DeKalb County

DeKalb County Department of Planning & Sustainability

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(404) 371-2155 / plandev@dekalbcountyga.gov

Michael Thurmond Chief Executive Officer Planning Commission Hearing Date: May 7, 2019, 6:30 P.M. Board of Commissioners Hearing Date: May 28, 2019, 6:30 P.M.

MAJOR MODIFICATION – CHANGE OF CONDITIONS STAFF ANALYSIS

Case No.: CZ-19-1243154 Agenda #: N. 3

Location/Address: 2200 Flat Shoals Road Commission District: 3 Super District: 6

Parcel ID: 15-141-01-001

Request: Major Modification of zoning conditions in an RSM (Residential Small Lot Mix) district

related to the mix of uses approved pursuant to CZ-02081. The proposal is to construct 21 single-family attached townhomes on a 2.03-acre portion of the development that was previously approved for 16,000 square feet of accessory

commercial space and 32 live/work units.

Property Owner: East Atlanta Highway 85, LLC

Applicant/Agent: Duke Land Group, LLC

Acreage: 2.03 acre portion of a 31.5-acre tract

Existing Land Use: Undeveloped, wooded.

Surrounding Properties: To the northwest, north, northeast, and east: single-family residential.

Adjacent Zoning: North: R-75 South: C-1 East: RSM West: R-75 Northeast: R-75 Northwest: R-75

Southeast: NC Southwest: MR-2

Comprehensive Plan:SuburbanXConsistentInconsistent

Proposed Density: 6.51 units/acre (entire 31.5-acre tract)

Proposed Units: 21

Existing Density: (approved pursuant to CZ-0281) 6.85 units/acre

Existing Units/Square Feet: (approved pursuant to CZ-0281) 32 units/16,000 s.f accessory commercial

Proposed Lot Coverage: Information not provided.

