



**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: July 10, 2018, 6:30 P.M.  
Board of Commissioners Hearing Date: July 24, 2018, 6:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** CZ-18-22125 **Agenda #:** N. 5

**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 conditions of zoning pursuant to CZ-15-19943, for a mixed commercial, multifamily residential, and single-family residential development in an MU-5 (Mixed Use-5) district. The requested Major Modification would allow changes to the mixture of uses to increase residential units from 106 to 271 units, decrease non-residential square footage from 199,200 square feet to 163,100 square feet, change the mixture of housing types from single-family detached, multifamily, and single-family attached townhomes to townhomes and live-work units, and change the layout of streets and buildings on the site plan.

**Property Owner(s):** Avondale Park, LLC

**Applicant/Agent:** Carlos Arenas/Avondale Park, LLC

**Acreage:** 9.32 acres

**Existing Land Use:** Undeveloped, wooded

**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**

<b>Proposed Density:</b> 29 units/acre	<b>Existing Density:</b> N.A. (undeveloped)
<b>Proposed Units/Square Ft.:</b> 271 units/14,000 s.f. nonresidential floor area	<b>Existing Units/Square Feet:</b> N.A. (undeveloped)
<b>Proposed Lot Coverage:</b> Not applicable <b>Proposed Open Space:</b> 21%	<b>Existing Lot Coverage:</b> None (undeveloped)



Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

**RECEIVED** MAJOR MODIFICATION APPLICATION

FEB 27 2018

CZ-18-22125

Date Submitted: FEB 27 2018

Case No.: ~~215-19943~~

Existing Conditional Zoning No.: 215-19943

APPLICANT NAME: Avondale Park LLC (Carlos Arenas)

Daytime Phone#: 404 9573207 Fax #: 404 9932167 E-mail: Carlos@Proterra.US

Mailing Address: 133 JOHNSON FERRY RD SUITE 501 Marietta GA 30068

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

Daytime Phone#: 404 9573207 Fax #: 404 9932167 E-mail: FELIPE@Proterra.US

Mailing Address: 404 7079975 133 JOHNSON FERRY RD Marietta GA 30068

SUBJECT PROPERTY ADDRESS OR LOCATION: 3458/3468/3478 Mountain Pe  
DeKalb County, GA, 30032

District(s): 6 Land Lot(s): Block(s): Parcel(s): 152501-020, 027, 028

Acreage or Square Feet: +9 ques Commission District(s): 4 Existing Zoning: MU-5

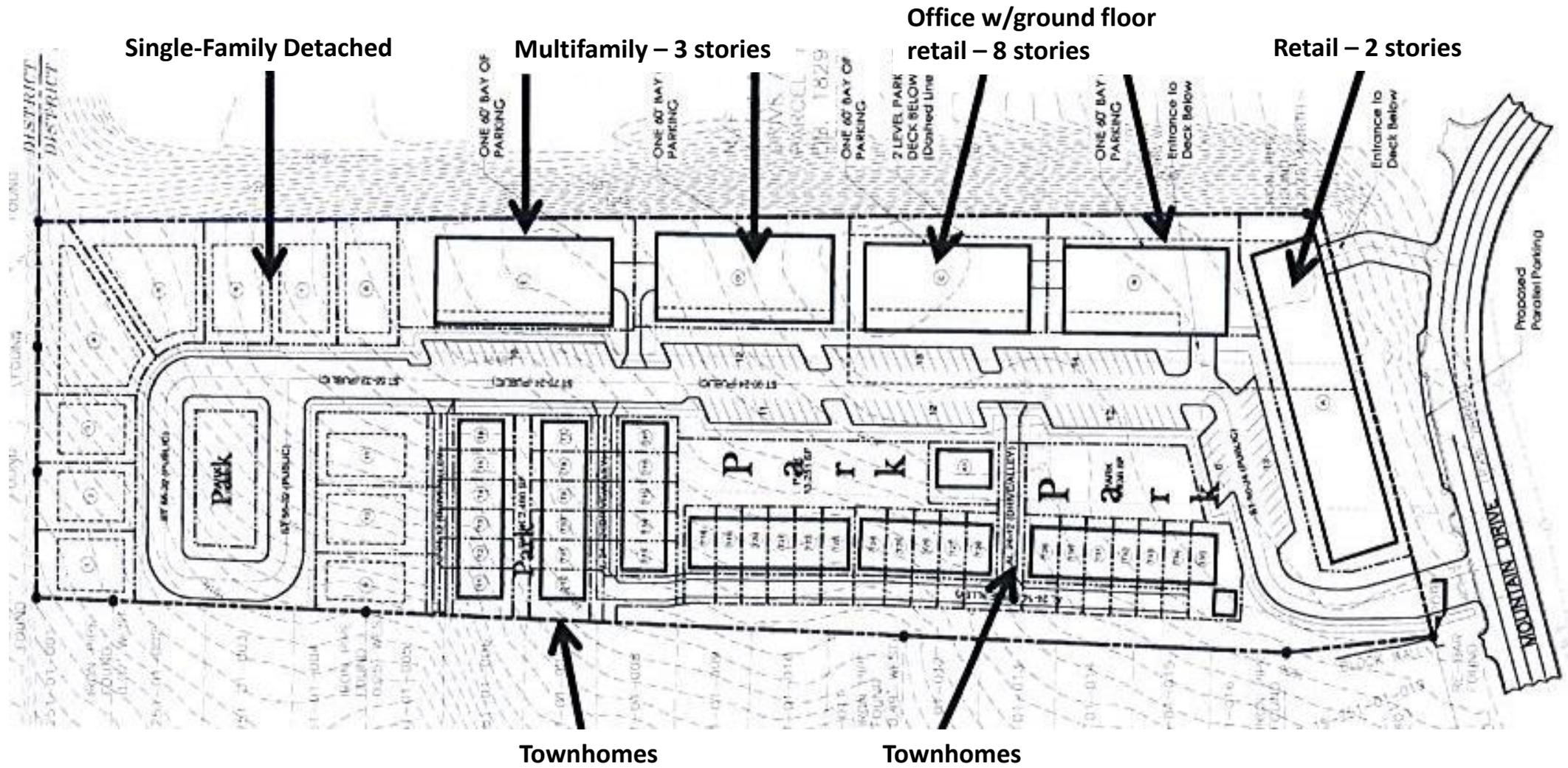
I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Signature of Applicant:

Printed Name of Applicant: Carlos Arenas

15-251-01-020, 027, 028





Single-Family Detached

Multifamily - 3 stories

Office w/ground floor retail - 8 stories

Retail - 2 stories

Townhomes

Townhomes



PARCEL 15-251-01-021  
DB. 18297, PG. 586  
ZONED C-1

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

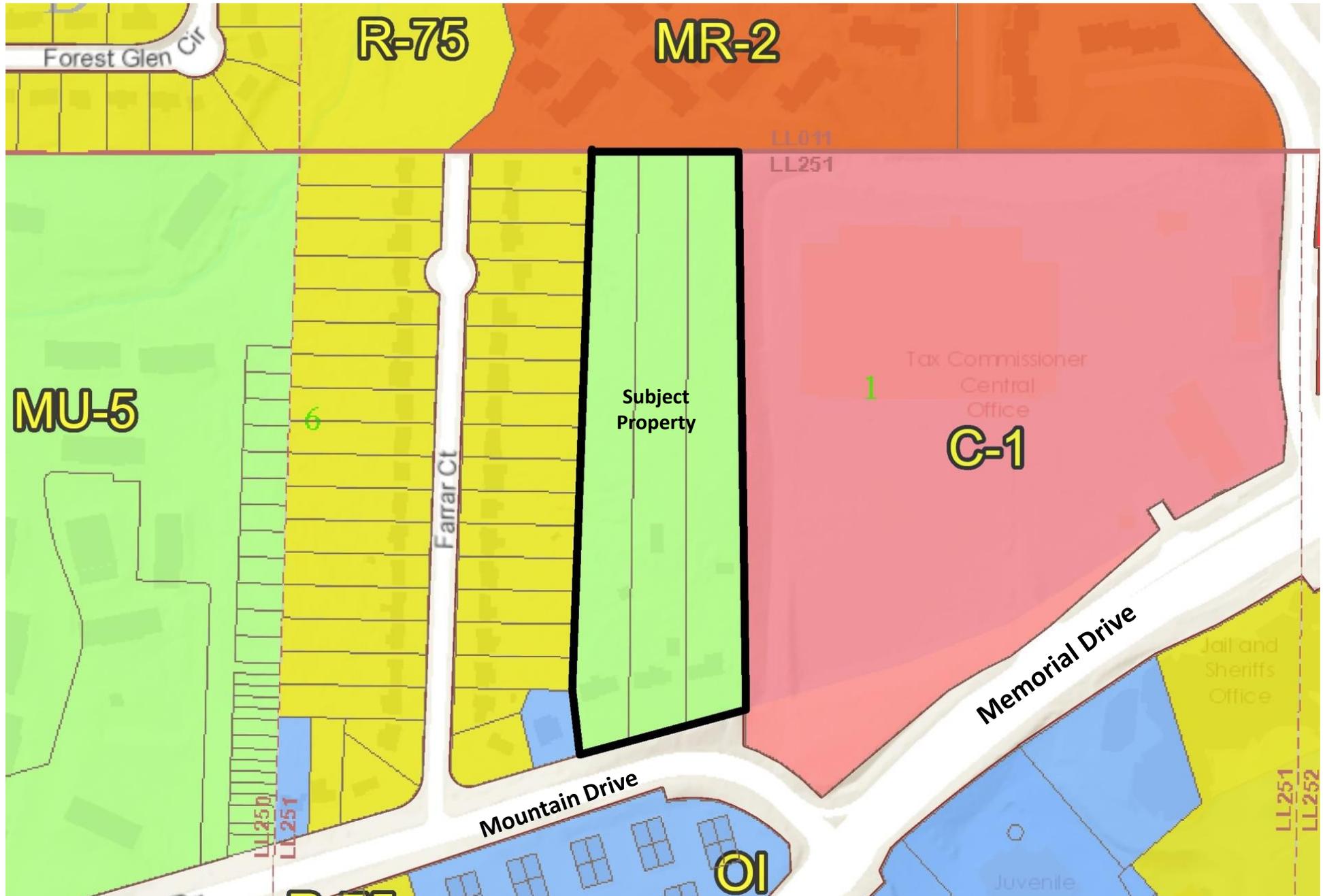
**SITE PLAN**  
scale 1"=40'

