

# Oakhurst Park

## Inclusionary Housing Plan

Parkland Communities, Inc.

February 21, 2022



Site location



614

618

622

East Lake Drive

East Lake Dr

East Lake Dr

Mead Rd

Corrective Chiropractic

Sceptre Brewing Arts

Google

# Site Location

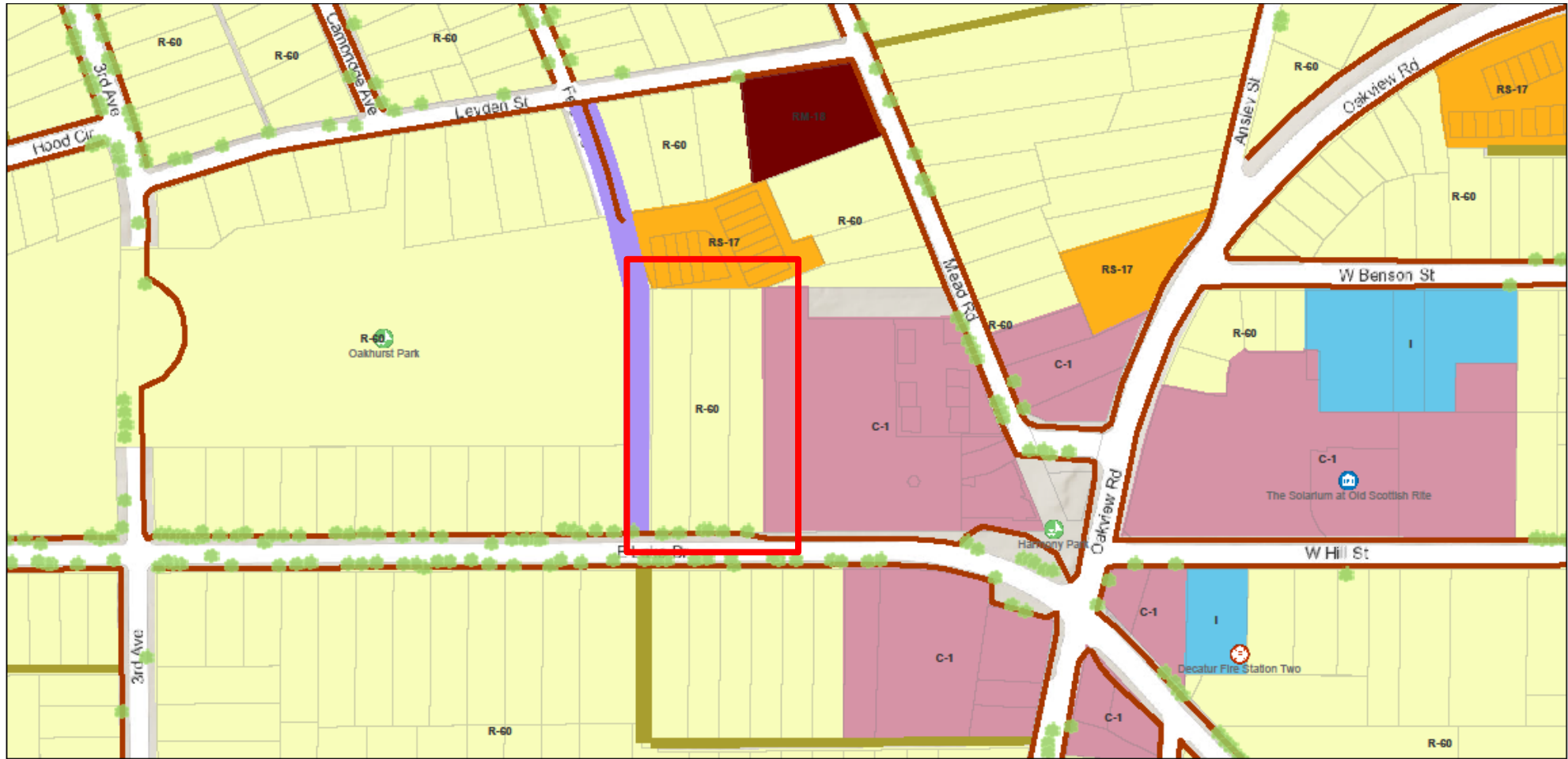
- Project at the corner East Lake Drive and Feld Avenue
- Located at 614, 618, and 622 East Lake Dr
- 1.675 acres of land
- Close to Oakhurst Park, Harmony Park, and Oakhurst Elementary School

# Land Uses

# Land Uses

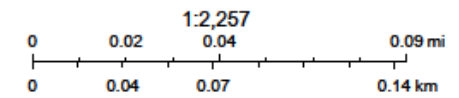
- Existing Land Use
  - Low Density Residential
- Proposed Land Use
  - Medium Density Residential

