health

445 Winn Way – Box 987

Decatur, GA 30031

404.294.3700 • www.dekalbhealth.net


Board of Health

- N.9 Z-21-1245080 2021-2910/15-186-04-028,15-186-04-029
- 1484 Columbia Drive, Decatur, GA 30032 Acres:2.29 District 03 Super District 07
- Please review general comments.
- Research indicates onsite septic system installed on 04/10/2013 at 1530 Columbia Drive and on 08/15/2006 at 1497 Columbia Drive (surrounding area of 1484 Columbia Drive).
-
- N.10 CZ-21-1245061 2021-2903/15-251-01-020,15-251-01-027,15-251-01-028
- 3458 Mountain Drive, Decatur, GA 30032 Acres: 9.30 District 04 Super District 06
- Please review general comments.
- Research indicates onsite septic system installed on 08/05/1996 at 3402 Mountain Drive (surrounding area).
-
- N.11 SLUP-21-1245087 2021-2909/15-148-02-029
- 1748 Pine Trail, Atlanta, GA 30316 Acres: 1.01 District 03 Super District 06
- Please review general comments.
-
- N.12 SLUP-21-1245110 2021-2909/16-188-03-006
- 1816 Enid Drive, Lithonia, GA 30058 Acre:0.47 District 05 Super District 07
- Please review general comments.
- Research indicates onsite septic system installed on 11/29/172 and 05/15/1992 at location.

**DeKalb County School District
Development Review Comments**

Analysis Date: 8/20/2021

Submitted to: DeKalb County

Case #: CZ-21-1245061

Parcel #: 15-251-01-020/-027/-028

Name of Development: Avondale Park
Location: 3458 Mountain Drive

Description: Mixed-use development with 51 single-family attached, 18 single-family detached, and 140 apartments.

Impact of Development: When fully constructed, this development would be expected to generate 46 students: 2 at Avondale Elementary School, 3 at Druid Hills Middle School, 6 at Druid Hills High School, 25 at other DCSD schools, and 10 at private school. Druid Hills High School is expected to be at or above capacity. However, the impact from this development is expected to be minimal.

Current Condition of Schools	Avondale Elementary School	Druid Hills Middle School	Druid Hills High School	Other DCSD Schools	Private Schools	Total
Capacity	495	1,175	1,392			
Portables	0	0	0			
Enrollment (Fcast. Oct. 2021)	412	974	1,405			
Seats Available	83	201	-13			
Utilization (%)	83.2%	82.9%	100.9%			

New students from development	2	3	6	25	10	46
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New Enrollment	414	977	1,411
New Seats Available	81	198	-19
New Utilization	83.6%	83.1%	101.4%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.0114	0.0785	0.0303	0.0401
Middle	0.0133	0.0321	0.0152	0.0202
High	0.0310	0.0116	0.0053	0.0159
Total	0.0186	0.0407	0.0169	0.0254
Student Calculations				
Proposed Units	209			
Unit Type	Mixed			
Cluster	Druid Hills High School			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	2.39	16.40	6.34	25.13
Middle	2.78	6.71	3.17	12.66
High	6.47	2.41	1.11	9.99
Total	11.64	25.52	10.62	47.78
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Avondale Elementary School	2	16	6	24
Druid Hills Middle School	3	7	3	13
Druid Hills High School	6	2	1	9
Total	11	25	10	46



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

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

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No: CZ-21-1245061 Parcel I.D. #: 15-251-01-020, 077, 028

Address: 3458, 3468, 3478
Lawrence Dr.
Decatur, GA

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour Volume (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 number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Reviewed and found nothing that would
disrupt traffic flow

Signature: [Signature]

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**



July 8, 2021

Brandon White
DeKalb County Planning & Sustainability
330 W. Ponce de Leon Avenue
Decatur, GA 30030

RE: Avondale Park Major Modification Application, Decatur, GA, 30032

Dear Brandon,

We hereby submit this amended Major Modification Application in reference to the above-mentioned application, located on Mountain Drive, Decatur, GA. With this amended application, we added a request to alter the elevations for single family-detached and -attached homes that were previously approved with the application CZ-18-22125. Please find the updated Statement of Intent and elevations, attached. Thank you.

Best,

Dani Blumenthal

Danielle Blumenthal
Urban Planner
Email: dlb@battlelawpc.com

June 4, 2021

RE: A Proposed Major Modification at 3458, 3468 , 3478 Mountain Drive, Decatur, Georgia 30032

Dear Property Owner:

We would like for you to join our Zoom Video Meeting Wednesday, June 23, 2021 from 6:00pm – 7:00pm to discuss a proposed Major Modification for properties located at 3458, 3468, 3478 Mountain Drive, Decatur, Georgia 30032. Our client, Avondale Park, LLC. is seeking to change conditions for the property to allow for the development of a 5-story live work building in lieu of the 3 previously approved 8-story office and retail buildings.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you are unable to make it, but would like to learn more, please contact our Junior Zoning Paralegal, Brittney Butler, at (404) 601-7616 ext. 7 or email her at btb@battlelawpc.com and she will send you a summary of the meeting.

You are invited to a Zoom meeting.

When: Jun 23, 2021 06:00 PM Eastern Time (US and Canada)

Register in advance for this meeting: <https://otago.zoom.us/join>

After registering, you will receive a confirmation email containing information about joining the meeting.

Meeting ID: 848 2793 1213

Passcode: 626671

Please contact our offices if you have any questions regarding the meeting.

Sincerely,

Danielle Blumenthal

Dani Blumenthal



Zoom Step by Step Instructions

Go to <https://otago.zoom.us/join> and Enter the Meeting ID that you have been provided with in the appropriate field and click “Join” (the meeting ID will be a 9 digit or 10 digit number)

If joining from a mobile Device

If you are joining from a mobile device (Android smartphone/tablet, Apple iPhone/iPad) then it will simply prompt you to download the Zoom Cloud Meeting app from the App/Play Store.

If joining from a computer

When entering a Zoom meeting for the first time from a computer you may need to download a small application file. This process is easy to complete on all commonly used browsers. Google Chrome should automatically download the file.

Just before Entering the meeting you will be prompted to enter a display name. This name is simply to identify you in the meeting.

Join Audio via Computer

You will then be prompted how you wish to join your audio. If you wish to join audio via the telephone, follow the instructions further down, otherwise simply select Join Computer by Audio

Join Audio via Telephone

Dial in as using the number provided, however after entering the Meeting ID, you will be prompted to enter your Participant ID/Password. Simply enter this number followed by # and the video audio will then be synchronized.

Raising Your Hand

As the non-speaker if you wish to ask a question or make a point during the meeting it's good protocol to use the “Raise Hand” facility.

If the tool bar is not showing at the bottom of the Zoom window, place your cursor over the Zoom window so it appears and select the “Participants” icon.

A window listing other participants will appear, there is also a “Raise Hand” icon, click the icon to make it known to the Host that you would like to raise your hand.

If you wish to lower your hand, click the “Lower Hand” icon that will have replaced the “Raise Hand” icon.

Leave Meeting

To leave a meeting from Zoom on your desktop, select “End Meeting” then “Leave Meeting.”

First Name	Last Name	Email	Registration Time	Approval Status
Morgan	Rowe	morganroweband@gmail.com	6/23/2021 9:14	approved
		bdc@battlelawpc.com	6/23/2021 17:51	approved
Jessica		jessicagreen2k4@yahoo.com	6/23/2021 18:28	approved
Constance	White	conniewhite652@gmail.com	6/21/2021 10:34	approved
Angela	Cameron	cameron.angie@gmail.com	6/16/2021 19:08	approved
Galaxy	S10e	glendalemjones@yahoo.com	6/23/2021 18:02	approved
Brittney	Butler	btb@battlelawpc.com	6/23/2021 18:14	approved
Emily	Halevy	evh271@gmail.com	6/23/2021 17:59	approved
P.	Zamboni	pzandgz@gmail.com	6/23/2021 13:25	approved
Roshonda	Dennis	2rodennis@gmail.com	6/17/2021 11:27	approved
William	Shahan	ashahan@emory.edu	6/21/2021 15:42	approved
		jtm@battlelawpc.com	6/23/2021 15:41	approved
Akosua	Nyannor	Akosuan@hotmail.com	6/23/2021 18:00	approved
M Figueroa		miguel.figueroa@yahoo.com	6/23/2021 18:04	approved
Brian	Hammer	tbbchammer@gmail.com	6/11/2021 7:28	approved

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar, signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 6/17/21

TO WHOM IT MAY CONCERN:

(I), (WE), Avondale Park, LLC

Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to
Avondale Park, LLC c/o Battle Law, P.C.

Name of Applicant or Representative

to file an application on (my), (our) behalf.

Avondale Park, LLC

[Signature]
Notary Public

[Signature]
Owner

member of Avondale park LLC

Notary Public

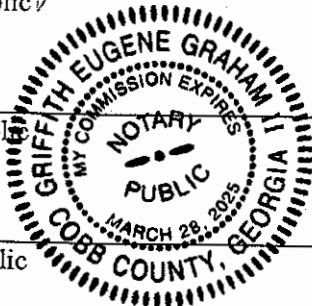
Owner

Notary Public

Owner

Notary Public

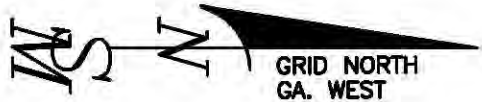
Owner



THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.



