



**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: May 5 , 2020, 6:30 P.M.  
Board of Commissioners Hearing Date: May 26, 2020, 6:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** CZ-20-1243853 **Agenda #:** N. 11

**Location/Address:** 3458, 3468, and 3478 Mountain Drive **Commission District:** 4 **Super District:** 6

**Parcel ID(s):** 15-251-01-020, -027, & -028

**Request:** A Major Modification of conditions of zoning pursuant to CZ-18-22125 for a mixed commercial, multifamily residential, and single-family residential development in an MU-5 (Mixed Use-5) district, to now increase the number of townhomes from 51 to 57 and reduce the number of single-family homes from 19 to 15.

**Property Owner(s):** Avondale Park, LLC

**Applicant/Agent:** Felipe Castellanos/Avondale Park, LLC

**Acreage:** 9.32 acres

**Existing Land Use:** Undeveloped, wooded

**Surrounding Properties:** To the northwest, north, and northeast (zoned MR-2): the Oak Creek Apartment Homes; to the east (zoned C-1): the DeKalb County Tax Commissioner’s Office; to the southeast(zoned OI): DeKalb County Juvenile Court; to the south and southwest (zoned OI): the Park Plaza office park; to the west(zoned R-75): the Farrar Court single-family subdivision.

<b>Proposed Density:</b> 7.72 units/acre	<b>Existing Density:</b> N.A. (undeveloped)
<b>Proposed Units/Square Ft.:</b> 72 units/184,800 s.f. nonresidential (office & retail) floor area	<b>Existing Units/Square Feet:</b> N.A. (undeveloped)
<b>Proposed Lot Coverage:</b> Not applicable <b>Proposed Open Space:</b> 21.6%	<b>Existing Lot Coverage:</b> None (undeveloped)

**Zoning History**

In 2015, the Board of Commissioners approved a redevelopment proposal for the site, pursuant to CZ-15-19943, which consisted of 11 single-family lots, 35 townhome units, 60 multifamily residential units, 149,100 square feet of office space, and 35,700 square feet of retail space. The BOC approved conditions regarding the site plan, a buffer on the west side of the property, the landscape plan, light fixtures, runoff and sedimentation, stormwater management, open space, floor area of residential units, building form, and allowed uses. In 2018, the Board of Commissioners approved a Major Modification to the approved conditions of CZ-15-19943 that eliminated the multifamily residential component, and increased the townhome units to 51. The conditions remained

substantially the same as for the 2015 proposal. The 2015 proposal rezoned the property from C-1 (Local Commercial) to PC-3 (Pedestrian Community). PC-3 was converted to MU-5 when the zoning map was updated in September, 2015. The property had acquired the unconditioned C-1 classification in 1985.

The applicant has requested the Major Modification to allow changes to the mixture of uses and housing types in the proposed development, compared to the 2018 site plan. The following table compares the current proposal with the 2018 proposal.

<b><u>Current Proposal</u></b>	<b><u>2015 Proposal</u></b>
Residential Uses: 15 single-family detached homes 57 fee-simple attached townhomes Total: 72 units	Residential Uses: 19 single-family detached homes 51 fee-simple attached townhomes Total: 70 units
Non-residential Uses: Office – 149,100 s.f. Retail – 35,700 s.f.	Non-residential Uses: Office – 149,100 s.f. Retail – 35,700 s.f.
Open Space: 21.6% All residential units w/in .25 mile from park	Open Space: 21.6% All residential units w/in .25 mile from park



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

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

C2-1243853

Date Submitted: 2/20/20

Case No.: ~~215-19943~~

Existing Conditional Zoning No.: 215-19943

APPLICANT NAME: Avondale Park LLC Felipe Castellanos

Daytime Phone#: 4047077775 Fax #: \_\_\_\_\_ E-mail: felipe@proterra.us

Mailing Address: 133 Johnson Ferry rd Suite 500 Marietta GA 30068

OWNER NAME: Avondale Park LLC  
(if more than one owner, attach contact information for each owner)

