



## **DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 300**

**Decatur, GA 30030**

**(404) 371-2155 / [plandev@dekalbcountyga.gov](mailto:plandev@dekalbcountyga.gov)**

**Planning Commission Hearing Date: November 05, 2019, 6:30 P.M.**

**Board of Commissioners Hearing Date: November 19, 2019, 6:30 P.M.**

### **STAFF ANALYSIS**

**Case No.:** Z-19-1243388 **Agenda #:** D.7

**Location/Address:** The west side of Flat Shoals Road, approximately 679 feet east of the southwest intersection of Clifton Springs Road and Flat Shoals Parkway at 3101 Clifton Springs Road, Decatur, GA. **Commission District:** 3 **Super District:** 6

**Parcel ID:** 15-090-01-013

**Request:** To rezone property from MU-4 (Mixed Use High Density) District to MR-1 (Medium Density Residential-1) District to develop a 300 multi-family unit development at a density of 6.25 units per acre.

**Property Owners:** Otto Tract No. 10, LLC

**Applicant/Agent:** Otto Tract No. 10, LLC/Battle Law, P.C.

**Acreage:** 48 Acres

**Existing Land Use:** Undeveloped

**Surrounding Properties:** North is zoned C-1 (Local Commercial) District and is developed with a QuikTrip convenience store with gas outlet, various retail commercial uses and DeKalb County Board of Health. Southeast along Flat Shoals Parkway is zoned NS (Neighborhood Shopping) District and developed with retail uses. Northeast near the intersection of Columbia Drive and Flat Shoals Parkway is zoned RSM (Residential Medium Lot) District and MR-1 (Medium Density Residential-1) District. Residential developments include Orchard Lane Condominiums, Vinings Crest Townhomes and The Life apartment homes. DeKalb County Library is located east of the site on Flat Shoals Parkway on property zoned R-100 (Residential Medium Lot) District.

**Comprehensive Plan:** Neighborhood Center (NC) Consistent X

<b>Proposed No of Units:</b> 300	<b>Approved No of Residential Units:</b> 600 multi-family units per Z-12-18064
<b>Proposed Lot Coverage:</b> <65%	<b>Existing Lot Coverage:</b> None

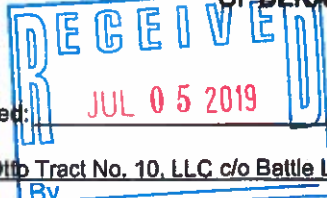


# DeKalb County Department of Planning & Sustainability

Michael L. Thurmond  
Chief Executive Officer

Andrew A. Baker, AICP  
Director

## APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA



Date Received: JUL 05 2019 Application No.: 2-19-1243388 Z/CZ No. \_\_\_\_\_ Filing Fee: \_\_\_\_\_

Applicant: Otto Tract No. 10, LLC c/o Battle Law, P.C. E-Mail: mlb@battlelawpc.com

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

Applicant Phone: 404.601.7616 Fax: 404.745.0045

Owner(s): Otto Tract No. 10, LLC E-Mail: maxieprice1@gmail.com  
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:  
1261 Hammond Creek Trail Watkinsville, GA 30677

Owner(s) Phone: 770.317.3000 Fax: \_\_\_\_\_

Address/Location of Subject Property: 3101 Clifton Springs Road Decatur, GA 30034

District(s): 15 Land Lot(s): 090 Block: 01 Parcel(s): 013

Acreage: 29.53 +/- 48 Commission District(s): 3 & 6

Present Zoning Category: MU-4 Proposed Zoning Category: MR-1

Present Land Use Category: NC

### 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 Contributions

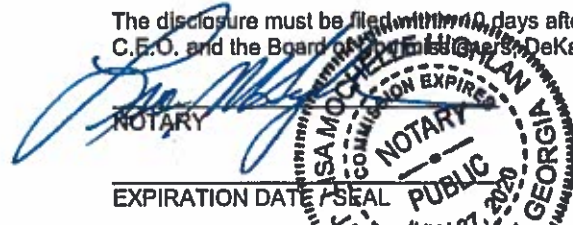
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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.



By: Battle Law, P.C. 7/3/19  
SIGNATURE OF APPLICANT / DATE

Check One: Owner X Agent \_\_\_\_\_

338 West Peachtree Street, Suite 100-500 - Decatur, Georgia - 30030  
[voice] 404-371-4556 [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007  
Web Address <http://www.dekalbcountyga.gov/planning>  
Email Address: [planninganddevelopment@dekalbcountyga.gov](mailto:planninganddevelopment@dekalbcountyga.gov)