N/F
FARRAR COURT HOMES
PB. 18, PG. 159
ZONED R-75

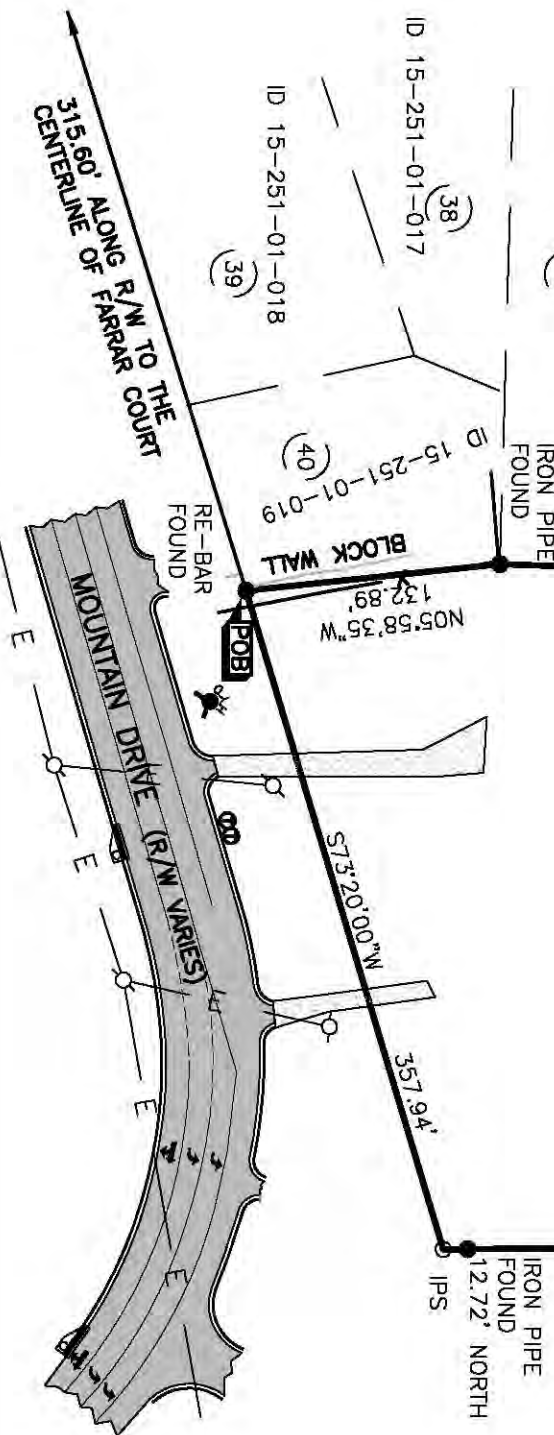
N/F
280 NORTHERN LLC
PARCEL 18-011-02-006
DB. 21842, PG. 36
ZONED RM-85

RE-BAR FOUND
IRON PIPE FOUND
IRON ROD FOUND
IRON PIPE FOUND
DISTRICT 18 APPROX. L.L.L.
DISTRICT 15

(22) ID 15-251-01-001
(23) ID 15-251-01-002
(24) ID 15-251-01-003
(25) ID 15-251-01-004
(26) ID 15-251-01-005
(27) ID 15-251-01-006
(28) ID 15-251-01-007
(29) ID 15-251-01-008
(30) ID 15-251-01-008
(31) ID 15-251-01-010
(32) ID 15-251-01-011
(33) ID 15-251-01-012
(34) ID 15-251-01-013
(35) ID 15-251-01-014
(36) ID 15-251-01-015
(37) ID 15-251-01-016
(38) ID 15-251-01-017
(39) ID 15-251-01-018
(40) ID 15-251-01-019

N/F
ARGO MEMORIAL
DRIVE ASSOCIATES
PARCEL 15-251-01-021
DB. 18297, PG. 586
ZONED C-1

405,274 SF.
9.304 AC.



LEGEND

WOODEN POWER POLE -----
EX. OVERHEAD POWER LINES -----
LIGHT POLE -----
EX. FENCE -----
DB. = IRON PIN SET (#4 REBAR)
PB. = DEED BOOK
PG. = PAGE
N/F = NOW OR FORMERLY
EX. = EXISTING
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
TELEPHONE MANHOLE -----
EX. SINGLEWING CATCH BASIN
EX. DOUBLEWING CATCH BASIN
EX. ASPHALT -----
EX. CONCRETE -----
EX. FIRE HYDRANT -----
POB = POINT OF BEGINNING
EX. WATER METER -----
EX. WATER VALVE -----

I CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 18-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

SURVEY ORDERED BY: ON: FELIPE CASTELLANOS.
FIELDWORK COMPLETED ON 4-8-15.
A SEARCH WAS MADE FOR NGS MONUMENTS
AND NONE WERE FOUND WITHIN 500' OF SITE.
REFERENCE BEARING IS GRID (GA. WEST ZONE).

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 65,655 FEET AND AN ANGULAR ERROR OF .001" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

EQUIPMENT USED: TOPCON GTS-313.
AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE FEMA, THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY - PANEL NUMBER 13089C02864 DATED: MAY 16, 2003

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

NOTE:
PURPOSE OF THIS SURVEY IS TO COMBINE PARCELS 15-251-01-0280, 15-251-01-027 & 15-251-01-028 INTO ONE PARCEL.

PARCEL 15-251-01-028
3458 MOUNTAIN DRIVE
PARCEL 15-251-01-020
3468 MOUNTAIN DRIVE
PARCEL 15-251-01-027
3478 MOUNTAIN DRIVE
SITE ZONED C-1
FRONT SETBACK ---75'
REAR SETBACK ---20'
SIDE SETBACK ---30'

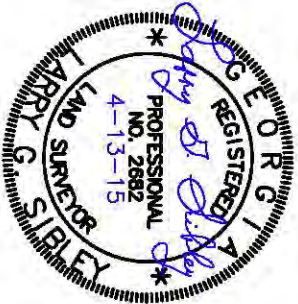
GRAPHIC SCALE = FEET



GRAPHIC SCALE = FEET

BOUNDARY SURVEY

AVONDALE PARK LLC.
LAND LOT 251, 15th. DISTRICT
DEKALB COUNTY, GEORGIA



SIBLEY-MILLER

SURVEYING & PLANNING INC.

2062 HWY. 42 NORTH
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com

*TOPOGRAPHICAL SURVEYS
*LAND SURVEYING
*LAND PLANNING
*CONSTRUCTION LAYOUT
*LAND DEVELOPMENT DESIGN
*CIVIL ENGINEERING

PROJECT NO.:

B15024/BOUNDARY

DRAWN BY: LGS

SCALE: 1" = 100'

DATE: 04-13-2015

SHEET 1 OF 2

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in land lot 251 of the 15th. district of Dekalb County, Georgia, and being more particularly described as follows:

Beginning at a re-bar found on the North right of way of Mountain Drive, said point being 315.60' as measured along the North right of way of Mountain Drive from the centerline of Farrar Court; thence N 05°58'35" W a distance of 132.89' to a iron pipe found; thence N 02°01'35" E a distance of 1139.92' to a re-bar found; thence S 89°38'26" E a distance of 102.03' to a iron pipe found; thence S 89°42'20" E a distance of 101.47' to a iron rod found; thence S 89°22'13" E a distance of 101.84' to a iron pipe found; thence S 00°32'43" E a distance of 1166.48' to a re-bar set; thence S 73°20'00" W a distance of 357.94' to re-bar found; which is the point of beginning, having an area of 405,274 square feet, 9.304 acres.

Approved Conditions
Unofficial until ratified by the Board

Date: 8/28/18 Initials: MJE

Comm. ALL

Item No. 2018-1912 Date: 8/28/18

Clerk's Office

RECOMMENDED CONDITIONS

CZ-18-22125

Major Modification of Zoning Conditions of CZ-15-19943

- X 1. The project site shall be developed in substantial conformity with the location of streets, land uses and buildings as shown on the site plan titled "Proposed Development at Avondale Park", prepared by Proterra Development LLC, dated June 13, 2018. A buffer with a depth of 10 to 20 feet shall be provided between the proposed alley ("Catalan Circle") of the proposed townhomes and the western property line (abutting the Farrar Court single-family subdivision) as shown on the aforementioned site plan. Existing trees within the transitional buffer shall be preserved and supplemented with new trees to form an effective visual screen as approved by the County Arborist. Invasive species such as bamboo may be removed from the buffer and additional plantings can be added to form a visual screen. Where invasive species are removed from the buffer, special consideration shall be given to prevent erosion and sedimentation during construction. A screen shall be installed along the entire length of the west property line and at the rear property lines of the single-family homes along the east property line, which shall consist of 1) an opaque fence with the finished side facing outwards and with a height of a minimum of six feet and 2) sufficient numbers of the following trees to provide a solid screen at maturity: arbor vitae, cryptomeria, or giant arbor vitae.
2. The landscape plan will be in substantial compliance to Exhibit E Avondale Park, comply with Article 5 and Chapter 14 of the DeKalb County Code. If trees are replaced in the buffer, the preferred trees are one of or a combination of white oak, shumard red oak, southern red oak, or northern red oak. These are also the preferred trees for street trees within the development. The final landscaping plan shall be approved by the County arborist and shall take into consideration the recompense required under the tree ordinance. Within the development street trees may be planted off the right-of-way if they would otherwise interfere with buried utilities. Recompense should take place within the immediate vicinity of the development along Mountain Drive or along Farrar Court.
3. The development shall comply with Sketch Plan requirements for subdivision prior to the issuance of a Land Disturbance Permit.
4. An outdoor lighting plan shall be submitted, reviewed, and approved by the Planning and Sustainability Department for compliance to the regulations of Section 27-5.6.1 of the County Code prior to the issuance of any building permits. The residential fixtures will be the "Savannah" lamp. Drop dish refractors are prohibited.
5. During construction, the Developer shall post a contact phone number that nearby residents can call to discuss development and construction issues. The developer shall use temporary Best Management Practices (BMPs) for run-off and temporary sedimentation storage 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. If the Land Development Division determines that the property owners of Farrar Court (in particular those who will not have the benefit of an undisturbed buffer) are susceptible to damage from erosion, the Department may require, at a minimum, additional row(s) of silt fencing and bales of straw to protect the adjacent properties.

6. Provide compliance with Section 14-40 and Section 14-42 of the DeKalb County Code regarding storm water management and water quality control.

7. Open space and park space shall be as shown on the site plan cited in Condition No. 1.

8. The townhomes and single-family detached units shall have a minimum floor area of 1,200 square feet.

9. All residential buildings shall be designed to have a pitched roof.

X 10. The building materials shall be those listed in Exhibit B Construction Details of CZ-15-19943. The building elevations shall be substantially similar to those depicted in Exhibit C and Exhibit D of CZ-15-19943, as attached. The facades of the parking decks shall be consistent with the remainder of the building and shall use the same buildings materials. The side elevations of all residential buildings shall have windows and architectural detailing as required in Section 275.6(I)(1) of the County Code.

