



DeKalb County Department of Planning & Sustainability

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Michael Thurmond
Chief Executive Officer

**Planning Commission Hearing Date: June 02, 2020, 5:30 P.M
Board of Commissioners Hearing Date: June 25, 2020, 5:30 P.M.**

STAFF ANALYSIS

Case No.: Z-20-1243840 **Agenda #:** N.8

Location/Address: 2573 North Druid Hills Road **Commission District:** 02 **Super District:** 06

Parcel ID: 18-152-03-006

Request: To rezone property from R-85 (Residential Medium Lot) District to RSM (Residential Small Lot Mix) District to develop five detached urban single family structures at a density of 6.01 units per acre.

Property Owner/Agent: Diane McCorvey

Applicant/Agent: Battle Law, P.C.

Acreage: .797

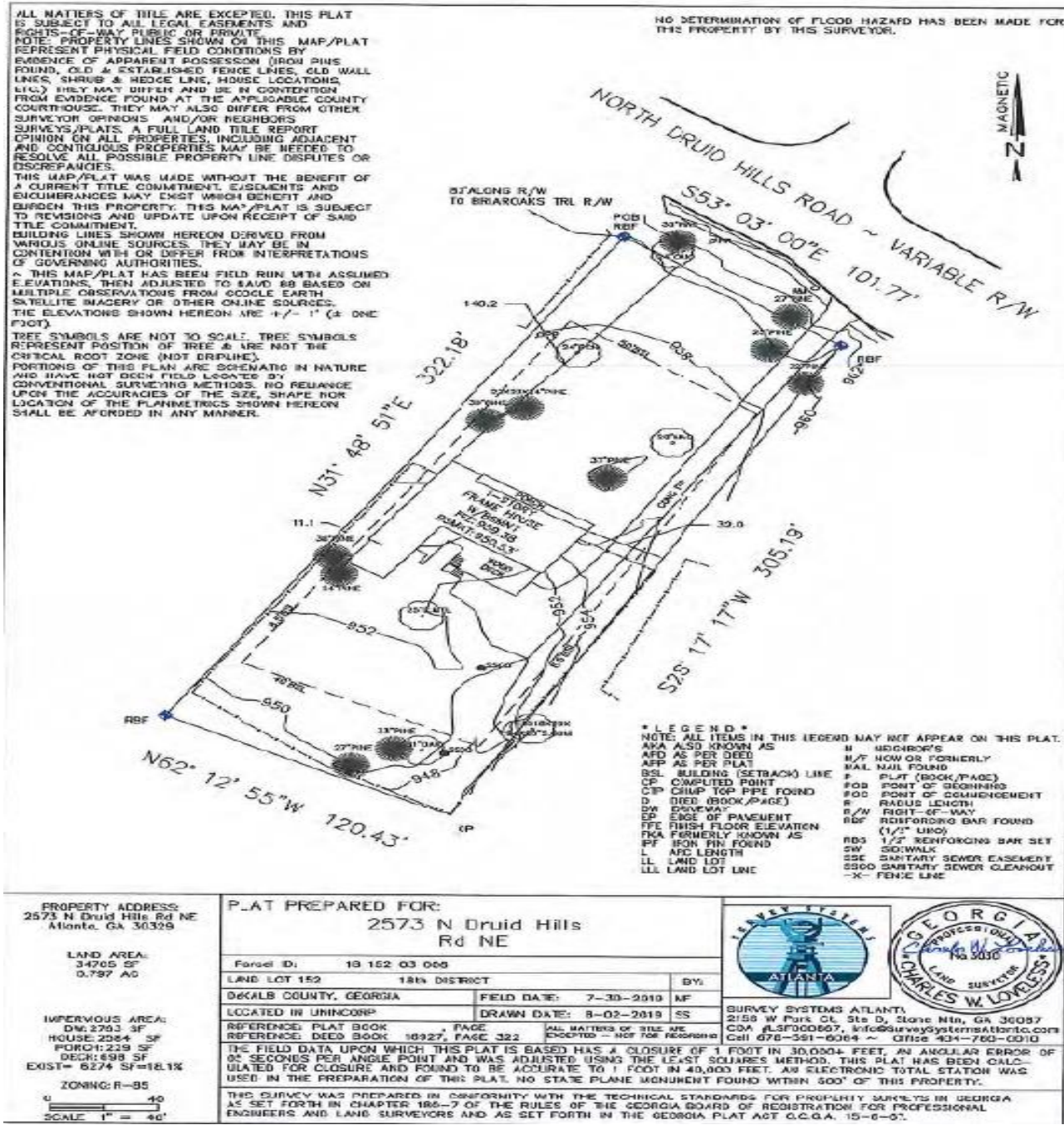
Existing Land Use: Vacant

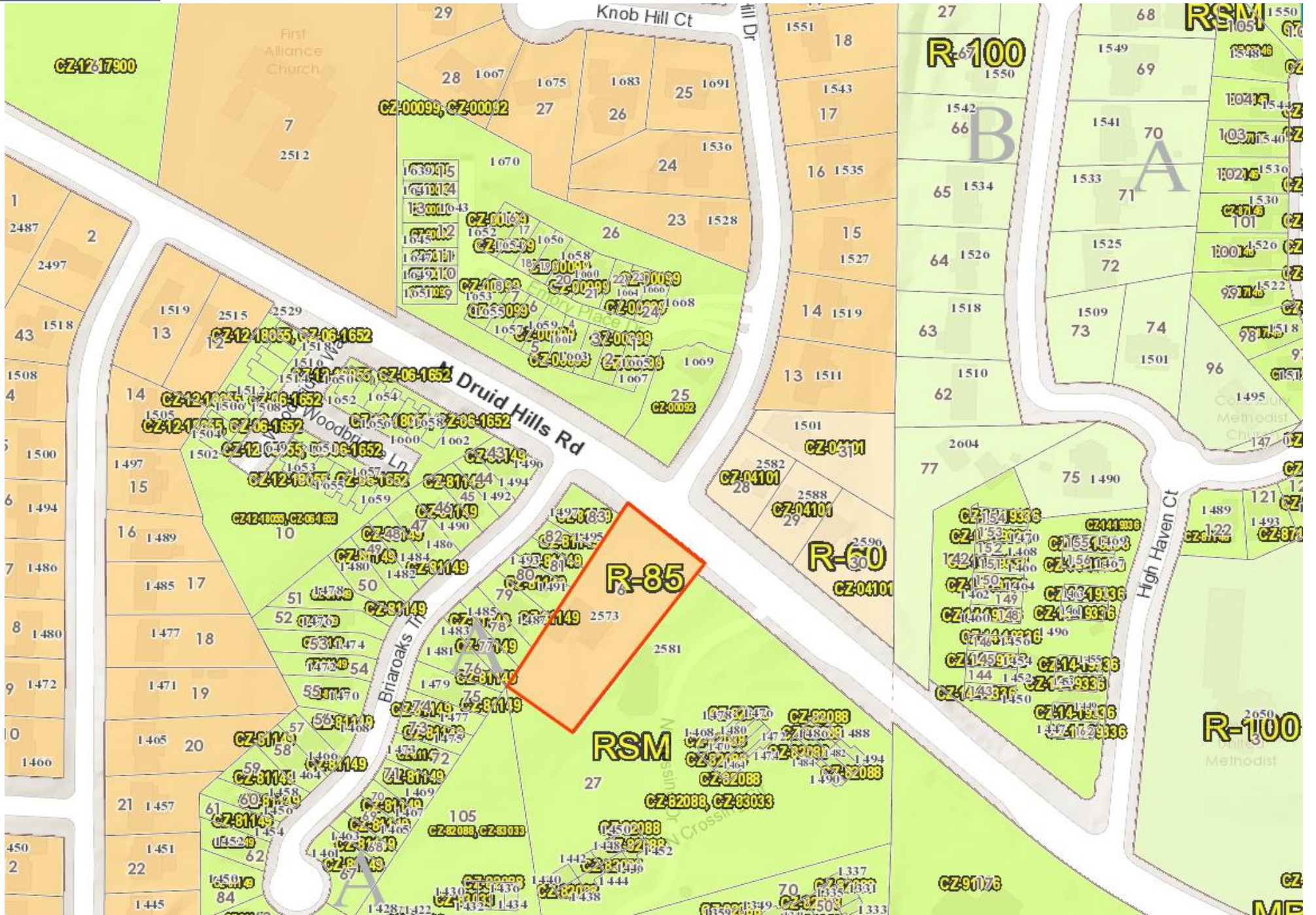
Surrounding Properties/ Adjacent Zoning: **North:** R-60 (Residential Small Lot) District and RSM (Residential Small Lot Mix) District; Detached Single Family Residences. **East:** RSM (Residential Small Lot Mix) District; Multi-family. **South:** RSM (Residential Small Lot Mix) District; Multi-family. **West:** RSM (Residential Small Lot Mix) District; Attached Single Family Residences.

