



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

File #: 2020-0385

6/2/2020

File Status: Preliminary Item

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 4 & 6

Application of John Corcoran to rezone properties from R-75 (Residential Medium Lot-75) to MU-4 (Mixed Use High Density) District to allow for the construction of up to 200 senior housing residences, at 3383, 3393, and 3391 Kensington Road and 4200 Memorial Drive.

PETITION NO: N11. Z-20-1243876 (2020-0385)

PROPOSED USE: Senior Housing Residences.

LOCATION: 3383, 3393 & 3391 Kensington Road; and 4200 Memorial Drive.

PARCEL NO. : 15-250-06-009, 15-251-03-001, 15-251-03-002, 15-251-03-003

INFO. CONTACT: Jahnee Prince, AICP

PHONE NUMBER: 404-371-2607

PURPOSE:

Application of John Corcoran to rezone properties from R-75 (Residential Medium Lot-75) to MU-4 (Mixed Use High Density) District to allow for the construction of up to 200 senior housing residences. The property is located on the south side of Kensington Road and the west side of Memorial Drive, at 3383, 3393, and 3391 Kensington Road; and 4200 Memorial Drive in Decatur, Georgia. The property has approximately 580 feet of frontage along Kensington Road, 845 feet of frontage along Memorial Drive and contains 4.3 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Full Cycle Deferral.

PLANNING COMMISSION: Pending.

PLANNING STAFF: Defer to July 14, 2020 BOC agenda.

STAFF ANALYSIS: Although the applicant originally thought they could meet the requirements of MU-4 zoning, it has been determined through the design process that they can't meet all the MU-4 requirements relating to providing a minimum of 20% nonresidential uses. The project could provide 10% nonresidential but not 20%. The applicant now wants to better comply with the intent of the Comprehensive Plan by increasing the proposed density up to 60 dwelling units per acre, which is above what MU-4 zoning allows (max of 40

units per acre) and increase the building height up to six stories. The HR-2 zoning district (allowing between 40 and 60 dwelling units per acre) would accommodate the desired density increase and also allow opportunities to be more consistent with the Regional Center Future Land Use Character Area of the Comprehensive Plan, the Kensington LCI, and the MARTA TOD guidelines. The HR-2 zoning (with conditions) would also allow the applicant to provide some accessory and primary nonresidential uses consistent with the mixed-use goals of the Regional Center Character Area of the Comprehensive Plan and the MARTA TOD guidelines. Additionally, the HR-2 district is more consistent with the adjacent HR-3 zoning to the west. The applicant has not yet amended their application because they are not allowed to at this point in the rezoning process. However, staff has worked together with MARTA throughout the development of the application and we now agree that HR 2 would be a better fit. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be “Deferred until the July 14th Board of Commissioners meeting to allow the applicant additional time to submit a revised site plan based on HR-2 zoning requirements and to amend their rezoning application to HR-2”.

PLANNING COMMISSION VOTE: Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Full Cycle Deferral 9-0-1. The Council recommended full cycle deferral in order to review proposed concept plans, not available because those plans were in the process of being redesigned. There were additional concerns regarding insufficient parking and walkability to nearby parks, grocery stores and drug stores for seniors living in the development.



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: June 2, 2020 6:30 P.M.

Board of Commissioners Hearing Date: June 9, 2020 9:00 A.M.

STAFF ANALYSIS

Case No.: Z-20-1243876 **Agenda #:** N.11

Location/Address: 3383, 3391, & 3393 Kensington Road and 4200 Memorial Drive, Decatur, Georgia. **Commission District:** 4 **Super District:** 6

Parcel ID(s): 15 250 06 009, 15 251 03 001, 15 251 03 002, 15 251 03 003

Request: To rezone properties from R-75 (Residential Medium Lot-75) District to MU-4 (Mixed Use High Density) District to allow up to 200 senior housing residences.

Property Owner(s): MARTA

Applicant/Agent: John Corcoran

Acreage: 4.1 acres

Existing Land Use: Parking Lot

Surrounding Properties: Kensington MARTA station to the north, northeast, and northwest; vacant land and offices to the east: the DeKalb County Juvenile Detention Center and a Shell gas station to the south; and vacant land and offices to the west.

Adjacent Zoning: **North:** R-75 **South:** C-1 **East:** O-I & HR-3 **West:** HR-3 and Avondale Estates

Comprehensive Plan: RC (Regional Center)/Kensington LCI **Consistent** **Not Consistent**

Proposed Density: NA	Existing Density: NA
Proposed Units/Square Footage: Up to 200 Senior Housing Residences	Existing Units: NA (Parking Lot)
Proposed Lot Coverage: NA	Existing Lot Coverage: NA

Zoning History:

The properties appear to have been zoned R-75 since adoption to the first zoning ordinance and map in 1956.

Surrounding Development

There is new market-rate senior housing multi-family development construction underway along Mountain Drive around ¾ mile distance from the subject property to the north on the other side of the MARTA station (the Avondale Hills and Avondale Park developments). These developments are geographically separated from the subject parcels by the MARTA station and roadways to the immediate north. The properties to the west currently contain vacant land and offices. These properties were recently rezoned to HR-3 (High Density Residential) District on July 24, 2019 by the Board of Commissioners and approved for 244 apartments within a six story building. The subject site backs up to the DeKalb Juvenile Justice Center to the southwest and a Shell gas station to the south. To the east across Memorial Drive are offices and vacant land.

Project Analysis

The subject properties comprise 4.1 acres and contain a MARTA parking lot. The property is part of a triangle of land bounded on the north by Kensington Road, on the southeast by Memorial Drive, and on the southwest by Covington Highway. In addition to two vacant properties, the other land uses in this triangle are the DeKalb Juvenile Justice Center and a Citgo gas station. The Kensington MARTA Station is located across Kensington Road to the north. A sidewalk is located along Kensington Road, next to the curb.

The applicant is requesting to rezone to the MU-4 (Mixed Use High Density) District which allows residential densities up to 40 dwelling units per acre. While initially proposed for up to 200 units, the proposed project had been revised to 170 senior housing residences within two four-story multi-family buildings adjacent to the west property line and the northeast property line at the Kensington Road/Memorial Drive intersection. There are 130 senior housing residences proposed for phase one and 40 senior housing residences are proposed in phase two. The proposed density for both phases is 40 units per acre. For phase one, 62 of the proposed units consist of one bedroom units and 68 of the units consist of two bedroom units. The mix of one and two bedroom units for phase two will be determined when phase two comes on line for development. All of the proposed units will consist of affordable housing units.

The proposed MU-4 zoning district allowing residential densities up to 40 dwelling units per acre is consistent with the Regional Center (RC) character area of the 2035 Comprehensive Plan calling for up to 120 dwelling units per acre, and also encourages development opportunities that are consistent with the goals of the 2003 and 2012 Kensington LCI *Small Area Plans* and the Transit Oriented Development (TOD) Guidelines adopted by MARTA in 2010 to encourage “transit-oriented development” as “a high-density, mixed-use development that provides a central transit “village”, and to provide pedestrian-focused development by locating buildings adjacent to wide sidewalks along the street frontage, locating parking behind the buildings, and providing publicly accessible open space. The submitted concept plan is consistent with the Kensington LCI goals and TOD guidelines adopted by MARTA focusing on high density, pedestrian focused developments by bringing the buildings up to wide sidewalks along the street, locating parking behind the buildings, and providing public access to open space.

However, the applicant is now wanting to revise their request again to allow more residential density than the MU-4 district allows (maximum 40 units per acre) and increase the building height from four stories to six stories in order to be more consistent with the Transit Oriented Development (TOD Guidelines) adopted by MARTA in 2010 to provide a high density, pedestrian-focused development near the Kensington MARTA station. To allow their desired increased density above 40 dwelling units per acre, MARTA is requesting that their rezoning request to change from MU-4 to either HR-2 (High Density Residential-2) district or the HR-3 (High Density Residential-3) district. The HR-2 zoning allows densities between 40 and 60 units per acre, and the HR-3 district allows between 60 and 120 units per acre. The HR districts would be consistent with the adjacent HR-3 zoning to the west. The applicant has not yet amended

their application because they are not allowed to at this point in the rezoning process. Based on Section 27-7.2.2.3 of the Zoning Ordinance, “No major change to an application may be accepted later than the required deadline to advertising in the legal organ or a newspaper of general circulation within the county”. Major changes include any change to the zoning classification per Section 27-7.2.2.4.h of the Zoning Ordinance.

Supplemental Requirements: Any amended rezoning request will be required to comply with the following Senior Housing Supplemental Regulations of the Zoning Ordinance.

Section 27-4.2.26 requires the following for Senior Housing:

- A. Primary uses: Senior housing facilities shall include either independent living units or assisted living units (confirm they are independent living units), or both. The independent living units may be either single-family (detached) residences or multifamily (attached) residences.
- B. Accessory uses: Senior housing facilities shall include one (1) or more of the following accessory uses: 1. Ancillary clinics, personal service, retail (e.g., pharmacy, hair salon, medical offices). 2. Central kitchen and dining facility. 3. Recreation and amenities. 4. Building/Clubhouse for classes, meetings, concerts, storytelling, etc. 5. Adult day care
- C. The maximum number of unrelated residents living independently (not requiring personal care) and at age fifty-five (55) or older allowed in an independent living unit is one (1) per bedroom.
- D. Height Standards: A senior living facility in which all of the occupied units are occupied by at least one senior aged fifty-five (55) or older is authorized up to ten (10) stories without a height SLUP in HR, MU3, MU-4, and MU-5 zoning districts, subject to transitional height plane regulations in Article 5.
- E. Accessibility standards: All senior housing shall incorporate accessibility standards that meet certification requirements for Easy Living or Universal Design and/or include all of the following minimum features: 1. At least one (1) step free entrance to the main floor at either the front or side of the structure; if only one (1) is provided, it shall not be from a patio or raised deck. 2. Main floor of each unit shall include a kitchen, entertaining area, and master bedroom with full bathroom. 3. Every door on the main floor shall provide a minimum width of thirty-four (34) inches of clear passage. 4. Blocking shall be installed in the master bath around toilet, tub, and shower for placement or future placement of grab bars.
- F. Assisted living, nursing and continuing care facilities shall provide the following: 1. Primary and secondary support services: Approval for assisted living, nursing or continuing care facilities shall not be granted without documentation of provisions for the following primary and secondary services: a. Primary services: on-site dining facility, 24-hour on-call medical services, on-site licensed practical nurse, on-call registered nurse, linen and housekeeping services, and transportation services. b. Secondary services: physical therapy, medication administration program, care technician services (clothes changing, bathing, etc.), on-site personal care (barber, beauty salon), fitness center, library. c. Access to outdoor seating and walking areas shall be provided as part of every assisted living, nursing or continuing care facility.
- G. A senior housing facility shall only be approved after consideration of the use permit criteria, found in Article 7 and after consideration of the following: 1. Proximity and pedestrian access to retail services and public amenities. 2. Transportation alternatives. 3. Integration into existing neighborhoods through connectivity and site design. 4. Diverse housing types. 5. Site and building design that encourages social interaction. 6. Building design that meets Easy Living standards.
- H. In addition, in consideration of the special land use permit or special administrative permit for a senior housing facility, the following criteria shall be evaluated based on the degree to which these elements provide transition from the proposed project to adjacent existing development: 1. Building height. 2. Landscaping. 3. Maximum lot coverage. 4. Setbacks from exterior property lines. 5. Site size. 6. Access to thoroughfare.
- I. Submittal requirements. The following documents and information are required for submittals for rezoning, special land use permits, land development permits and building permits associated with proposed senior living facilities: 1. Survey and site plan (per established requirements in Article 7). 2. Landscape and tree plan. 3. Number and location of residential units. 4. Types of units. 5. Amenities. 6. Institutional/non-residential services. 7. Proximity to services such as health care, shopping, recreation, and transit. 8. Other documents addressing the approval criteria in subsections G and H above

Access and Transportation Considerations

When a revised site plan is submitted, Planning Department staff will recommend conditions of zoning approval relating to adequate transportation infrastructure to accommodate the proposed senior housing.

