



Michael Thurmond
Chief Executive Officer

DeKalb County Department of Planning & Sustainability

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Planning Commission Hearing Date: March 6, 2018, 6:30 P.M.
Board of Commissioners Hearing Date: March 27, 2018, 6:30 P.M.
(deferred from November 26, 2017)

STAFF ANALYSIS

Case No.: CZ-17-21855 **Agenda #:** N. 2

Location/Address: The north side of North Druid Hills Road, approximately 168 feet west of Berkeley Lane, at 2696 North Druid Hills Road, Atlanta. **Commission District:** 2 **Super District:** 6

Parcel ID: 18-151-01-004

Request: Major Modification to a zoning condition for the Madison (f.k.a.Viera Briarcliff Apartment Homes) pursuant to CZ-85101, to increase the maximum allowed density from 10 units per acre to 10.23 units per acre, to reflect removal of two undeveloped parcels from the development acreage.

Property Owner: Druid Hills Multifamily, LLC and IPX MF Druid Hills, LLC

Applicant/Agent: DeKalb County Board of Commissioners

Acreage: 48.95

Existing Land Use: The Madison multifamily residential (f.k.a. Viera Briarcliff Apartment Homes)

Surrounding Properties: To the north, northeast, east, northwest: single-family residential; to the west, the Still Waters United Methodist Church; to the southwest, south, and southeast: Towns at Druid Hills townhome development.

Adjacent Zoning: **North:** R-85 **South:** RSM **East:** R-85 and R-100 **West:** RSM and R-100
Northeast: R-85 **Northwest:** R-85 **Southeast:** RSM **Southwest:** RSM

Comprehensive Plan: Suburban **Consistent** ☒ **Inconsistent** ☐

Proposed Density: 10.23 units/acre	Existing Density: 10 units/acre as per zoning condition
Proposed Units: 500 (no change)	Existing Units: 500



DeKalb County
GEORGIA

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

CZ-17-21855

MAJOR MODIFICATION APPLICATION

Existing Conditional Zoning No.: CZ-85101

APPLICANT NAME: BOARD OF COMMISSIONERS

Daytime Phone#: _____ Fax #: _____ E-mail: _____

Mailing Address: 1300 COMMERCE DRIVE, DECATUR, GA 30030

OWNER NAME: IPX MF DRUID HILLS, LLC

one owner, attach contact information for each owner

(If more than

Daytime Phone#: _____ Fax #: _____ E-mail: _____

Mailing Address: 301 OXFORD VALLEY ROAD, YARDLEY, PA 19067

SUBJECT PROPERTY ADDRESS OR LOCATION: 2696 N. DRUID HILLS RD.

ATLANTA, DeKalb County, GA, 30329

District(s): 18 Land Lot(s): 151 Block(s): 01 Parcel(s): 004

48.95 Acreage or Square Feet: 48.95 Commission District(s): 2 & 6 Existing Zoning: MR-1

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

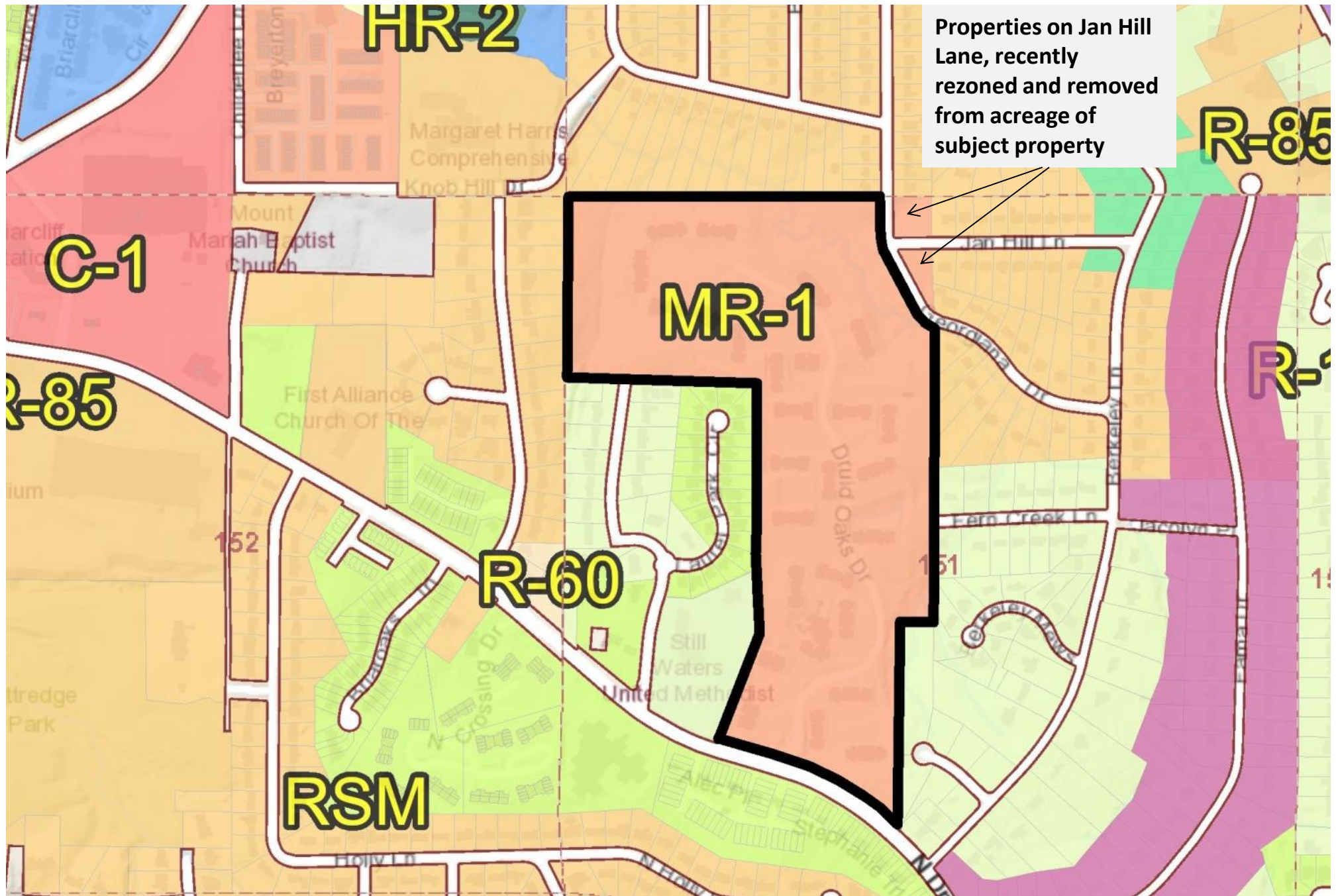
Have you, the applicant, made a campaign contribution of \$250.00 or more to a DeKalb County government official within the two year period that precedes the date on which you are filing this application?

