



Michael Thurmond
Chief Executive Officer

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: September 01, 2020
Board of Commissioners Hearing Date: September 24, 2020**

STAFF ANALYSIS

Case No.: Z-20-1243836 **Agenda #:** D.1

Location/Address: 4159, 4179, 4183, 4187, 4195, 4203, 4213 Memorial Drive **Commission District:** 04 **Super District:** 06

Parcel ID: 15-230-01-010, 15-230-01-028, 15-230-01-034, 15-230-01-008, 15-230-01-007, 15-230-01-006, 15-230-01-005

Request: To rezone seven properties from O-I (Office Institutional) District and HR-3 (High Density Residential – 3) District to HR-3 (High Density Residential -3) District to allow multifamily development at a proposed density of 40 units per acre.

Property Owner(s): 4151 Memorial LLC, Michelle Robinson, William Ritchie, Kensington Station LLC

Applicant/Agent: AHS Residential

Acreage: 11 acres

Existing Land Use: Office buildings, wooded land

Surrounding Properties: To the north of the subject properties is wooded land, to the south is Avondale Alliance Church, to the west across Memorial Drive is a parking lot and Shell gas station and to the east is multifamily apartments.

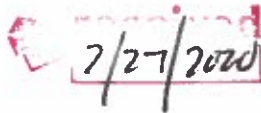
Adjacent Zoning: **North:** O – I **South:** R – 75 **East:** MR – 2 **West:** C – 1 and R – 75

Comprehensive Plan: **Regional Activity Center (RC)** ☐ **Consistent** ☒ **Inconsistent**

Proposed Density: 40 units/acre	Existing Density: N/A
Proposed Square Ft.: 650 SF per unit (minimum)	Existing Units/Square Feet: N/A
Proposed Lot Coverage: 79%	Existing Lot Coverage: N/A

DEPARTMENT OF PLANNING & SUSTAINABILITY

**Rezoning Application to Amend the Official Zoning Map of DeKalb
County, Georgia**



Date Received: _____ Application No: 1243836

Applicant Name: AHS Residential (Contact: Juan G. Fernandez / Engineer Contact: Kimley Horn - Alex Hensley, PE)

Applicant E-Mail Address: jgf@ahsresidential.com (Engineer E-Mail: alex.hensley@kimley-horn.com)

Applicant Mailing Address: 12895 SW 132nd Street, Suite 202

Miami, FL 33186

Applicant Daytime Phone: 786-701-8729

Fax: 305-255-5589

(Engineer Phone: 770-545-6107)

Owner Name: See Exhibit A Attached

If more than one owner, attach list of owners.

Owner Mailing Address: See Exhibit A Attached

Owner Daytime Phone: See Exhibit A Attached

Address of Subject Property: 4159, 4179, 4183, 4187, 4195, 4203 & 4213 Memorial Drive

Decatur, GA 30032

Parcel ID#: 15 230 01 010, 15 230 01 028, 15 230 01 034, 15 230 01 008, 15 230 01 007, 15 230 01 006 & 15 230 01 005

Acreage: 11.25 (all seven parcels)