Sidewalk/Pedestrian Access

Based on the submitted information and field investigation of the project site, there are sidewalks along this stretch of Kensington Road and Memorial Drive within this established commercial area. When a revised site plan is submitted, Planning Department Staff will include as a recommended condition of zoning approval that a 10-foot wide sidewalk be installed along Kensington Road and Memorial Drive, and that 5-foot wide internal sidewalks be constructed along all buildings to be continuously connected across the project site to ensure appropriate pedestrian access within and around the project site.

LAND USE AND ZONING ANALYSIS

Section 27-7.3.5 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:

The proposed MU-4 zoning district allowing residential densities up to 40 dwelling units per acre is consistent with the Regional Center (RC) character area of the 2035 Comprehensive Plan calling for up to 120 dwelling units per acre, and also encourages development opportunities that are consistent with the goals of the 2003 and 2012 Kensington LCI *Small Area Plans* and the Transit Oriented Development (TOD) Guidelines adopted by MARTA in 2010 to encourage “transit-oriented development” as “a high-density, mixed-use development that provides a central transit “village”, and to provide pedestrian-focused development by locating buildings adjacent to wide sidewalks along the street frontage, locating parking behind the buildings, and providing publicly accessible open space.

The applicant now wants to better comply with the intent of the Comprehensive Plan by increasing the proposed density up to 60 dwelling units per acre, which is above what MU-4 zoning allows (max of 40 units per acre), and increase the building height up to six stories. It appears that the HR-2 zoning district (allowing between 40 and 60 dwelling units per acre) would accommodate the desired density increase and also allow opportunities to be more consistent with the Comprehensive Plan’s Future Land Use designation of Regional Center, the Kensington LCI, and the TOD guidelines.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:

Based on the submitted information, it appears that the rezoning proposal is compatible and consistent with the nearby MARTA station, surrounding commercial and institutional uses, and other high density multi-family projects either approved or under construction in the surrounding area.

The applicant now wants to better comply with the intent of the Comprehensive Plan by increasing the proposed density up to 60 dwelling units per acre, which is above what MU-4 zoning allows (max of 40 units per acre), and increase the building height up to six stories. It appears that the HR-2 zoning district (allowing between 40 and 60 dwelling units per acre) would accommodate the desired density increase and also allow opportunities to be more consistent with the Comprehensive Plan’s Future Land Use designation of Regional Center, the Kensington LCI, and the TOD guidelines. The HR-2 zoning with conditions as recommended by staff would also allow the applicant to provide some accessory and primary

nonresidential uses to achieve the mixed-use goals of the Regional Center Character Area of the Comprehensive Plan and the MARTA TOD guidelines. Additionally, the HR-2 district is more consistent with the adjacent HR-3 zoning to the west.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

While the properties currently have a reasonable economic use as a MARTA parking lot, a proposed high density zoning and senior housing development with non-residential uses on the ground floor will better comply with the intent of the Regional Center character area's policies for high density mixed use in the area.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

It does not appear that the high density mixed use zoning district would adversely affect the existing mixed use development pattern in the surrounding area encompassing institutional, office, multi-family, and single-family uses. The applicant now wants to better comply with the intent of the Comprehensive Plan by increasing the proposed density up to 60 dwelling units per acre, which is above what MU-4 zoning allows (max of 40 units per acre), and increase the building height up to six stories.

The HR-2 zoning district (allowing between 40 and 60 dwelling units per acre) would accommodate the desired density increase and also allow opportunities to be more consistent with the Regional Center Character Area designation, the Kensington LCI, and the TOD guidelines. The HR-2 zoning with conditions as recommended by staff would also allow the applicant to provide some accessory and primary nonresidential uses to achieve the mixed-use goals of the Regional Center Character Area of the Comprehensive Plan and the MARTA TOD guidelines. Additionally, the HR-2 district is more consistent with the adjacent HR-3 zoning to the west. With recommended transportation improvements by Planning Department staff, the rezoning proposal should not cause an excessive or burdensome use of existing streets and transportation facilities.

E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:

Changing conditions which provide supporting grounds for approval include several new, under-construction and proposed multi-family developments in the nearby area, and local and regional policy discussions for expanded transit and transit-supportive funding for pedestrian infrastructure.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources: _____

Based on the submitted information, no historic buildings, sites, districts, or archaeological resources are located on the subject properties or in the surrounding area.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

Upon submittal of a revised site plan in compliance with HR-2 zoning requirements, Planning Department staff will recommend conditions of zoning approval relating to adequate transportation infrastructure to accommodate the proposed senior housing project. Since the proposed project is for senior housing, there

will be no impacts on the school system. With recommended transportation improvements, existing streets should be adequate to accommodate the zoning proposal since the site accesses a six-lane major arterial road (Memorial Drive) and a four-lane minor arterial road (Kensington Road). The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is adequate.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:

The proposed development is not expected to have unusual impacts on the natural environment.

STAFF RECOMMENDATION: DEFERRAL UNTIL JULY 14TH BOARD OF COMISSIONERS MEETING

Although the applicant originally thought they could meet the requirements of MU-4 zoning, it has been determined through the design process that they can't meet all the MU-4 requirements relating to providing a minimum of 20% nonresidential uses. The project could provide 10% nonresidential but not 20%. The applicant now wants to better comply with the intent of the Comprehensive Plan by increasing the proposed density up to 60 dwelling units per acre, which is above what MU-4 zoning allows (max of 40 units per acre), and increase the building height up to six stories.

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The applicant has not yet amended their application because they are not allowed to at this point in the rezoning process. However, staff has worked together with MARTA throughout the development of the application and we now agree that HR 2 would be a better fit. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be "deferred" until the July 14th Board of Commissioners meeting to allow the applicant additional time to submit a revised site plan based on HR-2 zoning requirements and to amend their rezoning application to HR-2.

Attachments:

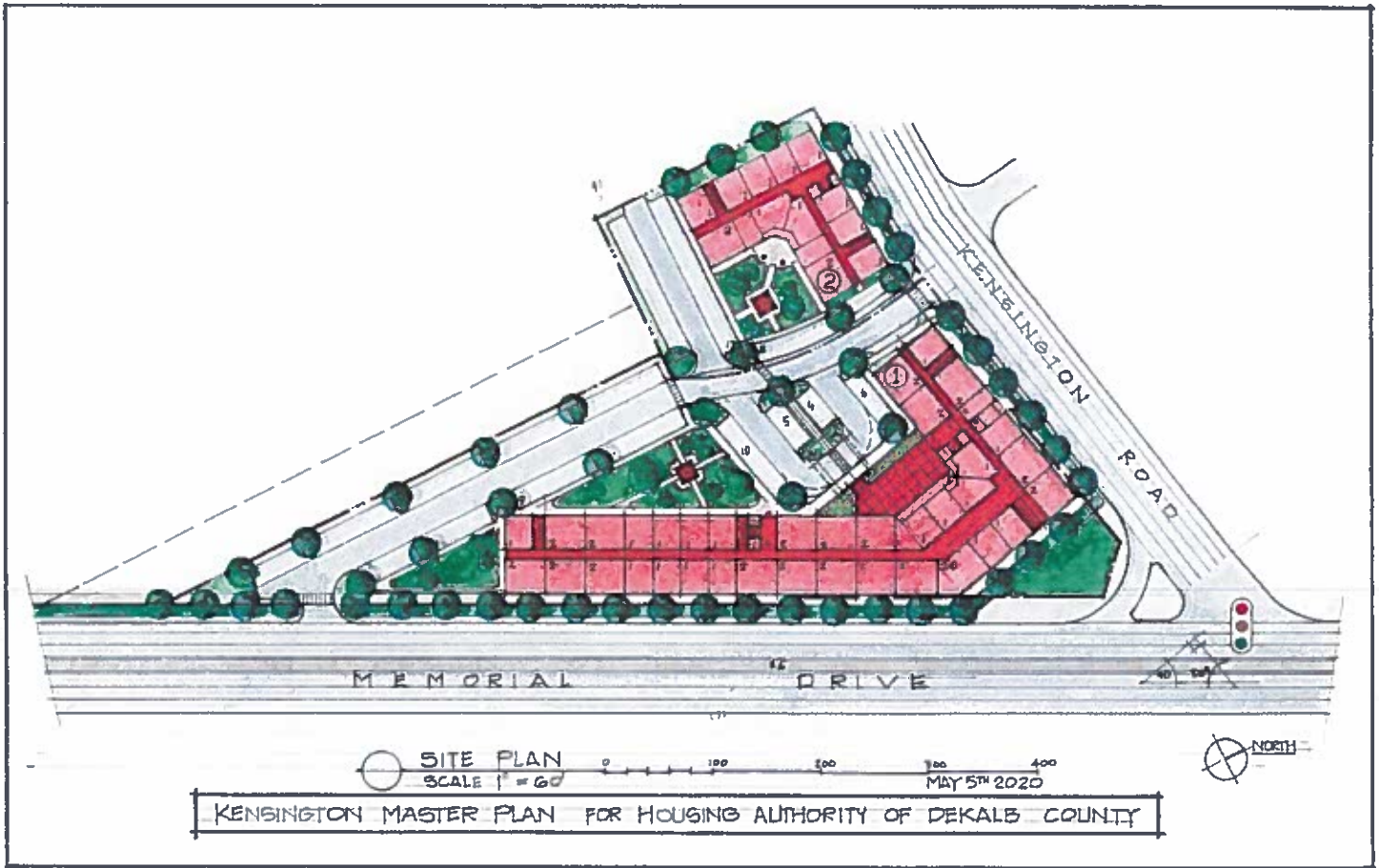
1. Department and Division Comments
2. Board of Health Comments
3. Board of Education Comments
4. Application
5. Site Plan
6. Zoning Map
7. Land Use Plan Map
8. Aerial Photograph
9. Site Photographs