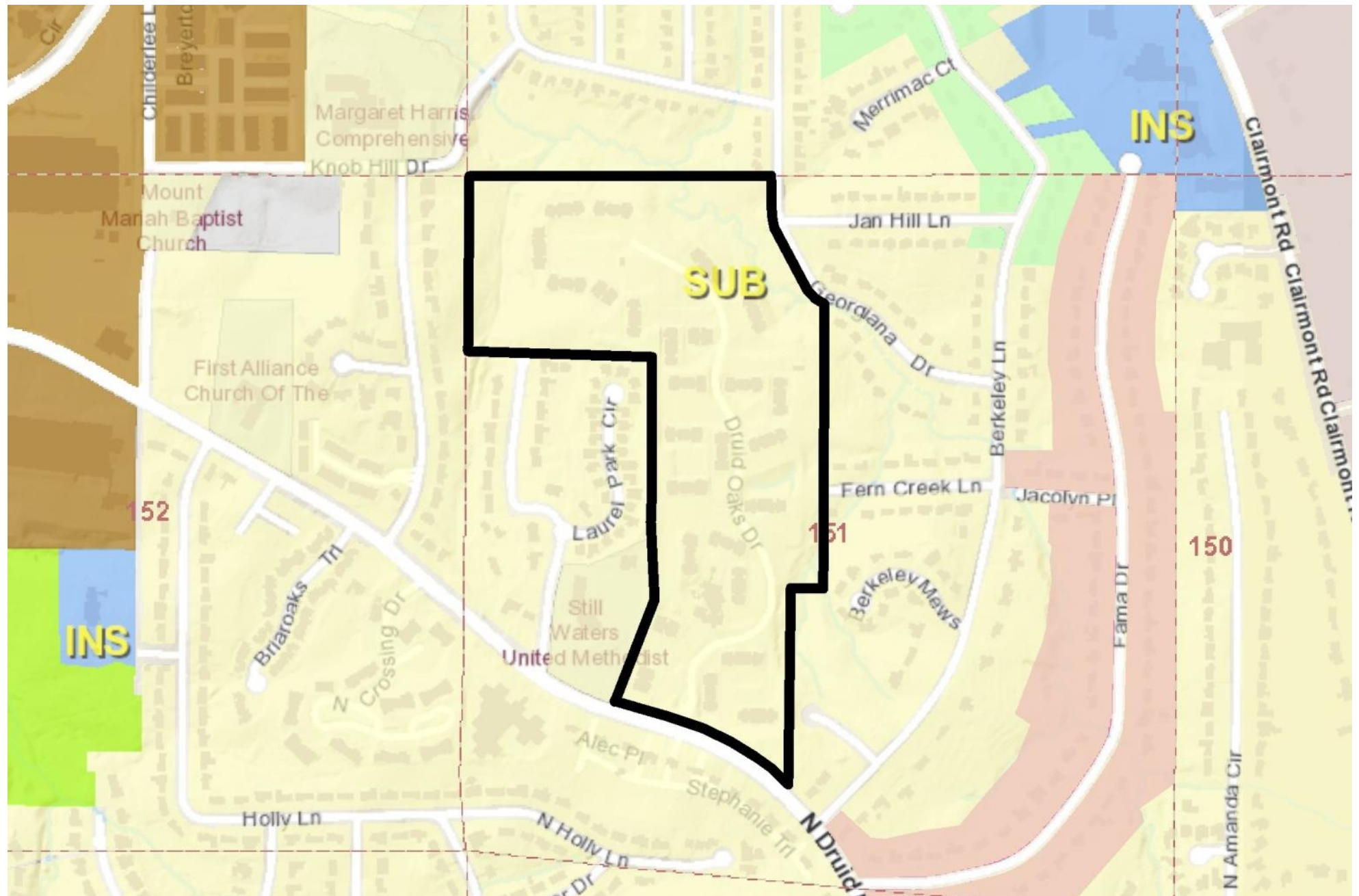
N.A. Yes N.A. No If "yes", see page 4. (Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A)

Owner: _____ Agent: _____
(Check One)

Signature of Applicant: _____

Printed Name of Applicant: _____ Major Modification Application









Subject Property at Front Entrance Gate



Subject Property – View from N. Druid Hills Road