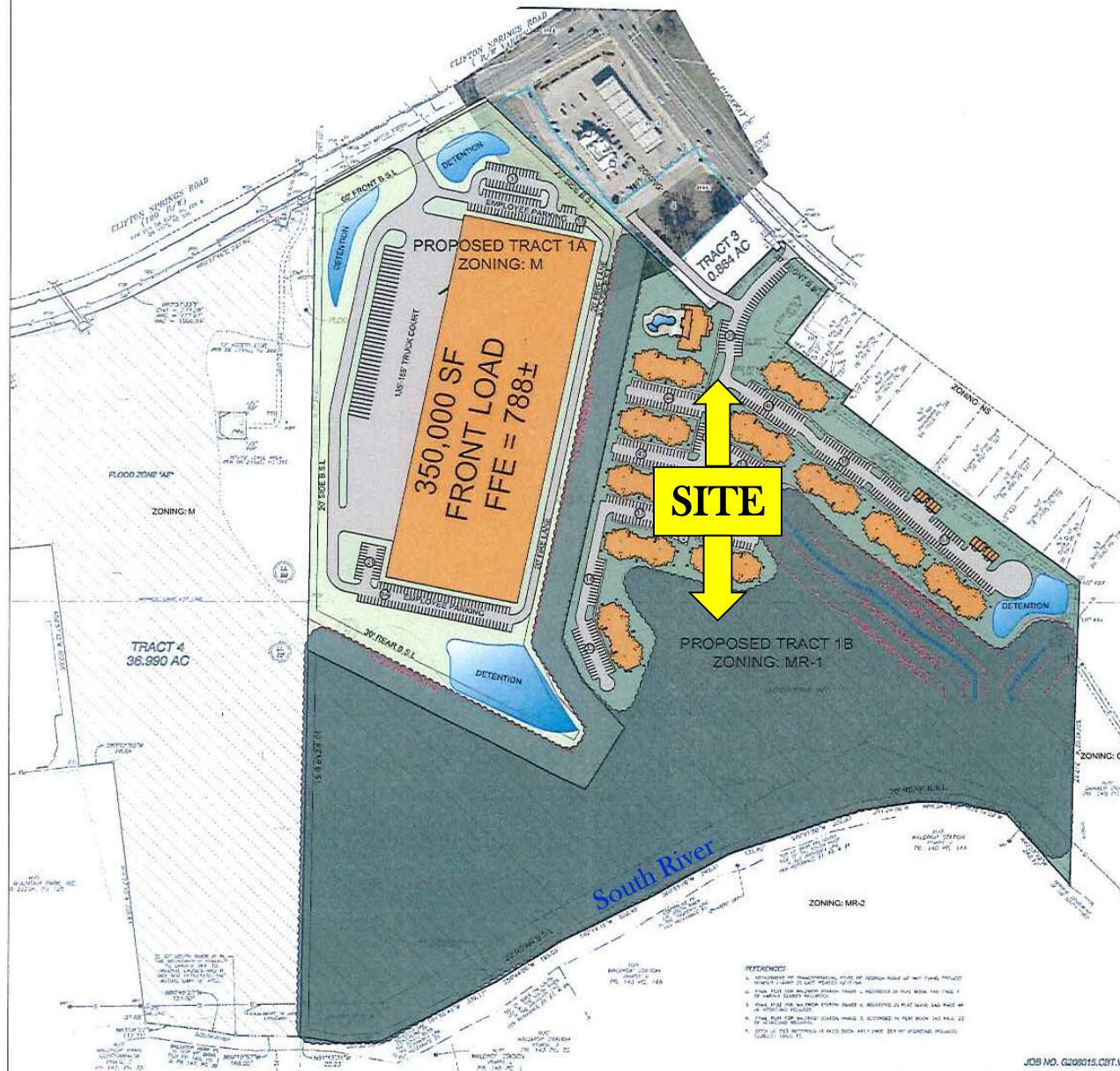
Tract 1B











**LOCATION MAP**  
NTS

**EXISTING SITE DATA**

CURRENT ZONING: MU-4

TOTAL ACREAGE: 75± ACRES

DEKALB COUNTY, GA  
LAND LOT 72 & 89; 15th DISTRICT  
PARCEL #: 15 090 01 013

**PROPOSED TRACT 1A SITE DATA**

PROPOSED ZONING: M (LIGHT INDUSTRIAL)  
PROPOSED ACREAGE: 27± ACRES

BUILDING SQUARE FOOTAGE: 350,000 sq. ft.

REQUIRED OPEN SPACE: 20%  
PROVIDED OPEN SPACE: 32%

REQUIRED PARKING  
MINIMUM ALLOWABLE: 1 PER 2,500 SF  
= 140 SPACES  
MAXIMUM ALLOWABLE: 1 PER 500 SF  
= 700 SPACES

PARKING PROVIDED  
191 TOTAL SPACES

**PROPOSED TRACT 1B SITE DATA**

PROPOSED ZONING: MR-1 (MEDIUM DENSITY  
RESIDENTIAL-1)  
PROPOSED ACREAGE: 48± ACRES

NUMBER OF UNITS: 300± UNITS  
NUMBER OF STORIES: 4 STORIES  
SITE DENSITY: 6.25± UNITS PER ACRE

REQUIRED OPEN SPACE: 20%  
PROVIDED OPEN SPACE: 78%

REQUIRED PARKING  
MINIMUM ALLOWABLE: 1.5 PER UNIT  
= 450 SPACES  
MAXIMUM ALLOWABLE: 3 PER UNIT  
= 900 SPACES

PARKING PROVIDED  
450 TOTAL SPACES

GRAPHIC SCALE



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