11. Commercial uses shall be limited to those uses allowed in the NS (Neighborhood Shopping) uses district. The following uses are prohibited within the Project Site:

- a. Animal hospital, veterinary clinic, or boarding or breeding kennels
- b. Convent or monastery
- c. Private elementary, middle, or high school
- d. Hotel, motel, extended stay hotel/motel, or boarding or rooming house
- e. Movie theater or bowling alley
- f. Farm or garden supply store
- g. Liquor store, including retail liquor store as accessory use to hotels, motels and high rise office building
- h. Adult entertainment establishment or adult service facility
- i. Nightclubs or late-night establishments
- j. Coin-operated laundry or dry-cleaning store (specifically excluding dry-cleaning pressing establishments or pick-up stations and coin-operated laundry facilities within the interior of any multi-family apartment building)
- k. Home appliance repair or service establishment
- l. Special events facility
- m. Drive-through facility (other than dry-cleaning pick-up station)
- n. Pawn shop
- o. Check cashing establishment
- p. Place of worship
- q. Convenience store
- r. Gas station

X 12. Maximum building heights of non-residential buildings shall be eight stories. The townhomes along the west side of the site shall be no more than 40 feet high.

13. Subject to Georgia Department of Transportation approval, the developer shall provide a 6-foot wide sidewalk and a 10-foot wide landscape strip within the Mountain Drive right-of-way prior to the

issuance of any certificates of occupancy. Within the landscape strip, provide a minimum of one street tree for every 50 feet of street frontage along Mountain Drive or as approved by the County Arborist so long as there is a minimum of seven trees.

14. Refuse areas shall be screened from public streets and shall be fenced or screened with a combination of materials and colors to match building materials of primary buildings.

15. Recycle collection bins shall be provided for the tenants residing in the townhome and multifamily buildings.

16. No direct vehicular access shall be permitted from the subject property to Farrar Court.

17. Secure bicycle storage lockers shall be provided within the parking deck of the stacked flat residential buildings. The space shall be sufficient for a minimum of 20 bikes.

18. No more than one ground sign shall be permitted on the Mountain Drive frontage. The ground sign shall be a monument style sign with a base and framework finished with brick or stone and a maximum height of 6 feet.

19. 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.

20. A sidewalk shall be extended from the east property line of the subject property to the sidewalk stub located approximately 70 feet from the eastern edge of the driveway into the Tax Commissioner's office.

21. In order to save as many significant trees as possible, utilities shall be installed by tunneling under tree roots, subject to approval or waiver by the County Arborist.

22. The developer shall have a soil study and a water percolation test performed before clearing trees, shall submit the study and test results to the DeKalb County staff, who shall determine whether the site is suitable for land disturbance.

23. The developer shall notify residents of properties on Farrar Court, by way of mailbox flyers, 24 hours in advance of any blasting.

24. The proposed sidewalk along Mountain Drive shall be completed in the first phase of construction, pending GDOT approval.

Avondale Park Construction Materials

During construction contact

Felipe Castellanos

Tel: 404-857-1369 Fax: 888-419-1191

CONSTRUCTION DETAILS

RESIDENTIAL SINGLE FAMILY ATTACHED				
				Brick (soldier details, 45 angle details, stone detail)
				Concrete composite siding (hardie plank siding, panels, shingles)
				Natural Stone (stack stone, slate stone, tile stone and others)
				Sintetic Stone and Sintetic Stone Panels
				Real Stucco
Mix-Use-Commercial/Multi-Family BLDG				
				Cladding & Breakmetal (aluminum and metal panel systems)
				Concrete composite panels
				Glass venners and/or panels
				Real Stucco
				Brick
				Natural Stone (stack stone, slate stone, tile stone and others)
				Sintetic Stone and Sintetic Stone Panels
RETAIL BUILDINGS				
				Cladding & Breakmetal (panel systems)
				Concrete composite panels
				Glass venners and/or panels
				Real Stucco
				Brick
				Natural Stone (stack stone, slate stone, tile stone and others)
				Sintetic Stone and Sintetic Stone Panels

