

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: 3-24-2020 Application No: _____

Applicant Name: Debbie Frank, Director of TOD c/o MARTA

Applicant E-Mail Address: dfrank@itsmarta.com

Applicant Mailing Address: 2424 Piedmont Road, Atlanta, GA 30324

Applicant Daytime Phone: 404-848-5011 Fax: _____

Owner Name: Metropolitan Atlanta Rapid Transit Authority (MARTA)
If more than one owner, attach list of owners.

Owner Mailing Address: 2424 Piedmont Road
Atlanta, GA 30324

Owner Daytime Phone: 404-848-5011

Address of Subject Property: 3350 Kensington Road, Decatur, GA 30032

Parcel ID#: See Attachment

Acreage: 36.82 Commission District: District 4 / Super District 6

Present Zoning District(s): R-75 (Residential Medium Lot-75), MR-2 (Medium Density Residential), and C-1 (Local Commercial District).

Proposed Zoning District: MU-4 (Mixed-Use High Density)

Present Land Use Designation: RC-Regional Center

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

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:

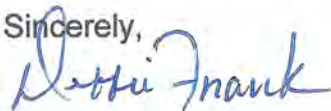
MARTA is requesting the rezoning of the Kensington MARTA Station from R-75 (Residential Medium Lot-75), C-1 (Commercial Local) and MR-2 (Medium Density Residential-2) to MU-4 (Mixed-Use High Density) to support mixed-use, transit-oriented development at the station. Current uses include the transit station/bus 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 (HADC) 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 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@itsmarta.com.

Sincerely,



Debbie Frank
Director of Transit Oriented Development

Attachments:

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

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.

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, a 2003 Livable Centers Initiative Plan and a 2012 Supplemental 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. 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, MR-2 Medium Density Residential, and C-1 Local Commercial. The current zoning districts do 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 LCI Plans or 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 the station development when site plan design has become more**

definite.

- 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 filling of this application?

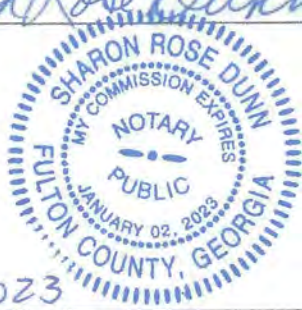
Yes _____ No X *

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.

Sharon Rose Dunn
Notary



1/2/2023
Expiration Date/ Seal

Dustin Frank 3/24/2020
Signature of Applicant /Date

Check one: Owner X Agent _____

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

Kensington MARTA Station Parcels

Parcel Number	Address
15 251 02 015	3417 MOUNTAIN DR
15 251 02 016	3407 MOUNTAIN DR
15 250 07 001	3383 MOUNTAIN DR
15 250 07 025	3375 MOUNTAIN DR
15 250 07 003	3347 MOUNTAIN DR
15 251 02 007	4278 MEMORIAL DR
15 250 07 005	3321 MOUNTAIN DR
15 250 07 006	3313 MOUNTAIN DR
15 250 07 026	4497 MOUNTAIN DR
15 250 07 007	3305 MOUNTAIN DR
15 251 02 006	4268 MEMORIAL DR
15 250 07 008	3297 MOUNTAIN DR
15 250 07 009	3298 MOUNTAIN DR
15 250 07 010	3271 MOUNTAIN DR
15 251 02 005	4262 MEMORIAL DR
15 251 02 001	3394 KENSINGTON RD
15 251 02 002	3404 KENSINGTON RD
15 251 02 004	4254 MEMORIAL DR
15 250 07 024	3382 KENSINGTON RD
15 250 07 023	3374 KENSINGTON RD
15 250 07 022	3366 KENSINGTON RD
15 250 07 011	0 COVINGTON HWY
15 250 07 021	3358 KENSINGTON RD
15 250 07 020	3350 KENSINGTON RD
15 250 07 012	0 COVINGTON HWY
15 250 07 019	3342 KENSINGTON RD
15 250 07 018	3334 KENSINGTON RD
15 251 02 003	3418 KENSINGTON RD
15 250 07 017	3326 KENSINGTON RD
15 250 07 013	3322 COVINGTON HWY
15 250 07 016	3318 KENSINGTON RD
15 250 07 014	3330 COVINGTON HWY

MARTA Kensington Station Conceptual Land Use Framework for MU-4 Zoning



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community