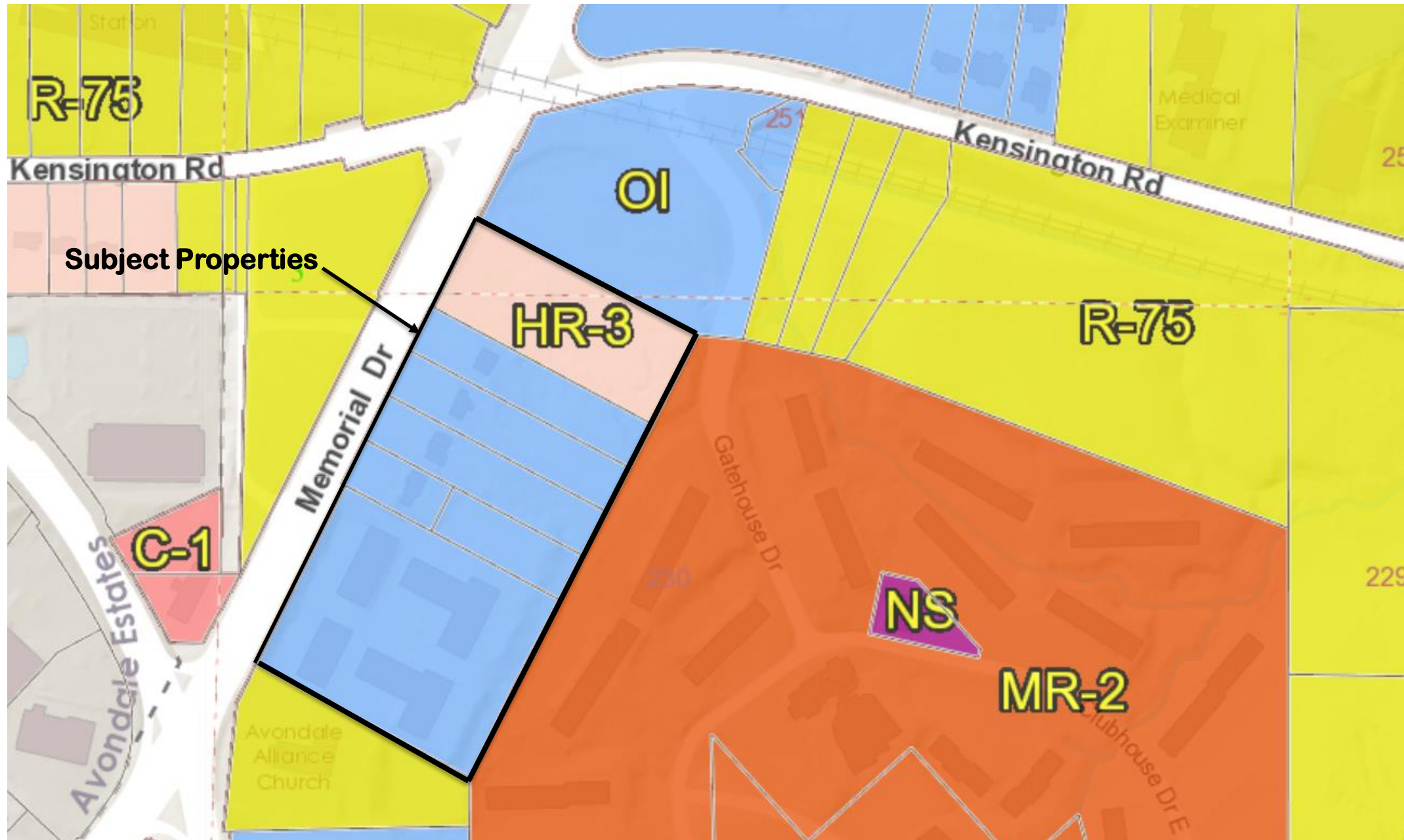
Commission District: 4 & 6

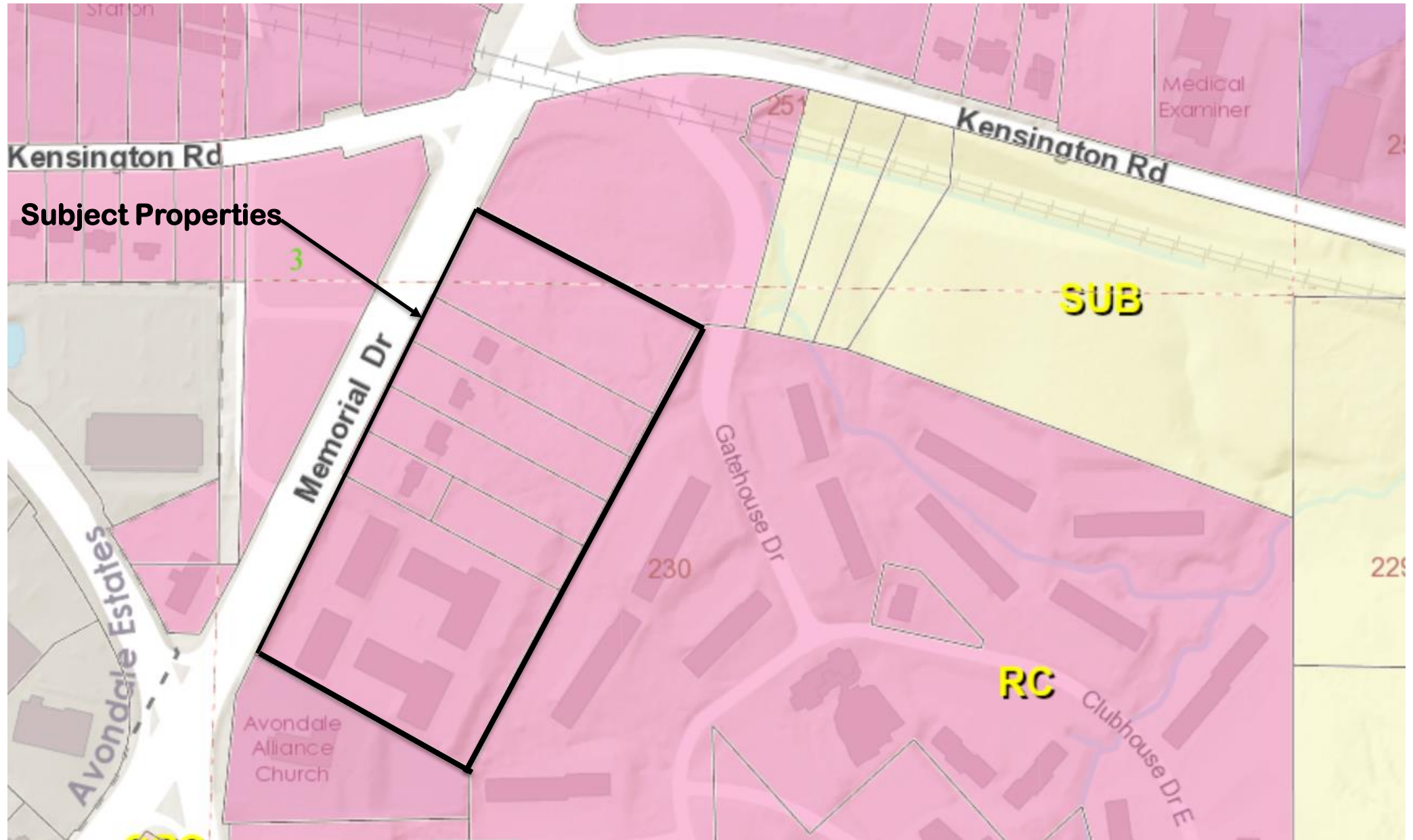
Present Zoning District(s): OI & HR3 (Zoning Condition CZ-18-22285)