Exhibit C

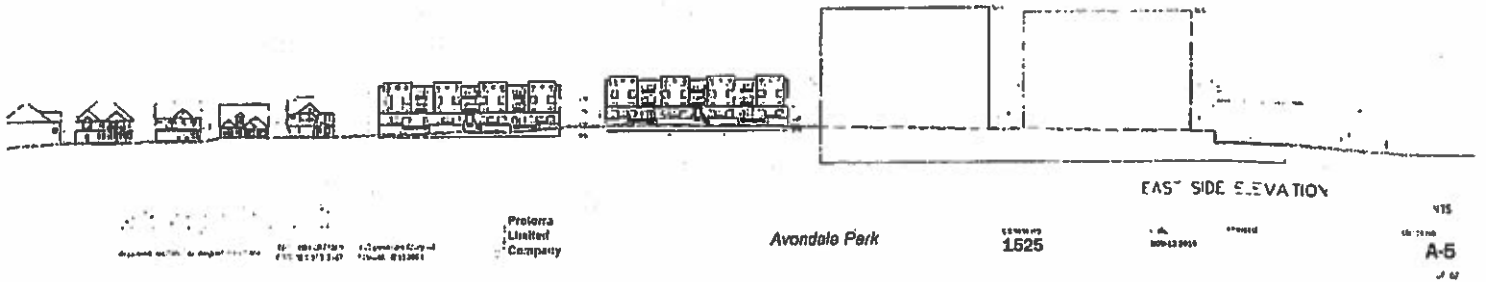


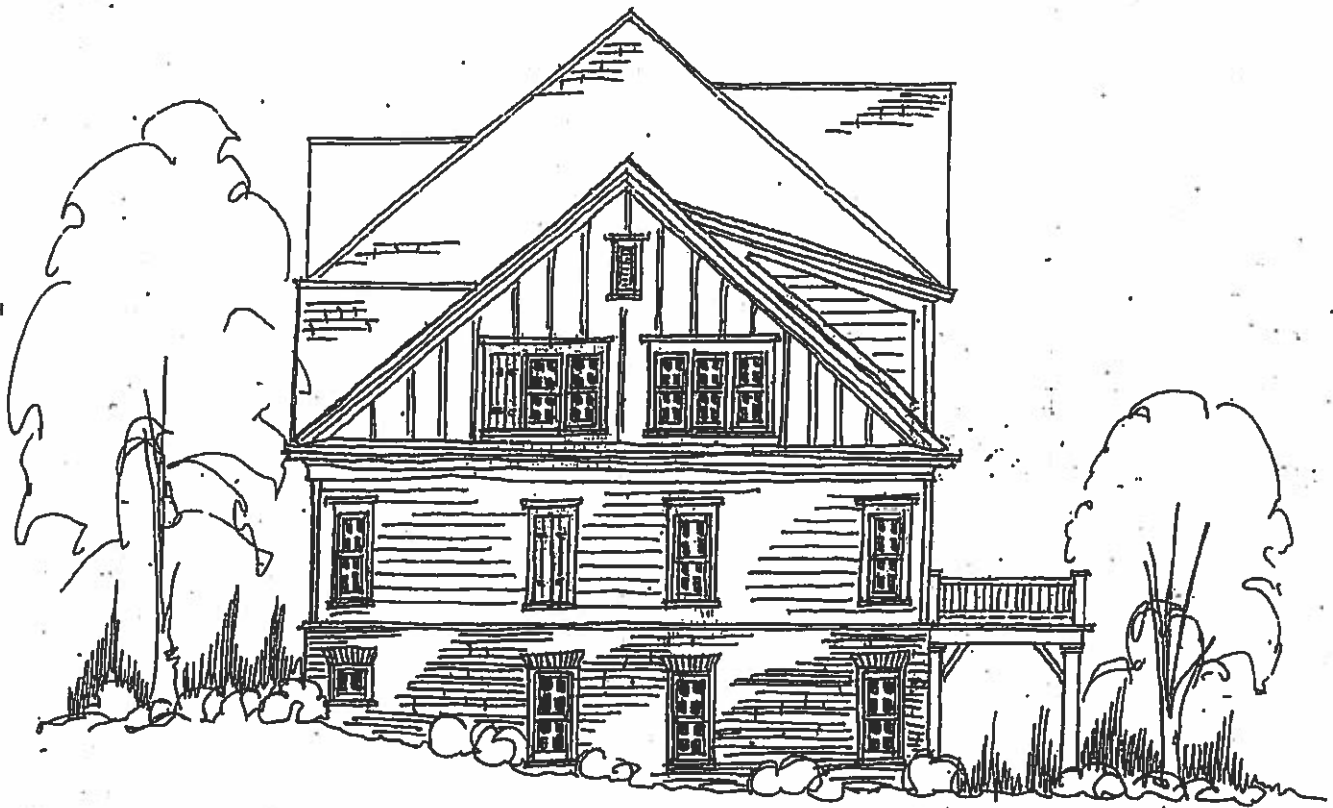
Exhibit D



FRONT ELEVATION TOWNHOUSES



REAR ELEVATION TOWNHOUSES



SIDE ELEVATION TOWNHOUSES

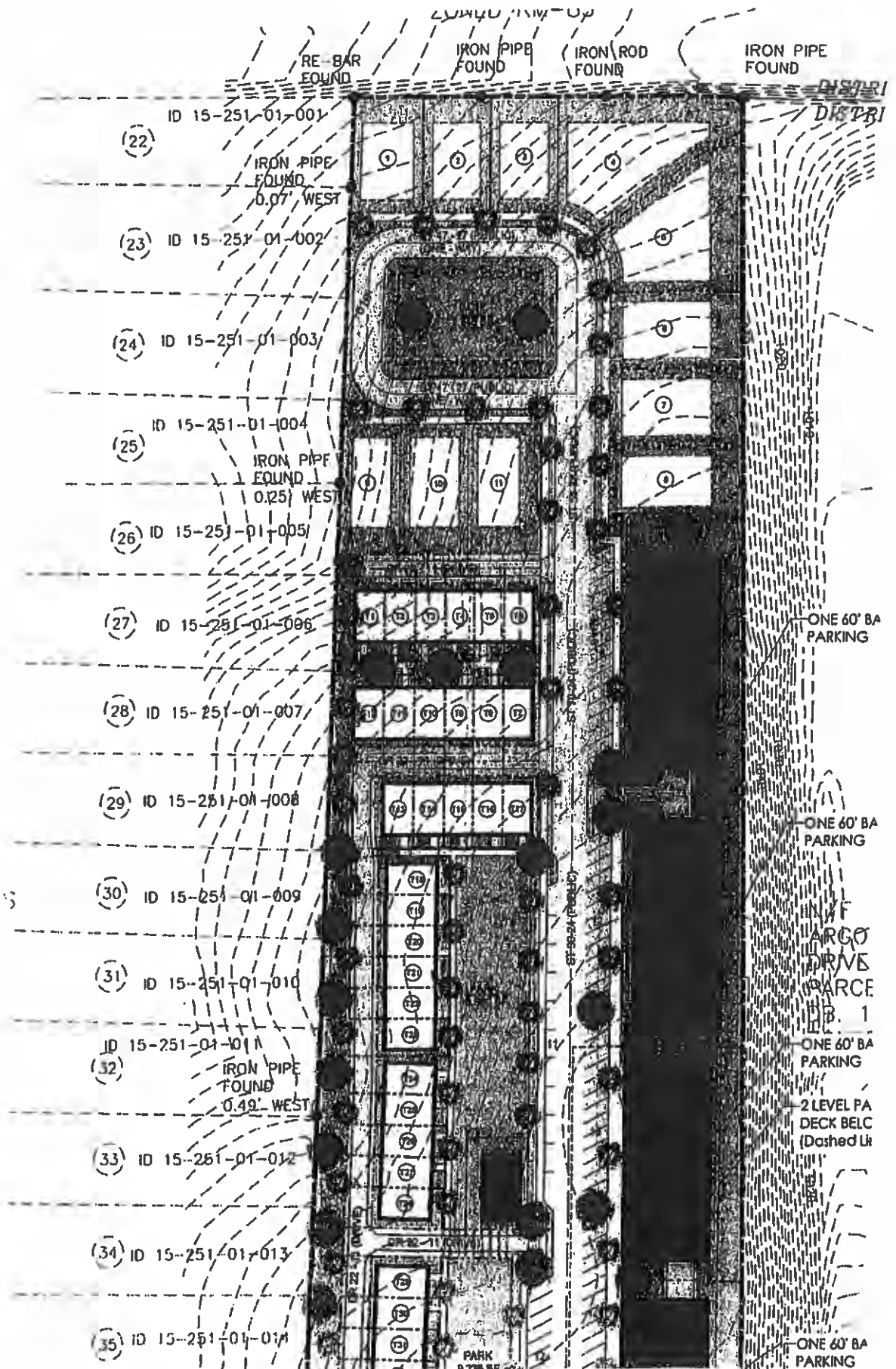
EXHIBIT E

287 KOREAN

GRID NORTH
1000000

1000000

GENERAL NOTES
B. 10, 20, 30
ONE 10' 25'



PROPOSED SITE PLAN



REST - 1

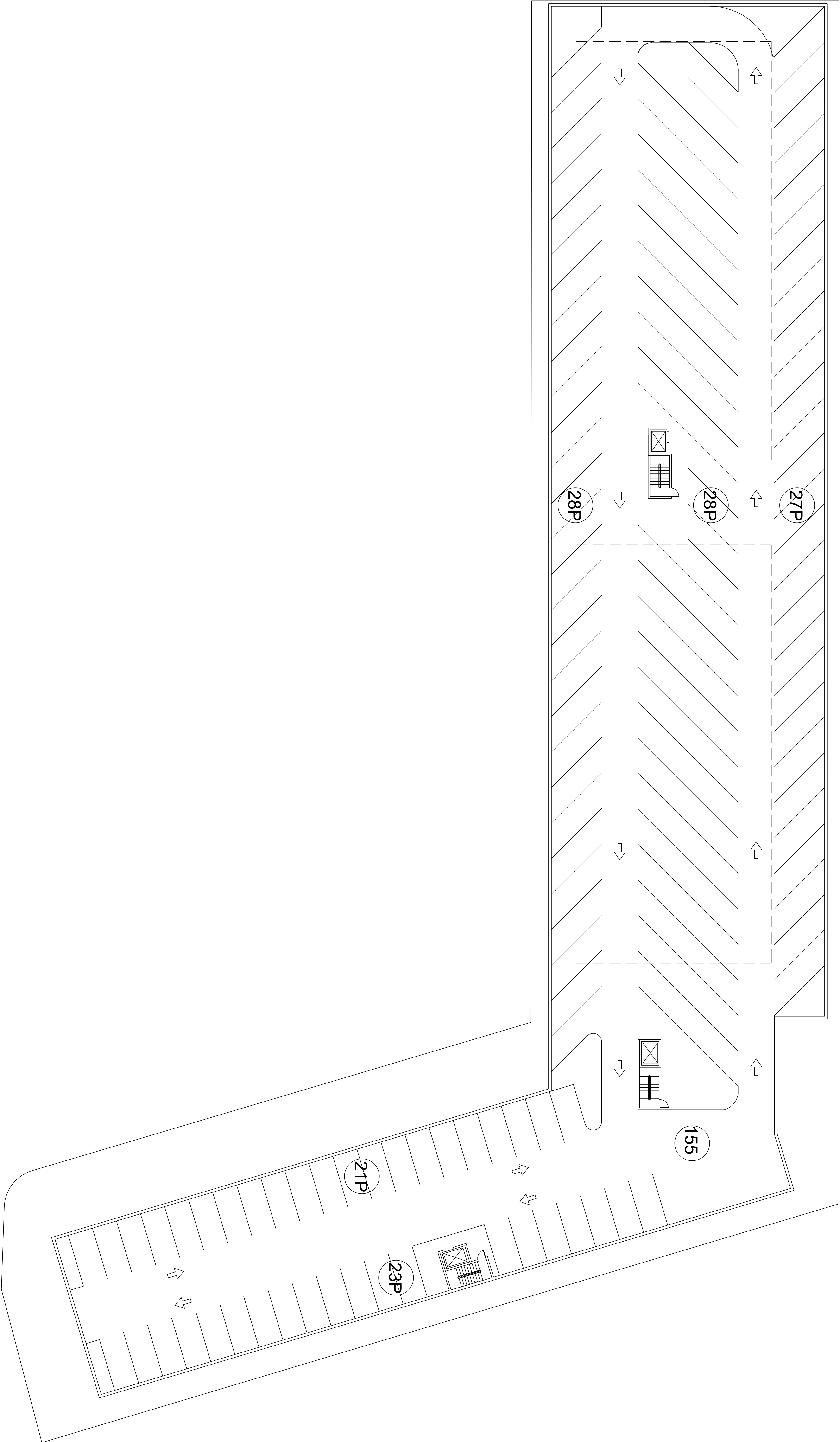
03/17/21
DATE
JOB NUMBER

DATE	NO	DESCRIPTION

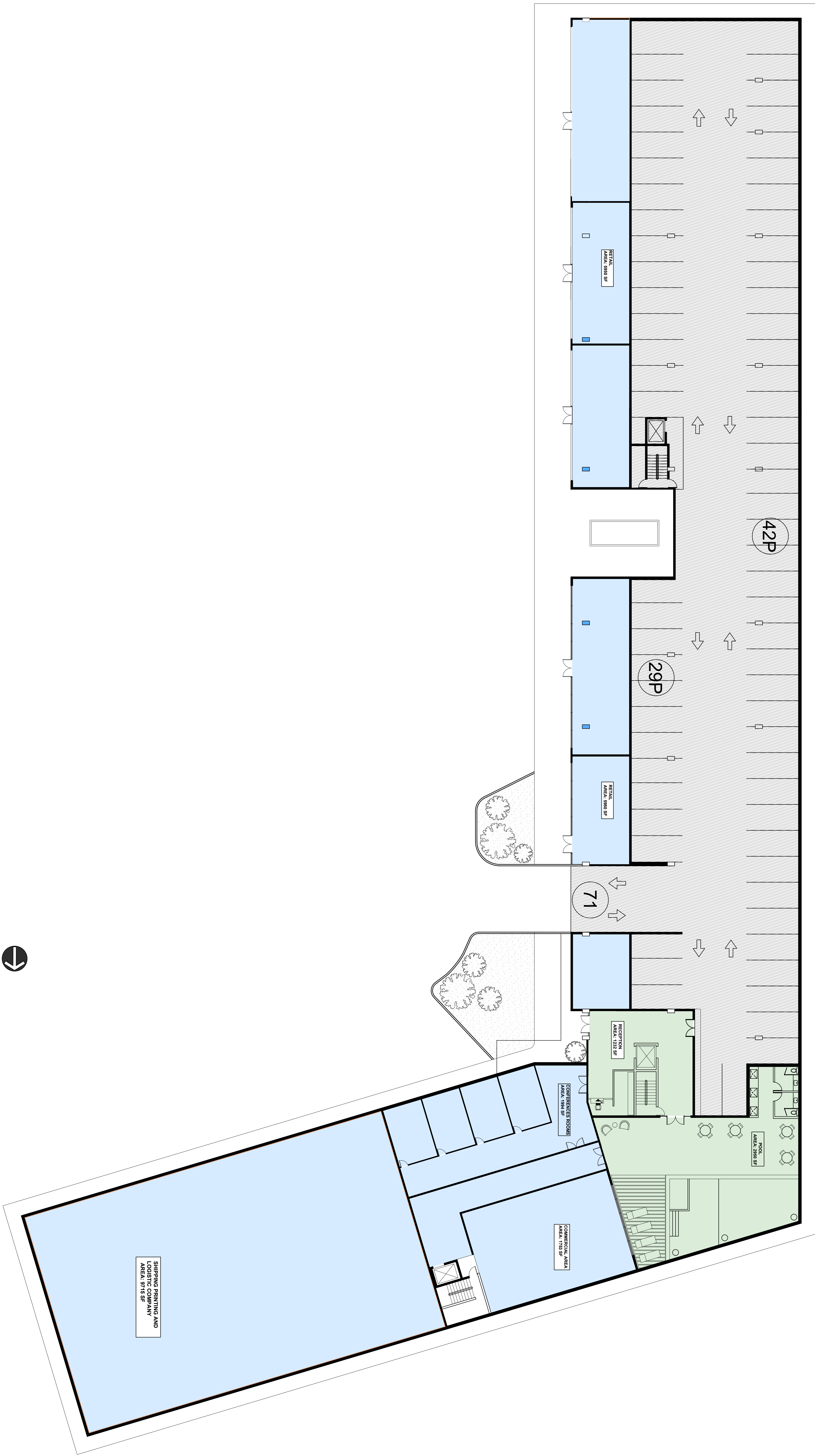
MASTER GRADING PLAN
MONUMENT SIGN
SHEET TITLE