Daytime Phone#: 4047077775 Fax #: \_\_\_\_\_ E-mail: \_\_\_\_\_

Mailing Address: 133 Johnson Ferry rd Suite 500 Marietta GA 30068

SUBJECT PROPERTY ADDRESS OR LOCATION: 3458-3468-3478 Mountain Drive

Decatur, DeKalb County, GA, 30032

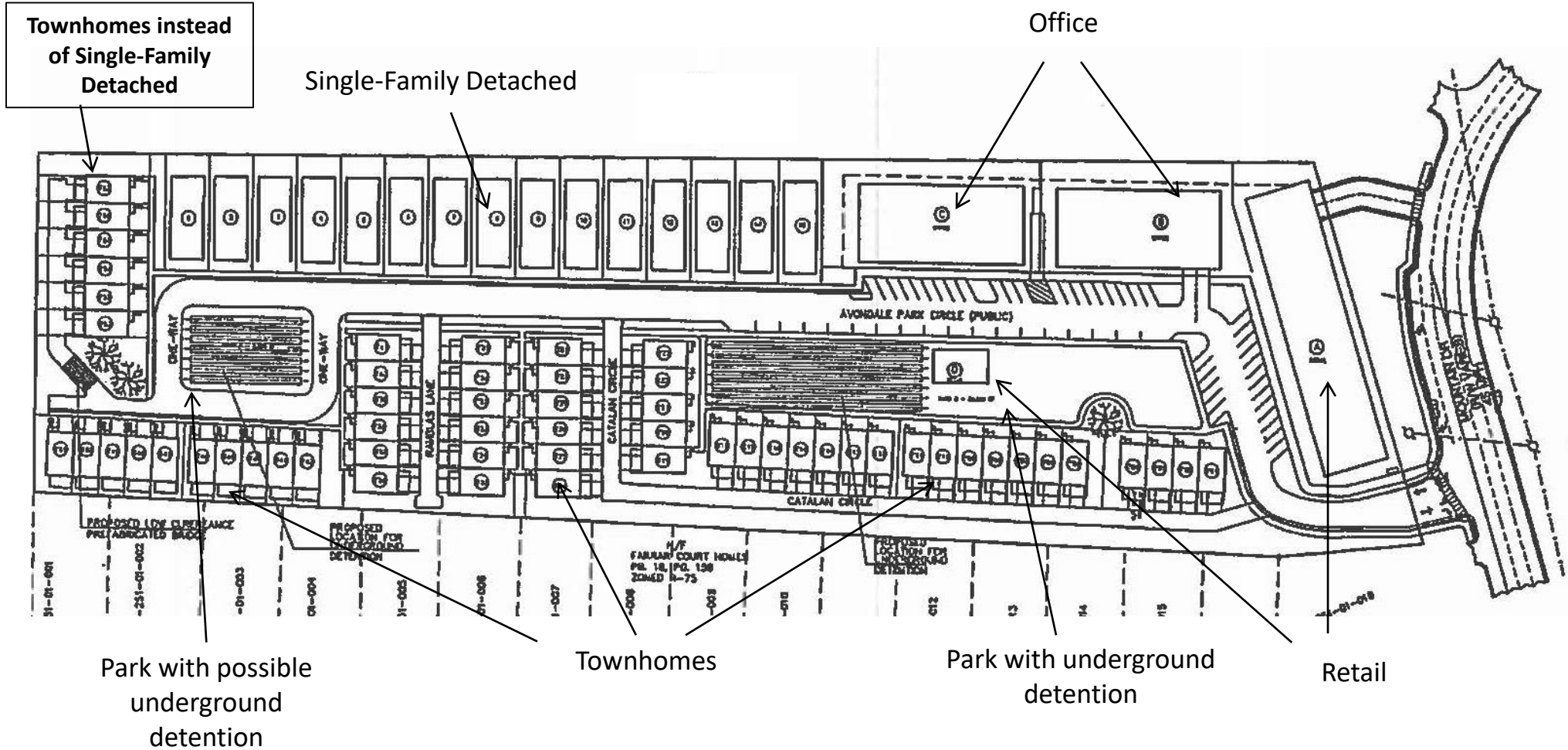
District(s): 6 Land Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Parcel(s): 1525001-020/027/028