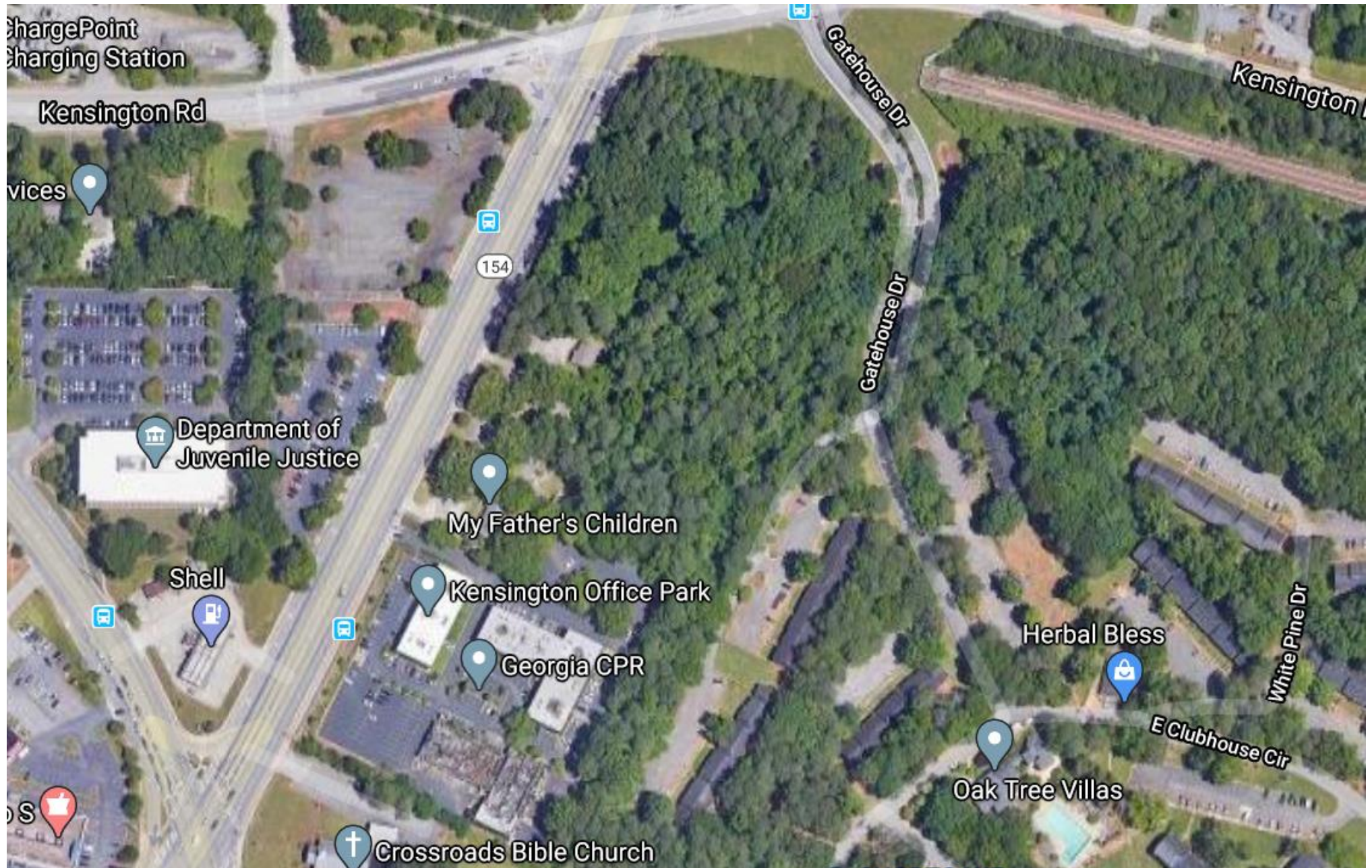
Proposed Zoning District: HR3

Present Land Use Designation: RC (Regional Center)