NEXT STEPS

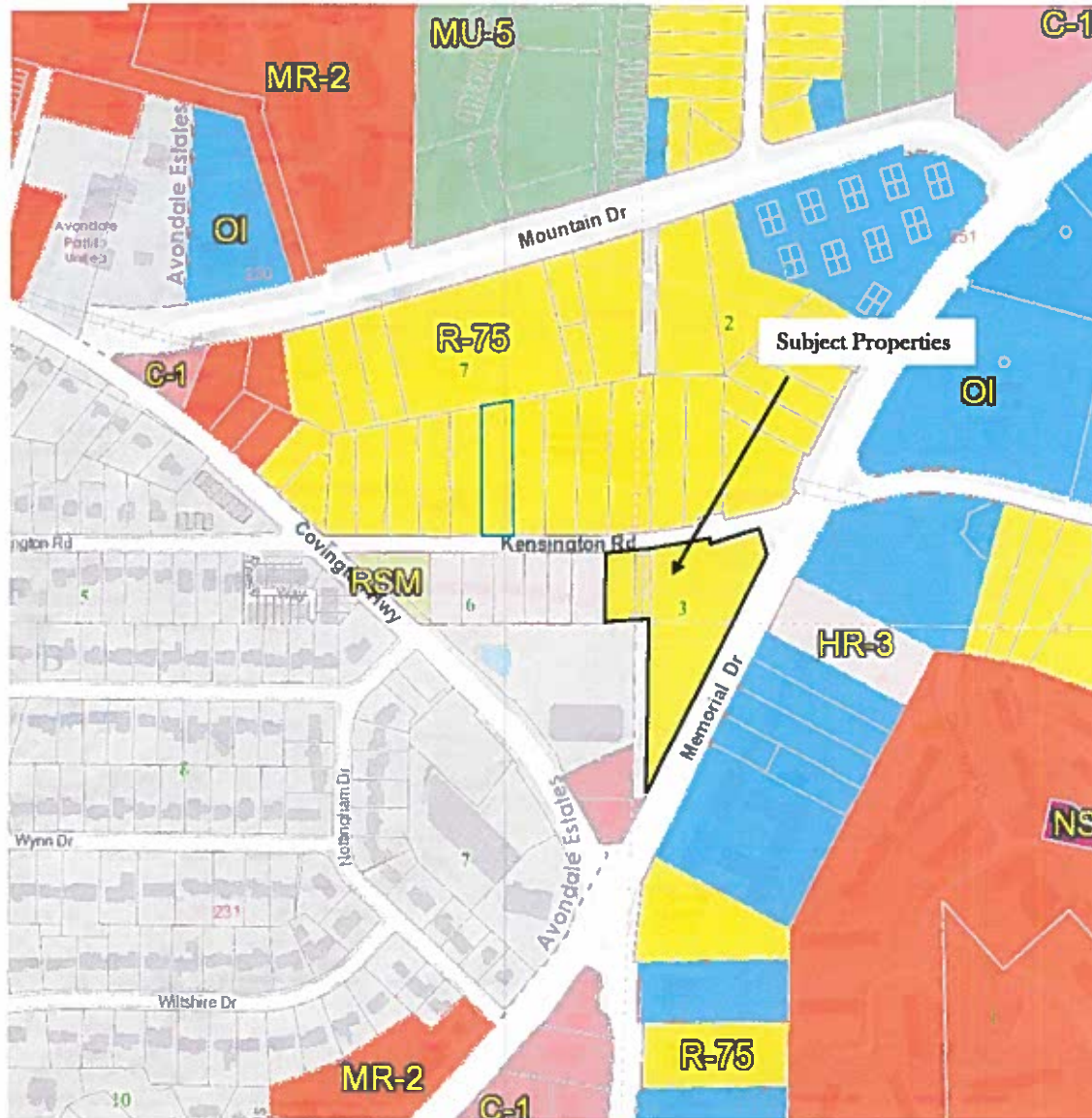
If this application is approved, the following will be required:

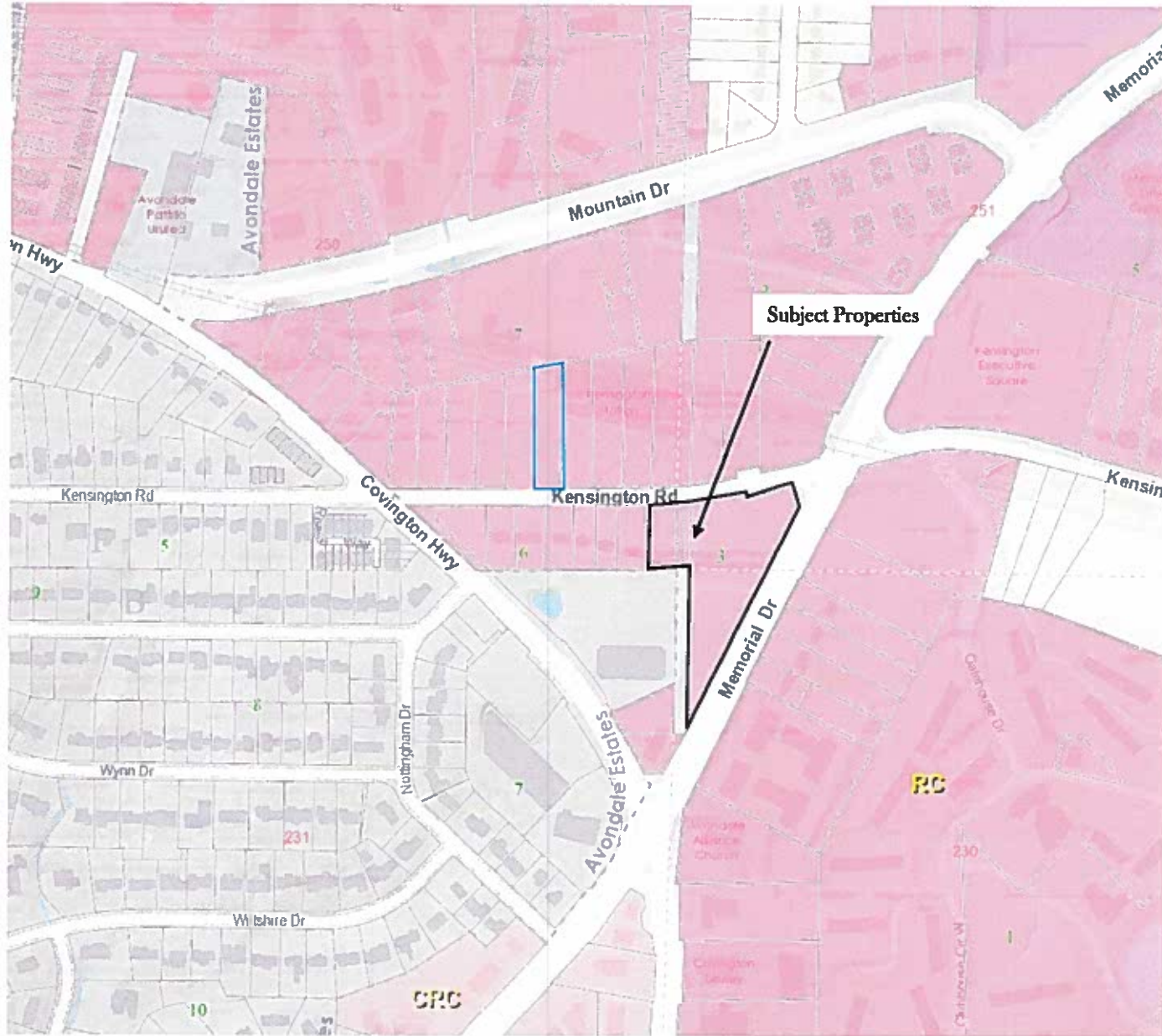
- ✔ • **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✔ • **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✔ • **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- ✔ • **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

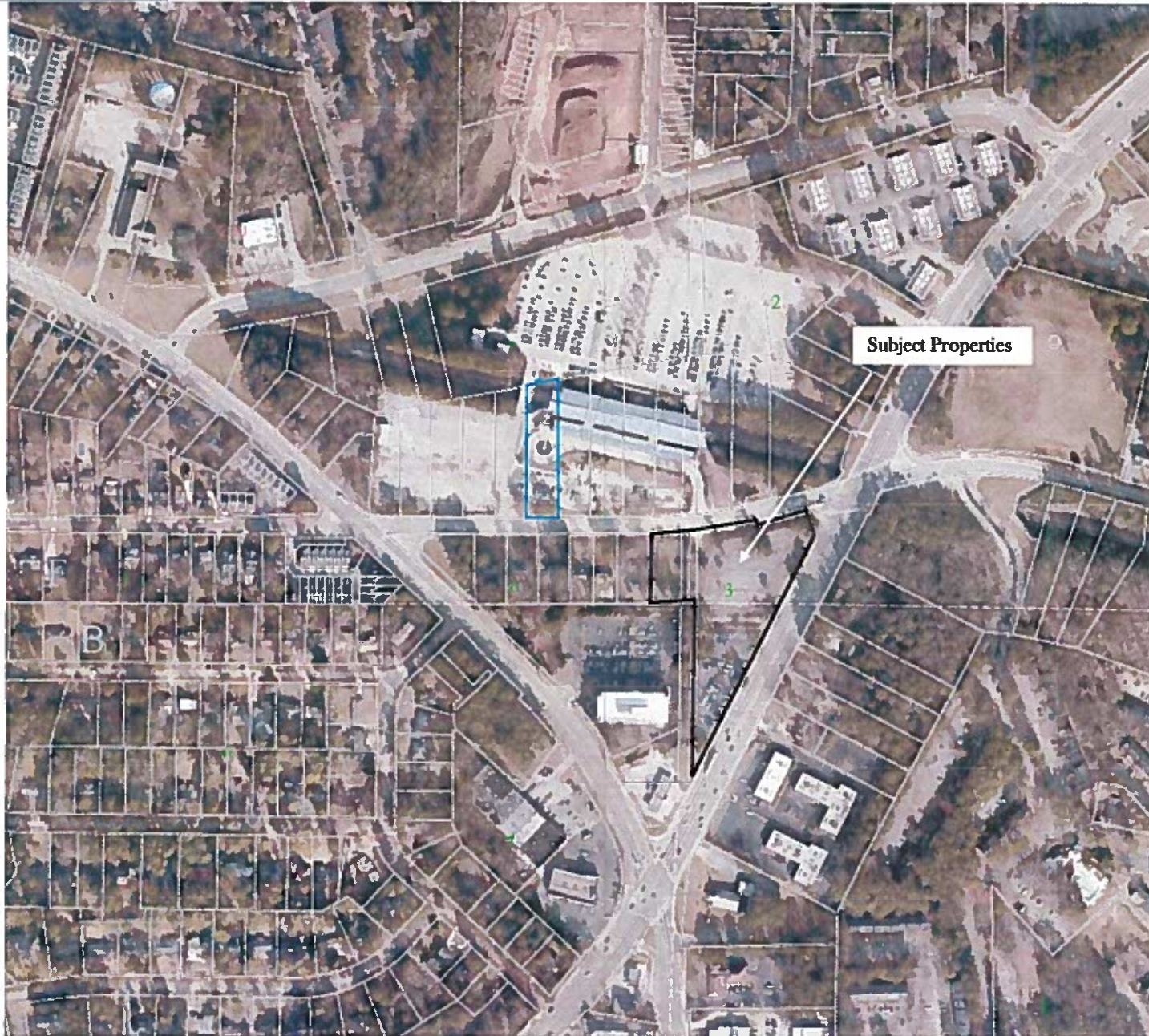
Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.

