



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: March 6, 2018, 6:30 P.M.

Board of Commissioners Hearing Date: March 27, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-18-22040 **Agenda #:** N. 9

Location/Address: 3337, 3345, 3353, 3361, 3367 and 3375 Kensington Road, Decatur **Commission District:** 4 **Super District:** 6

Parcel ID(s): 15-250-06-001 through -006

Request: To rezone property from R-75 (Residential Medium Lot) District and O-I (Office-Institutional) District to HR-3 (High-Density Residential) District for development of 244 multi-family units at a density of 86 units per acre.

Property Owner(s): Rickie A. Clements, Reta Horton, and CVRS Holdings, LLC

Applicant/Agent: LDG Development, LLC c/o Battle Law, PC

Acreage: 2.83 acres

Existing Land Use: Single-family detached homes.

Surrounding Properties: To the north, northeast, and northwest: the Kensington MARTA station; to the east: an unused parking lot; to the southeast and south: the DeKalb County Juvenile Detention Center; to the southwest: single-family residential (City of Avondale Estates); to the west: Kensington Trace townhomes (City of Avondale Estates)

Adjacent Zoning: **North:** R-75 **South:** N.A. (Avondale Estates) **East:** R-75 **West:** RSM and Avondale Estates **Northeast:** R-75 **Northwest:** R-75 **Southeast:** N.A. (Avondale Estates) **Southwest:** N.A. (Avondale Estates)

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

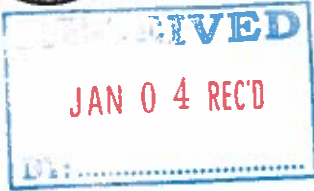
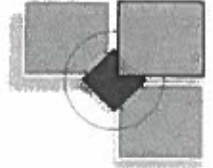
Proposed Density: 86.22 units/acre	Existing Density: 2.12 units/acre
Proposed Units: 244	Existing Units: 6
Proposed Lot Coverage: 71%	Existing Lot Coverage: (estimate) 15%



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING
MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. 2-18-22040
Filing Fee

Date Received: Application No.:

Applicant: LDG Development, LLC c/o Battle Law, P.C. E-Mail: mlb@battlelawpc.com

Applicant Mailing Address: One West Court Sq., Suite 750, Decatur, GA 30030

Applicant Phone: 404-601-7616 Fax: 404-745-0045

Owner(s): See Attached E-Mail:
(if more than one owner, attach as Exhibit "A")

Owner's Mailing Address:

Owner(s) Phone: Fax:

Address/Location of Subject Property: See Schedule 1 Attached Hereto

District(s): 5 Land Lot(s): 250 Block: 06 Parcel(s): 001 - 006

Acreage: 2.834 Commission District (s): 4 & 6

Present Zoning Category: R-75 Proposed Zoning Category: HR-3

Present Land Use Category: Regional Center

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contribution

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes X No

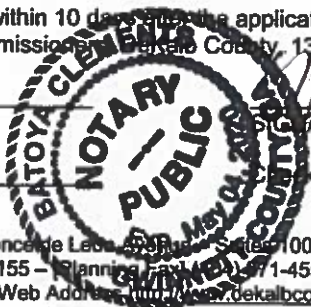
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing;