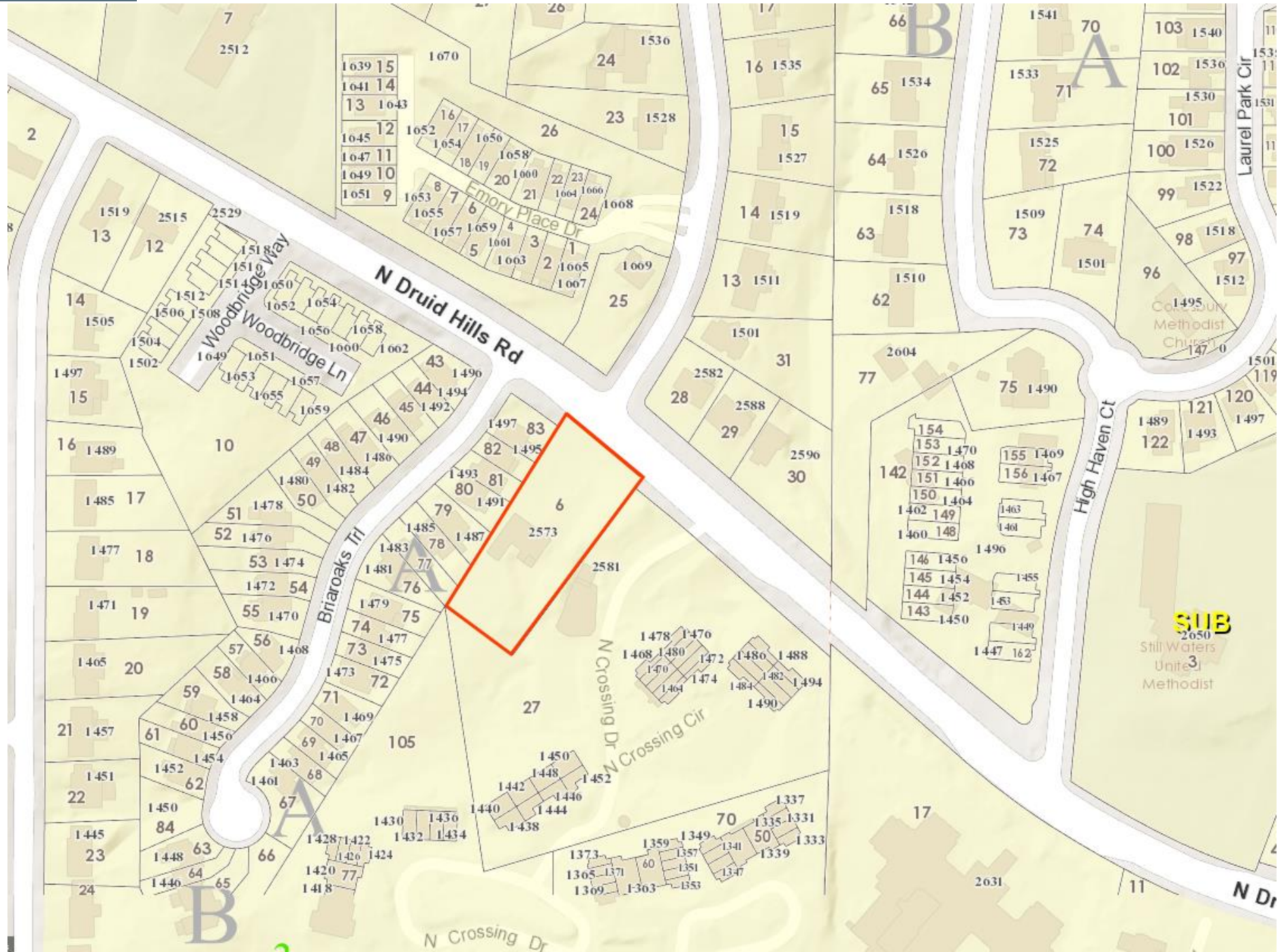
Comprehensive Plan: **Suburban (SUB)**

Consistent **Inconsistent**

Proposed Density: 6.01 units per acre	Existing Density: N/A
Proposed Square Ft.: Min: 1,000 square feet	Existing Units/Square Feet: N/A
Proposed Lot Coverage: 56%	Existing Lot Coverage: 18.1%