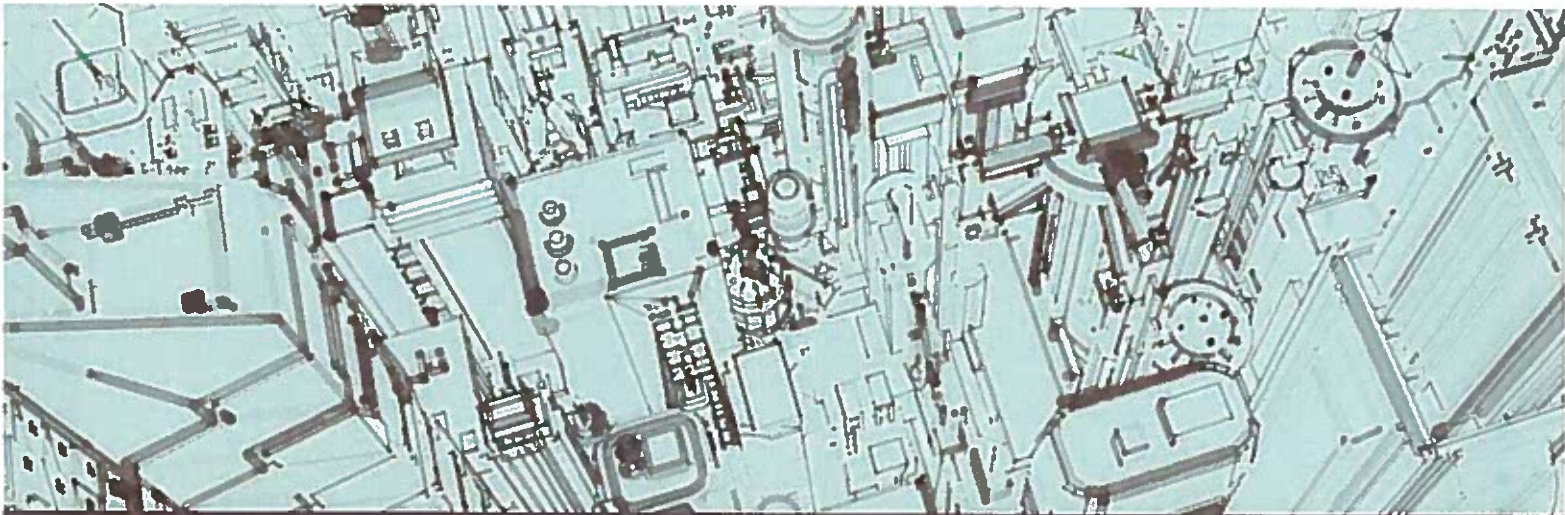


MU-4 STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MIN. OPEN SPACE	10%	11 %	Yes
MAX. LOT COVERAGE	NA	37.7 %	Yes
MIN. TRANSITIONAL BUFFER	30 feet on west side, none on east, south, or north side since does not abut residential zoning.	30 ft.	Yes
FRONT SETBACK (For entire bldg. site)	No Min. or Max	1ft. – 10ft.	Yes
REAR SETBACK	10 ft.	60+ ft.	Yes
MINIMUM UNIT SIZE	500 s.f. (one brm) 650 s.f. (two brm) 800 s.f. (three brm)	1 brm – 665 s.f. 2 brm – 897 s.f. 3 brm – N/A s.f.	Yes
TRANS'L HEIGHT PLANE	Applicable on north side abutting Kensington Road. See Article 5.	The development will comply with the requirement.	Yes
OUTDOOR PLAY AREA	Min. area of 5% of total lot area or 4,000 s.f., whichever is greater 5% of lot area = 6,163 s.f. 5% of 141, 517 sf = 7076 sf	8,210 sf	Yes
PARKING	Min. – .5 spaces per dwelling unit, plus .25 spaces per du for guest parking Max--??? Max. – 3 spaces/unit = 732 sp	98 spaces .75/DU	Yes
SIDEWALKS AND STREETSCAPING	10-ft. sidewalk, 10-ft. landscape strip, street trees 40 ft. on center.	10 foot sidewalk, 10-ft landscape strip—street trees 40 feet on center? YES	Yes









Kensington Station Development

DeKalb County Planning & Sustainability Department



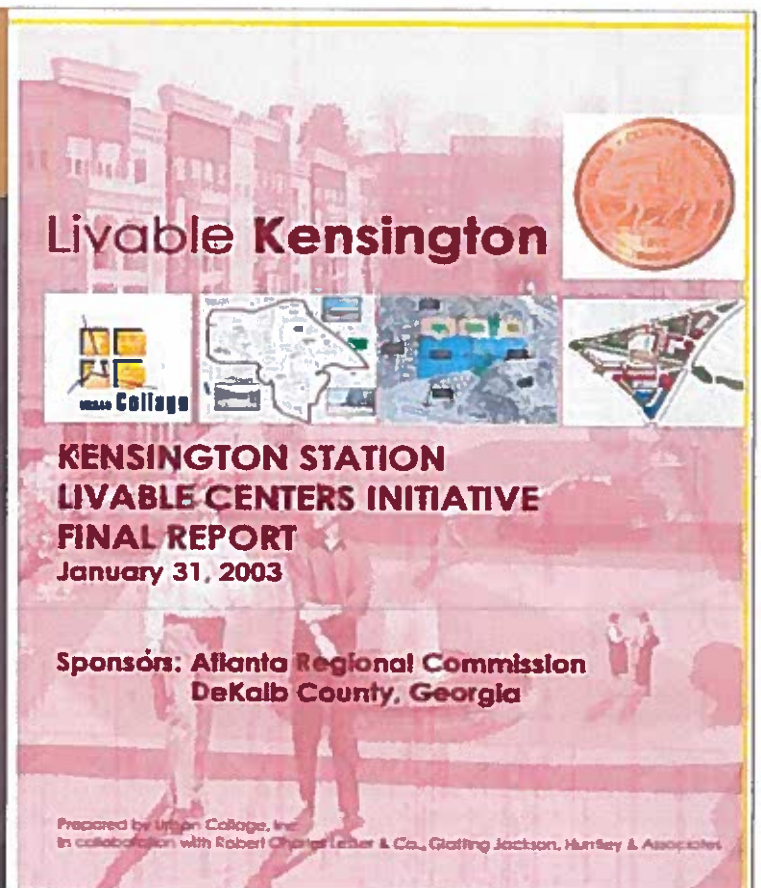
Purpose

Provide a supplemental report of land use policy analysis, existing studies, and Transit Oriented Development in the Kensington MARTA Station immediate area. Show the impact of proposed and existing development in the area.



Kensington Station Existing Policy and Community Vision

- Kensington LCI plan (2003)
- Kensington LCI/TOD Supplemental Plan (2012)
- Regional Activity Center



Kensington Station LCI Plan (2003)

Policy Highlights

- The original planning effort focused on revitalizing potentially sustainable mixed-use activity centers.
- Through urban design and market analysis, the area surrounding the Kensington MARTA Station was selected as a mixed use activity center

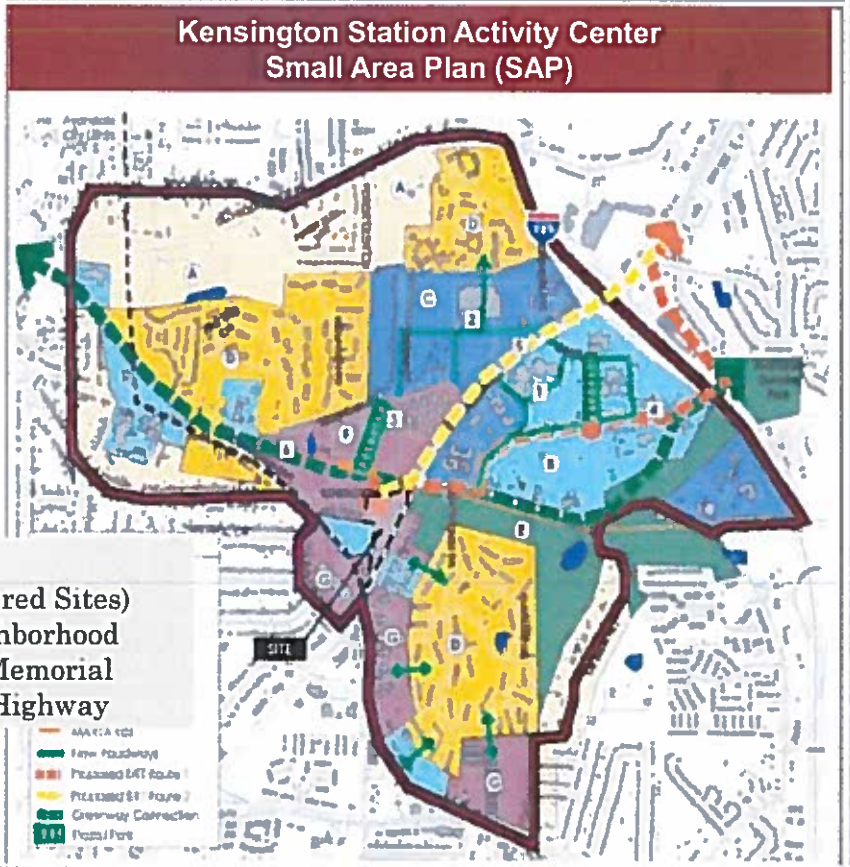
SUB-AREAS

Future Land Use Policy

- A Single Family Preservation - Maintain new and established single family lots along Old Road bridge, Porter Road, and in Avondale Estates
- B DeKalb County Government Center Node
 - 1 Consolidate and relocate existing uses scattered throughout the County
 - 2 Build new government administrative facilities
 - 3 Build new central open space quad (e.g. park)
- C Regional Employment Center
 - 1 Potential long term development site for high-density office development or conference center
 - 2 Redevelop aging family residential to compatible office development
 - 3 Create pedestrian and vehicular connections and access
- D Multi Family Redevelopment - Redevelop aging multi family housing
- E Open Space Enhancements - Connect existing undeveloped land along MARTA rail alignment to the County's greenway system with trails and pedestrian improvements

G. Mixed-Use Redevelopment (Scattered Sites)
 Redevelop aging neighborhood oriented retail along Memorial Drive and Covington Highway

- 1 Government Center Improvements
- 2 Employment Center Improvements
- 3 Transportation Station Plaza
- 4 Bus Rapid Transit Long term Alternative 1
- 5 Bus Rapid Transit Short term Alternative 2
- 6 Greenway Connection Improvements



Kensington
LCI
Supplemental
Study (2012)

Kensington Livable Centers Initiative
TRANSIT ORIENTED DEVELOPMENT PLAN

Policy Highlights

- The 2012 is referred to as a “supplemental” plan, which **focuses mostly on areas directly around the MARTA station.**
- The supplemental plan does not negate the policies of the 2003 LCI Plan.