- 1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

NOTARY

May 04 2020
EXPIRATION DATE / SEAL

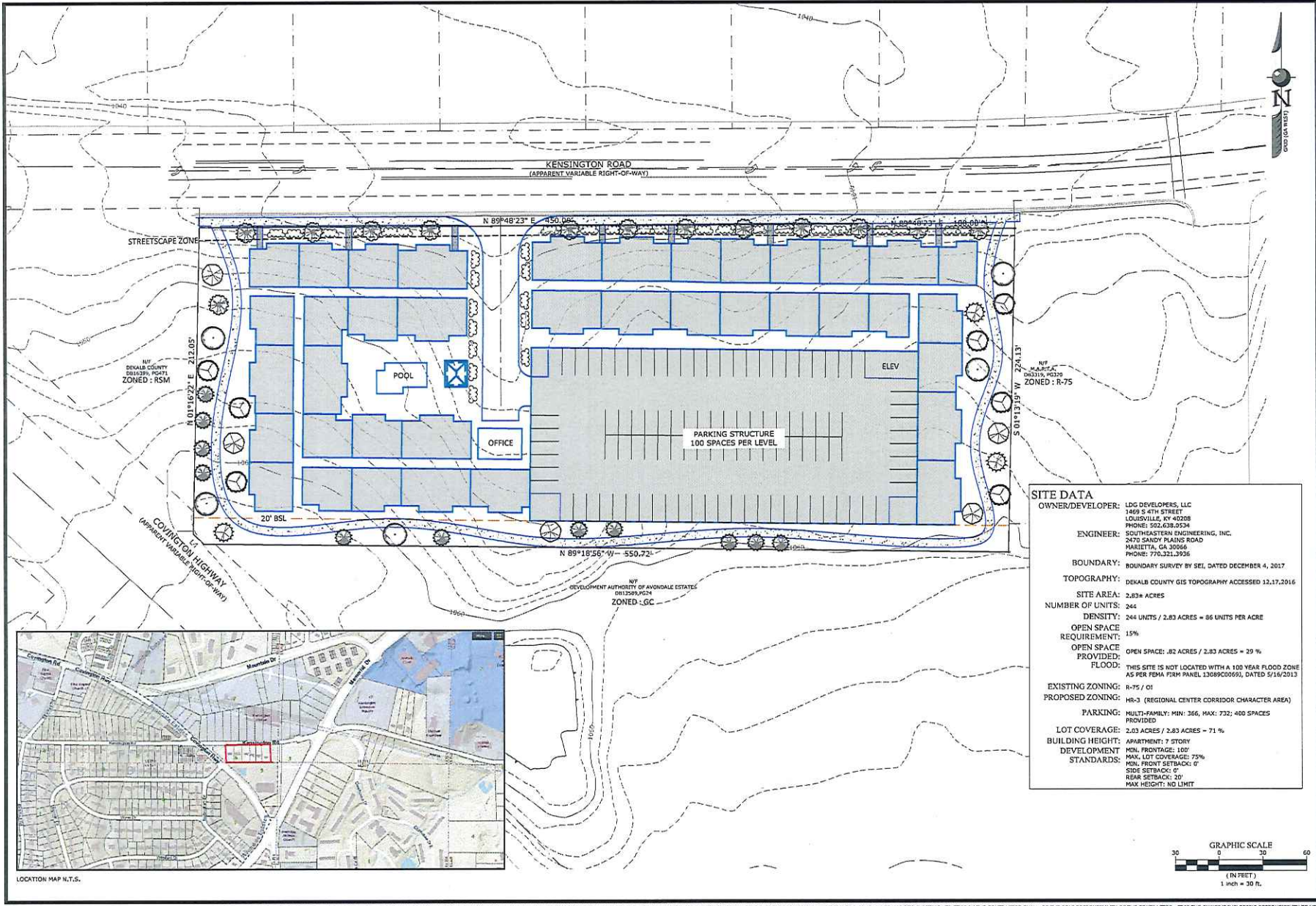


SIGNATURE OF APPLICANT DATE

Book One: Owner Agent

330 West Ponce de Leon Avenue, Suite 100-500 - Decatur, Georgia - 30030
[voice] 404.371.2155 - [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address: www.dekalbcountyga.gov/planning
Email Address: planninganddevelopment@dekalbcountyga.gov

FILE NAME: I:\CUSTOMER_PROJECTS\951 LDG Developments\951 LDG Developments\951-17-233 Cobble (interior).dwg PLOT STYLE: 951-17-233 Cobble (interior).plt PLOT DATE: 1/27/2019 USER: NATHAN BOZMAN



SITE DATA

OWNER/DEVELOPER: LDG DEVELOPERS, LLC
1469 S 4TH STREET
LOUISVILLE, KY 40208
PHONE: 502.638.9324

ENGINEER: SOUTHEASTERN ENGINEERING, INC.
2470 SANDY PLAINS ROAD
SMALLETTA, GA 30066
PHONE: 770.321.3926

BOUNDARY: BOUNDARY SURVEY BY SEI, DATED DECEMBER 4, 2017

TOPOGRAPHY: DEKALB COUNTY GIS TOPOGRAPHY ACCESSED 12.17.2016

SITE AREA: 2.83± ACRES

NUMBER OF UNITS: 244

DENSITY: 244 UNITS / 2.83 ACRES = 86 UNITS PER ACRE

OPEN SPACE REQUIREMENT: 15%

OPEN SPACE PROVIDED: OPEN SPACE: .82 ACRES / 2.83 ACRES = 29 %

FLOOD: THIS SITE IS NOT LOCATED WITH A 100 YEAR FLOOD ZONE AS PER FEMA FIRM PANEL 13089C0050, DATED 5/16/2013

EXISTING ZONING: R-75 / 01

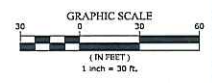
PROPOSED ZONING: HR-3 (REGIONAL CENTER CORRIDOR CHARACTER AREA)

PARKING: MULTI-FAMILY: MIN: 366, MAX: 732; 400 SPACES PROVIDED

LOT COVERAGE: 2.03 ACRES / 2.83 ACRES = 71 %

BUILDING HEIGHT: APARTMENT: 7 STORY

DEVELOPMENT STANDARDS:
 - MIN. FRONTAGE: 100'
 - MAX. LOT COVERAGE: 75%
 - MIN. FRONT SETBACK: 0'
 - SIDE SETBACK: 0'
 - REAR SETBACK: 20'
 - MAX HEIGHT: NO LIMIT



THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.