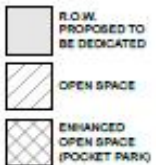
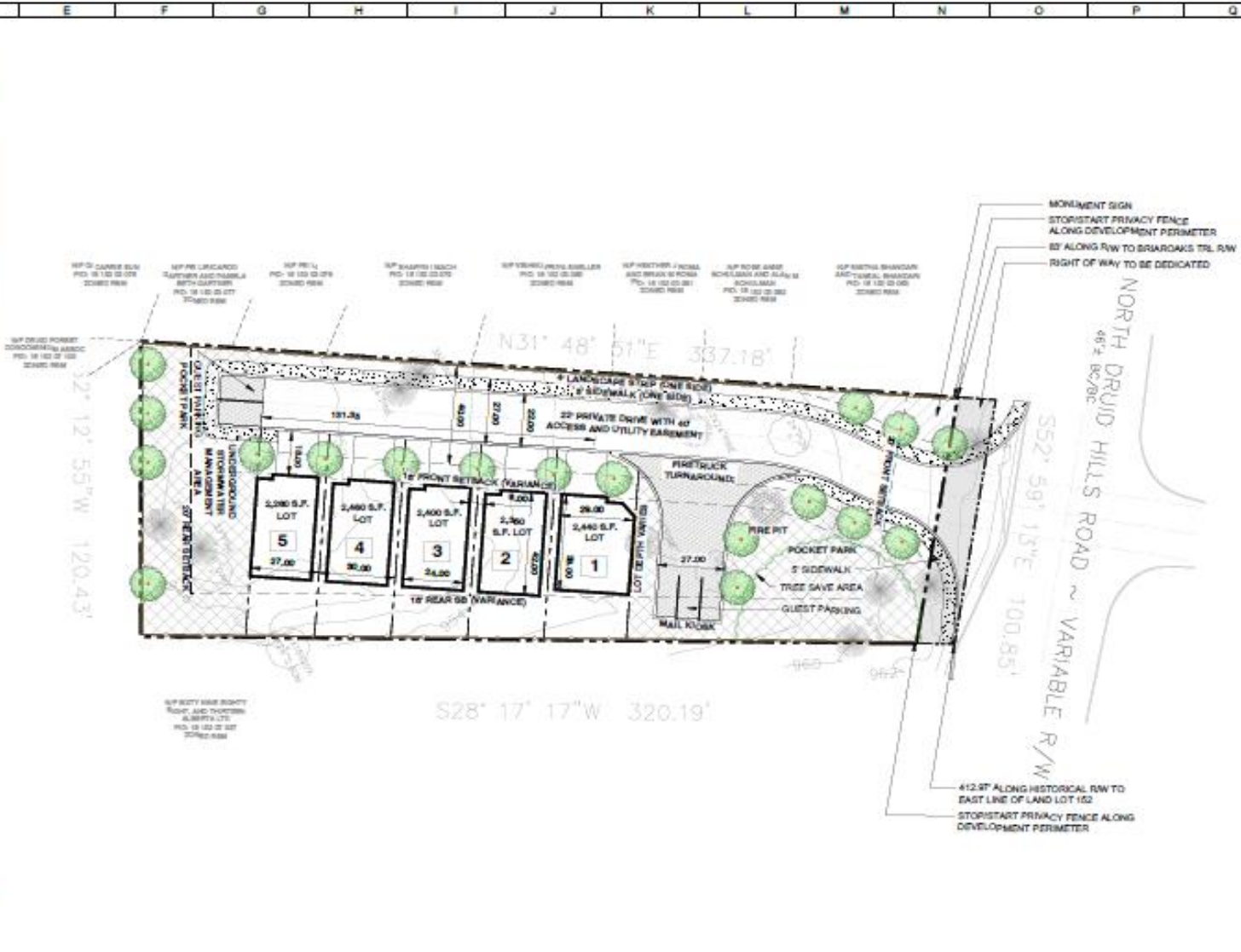




