



City of Tucker

MEMO

To: Honorable Mayor and City Council Members
From: Courtney Smith, Planning and Zoning Director
CC: Tami Hanlin, City Manager
Date: May 4, 2022
RE: RZ-22-0001

Issue:

The applicant is requesting to rezone five parcels from R-75 (Residential Medium Lot – 75) to RSM (Small Lot Residential Mix) in order to construct a 52-unit single-family attached (townhome) development on approximately 8.7 acres, which will yield a density of 5.9 units per acre. Twenty (20) rear-loaded units are shown fronting Lawrenceville Highway and the remaining thirty-two (32) units are front-loaded and spread throughout the site.

Recommendation:

Staff recommends approval of the Rezoning, with conditions.
Planning Commission recommends approval of the Rezoning, with staff conditions.

Background:

The subject property is located on the south side of Lawrenceville Highway and contains single-family homes and a former real estate office, most of which are set close to Lawrenceville Highway. The remaining land is heavily wooded with a stream and its buffers located in the southeastern corner of the property. The assemblage of these five parcels would result in an oddly shaped property.

The maximum height allowed within the RSM zoning district is 45' or 3 stories, whichever is less. While exact heights of the proposed townhomes were not submitted with the application, the applicant has stated the townhomes will comply with the City's requirements. From submitted elevations, the proposed townhomes appear to be 3 stories and will be constructed of a mixture of brick, board and batten, and shake, in a neutral palate.

Access is shown via one full-access drive from Lawrenceville Highway, that would line up with Terri Lynn Court when constructed. There are 13 guest parking spaces throughout the site, with three adjacent to the proposed mail kiosk. DeKalb Fire will require the townhome units to be sprinkled since only one vehicle access point is provided.

The site plan also shows a transitional buffer along the eastern, western, and southern sides of the development. Transitional buffers in residential neighborhoods are intended to diminish the potential negative impacts of higher intensity residential development on adjacent single-family residential land uses. The applicant has proposed a 30' transitional buffer along the southern and a majority of the western property lines, which exceeds the City's 20' transitional buffer requirement for the RSM zoning district.

While only 20% of the site is required to be reserved for open space, the submitted site plan shows several open space areas, totaling 4.5 acres (52% of the site), including a pocket park, in the southern portion of the property, adjacent to the St. Lawrence Cove subdivision and residential dwellings along Bishop Drive; a community garden, central to the development; and a bark park, along the eastern property line, north of the stream on the property. The submitted site plan shows full compliance with the dimensional requirements of the RSM zoning district.

A revised site plan was submitted to staff this week, which included a shift in the units at the southwest corner of the property.

Summary:

The requested land use petition to rezone five parcels along Lawrenceville Highway from R-75 to RSM is consistent with the recommendations of the Comprehensive Plan and would be compatible with the surrounding residential neighborhoods at the proposed density of 5.9 units per acre. As currently proposed, the development would not pose significant adverse impacts to the environment or adjacent or nearby properties. However, there are ways to further reduce the density and provide better transition by reducing the unit count or reconfiguring the southwest corner of the site to include a mix of product types, such as single-family detached dwellings.

Financial Impact: NA