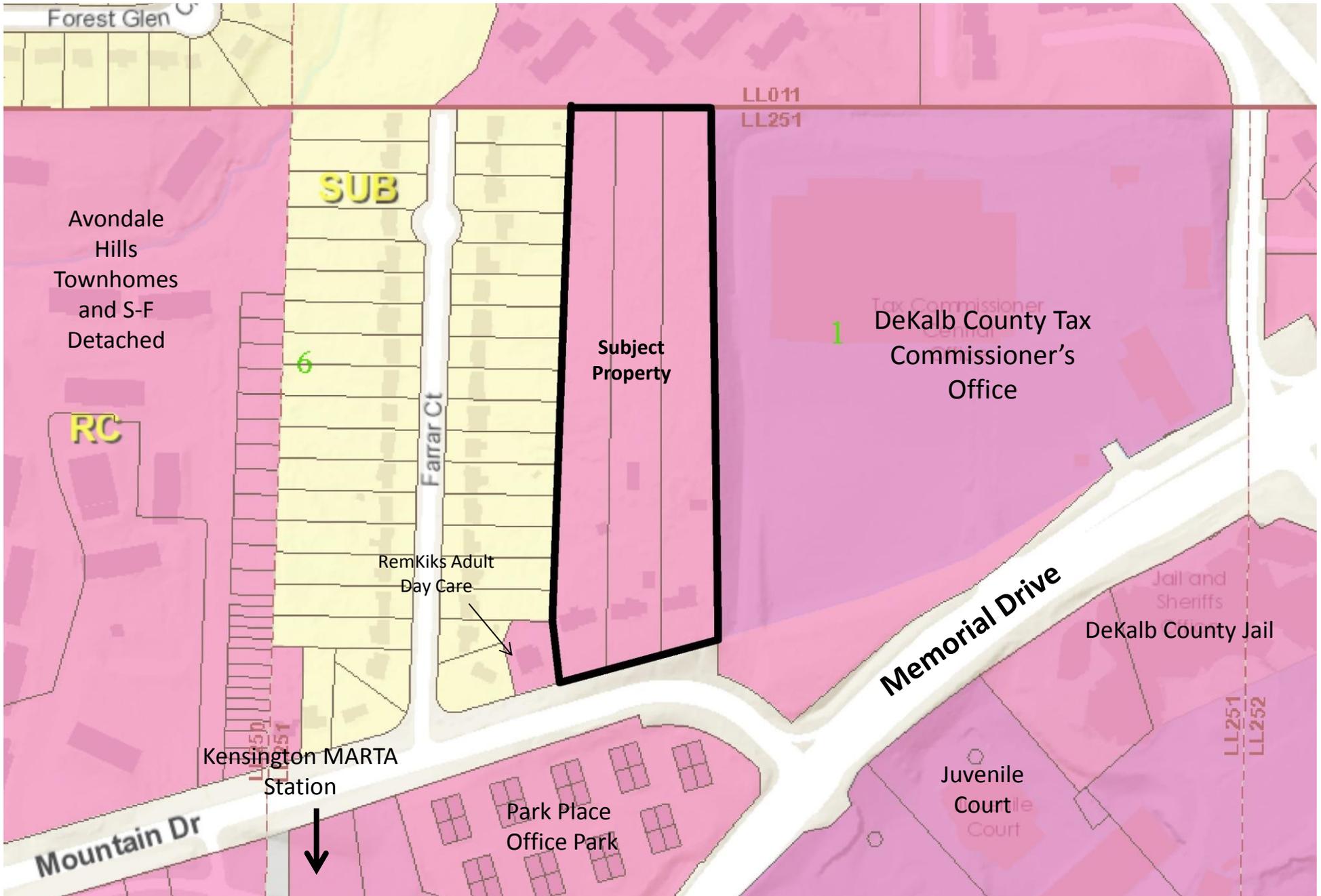
proterra development llc  
  
 PROTERRA DEVELOPMENT AT  
**AVONDALE PARK**

date:  
SEP\_13\_2011  
revised:  
comm no.  
**1504**

Helepe@proterra.com  
 TEL: 404.857.1369  
 133 Johnson Ferry Road suite 115  
 Atlanta, GA 30328











Front of subject property on Mountain Drive.



East side of subject property, viewed from parking lot of Tax Assessor's Office.