SOUTHEASTERN ENGINEERING, INC.
2403 Sandy Plains Road, Marietta, GA 30066
770.321.3926
www.seiengineering.com

No.	REVISION DESCRIPTION	DATE

LDG DEVELOPERS, LLC
1469 S 4TH STREET
LOUISVILLE, KY 40208
PHONE: 502.638.9324

ZONING SITE PLAN
PROJECT STATION:
LL 250 OF THE 15 DISTRICT
UNINCORPORATED DISTRICT
DEKALB COUNTY
GEORGIA

ISSUED FOR:
SUBMITTAL

Project No.: 951-17-233
Designed by: MIA
Issue Date: 1/27/2019

951-17-233



Z-18-22040

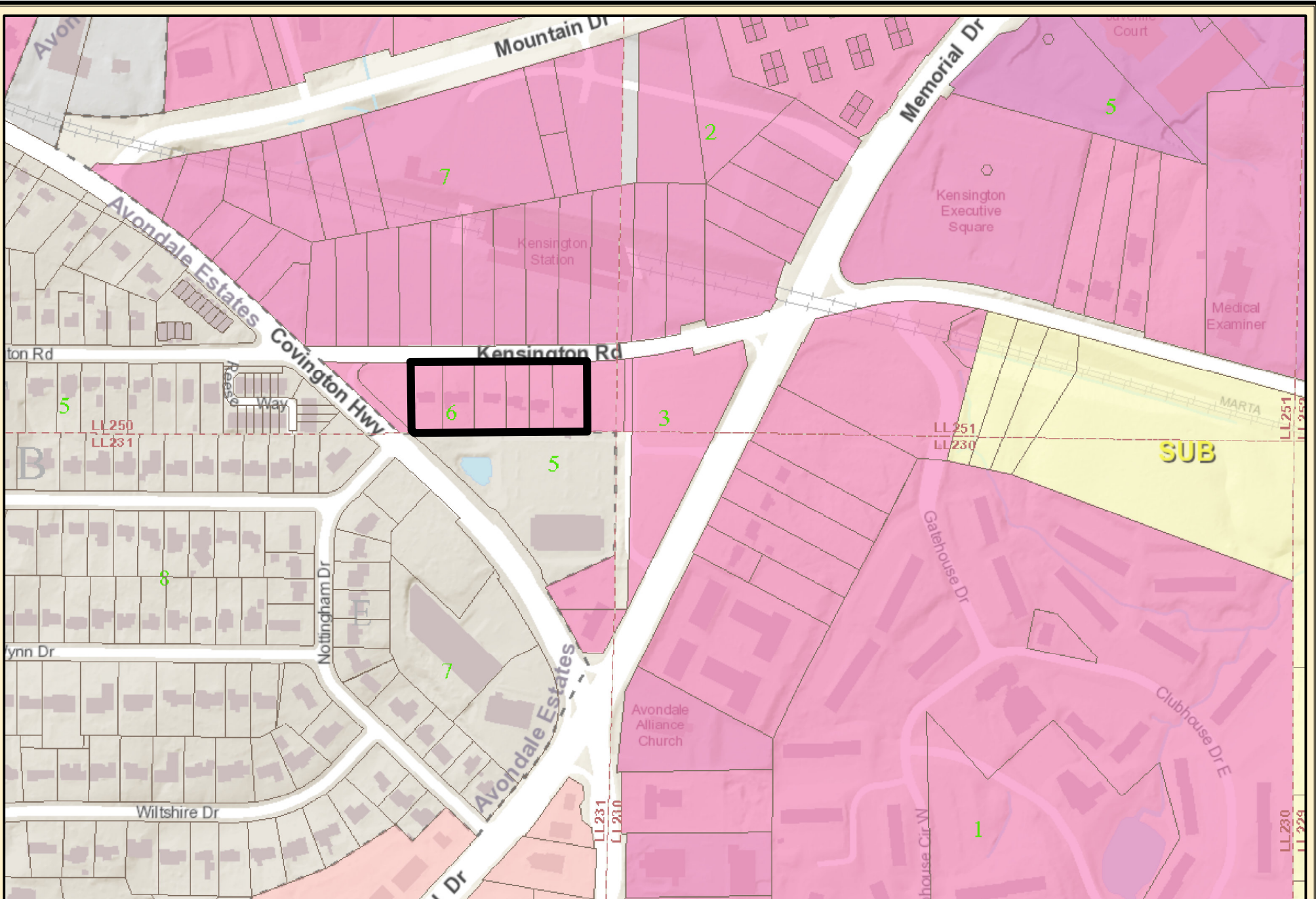


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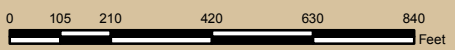


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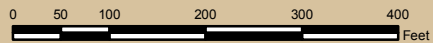
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LL 250
LL 231

Z-18-22040



Date Printed: 2/6/2018



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