Existing Lot Coverage: N.A. – site is undeveloped

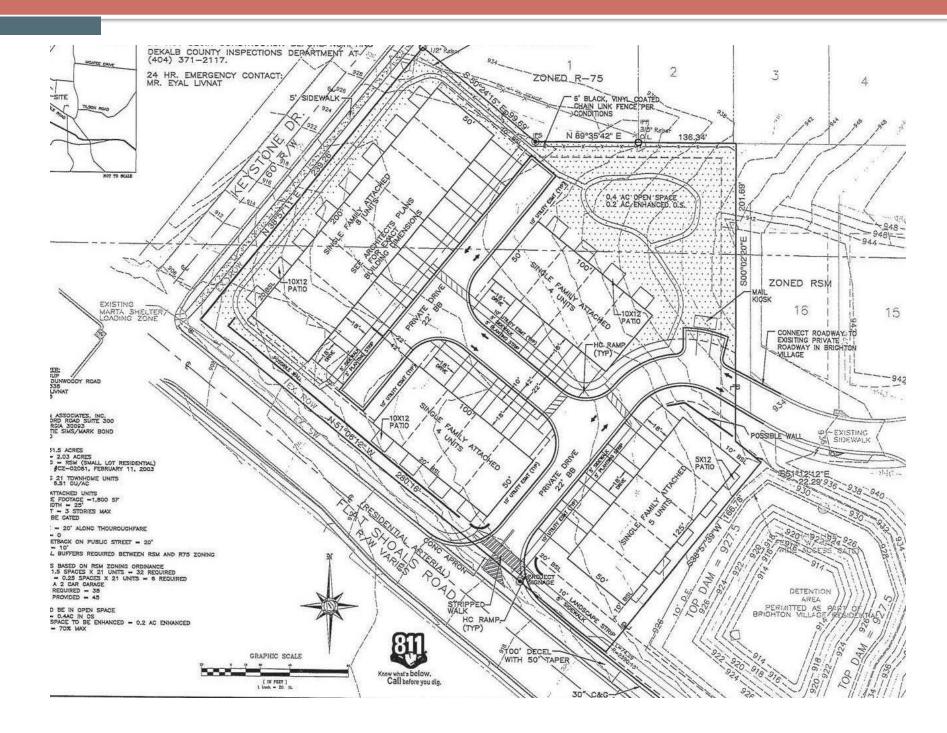




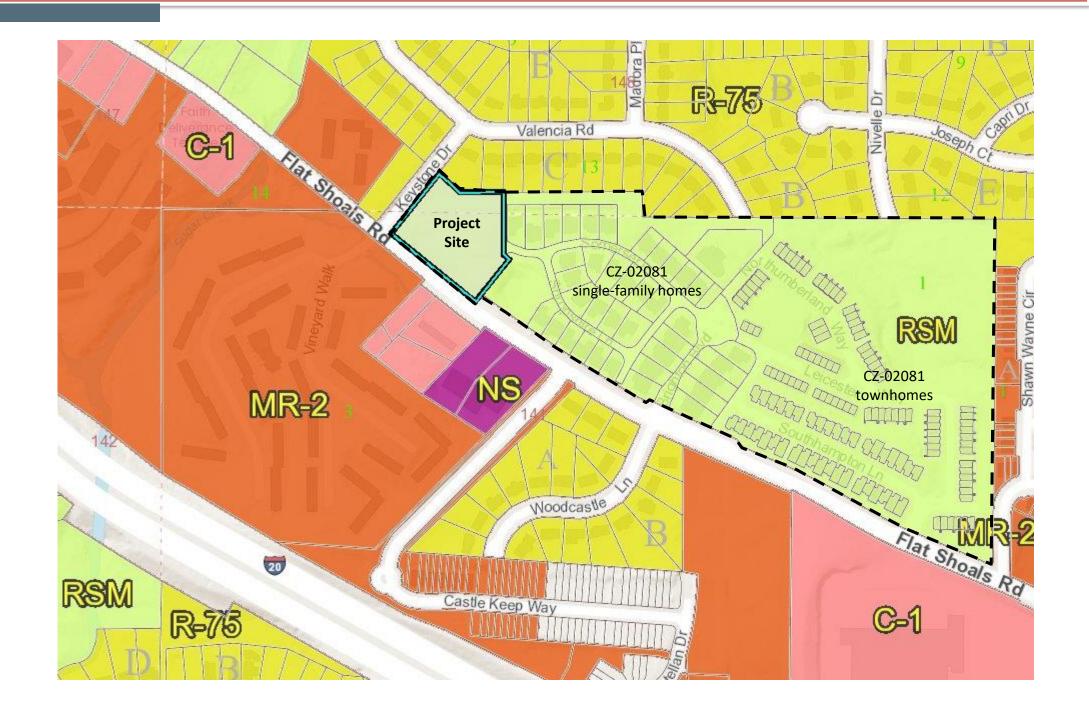
DEPARTMENT OF PLANNING & SUSTAINABILITY

	MAJOR MODIFICAT	ION APPLICATION	(2-19-12	43154
Existing Conditional Zoning No.:	C2-02081			•
APPLICANT NAME:Duke	Land Group, LLC			_
Daytime Phone#:	Fax #:	E-mail: Bill@Duke-Land	.com	
Mailing Address: 4828 Ashford I	Dunwoody Road, Atlanta, G	A 30338		
OWNER NAME: East Atlanta Fonce owner, attach contact information for each	Highway 85, LLC owner)			(If more than
Daytime Phone#:	_Fax #:	E-mail:		
Mailing Address: 4828 Ashford Dunwoody Road, Suite 100, Atlanta, GA 30338				
SUBJECT PROPERTY ADDRE 2200 -2130 Flat Shoals Road, Atlanta	, DeKalb	County, GA, <u>30316</u>		-
District(s): 18th 15th Land L	ot(s): 141 and 148 Block(s): Parcel(s): <u>15-141-01-001</u>	
Acreage or Square Feet: 31.5 acre	S Commission District(s): _	3 and 6 Existing Zonin	g: _RCM	
I hereby authorize the staff of the lapplication.	Planning and Development	Department to inspect the p	roperty that is the subj	ject of this
Have you, the applicant, made a cathe two year period that precedes t YesX No If "yes", s	he date on which you are fil	ing this application?		ficial within
Owner: Agent:X (Check One)	— A.			
Signature of Applicant:				
Printed Name of Applicant: Ey	al Livnat on behalf of Duke	Land Group, LLC Majo	r Modification App	lication