DATA CHART	
EXISTING ZONING:	R05
PROPOSED ZONING:	R5M
GROSS ACRES:	0.831 AC.
NET ACRES:	0.726 AC. (AFTER RW DEDICATION)
GROSS DENSITY:	6.01 AC.
NET DENSITY:	6.25 AC. (AFTER RW DEDICATION)
UNITS:	(5) 24X42 TYPICAL (USP-DETACHED)
LOT AREA:	1,350 SF (USP - DETACHED)
MIN. UNIT HEATED AREA:	MINIMUM 1,100 SF PER CODE
BUILDING SETBACKS (URBAN SF-DETACHED)	
FRONT:	15' (VARIANCE)
SIDE:	0; 3' BETWEEN BUILDINGS
REAR:	15' (VARIANCE)
BUILDING HT. MAXIMUM:	3 STORES OR 45'
LOT COVERAGE ALLOWED:	70% (MAXIMUM PER LOT OR TOTAL PARCEL ACREAGE)
LOT COVERAGE PROVIDED:	56% (OF TOTAL PARCEL ACREAGE)
SIDEWALK PROVIDED ON SITE:	405 L.F.
SIDEWALK PROVIDED ALONG DRUID HILLS RD R.O.W.:	83 L.F.
ADDITIONAL CALCULATIONS AND BONUS DENSITY	
OPEN SPACE REQUIRED:	20% OR 159 ACRES
OPEN SPACE PROVIDED:	20% OR 0.24 ACRES
BONUS DENSITY (50% GREATER THAN BASE)	
ENHANCED PROVIDED:	27% OR 0.22 ACRES
BONUS DENSITY (20% GREATER THAN BASE)	
PUBLIC ART TO BE PROVIDED	

PARKING ANALYSIS			
LOT TYPE	GARAGE	DRIVEWAY	TOTAL PER UNIT
USFD	2	2	4
MAIL KIOSK & GUEST PARKING			5
TOTAL PARKING SPACES PROPOSED FOR RESIDENTIAL			
		25	
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL			
		10	

- REQUESTED ADMINISTRATIVE VARIANCES:**
- THE INTERNAL FRONT BUILDING SETBACK SHALL BE 18 FEET.
 - THE REAR BUILDING SETBACK SHALL BE 15 FEET AS SHOWN.
 - THE SIDEWALK AND LANDSCAPE STRIP WILL BE PROVIDED ON ONE SIDE OF THE PRIVATE DRIVE AS SHOWN, AND DESIGNED WITH A 5 FOOT SIDEWALK AND 4 FOOT LANDSCAPE STRIP.
 - THE PRIVATE DRIVE SHALL PROVIDE A 9 FOOT EASEMENT ON BOTH SIDES OF THE DRIVE, MEASURED FROM BACK OF CURB.



FLOOD NOTE:
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 13089C0054K, DATED AUGUST 15, 2019.

PROPERTY OWNER:
PID 18 152 03 026: DIANA H MCCORVEY

SEWER NOTE:
SEWER IS PROVIDED BY DEKALB COUNTY. SEWER IS PROPOSED TO BE A GRAVITY LINE, WHICH WILL TIE INTO EXISTING OFF-SITE SANITARY SEWER MANHOLE ID: 18 152 8213

WATER NOTE:
WATER IS PROVIDED BY DEKALB COUNTY. EXISTING WATER LINE LOCATED ALONG DRUID HILLS DR NE.



ALLIANCE
LAND DEVELOPMENT
200 EASTMAN BL. SUITE 111 ATLANTA, GA 30308
770.252.0000 | www.allianceplanning.com

Submitted by:
DRUID HILLS COMMUNITY PARTNERS, LLC

SITE ZONING PLANS FOR
200 DRUID HILLS RD
LAND LOT 152
PARCELS 5 & 152-026

Original Date: 04.03.2020
Designed by: JAS
Checked by: JAS
Project #: 1580

NORTH

ZONING SITE PLAN

4-28-2020