Proposed Land Use Designation (if applicable): N/A

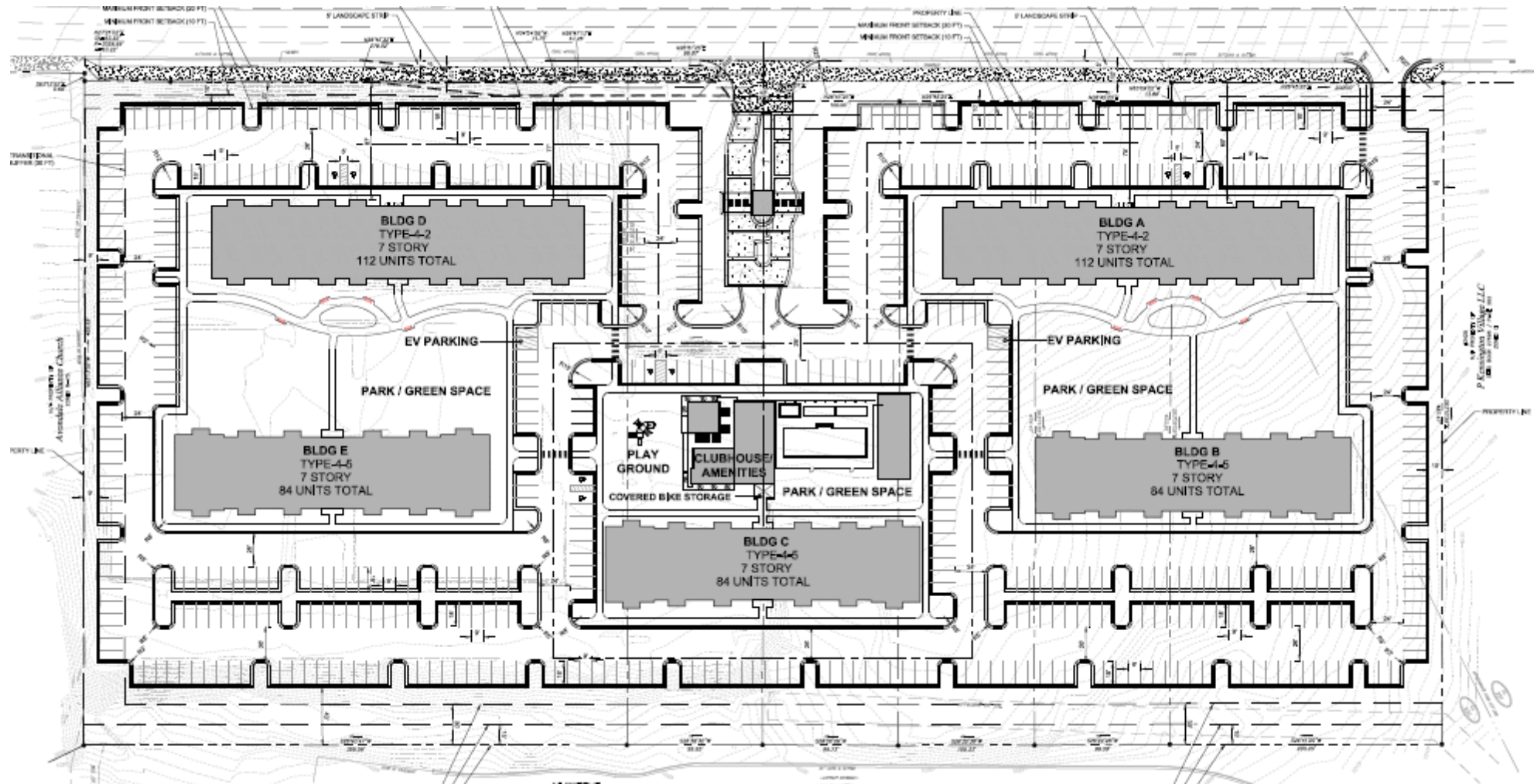








View from Memorial Drive







SOUTH ELEVATION



PERSPECTIVE VIEW