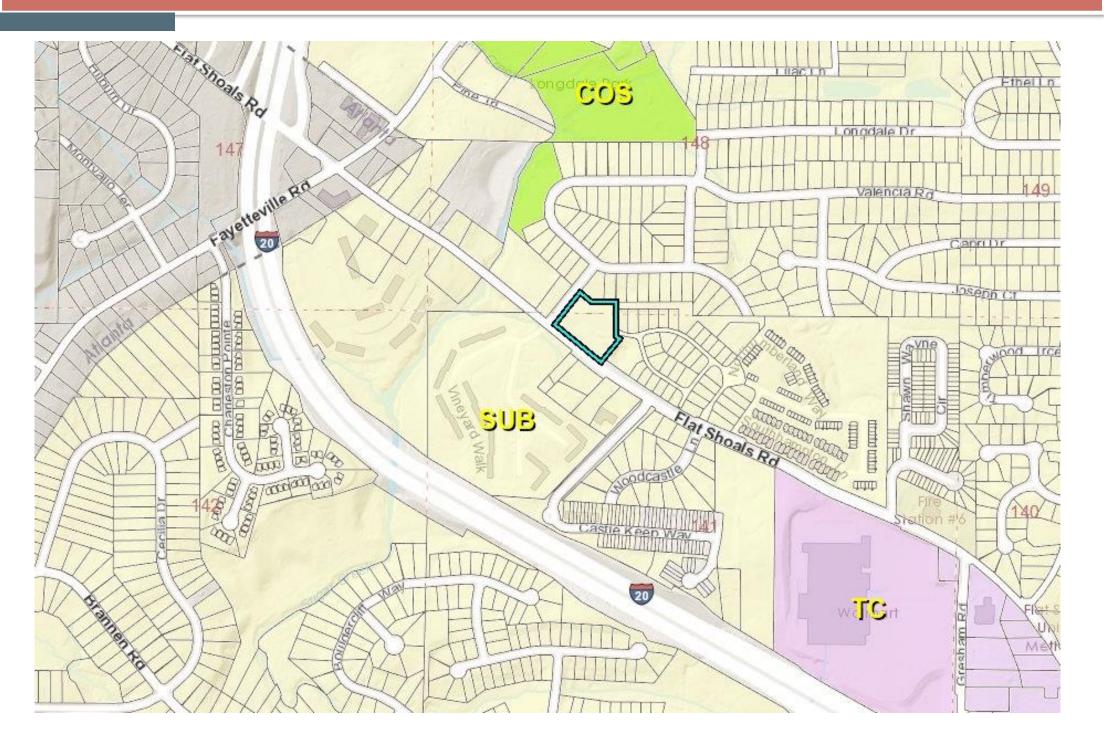


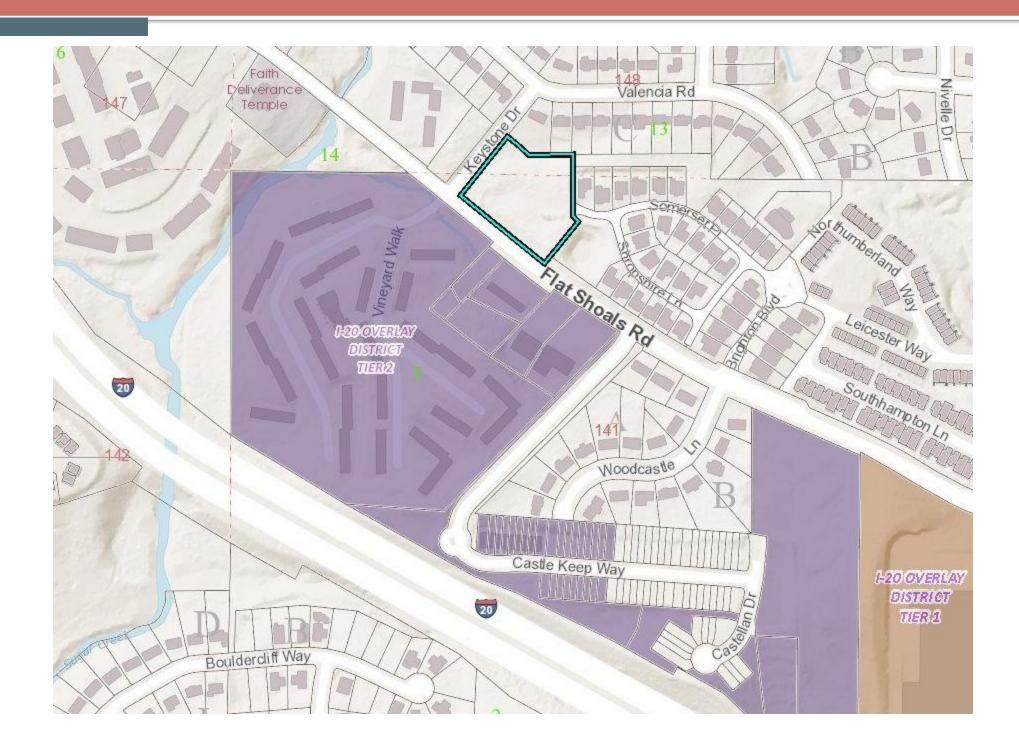


Zoning Map