Acreage or Square Feet: \_\_\_\_\_ Commission District(s): 4 Existing Zoning: MU-5

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

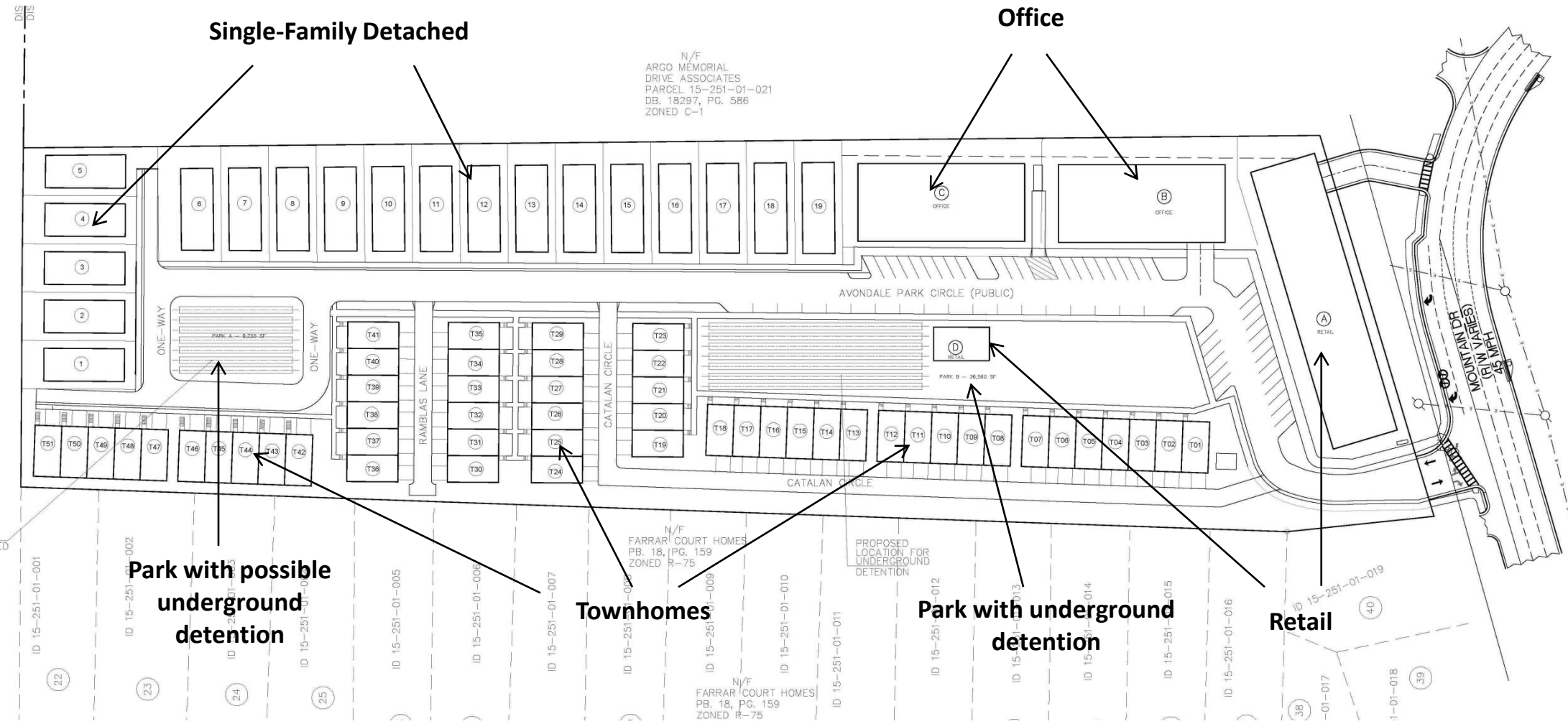
Signature of Applicant: 