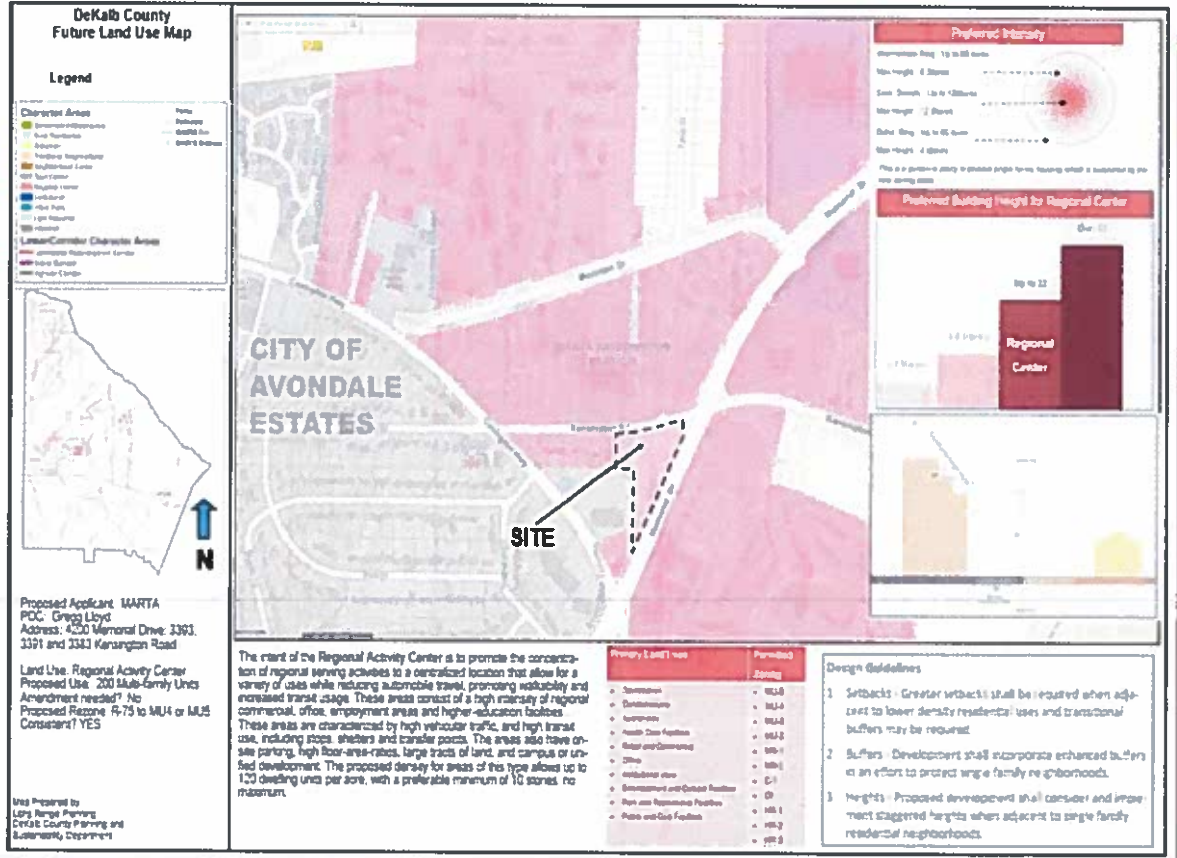


September 7, 2012

Regional Center Future Land Use Map

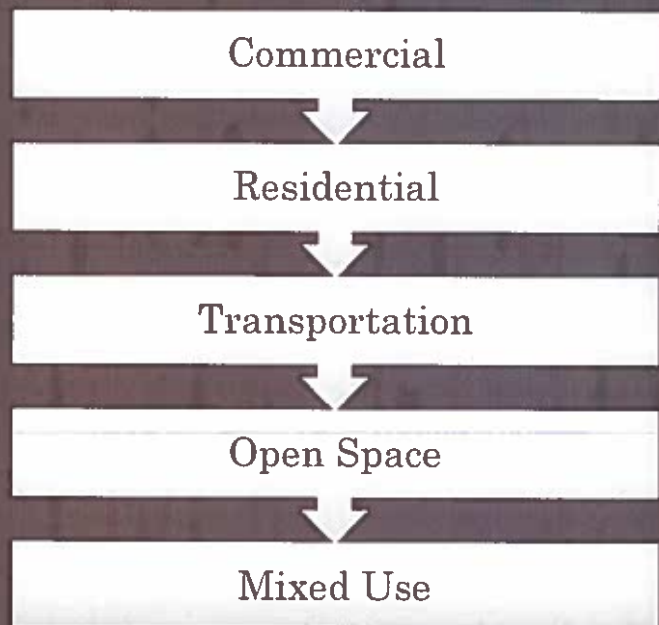
Policy Highlights

- To promote the concentration of regional serving activities to a centralized location that allow for a variety of uses.
- Regional Center is the highest land use designation in the county.



All Three Policy Recommendations

- **COMMERCIAL** - low scale retail with storefronts and on-street parking.
- **RESIDENTIAL** - Condos, walkup apartments and townhouses constructed out of brick and with traditional facades, private entrances and pedestrian orientation.
- **TRANSPORTATION** -included streetscapes with decorative pavers, cross walks, street trees, bike racks and lighting.
- **OPEN SPACE** -green space with seating areas and public gathering areas.
- **MIXED-USE** -Low density (3 to 5 stories) mixed-use buildings. Ground floor retail with office or residential above rated most appropriate for the Kensington area.





Kensington Station

Surrounding Development Analysis



Kensington Approved Rezoning Cases

Residential

Townhome, Condos, Single Family
Housing

Mixed- Used

Retail, Commercial ,office

Cases	Residential	Mixed-Used
2017	2	2
2018	1	0
2019	1	0

DeKalb Major Projects (MARTA Areas)

1. Avondale Forest

Status: Development in progress (80% sold 25%)
Description: Mixed-use, 373 MFU units of residential. Within a TAD & the Kensington LCI Plan.
Developer: Sheron McNairy Real Estate Partners
Estimated Cost: \$5M
Comm. District: 4/6

2. Avondale Estates

Status: Acquisition in progress
Description: Approximately 4.3 acres
Estimated Cost: N/A
Comm. District: 4/6

3. LDG Mixed Used Project

Status: Up to 855 is multi-family development, with a few office spaces
Description: Square footage is 426,268. Tax credits are involved. This project is also within the Kensington LCI Plan.
Estimated Cost: \$4M
Comm. District: 4/6

4. Oak Tree Villas

Status: Developer interest, no applications have been filed
Location: Memorial Drive
Comm. District: 3/7

5. Townhomes

Status: Porter Rd.
Location: Porter Rd.
Description: Approximately 9 acres. Rezoned from R-75 (Residential Medium Low) district to MFU-1 (Mixed-use low density) to develop 60 attached townhome units, with an amenity area and approximately 40,000 square feet of retail development.
Comm. District: 3/7

6. Sunrise

Status: Currently under construction
Description: LDG is the developer. Mixed use project with 40,000 sq ft of new residential and 200 plus units of residential.
Estimated Cost: \$30M
Comm. Districts: 5/7

7. Paldeia Property

Status: Developer interest. No applications filed
Location: Redan Road
Description: Approximately 13 acres. Town Center land use designation (mixed-use) within Kensington-Memorial Overlay
Comm. Districts: 5/6

8. Hambly Property

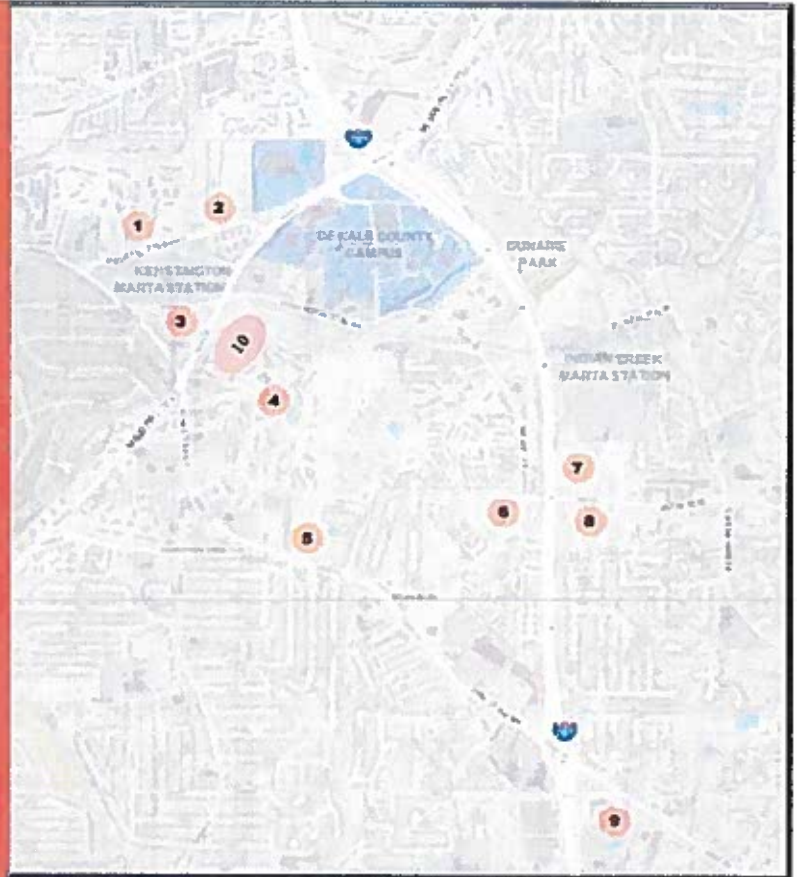
Status: Developer interest. No applications filed
Location: Redan Road
Description: Proposed mixed-use. Town Center land use designation and within the Kensington Memorial Overlay District
District: 5/7

9. Ambling Grove

Status: BOC Rezoning Hearing. Recommendation pending
Location: Redan Road
Description: Proposed new development of 120-unit single family attached townhomes with a density of 110 units/acre.
Developer: Morris Manning & Morin
Comm. Districts: 5/7

10. AHS

Status: Rezoning Hearing
Units: 220



Notes:
 The projects mentioned above are not ALL of the development activity that is occurring within DeKalb County. They represent development that is occurring mostly around the Kensington and Indian Creek MARTA stations. These projects are in various stages from interest to land development, that have been in our pipeline from 2018-2019. Planning staff will continue to monitor and update development status.