AVONDALE PARK
DEKALB COUNTY, GEORGIA



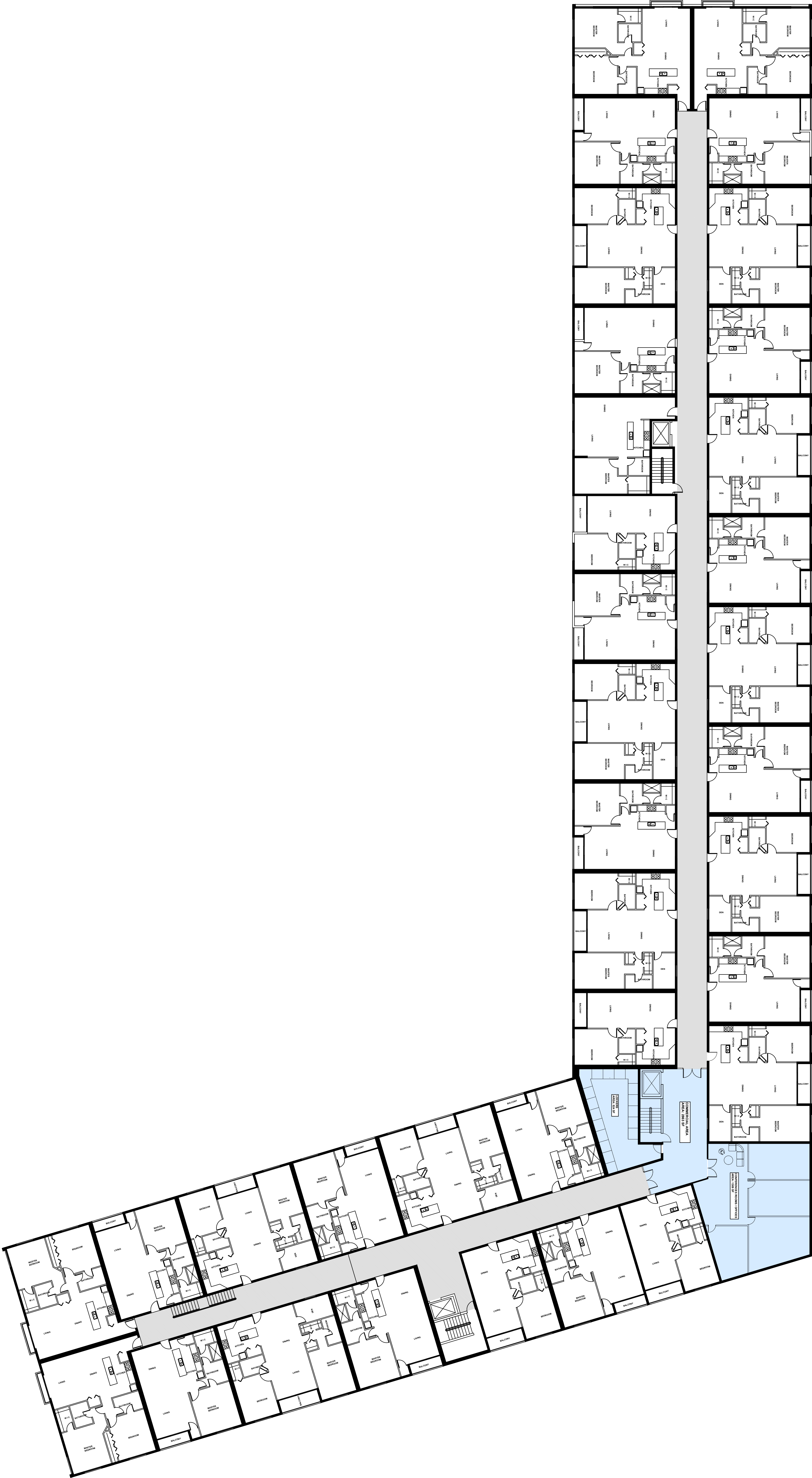


 **PARKING FLOOR PLAN**
SCALE: 1/16" = 1'-0"



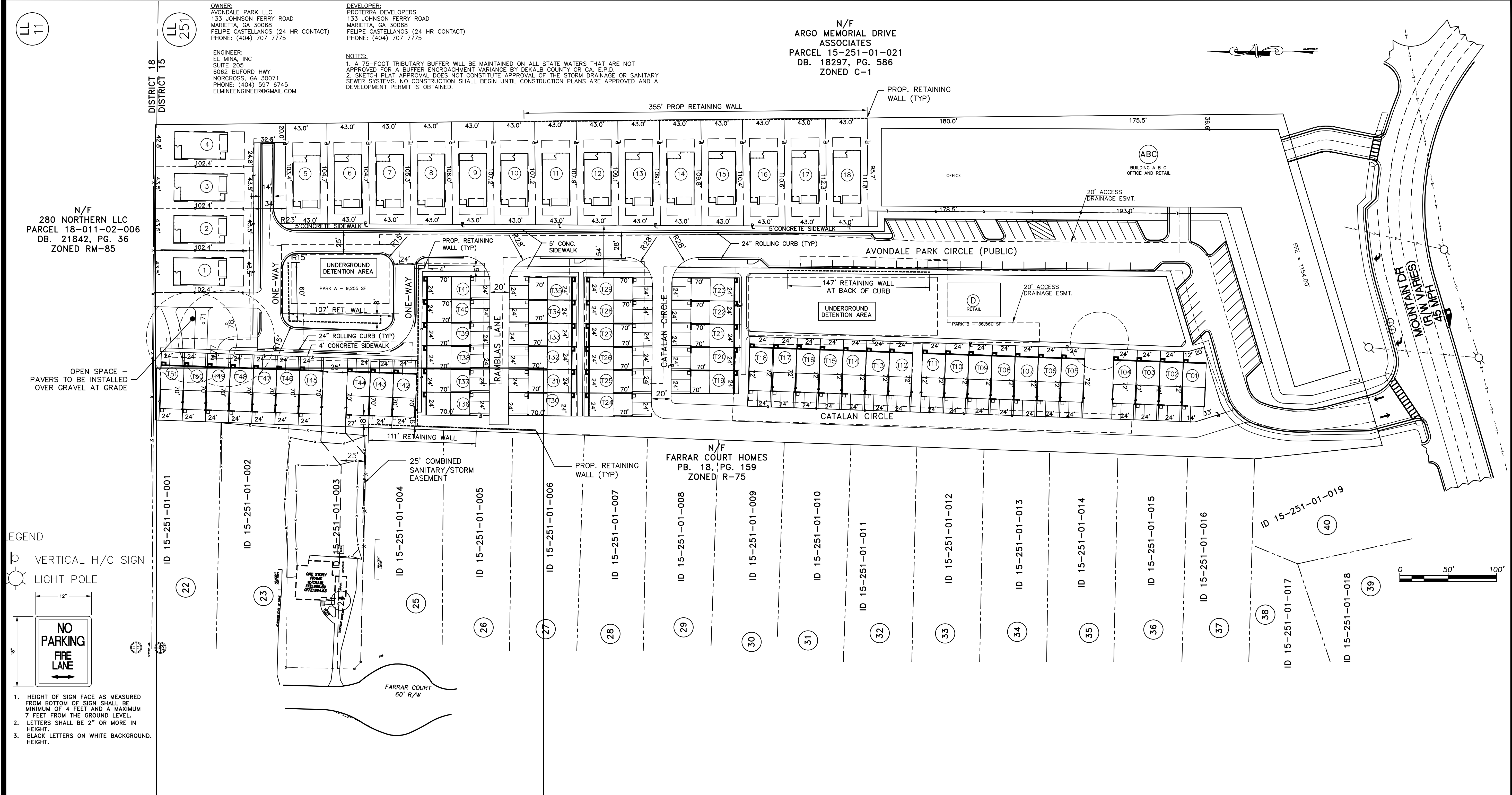
OFFICE RETAIL FLOOR PLAN

SCALE:1/16" = 1'-0"



APARTMENTS FLOOR PLAN

SCALE:1/16" = 1'-0"



LEGEND

VERTICAL H/C SIGN
LIGHT POLE

12" 15"

NO PARKING
FIRE LANE

1. HEIGHT OF SIGN FACE AS MEASURED FROM BOTTOM OF SIGN SHALL BE MINIMUM OF 4 FEET AND A MAXIMUM 7 FEET FROM THE GROUND LEVEL.
2. LETTERS SHALL BE 2" OR MORE IN HEIGHT.
3. BLACK LETTERS ON WHITE BACKGROUND, HEIGHT.

51 SINGLE FAMILY ATTACHED DWELLINGS - FEE SIMPLE	
2-3 STORIES RESIDENTIAL	35' MAXIMUM
YARD REQUIREMENTS	FRONT: NO MIN NO MAX SIDE INT LOT: NO MIN NO MAX SIDE CORNER PUBLIC ST: 5' REAR: 10' REAR ALLEY: 5'
MAXIMUM LOT COVERAGE	90% OF LOT
MAXIMUM LOT WIDTH	20'
MIN LOT SIZE	1000 SF
PARKING REQUIRED	2 SPACES PER DWELLING
*BUILDING ABC - LIVE WORK UNITS	
SQUARE FOOTAGE	220985
5 STORIES	26' MINIMUM, 120' MAXIMUM
YARD REQUIREMENTS	FRONT: NO MIN NO MAX SIDE INT LOT: NO MIN NO MAX SIDE CORNER LOT PUBLIC ST: 5' REAR: 10' REAR W ALLEY: 5'
MAX LOT COVERAGE	80% OF LOT
MIN LOT WIDTH	25'
PARKING REQUIRED	1 SPACE PER 300 GROSS SF 1 SPACE PER 1 LIVE WORK UNIT

