



PLANNING & DEVELOPMENT DEPARTMENT

DRB Meeting Date: November 20, 2019

Item #: PZ2019-558

DRB MEMO – 2729 Shallowford Rd – DCI

Project Name: Bedford Park Apartments Leasing Office
Applicant: Chuck Ptacek, GDE
Owner: SABRA Property Management
Proposed Development: New Leasing Office Building
Request: Development of Community Impact (DCI)
Site Address: 2729 Shallowford Rd
Parcel Number: 18 246 01 001



Current Zoning: Village Residential (VR) - This zoning district is intended primarily for single-family attached and detached residences, two-family residences, and multifamily residences with related accessory uses, supportive nonresidential uses, open space, and amenities

Current Use: Multi-Family Residential

Surrounding Land Uses: North – NC-1: Single Family Residential
South – CC: Commercial Buildings
East – I-85: Unincorporated DeKalb County
West – NC-1: Commercial Use; VR: St. Pius X Catholic High School; CC – Commercial retail uses

Future Development Map:

The subject property is located within the Shallowford Rd/ 85 Activity Center character area of the Future Development Map in the Comprehensive Plan. The vision of the character area is: *“Growing activity center housing a mix of commercial, institutional and residential uses with easy access to I-85. The home of St. Pius X High School the area is a center for education and civic activities with strong connections to the surrounding community.”*

Site Description:

The property is located on a 23.5-acre lot between Shallowford Rd and Northeast Expressway, just north of where they intersect at the City boundary. The property currently contains 32 multi-family brick buildings with 272 apartment units for a total of 984,020-square-ft of existing building area. The property was developed in 1965. There is a five-ft-wide sidewalk at the back of curb along Shallowford Rd, and a MARTA bus stop along the frontage.

Summary of Proposed Project:

The applicant proposes to create a one-story leasing office for the property. The building would be approximately 1,150 square ft and will be located across from an existing playground. The building will be built primary of brick. The project does not require any variances or waivers for the project. The project, and all cumulative work done over the three-year period, is under the 30% redevelopment threshold (16%) and therefore the property owner is not required to bring any non-conforming features on the site into compliance with the UDO.

Attachments:

- 1 – Site Plan, dated received November 12, 2019
- 2 – DCI Plan Book
- 3 – Maps