Planning and Development Current Activity 2019
 Major Projects MARTA Areas

Prepared by: Using Realty Planning, DeKalb County Planning and Development
 1000 Peachtree Street, NE, Atlanta, GA 30309
 404.534.2222







DeKalb County Parcel Map

Avondale Estates
Status: Acquisition in process.
Description: Approximately 4.3 acres.
Estimated Cost: N/A
Comm. District: 4/6



90 Units

LDG Mixed Used Project
Status:
Description: Up to 855 is multi-family development, with a few office spaces.
Square footage is 426,588.
Tax credits are involved.
This project is also within the Kensington LCI Plan.
Estimated Cost: \$4M
Comm. District: 4/6



855 Units



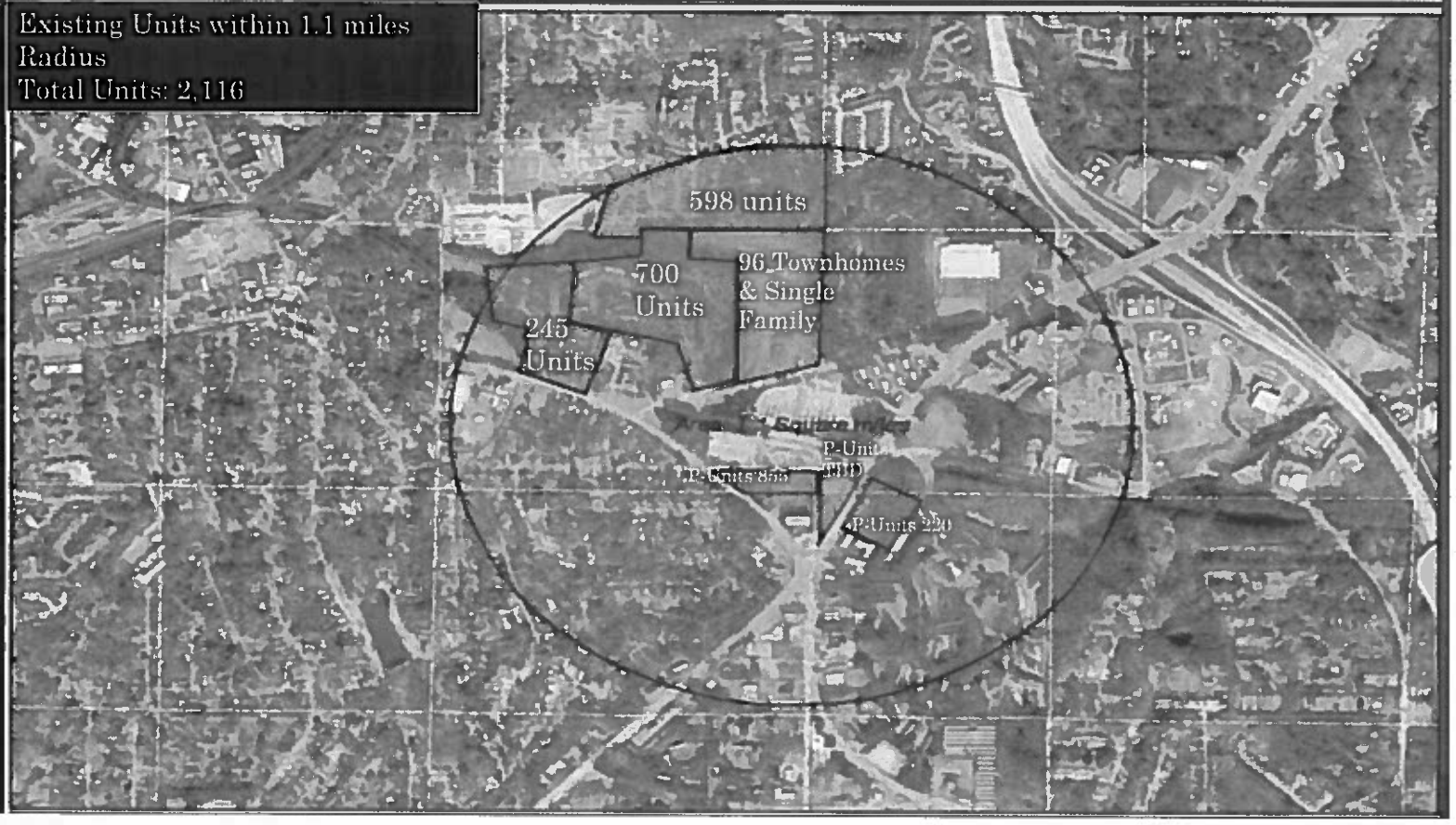
AHS Project: Rezoned to a HR-3 (High Density Residential-3) to build ground level retail in combination with 220 apartment units within two - 7 seven-story buildings. contains 2.3 acres.

220 Units



Units TBD

Existing Units within 1.1 miles
Radius
Total Units: 2,116



Proposed Mixed-Use
Development
with very limited mixed-use
included in the development .

There is currently no mixed use
development with in 1.1 mile
radius

Total Mixed-Use : 0



KENSINGTON STATION Future Development



MARTA Kensington Station Rezoning



marta
2424 Peachtree Rd. N.E.
Atlanta, GA 30324-3330
404-848-5000

March 24, 2020

Mr. Andrew Baker, Director
DeKalb County – Department of Planning & Sustainability
Clark Harrison Building
330 W. Ponce de Leon Avenue
Decatur, GA 30030

Subject: MARTA Kensington Station Rezoning Application

Dear Mr. Baker:

MARTA is requesting the rezoning of the Kensington MARTA Station from R-75 (Residential Medium Lot-75), C-1 (Commercial Local) and MR-2 (Medium Density Residential-2) to MU-4 (Mixed-Use High Density) to support mixed-use, transit-oriented development at the station. Current uses include the transit station, bus loop, traction power sub-station, surface parking, detention pond, and undeveloped land.

The MU-4 zoning classification is more in keeping with the community's vision for transit-oriented development at the station as defined in both the 2003 and 2012 Atlanta Regional Commission's Livable Centers Initiative Plans as well as the 2035 Comprehensive Plan.

Currently, MARTA and the Housing Authority of DeKalb County (HADCo) are negotiating the development of senior housing on MARTA's off-site property just south of Kensington Road (Parcels 1525103001, 152103002, and 152103003). This proposed development will serve as a first step toward development of the Regional Center as prescribed in the County's 2035 Comprehensive Plan.

We are hopeful that the rezoning request is favorably received by DeKalb County. If you have any questions, please do not hesitate to contact me at 404-848-5011 or by email at dfrank@trans.marta.com.

Sincerely,

Debbie Frank
Director of Transit Oriented Development

Attachments:

c. Melissa Mullins, Chief of Staff
Jacob Vallo, Sr. Director – TOD, Real Estate and Art in Transit

KENSINGTON MARTA STATION DEMOGRAPHICS

Households By Income

The largest group <\$15,000 (15.9%)
The smallest group \$200,000+ (5.1%)

Indicator	Value	Difference
<\$15,000	15.9%	+7.1%
\$15,000 - \$24,999	15.6%	+7.2%
\$25,000 - \$34,999	12.1%	+3.4%
\$35,000 - \$49,999	13.3%	+1.1%
\$50,000 - \$74,999	15.1%	+8%
\$75,000 - \$99,999	7.5%	-5.2%
\$100,000 - \$149,999	9.4%	-5.1%
\$150,000 - \$199,999	5.8%	-8.9%
\$200,000+	5.1%	-1.5%

Bars show deviation from DeKalb County

Race and Ethnicity

The largest group: Black Alone (71.35)
The smallest group: Pacific Islander Alone (0.01)

Indicator	Value	Difference
White Alone	21.67	-5.5%
Black Alone	71.35	+17.32
American Indian/Alaska Native Alone	0.11	-0.19
Asian Alone	3.38	-3.68
Pacific Islander Alone	0.01	0.04
Other Race	1.06	-3.08
Two or More Races	2.42	0.35
Hispanic Origin (Any Race)	3.66	5.28

Bars show deviation from DeKalb County

14,618 Population 5,011 Households 2.34 Avg. Size (Household) 32.7 Median Age \$40,964 Median Household Income \$261,453 Median Home Value 60 Wealth Index 48 Diversity Index

HOUSING TENURE



33% Rental Housing (Renter-occupied Housing Units)



20% Owner-occupied Housing (Owner-occupied Housing Units)



67% Multi-unit Housing (Housing Units in Structures)