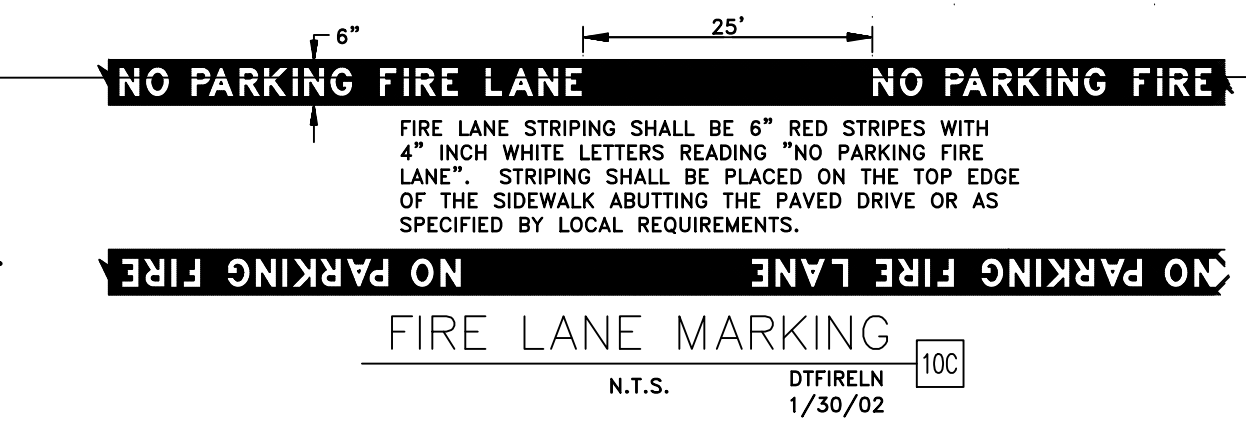
18 SINGLE FAMILY DETACHED DWELLINGS	
2 STORIES RESIDENTIAL	35' MAXIMUM
YARD REQUIREMENTS	10' FRONT YARD, 7' SIDE YARD, 20' REAR YARD
MAXIMUM LOT COVERAGE	55% OF LOT
MIN LOT WIDTH	35'
MIN LOT SIZE	3,500 SF
PARKING REQUIRED	2 SPACES PER DWELLING
* BUILDING D - RETAIL	
SQUARE FOOTAGE	2,000
2 STORY	26' MINIMUM, 120' MAXIMUM
YARD REQUIREMENTS	FRONT: NO MIN NO MAX SIDE INT LOT: NO MIN NO MAX SIDE CORNER LOT PUBLIC ST: 5' REAR: 10' REAR W ALLEY: 5'
MAXIMUM LOT COVERAGE	N/A
MIN LOT WIDTH	35'
MIN LOT SIZE	3,500 SF
PARKING REQUIRED	1 SPACE PER 300 GROSS SF

COMMERCIAL OFFICE + RETAIL (FAR) 0.70	
RESIDENTIAL (DETACHED+ATTACHED)	11.37 UNITS/AC
EXISTING LOT COVERAGE	0.0%
PROPOSED LOT COVERAGE	
*BUILDING ABC	74.3% BUILDINGS
*BUILDING D	57.14% BUILDING ABC
RESIDENTIAL (DETACHED)	63.0% RES DET
RESIDENTIAL (ATTACHED)	64.0% RES ATT

* BUILDING ABC - LIVE WORK UNITS	
4 STORIES OF LIVE WORK UNITS: 35 UNITS PER FLOOR	
TOTAL: 140 UNITS	
TOTAL COMMERCIAL AREA (RETAIL / OFFICE): 42981 SF	
COMMERCIAL AREA: 20%	

* PARKING	
REQUIRED PARKING SINGLE FAMILY ATTACHED	102 SPACES (2 SPACES PER UNIT)
REQUIRED PARKING SINGLE FAMILY DETACHED	38 SPACES (2 SPACES PER UNIT)
REQUIRED PARKING BUILDING ABC	143 (1 SPACE PER 300 GROSS SF OF BUILDING)
REQUIRED PARKING LIVE WORK UNITS	140 (1 SPACE PER LIVE WORK UNITS)
REQUIRED PARKING BUILDING D	6 (1 SPACE PER 300 GROSS SF OF BUILDING)
TOTAL REQUIRED	429
25% PARKING REDUCTION DUE TO MARTA PROXIMITY	
REQUIRED SPACES	328.5
SINGLE FAMILY - DETACHED PROVIDED	38
SINGLE FAMILY - ATTACHED PROVIDED	102
PARKING DECK PROVIDED	225
SURFACE PARKING PROVIDED	58
TOTAL SPACES PROVIDED	423
OPEN SPACE CALCULATIONS	
TOTAL OPEN SPACE PERCENTAGE	21.6%/87,405 SF
TOTAL PARKING SPACE PERCENTAGE	8.89%/36,009 SF
ONE ACRE OF PARKING SPACE OR SQUARE	0.83 ACRES TOTAL IN DEVELOPMENT
PERCENTAGE OPEN SPACE THAT IS COMMON SPACE	80.1%
ONE PARK IN MIXED USE COMPONENT	28,286 SF OF PARKS IN MIXED-USE COMPONENT.
VARIANCE CALCULATIONS	
PERCENTAGE OF THE OVERALL SITE MIXED	
*USE/NON-RESIDENTIAL-LIVE WORK UNITS	33.51%
PERCENTAGE OVERALL SITE RESIDENTIAL	66.49%

USE ACRES	
SINGLE FAMILY DETACHED	72,261 SF/1.65 ACRES
SINGLE FAMILY ATTACHED	67,981 SF/1.56 ACRES
*COMMERCIAL/ LIVE WORK	70,676 SF/1.75 ACRES



OWNER/DEVELOPER
AVONDALE PARK, LLC
133 JOHNSON FERRY ROAD
MARIETTA, GA 30068-4923
PH: (404)-707-7775
CONTACT: FELIPE CASTELLANOS

ENGINEER
GEORGE AWUKU, P.E.
STE 58, 5341 THOMPSON BRIDGE RD
MURRAYVILLE, GA 30564
PH: (404) 597-6745
ELMINAENGINEER@GMAIL.COM

EL MINA INCORPORATED

AVONDALE PARK
DEKALB COUNTY, GEORGIA

SITE PLAN
SHEET TITLE

DATE	NO	DESCRIPTION

09/15/20
DATE

06-120
JOB NUMBER

C-03

AMENDED AND RESTATED

STATEMENT OF INTENT

and

Other Material Required by
DeKalb County Zoning Ordinance
For
A Major Modification Application Pursuant to
DeKalb County Zoning Ordinance

of

**Avondale Park, LLC.
c/o Battle Law, P.C.**

for

**9.304± Acres of Land located at 3458, 3468, & 3478 Mountain
Road** Being Tax Parcel Nos. 15 251 01 020, 15 251 01 027, & 15 251
01 028 Decatur, DeKalb County, Georgia

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
One West Court Square, Suite 750
Decatur, Georgia 30030
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

KUVCVGO GP V'QH P VGP V

The Applicant, Avondale Park, LLC., the owner of 9.304 acres of land, being Tax Parcel Nos. 15 251 01 020, 15 251 01 027, and 15 251 01 028 located at 3458, 3468, & 3478 Mountain Road (the “Subject Property”). The Subject Property is zoned MU-5 pursuant to CZ-18-22125, with a land use designation of Regional Center. The Applicant is seeking a Major Modification of the conditions #1, #10, and #12 (a copy of the conditions is attached hereto as Exhibit A) to allow for the development of a single 5-story, mixed-use building with 140 apartment units and 42,981 sq. of office/retail space, in lieu of the two 8-story office buildings and one 2-story retail building shown on the 2018 approved site plan. The proposed mixed-use building consists of underground parking, office and retail space on the ground floor, and 4 floors of apartment units above. Each floor containing residential units is proposed to have a conference room, along with office services, private office space, phone lines, answering services, and more. Each unit will have at least 1 dedicated parking space in the underground parking facility.

The office building was initially planned with the idea of following DeKalb County’s LCI plan, which involved the construction of a County municipal building and all its operation facilities on Memorial Drive. The County LCI proposal has yet to start, and it is unclear when or if it will ever actualize. The live/work proposal was derived from the initial concept idea but will accommodate the current market demands and make the greater Avondale Park project more feasible. Additionally, this proposed live/work building is consistent with the Regional Center land use designation. The DeKalb County 2021 Comprehensive Plan states that some preferred uses include apartments and office space. Both of those uses are included in the proposed live/work building.

In addition, the Applicant is seeking to amend the elevations for single family-detached and single family-attached homes. The original elevations were approved pursuant to CZ-18-

22125 but are no longer feasible for the Applicant to use. The Applicant is seeking to use the elevations included as Exhibit B. For these reasons, the Applicant is seeking a Major Modification, to allow for the development of a 5-story mixed-use, live/work building in place of the 3 initially approved 8-story office/retail buildings and to allow for the use of the proposed elevations for single family homes.

Proposed Building Materials	Brick, Stone, and Siding
Unit Sizes	800 sqft – 1,800 sqft
Number of Bedrooms/Unit	1-3 bedrooms/unit
Number of Units	140 units
Garages Available	Underground Parking Facility
Number of Parking Spaces	225 spaces
Amenities	Conference room on each floor, office services for all residents, such as private office space, phone lines, and answering services
Security Cameras	Yes, throughout the entire building
Anticipated Price	Rent from \$1,300/mo - \$3,000/mo
Who will these units be marketed to?	Professionals, freelancers, and small business owners

This document is submitted both as a Statement of Intent and Impact Analysis with regard to this Application, a preservation of the Applicant’s constitutional rights, and the Impact Analysis.

A surveyed plat and conceptual site plan of the Subject Property controlled by the Applicant has been filed contemporaneously with the Application, along with other required materials.

II. IMPACT ANALYSIS

- (a) *The existing land uses and zoning classification of nearby property;*

The Subject Property is located on Mountain Drive and is zoned MU-5, with a land use designation of RC. This area is quite diverse in zoning classifications and land uses. Zoning classifications of surrounding properties include C-1, OI, R-75, MU-5, and MR-2. Land uses of surrounding properties include RC and SUB.

- (b) *The effect on adjacent properties;*

The proposed mixed-use building is suitable for the area and will not adversely affect adjacent properties. The proposed project will be an asset to the greater community adding a mixture of dwelling units and office/retail space.

- (c) *Whether the subject property has a reasonable economic use as currently zoned;*

The Subject Property has no reasonable economic use as currently conditioned. Due to the impact of COVID 19, the need for office/retail space has significantly diminished. Therefore, building two 8 story office buildings is not financially feasible in the current rental market.

- (d) *Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property;*

The proposed modification will allow for a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed building will be uniquely configured to provide workspace to individuals who are working from home or have a hybrid home/office work schedule. While there are other apartment buildings in the area, the proposed modification will provide a different living experience that is tailored to the recent changes in how people work and live. When this is combined with the fact that the Subject Property is across from the Kensington MARTA Station, which provide easy access to other parts of the Metro Atlanta area, the proposed project is a win for the area.

- (e) *Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property;*

The proposed use will not negatively impact the the adjacent property owners. The reduction in the eight of the buildings from 8 stories to 5 stories, should be viewed as a positive, as the building will be more in line with the height of other buildings along Mountain Drive. As for the proposed use, this live work space is more comparable to the surrounding uses than the previously approved 8 story office towers.

- (f) *Whether the zoning proposal is in conformity with the policies and intent of the land use plan;*

The proposed live/work/retail building is in conformity with the policies and intent of the Regional Center character 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; and*

The proposed use will not cause any excessive or burdensome use on the existing streets, transportation facilities, utilities, or schools in the area. The proposed building will be predominantly for young professionals and those who desire a live work environment. Therefore, there should be little impact on the public school system. Additionally, the use of the existing streets will be lessened by the reduction in the intensity of use, as an 8-story office tower would generate a significant amount of traffic.