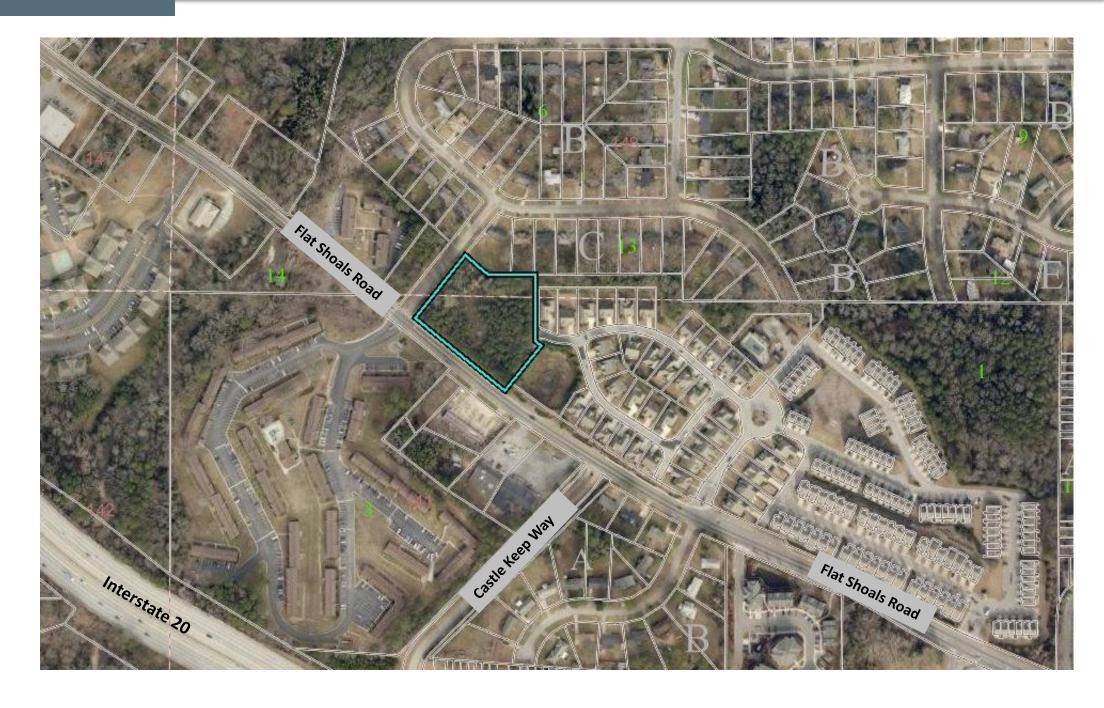


Land Use Map





N. 3 Z-19-1243154 Aerial View



Building Design Example 1