Printed Name of Applicant: Avondale Park LLC / FELIPE CASTELLANOS



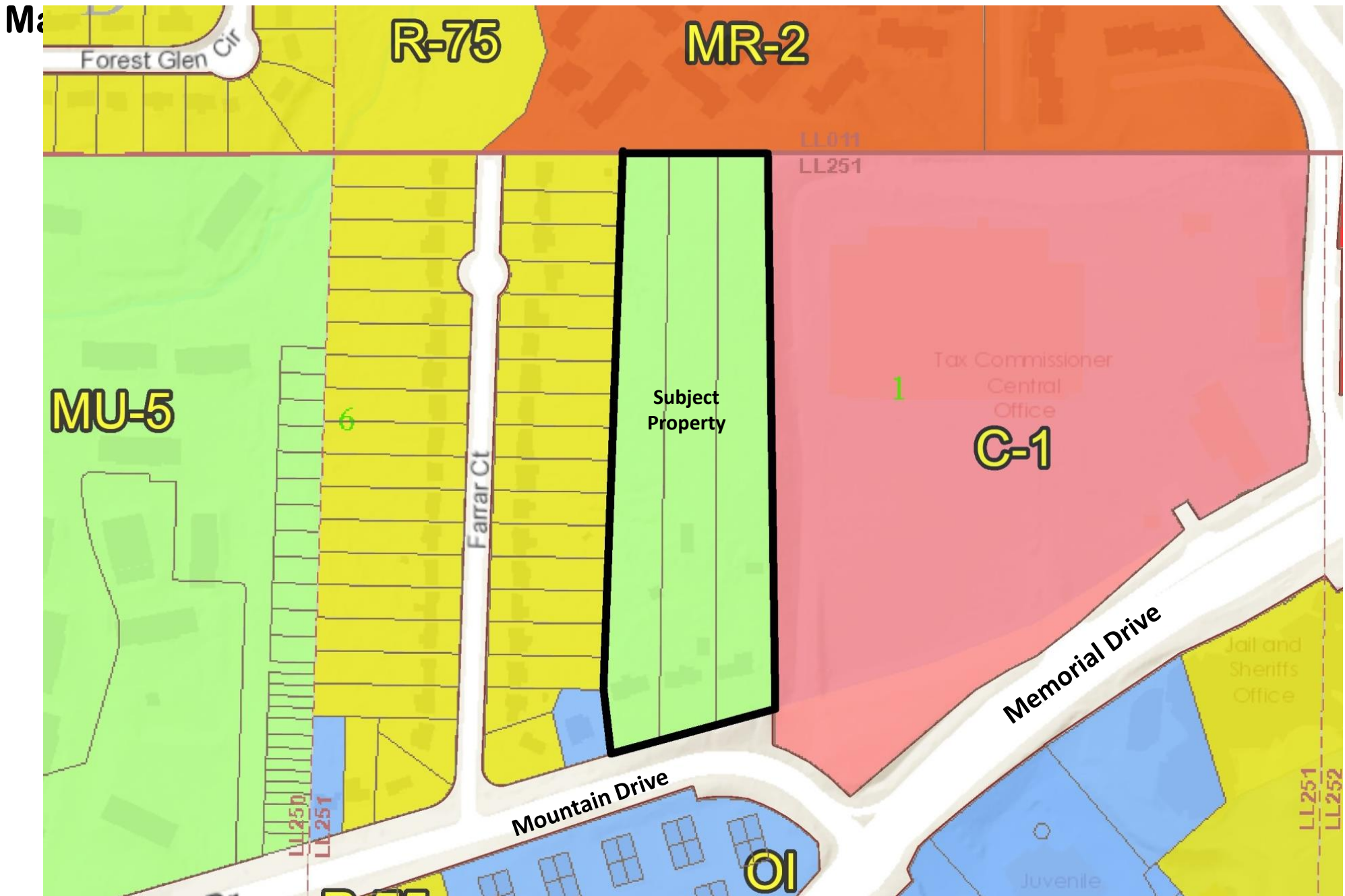
2020 Site Plan

# Site Plan

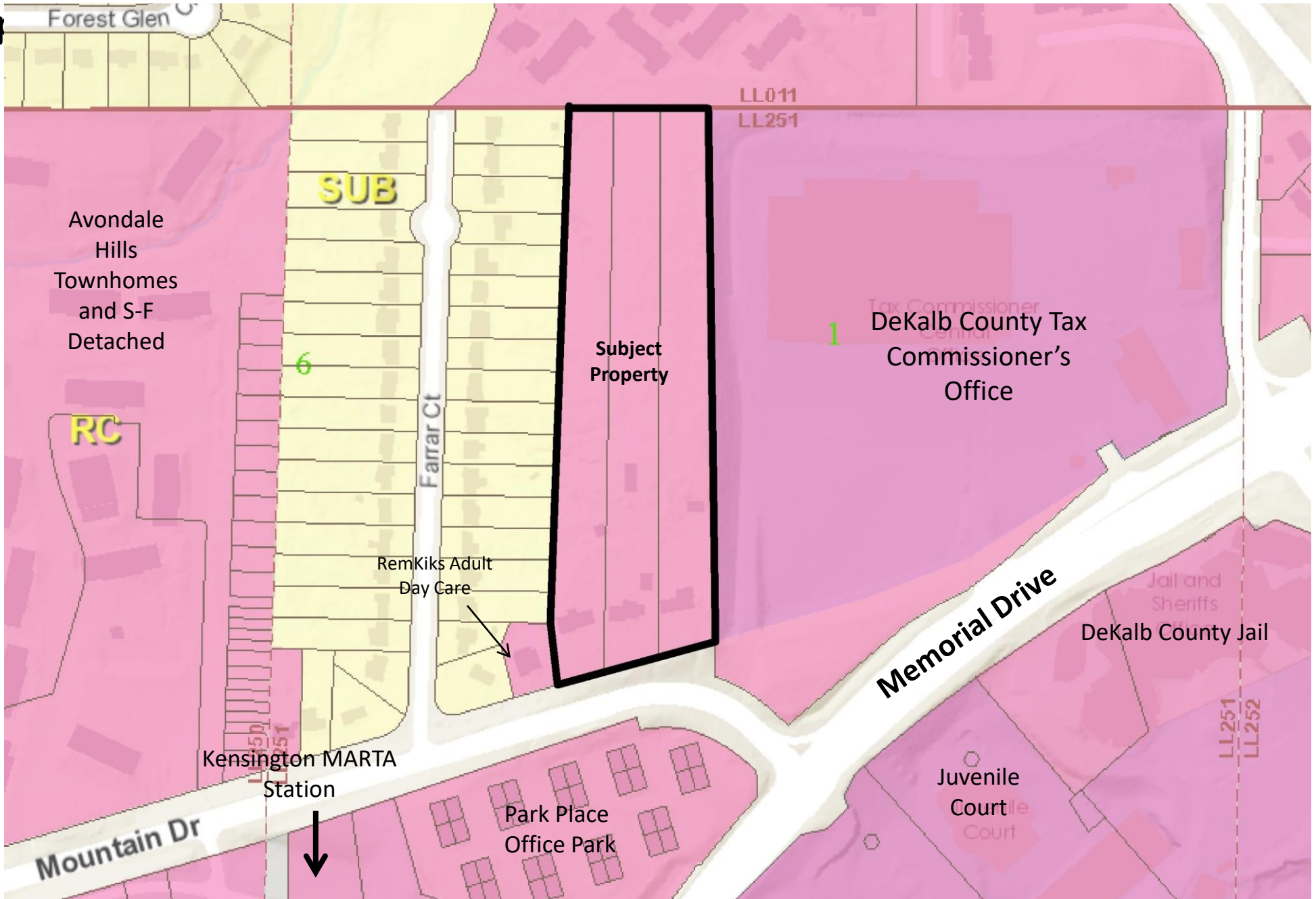


2018 Site Plan





Map





Ph







Front of subject property on Mountain Drive.

East side of subject property, viewed from parking lot of Tax Assessor's Office.