- (h) *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.*

As previously stated, the impact of COVID 19 on the office rental market has been significant. Businesses have come to realize that their employees can be just as productive at home as they can be coming to the office every day. As a result, many businesses are reducing their office space needs by allowing their employees to work from home, or other remote locations. This means that residential homes and the incorporation of more

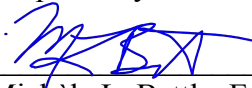
meaningful workspace, is not a priority. Some businesses are even providing their employees with a stipend to improve their at home work spaces. This is the future, and we must change with it. The proposed modifications are needed adjustments to the rapidly changing office/retail market.

III. CONCLUSION

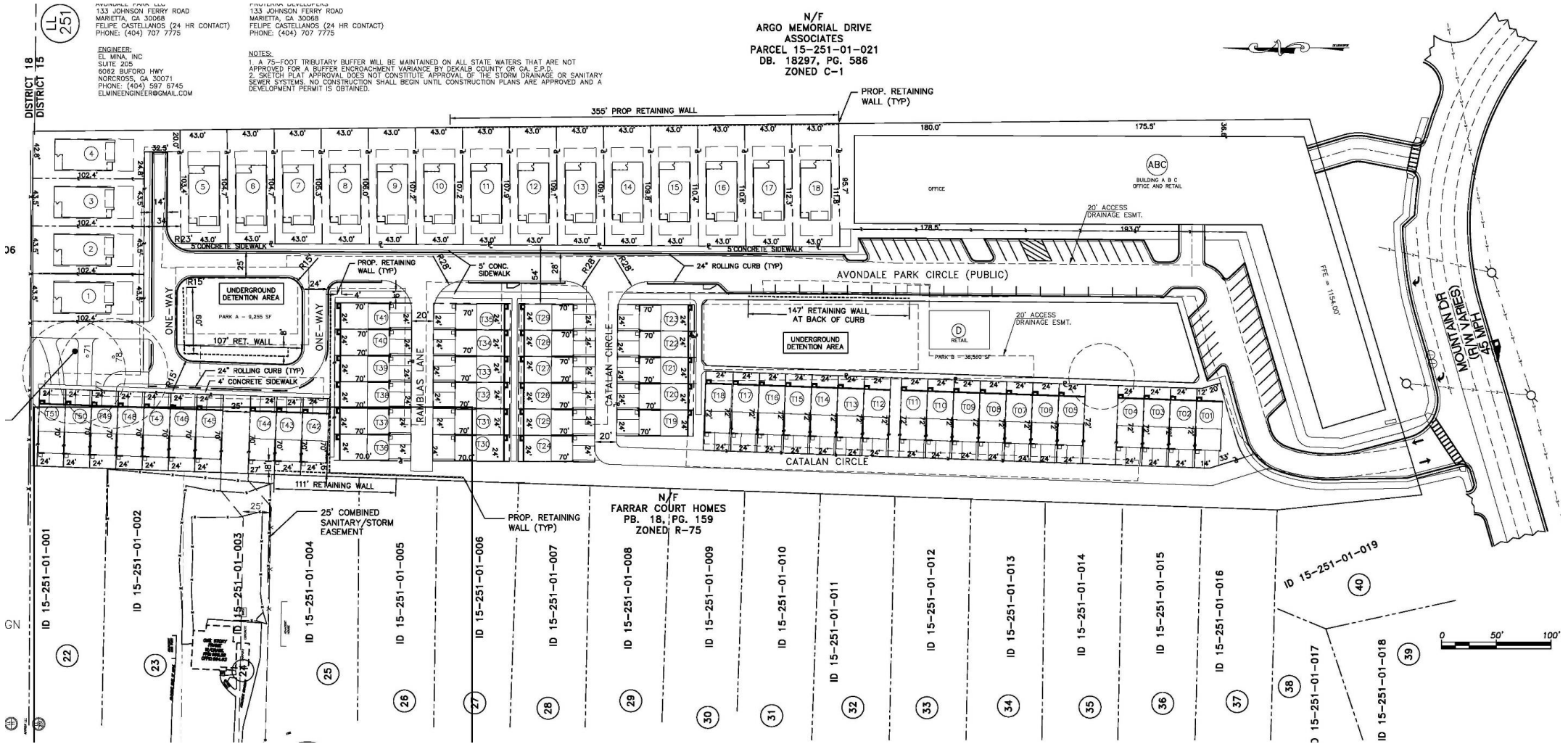
For the foregoing reasons, the Applicant respectfully requests that the Rezoning Application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of DeKalb County so that such recommendations or input might be incorporated as conditions of approval of this Application. Please note that the Applicant's Notice of Constitutional Allegations and Preservation of Constitutional Rights has been submitted with this Application and are attached hereto and by this reference incorporated herein.

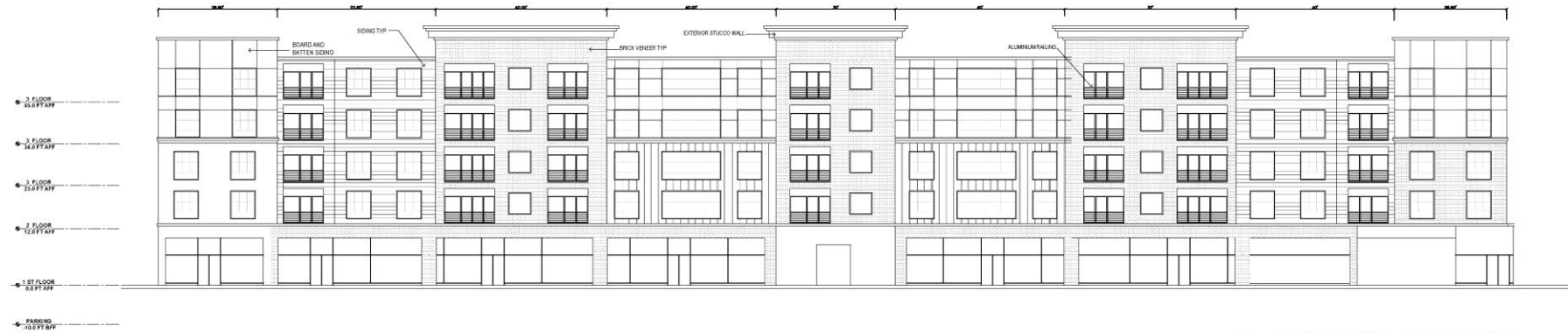
This 1st day of July, 2021.

Respectfully submitted,

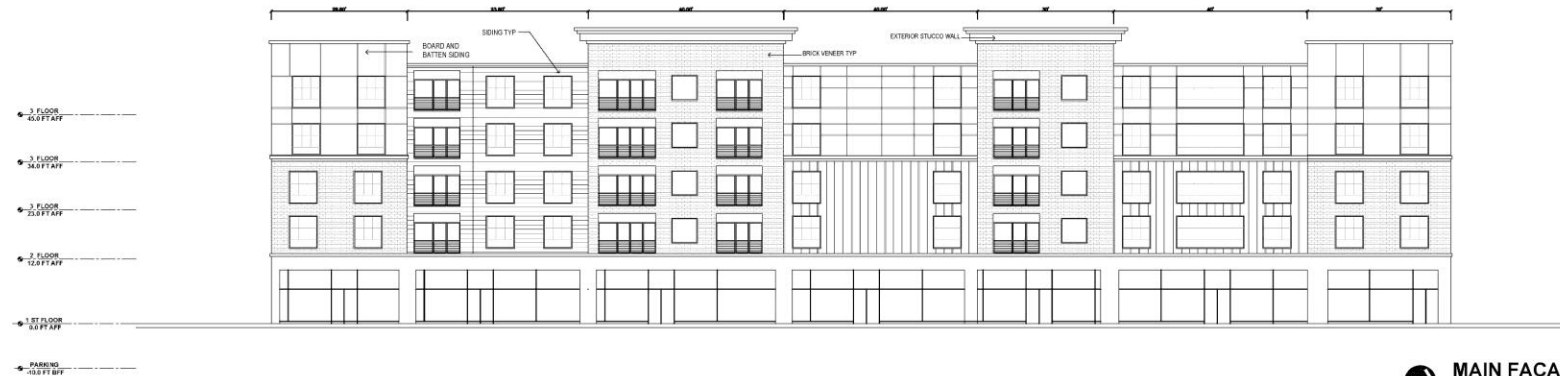


Michèle L. Battle, Esq.
Attorney For Applicant





MAIN FACADE Avondale Park
SCALE: 1/16" = 1'-0"



MAIN FACADE Mountain Drive
SCALE: 1/16" = 1'-0"

weikon partners llc
alejandro.arnau@weikonpartners.com
TEL: 404.857.1369
FAX: 404.873.2167
113 Johnson Ferry Road suite 115
Marietta Georgia

PROPOSED OFFICE BUILDING
AVONDALE PARK
1010 AVONDALE PARK DR DECATUR GA 30032

date:
NOV_12_2020

revised:

comm no.
1504

sheet no.
A-2B

of OF



APARTMENTS FLOOR PLAN
SCALE: 1/16" = 1'-0"

weikon partners llc
alejandro.arena@weikonpartners.com
TEL: 404 857 1389
FAX: 404 973 2157
133 Johnson Ferry Road suite 115
Marietta Georgia