Historical Trends: Population



INCOME



\$40,964 Median Household Income



\$25,332 Per Capita Income



\$14,530 Median Net Worth

HOUSING STATS



\$261,453 Median Home Value



\$5,970 Average Spent on Mortgage & Basics



\$665 Median Contract Rent

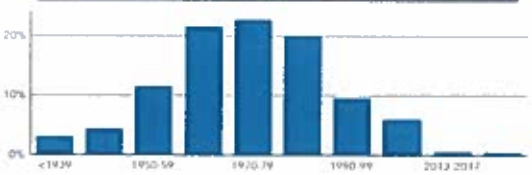
POVERTY



24%

2019 ACS Income of Below Poverty Level

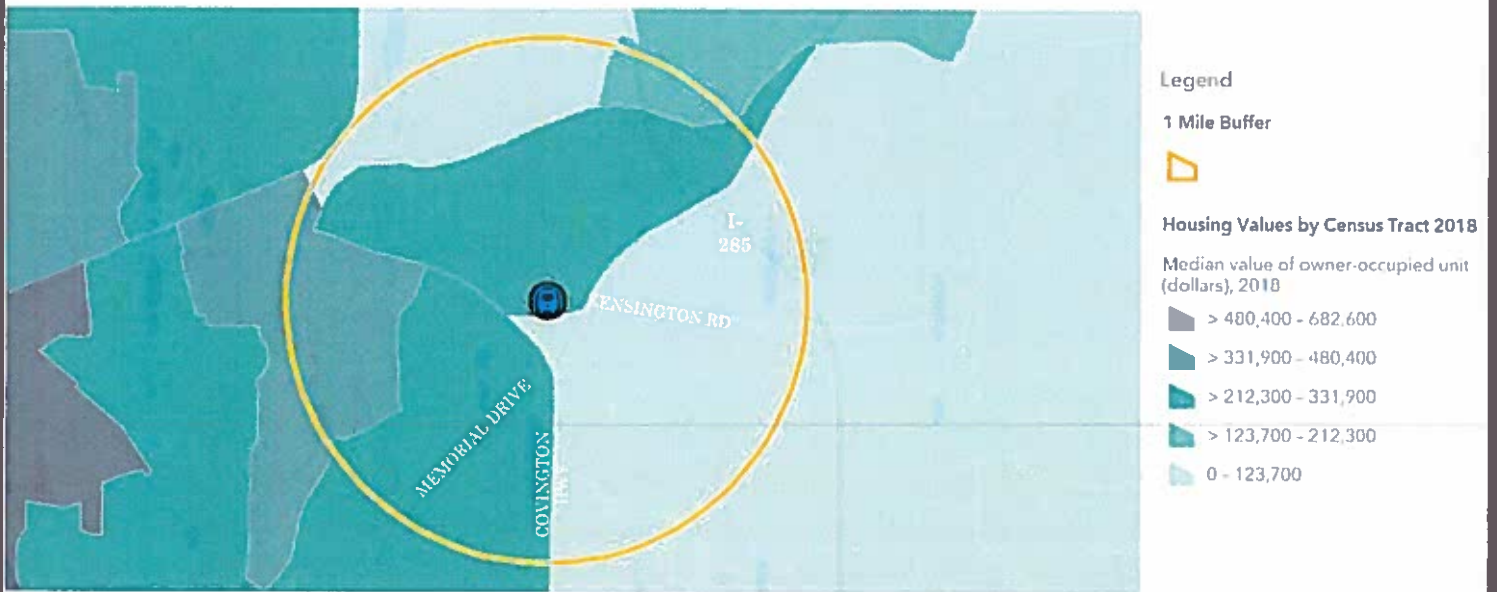
Housing: Year Built



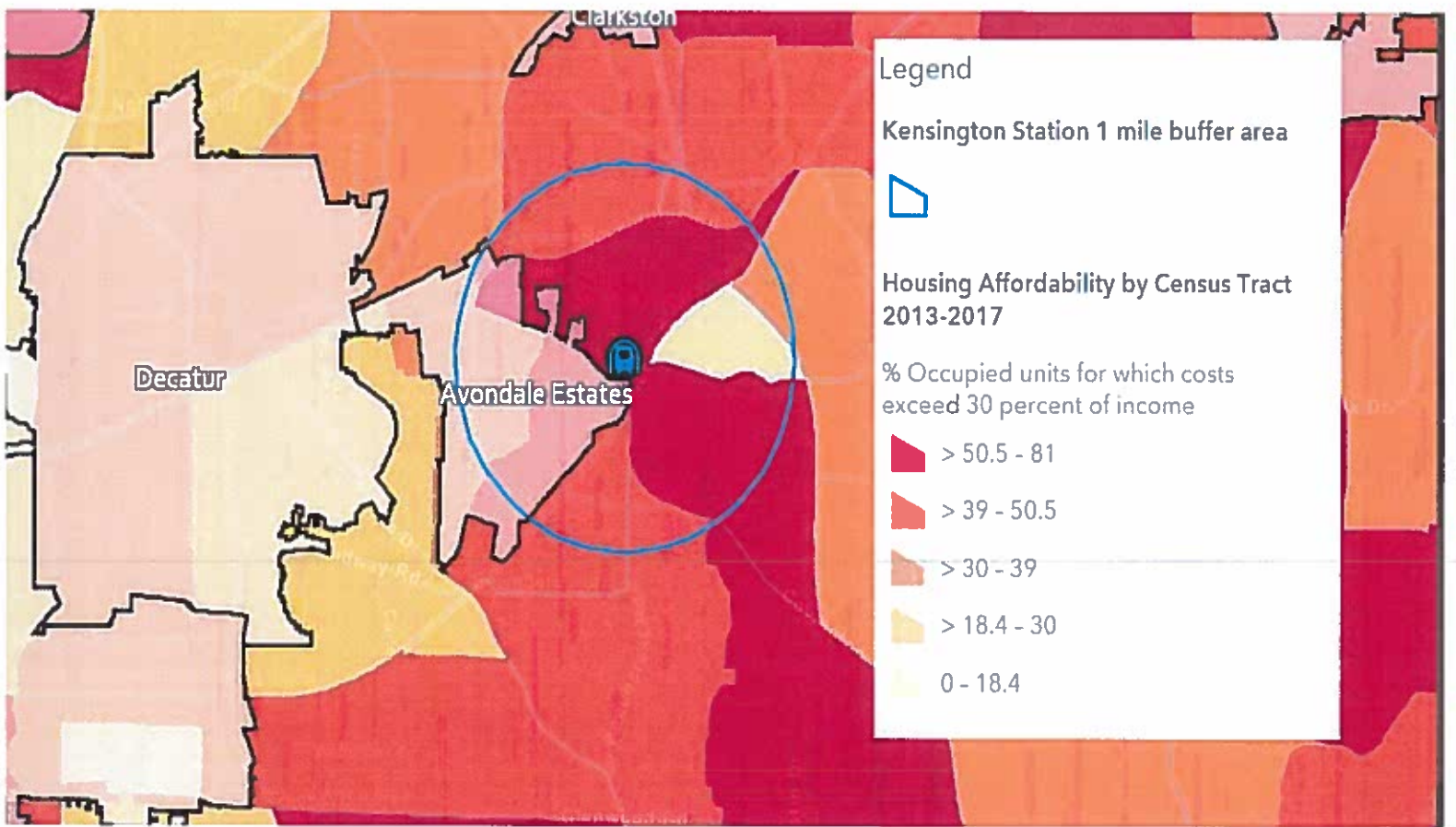
This infographic contains data provided by American Community Survey (ACS), Esri, based on the 2014-2019 American Community Survey (ACS) 5-year estimates. The percentage of the data is 2014-2019, 2019, 2024.

Source: This infographic contains data provided by American Community Survey (ACS), Esri. The vintage of the data is 2014-2019, 2019, 2024.

Kensington Station Area Median Housing Values (Census Tract Level)



Produced by the DeKalb County Department of Planning and Sustainability (Long Range Planning Division) 4/2020
Source: American Community Survey 2014-2018 5 year estimates as prepared by the Atlanta Regional Commission



WHAT
IS
MARTA
POLICY ON
TOD ?



MARTA Guidelines & Policies TOD Guidelines

We've adapted a defined set of guidelines that provide a framework for designing and constructing successful TOD projects. These guidelines focus on creating developments that benefit MARTA and the surrounding communities and are built on four foundational principles. Station-area development that is compact and dense relative to its surroundings.

1. TOD seeks higher density for a simple reason: concentrated developments makes it possible for people to live, work, shop and go to school within walking distance of MARTA. This not only generates revenue for MARTA and other transit providers, but it also allows residents to make regular use of alternative transit.

2. A rich mix of land uses. TOD creates mixed-use developments that help people live all their lives more conveniently. By taking a live-work-play approach to these station areas, TOD strengthens the link between transit and development. **3. The areas become more than transit hubs or stops on a route.**

They become destinations where people choose to spend their days — all with the convenience of on-site transit.

4. A great public realm. TOD places people and pedestrians first, especially within the quarter-mile radius involved in most daily commutes. In a mixed-use environment, short blocks and grid-based sidewalks navigate throughout the development. These streets, sidewalks, plazas and transit stations are safe and accessible — dotted with attractive amenities, clear lighting and easy-to-follow wayfinding.

A new approach to parking. Even with high transit utilization, people still use cars to come and go — and they'll need a place to park when they do. TOD aims to make parking a natural, non-dominant aspect of mixed-use developments, reducing the number of necessary spaces and providing incentives that regularly free up parking. All the while, these parking spaces are designed to blend in directly with the overall look and feel of the area.



We create JOY in our communities by connecting people to jobs, food, healthcare, education, housing, greenspace, sport and love — all accessible through public transit.

Example

MARTA's Brookhaven / Oglethorpe Station



Concept plan for the Brookhaven-Oglethorpe MARTA redevelopment include a central plaza area, tennis courts, a swimming pool area within residential units, townhomes and ground floor retail. (City of Brookhaven)



Example

Lindbergh Train Station

MARTA Lindbergh Center Station Tour



N14



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER mmalexander@dekalbcountvga.gov AND/OR LASONDRA HILL lahill@dekalbcountvga.gov

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-20-1243876 Parcel I.D. #: 15-250-06-009

Address: Kensington Rd
Memphis TN
Decatur, GA

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Reviewed and found no problem that would disrupt traffic flow.

Signature: David McKiss



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site.. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.

From: [Keeter, Patrece](#)
To: [Hill, LaSondra](#)
Subject: Zoning Comments April 2020
Date: Monday, April 13, 2020 5:48:42 PM
Attachments: [image006.png](#)
[image008.png](#)
[image010.png](#)
[image003.emz](#)
[image005.png](#)
[image007.jpg](#)
[image009.png](#)
[image011.png](#)
[image017.png](#)

N1 & N2- Panthersville Road is classified as a minor arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 40 foot right of way dedication from centerline required (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N3. Memorial Drive is a state route. GDOT review and approval required prior to permitting. Memorial Drive is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Midway Road is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N4. See chapter 5 of the zoning code- traffic study required. 448 units requires more access points. See section 14-200 of the land development code. Memorial Drive is a state route. GDOT review and approval. required prior to permitting. Memorial is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N5. Lawrenceville Hwy is a state route classified as a major arterial. GDOT review and approval. required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Haralson Rd is classified as a local road. 5 foot sidewalks, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 27.5 feet right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance

based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N6. East Conley Rd is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N7. East Conley Rd is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N8. North Druid Hills Road is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. Ensure that the driveway either lines up with the Knob Hill or is at the appropriate offset in section 14-200 of the land development code. Interior road to be privately maintained.

N9. Stephenson Road is classified as a collector road. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. For more that 150 units, the code requires two access points. I would like more details on the proposed super entrance, but would generally support a variance for the extra 10 lots with the addition of sidewalk along the entire frontage and along the frontage of the Calvary Church within the existing ROW.

N10. Sherrydale Ln is classified as a local road. 5 foot sidewalks, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 27.5 feet right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Interior streets to remain private.

N11. No comment

N12. No comment

N13. This appears to be a DRI. As I recall, the county can not take any zoning actions until the traffic study is submitted and reviewed by the regional partners, including ARC, GDOT and GRTA. Taking action on this item can put our federal transportation funding at risk. If this is not considered to be a DRI, I would still need a traffic study completed to make appropriate zoning comments to identify necessary improvements. Transportation has currently applied for federal funding to complete road diets on Mountain Drive (state route) and Kensington Road. In addition, we have applied for federal

funding to wrap this development area in a multiuse path to promote development and multi-modal connectivity. Memorial Drive and Covington Hwy are state routes classified as major arterials. GDOT review and approval. required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Mountain Drive is a state route classified as a collector. GDOT review and approval required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Kensington Road is classified as a minor arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 40 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. Watch driveway offsets required in Section 14-200 of the land development code (existing and already permitted driveways). This will be more units than the code allows. Intersection improvements and upgrades to protect capacity (median islands) will most likely be required. At a minimum: analyze roundabouts as design solutions for driveway access on Mountain and Kensington, provide enhanced pedestrian crossings on Kensington and Mountain, provide direct pedestrian accommodations from the sidewalks on public right of way to the entrances of the development. N14 & N15- This should all be packaged with the DRI in N13. See comments on N13.

Patrece G. Keeter, P.E.