PROPOSED OFFICE BUILDING
AVONDALE PARK
1010 AVONDALE PARK DR DECATUR GA 30032

date:
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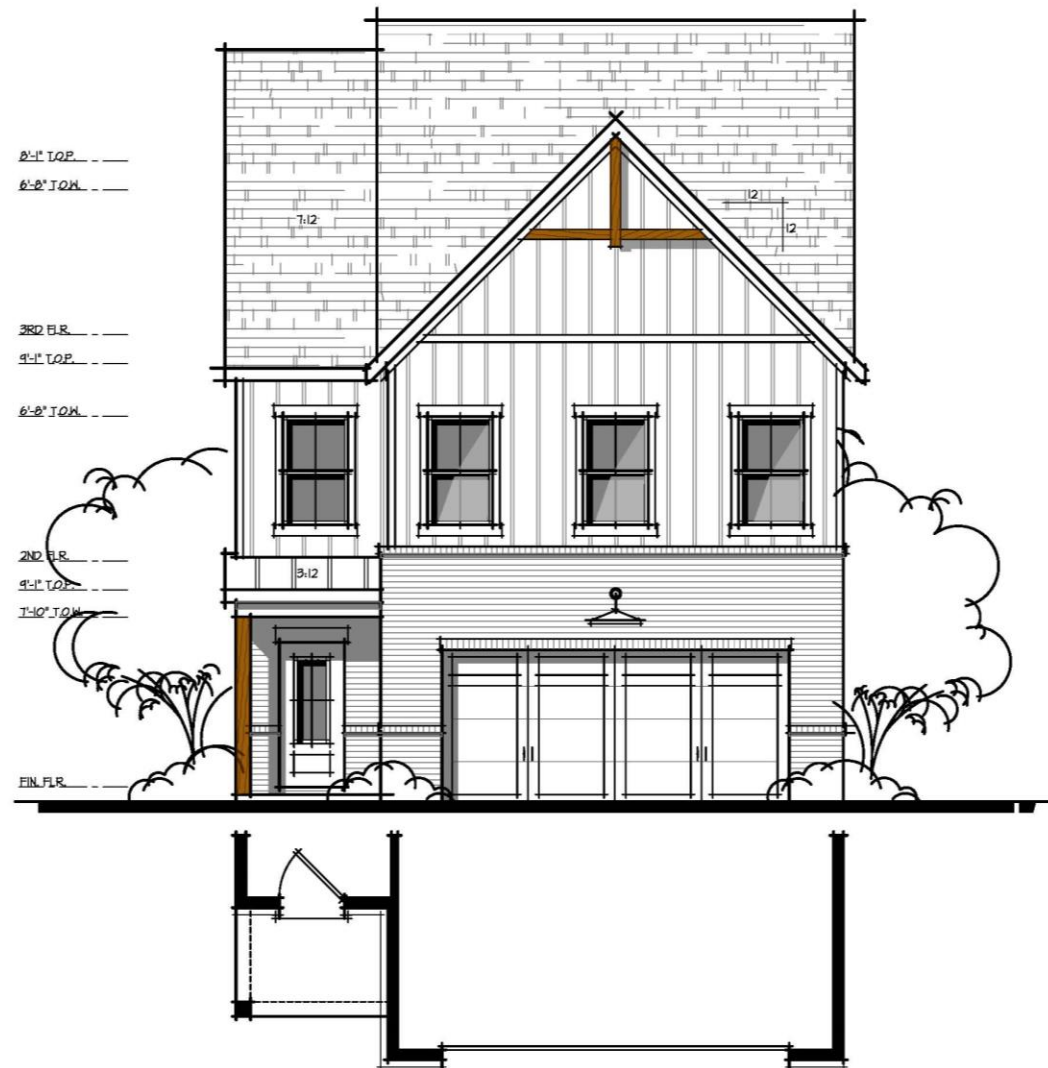


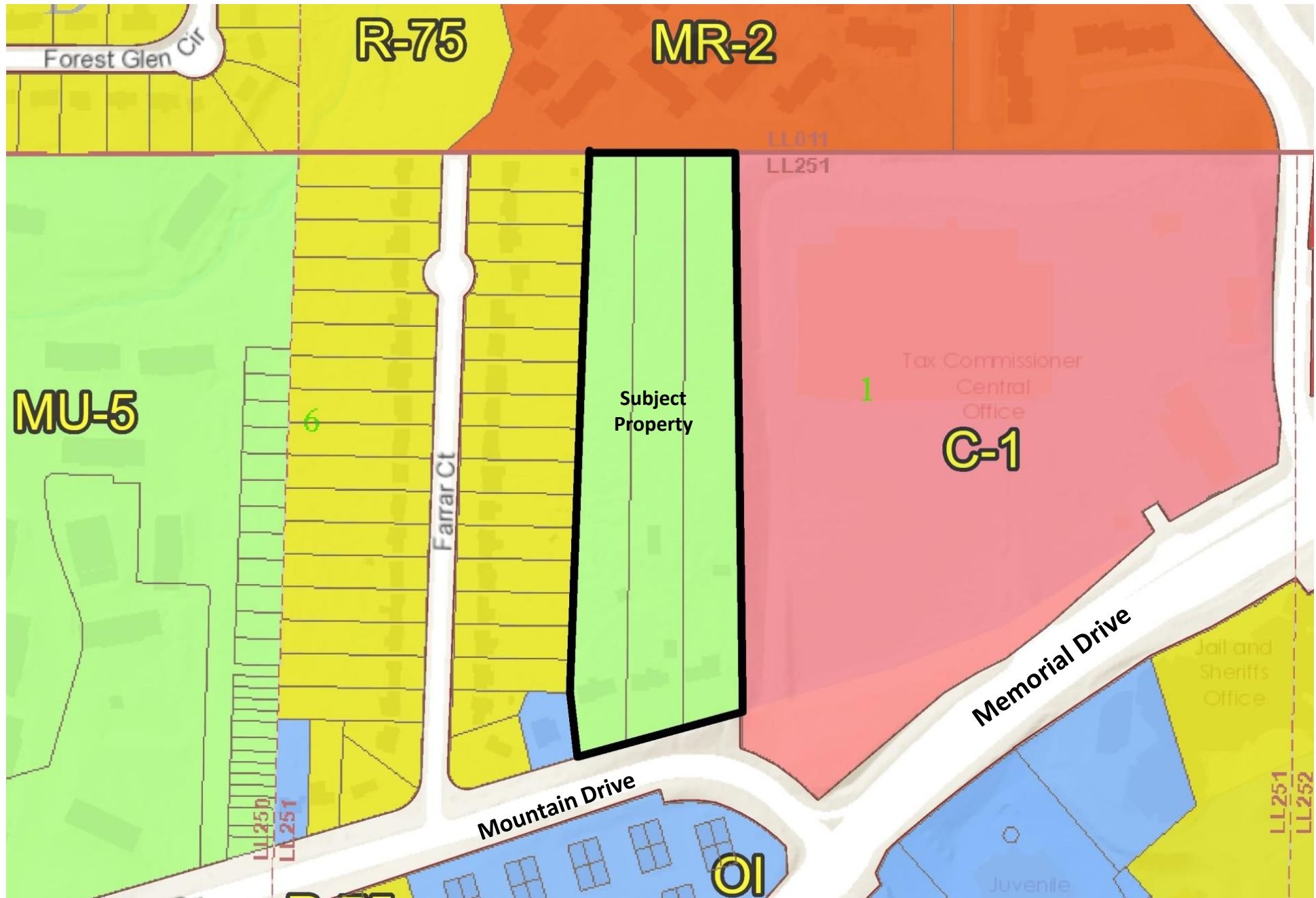


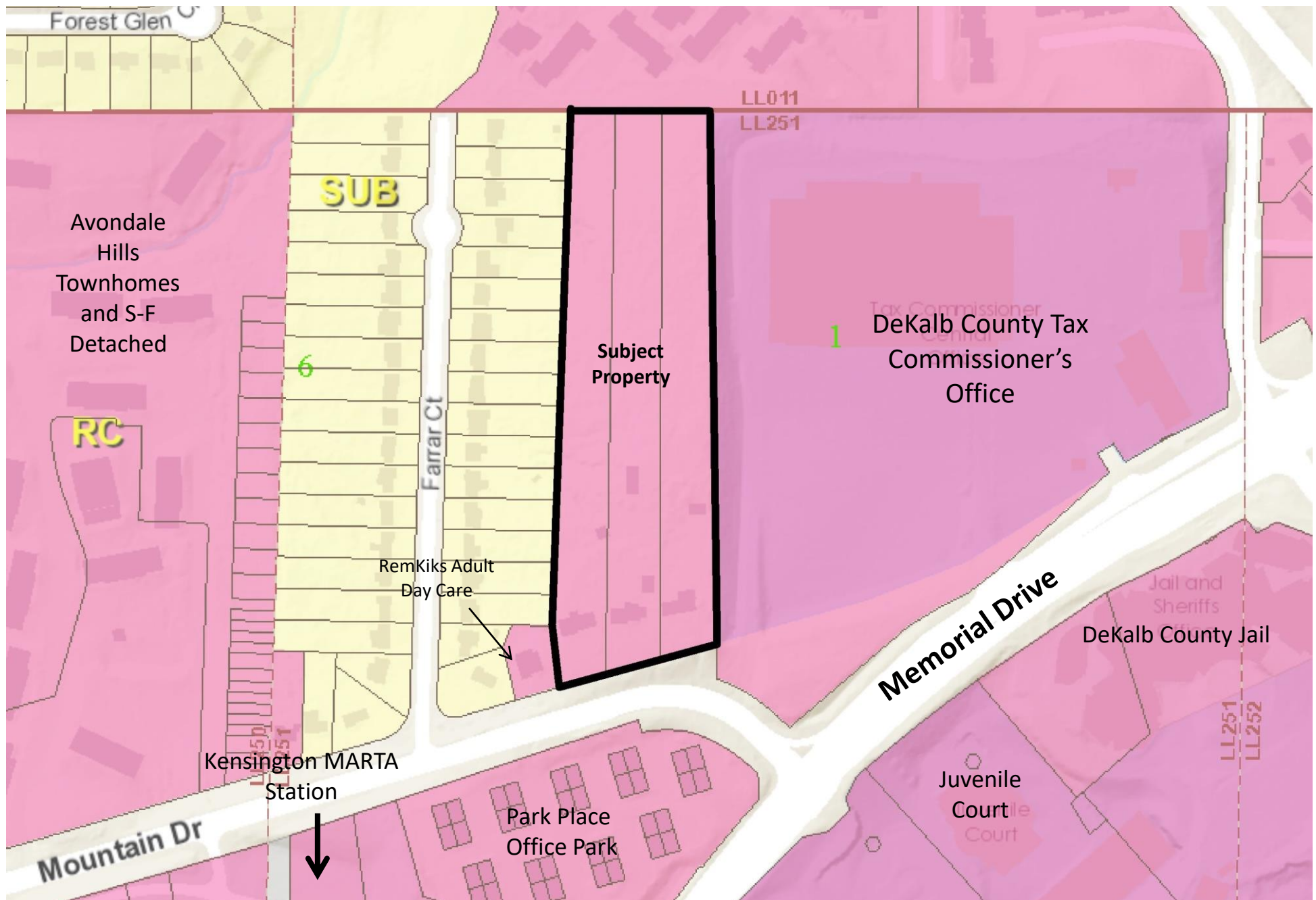




Exhibit B











Front of subject property on Mountain Drive.

East side of subject property, viewed from Mountain Drive.