*Engineering Manager,
Department of Public Works
Transportation Division*

1950 West Exchange Place, 4th FL
Tucker, Georgia 30084
pgkeeter@dekalbcountyga.gov

770-492-5281
678-758-3860
DeKalbCountyGA.gov



04/08/2020

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

- N.1 Z-20-1243789 2020-0310 / 15-023-01-008**
4201 PANTHERSVILLE RD, ELLENWOOD, GA 30294
- Septic system installed on 09/07/1962
- N.2 SLUP-20-1243788 2020-0311 / 15-023-01-008**
4201 PANTHERSVILLE RD, ELLENWOOD, GA 30294
- Septic System installed on 06/07/1962
- N.3 N3 SLUP-20-1243831 2020-0312 /15-217-12-003**
3585 MEMORIAL DR, DECATUR, GA 30032
- Please review general comments
- N.4 Z-20-1243836 2020-0313 / 15-230-01-010**
4213, 4203, 4195, 4187, 4179, 4183, & 4159
MEMORIAL DR, DECATUR, GA 30032
- Please review general comments
- N.5 Z-20-1243837 2020-0314 / 18-146-02-081**
2550 LAWRENCEVILLE HWY, DECATUR, GA 30033
- Septic system installed on 10/18/1989
- N.6 Z-20-1243838 2020-0315 / 15-013-01-017; 15-013-01-018**
4321 & 4341 E CONLEY RD, CONLEY, GA 30288
- Please review general comments
-
- N.7 Z-20-1243839 2020-0316 / 15-013-02-017**
4388 E CONLEY RD, CONLEY, GA 30288
- Please review general comments
- N.8 Z-20-1243840 2020-0317 / 18-152-03-006**
2573 N DRUID HILLS RD, ATLANTA, GA 30329
- Septic system installed on 05/02/1963
- N.9 Z-20-1243841 2020-0318/ 16-159-01-003; 16-162-05-002**
1467 & 1503 STEPHENSON RD, LITHONIA, GA 30058
- Please review general comments
- N.10 Z-20-1243847 2020-0319 / 15-197-01-001**
3559 SHERRYDALE LN, DECATUR, GA 30032
- Please review general comments
- N.11 CZ-20-1243853 2020-0320/ 15-251-01-028**
3458, 3468 & 3478 MOUNTAIN DR, DECATUR, GA 30032

- Please review general comments

N.12 SLUP-20-1243861 2020-0331 / 15-041-01-152

2902 CEDAR TRACE ROAD, ELLENWOOD, GA 30294

- Please review general comments

N.13 Z-20-1243878 2020-0387 / 15-250-07-001, 15-250-07-003, 15-250-07-005, 15-250-07-006, 15-250-07-007, 15-250-07-008, 15-250-07-009, 15-250-07-010, 15-250-07-011, 15-250-07-012, 15-250-07-013, 15-250-07-014, 15-250-07-016, 15-250-07-017, 15-250-07-018, 15-250-07-019, 15-250-07-020, 15-250-07-021, 15-250-07-022, 15-250-07-023, 15-250-07-024, 15-250-07-025, 15-250-07-026, 15-251-02-001, 15-251-02-002, 15-251-02-003, 15-251-02-004, 15-251-02-005, 15-251-02-006, 15-251-02-007, 15-251-02-015, 15-251-02-016

3350 KENSINGTON RD, (AND OTHERS), DECATUR, GA 30032

- Please review general comments

N.14 Z-20-1243876 2020-0385 / 15-250-06-009, 15-251-03-001, 15-251-03-002, 15-251-03-003

4200 MEMORIAL DR, DECATUR, GA 30032

- Please review general comments

N.15 SLUP-20-1243877 2020-0386 / 15-250-06-009, 15-251-03-001, 15-251-03-002, 15-251-03-003

4200 MEMORIAL DR, DECATUR, GA 30032

- Please review general comments

N.16 TA-20-1243897 2020-0414

- Please review general comments



Housing
Development
Corporation

750 Commerce Drive - Suite 110

Decatur, GA 30030

p / f 470.440.8610

www.housingdevelopmentcorp.org

March 25, 2020

Mr. Andrew Baker, Director
DeKalb County - Department of Planning & Sustainability Clark Harrison Building
330 W. Ponce de Leon Avenue Decatur, GA 30030

Subject: 3391 Kensington Rd. Rezoning Application

Dear Mr. Baker:

The Housing Development Corporation (an affiliate of the Housing Authority of DeKalb County) and MARTA are requesting the rezoning of parcels 1525103001, 1525103002, 1525103003 and 1525006009 from R-75 (Residential Medium Lot-75) to MU-4 (Mixed-Use High Density) to support mixed-use, transit-oriented development at the station. Current uses include the transit station/bus loop, traction power sub-station, surface parking, detention pond, and undeveloped land.

MARTA and the Housing Authority of DeKalb County (HADC) are negotiating the development of senior housing on MARTA's off-site property just south of Kensington Road. This proposed development will serve as a first step toward development of the Regional Center as prescribed the County's 2035 Comprehensive Plan.

The MU-4 zoning classification is more in keeping with the community's vision for transit-oriented development at the station as defined in both the 2003 and 2012 Atlanta Regional Commission's Livable Centers Initiative Plans as well as the 2035 Comprehensive Plan.

We are hopeful that the rezoning request is favorably received by DeKalb County. If you have any questions, please do not hesitate to contact me at 470-440-8594 or john.corcoran@theHDC.com.

Sincerely,

John Corcoran

Vice President & COO

Cc: Keri Taylor-Spann, VP of Development

Creating sustainable communities that enhance lives.

an ARG company



DeKalb County

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D. Edif. @countyga.gov

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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONING APPLICATION CHECKLIST

Submit 4 printed, collated sets of the complete application (no staples, no binders) and a PDF version on a flash drive

1. Schedule a mandatory Pre-Application Conference with Planning & Sustainability staff by appointment. Obtain Pre-Application form (to be completed in pre-application meeting). Please call 404-371 2155 for appointment.

2. Hold a Pre-Submittal Community Meeting with surrounding neighborhood associations and residents. Provide documentation of the meeting (meeting notice and sign in sheets). Letter(s) from homeowners association(s) may also be provided

3. Submit Application (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)

A. Application form with name and address of applicant and owner, and address of subject property;

B. Pre-submittal community meeting notice and sign-in sheet and other documentation of meeting, if any;

C. Letter of application and impact analysis

1. Letter of application identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.

2. Impact analysis of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7 3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.

D. Authorization Form, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years

E. Campaign disclosure statement (required by State law).

F. Legal boundary survey of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. (If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property)

G. Site Plan, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following

- a. complete boundaries of subject property;
- b. dimensioned access points and vehicular circulation drives;
- c. location of all existing and proposed buildings, structures, setbacks and parking;
- d. location of 100 year floodplain and any streams;
- e. notation of the total acreage or square footage of the subject property;
- f. landscaping, tree removal and replacement, buffer(s); and
- g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.

H. Reduced Site Plan, reduced to 8.5" x 11".

I. Written Legal Description of metes and bounds of the subject property (can be printed on site plan or survey).

J. Building Form Information. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance

K. Completed, signed Pre-application Form (Provided at pre-application meeting)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



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DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: John Corcoran

Applicant E-Mail Address: john.corcoran@theHDC.org

Applicant Mailing Address: 750 Commerce Dr, Decatur, GA 30030

Applicant Daytime Phone: 470-440-8594 Fax: 470-440-8594

Owner Name: Metropolitan Atlanta Rapid Transit Authority (MARTA)

If more than one owner, attach list of owners.

Owner Mailing Address: 2424 Piedmont Rd, Atlanta, GA 30324

Owner Daytime Phone: 404-848-5011

Address of Subject Property: 3391 Kensington Rd, Decatur, GA 30032

Parcel ID#: 1525006009, 1525103001, 1525103002, 1525103003

Acreage: 4.3 Commission District: District 4/Super District 6

Present Zoning District(s): R75 (Residential Medium Lot 75)

Proposed Zoning District: MU4 (Mixed Use High Density)

Present Land Use Designation: RC (Regional Center)

Proposed Land Use Designation (if applicable): RC (Regional Center)

DEPARTMENT OF PLANNING & SUSTAINABILITY

IMPACT ANALYSIS

(Please respond to the following standards and factors on a separate sheet.)

Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

Impact Analysis Responses

Section 27-7.3 5 The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan. **Yes.** The 2035 Comprehensive Plan designates the MARTA Station within a Regional Center classification. In addition, the station has been the subject of a DeKalb County Small Area Plan and a 2012 Livable Centers Initiative Plan. These plans recommend high density mixed-use development. MU-4 is specifically listed as a permitted zoning district in the Regional Center classification.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. **Yes.** In the past five years, properties along Kensington Road have transitioned to denser residential uses including HR-1 for a proposed development adjacent to this site. This proposal conforms with the changing land use pattern of the adjacent and nearby properties.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. **No.** The property is currently zoned R-75 Residential Medium Lot. R-75 does not permit the density nor design features that would permit for the economic viability of the site to realize the type of development envisioned by the Comprehensive Plan, which is high density mixed-use development.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties. **No.** The zoning proposal will complement the recent development pattern in the area.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal. **No.** Other than the transitioning nature of the surrounding area from low density single-family to high density residential, there are no other supporting grounds for either approval or disapproval.

F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources. **No.** There are no known historic buildings, sites, districts, or archaeological resources that will be adversely affected.

G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. **TBD.** MARTA along with our development partner will evaluate the potential ancillary impacts of this development and incorporate any mitigation plans into the final design and construction.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources. **No.** There are no known impacts to the environment or surrounding natural resources that will be adversely impacted.

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

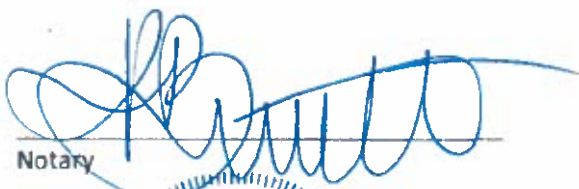
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

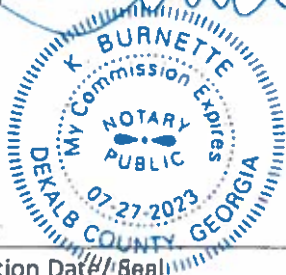
Yes _____ No X *

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 to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.


Notary



Expiration Date/Seal

7/27/2023



Signature of Applicant /Date

Check one: Owner _____ Agent X

*Notary seal not needed if answer is "no".



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 401 471 4556 (F) | 230 W. Peachtree Center Ave.
 30334 | Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner

Date: March 25, 2020

TO WHOM IT MAY CONCERN

(I) (WE) Metropolitan Atlanta Rapid Transit Authority (MARTA)
 Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby
 delegate authority to

Housing Development Corporation
 Name of Agent or Representative

to file an application on (my) (our) behalf

Maisie Almeta Parkinson
 Notary Public 04/21/20

Debbie Frank
 Owner



Notary Public _____

Owner _____

Notary Public _____

Owner _____

Notary Public _____

Owner _____



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DEPARTMENT OF PLANNING & SUSTAINABILITY

FILING FEES

At the time of submittal, a filing fee shall accompany each application as follows:

<u>Rezoning</u>	<u>FEE</u>
RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, MR-2	\$500.00
HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, MU-5 O-I, OD, OIT, NS, C-1, C-2, M, M-2	\$750.00

If the application is a request to rezone to more than one zoning district, the higher fee will apply.

Applications for non-contiguous property (separated by a street) must be filed separately. A separate fee will be charged for each application. Applications deferred "full cycle" do not require additional fees. An application that is withdrawn and later re- filed will be treated as a new case and will require a new fee.