# Existing Zoning Map



1/19/2022, 6:32:09 PM

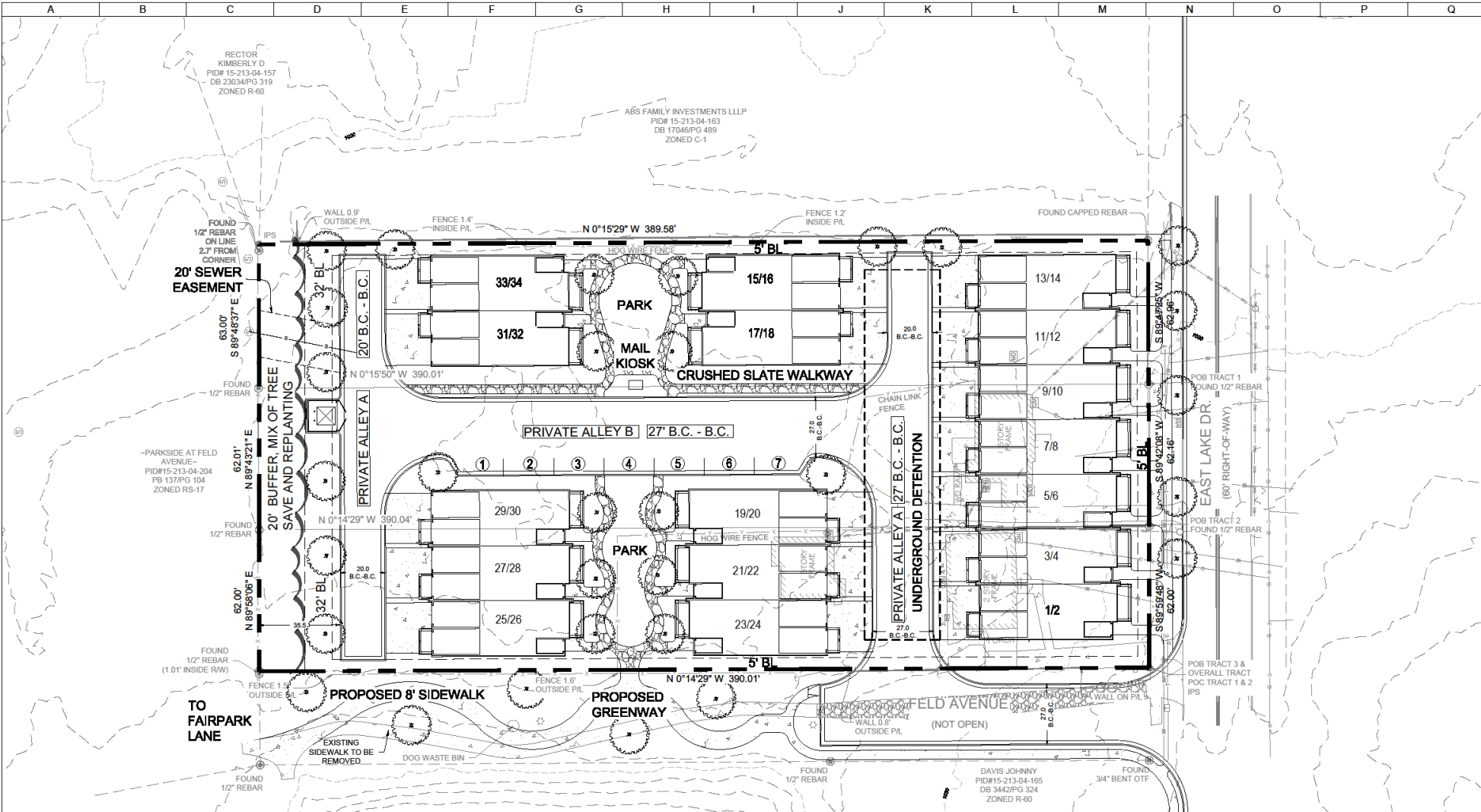
- |                            |              |                                   |                      |
|----------------------------|--------------|-----------------------------------|----------------------|
| City Limits                | Street Trees | Tax Parcel                        | C-1 Local Commercial |
| Place of Interest          | Sidewalks    | Zoning District                   | I Institutional      |
| Fire Station / EMS Station | Alley        | R-60 Single Family Residential    |                      |
| Government Facility        | Alley        | RS-17 Single Family Residential   |                      |
| Park                       | Right-of-Way | RM-18 Multiple Family Residential |                      |





# Site Plan



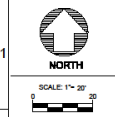


**Copyright 2022, Alliance Engineering & Planning, Inc.**  
 This drawing is the sole property of Alliance Engineering & Planning, Inc. It is to be used only for the project and site identified on the drawing. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Alliance Engineering & Planning, Inc.  
 NOT RELEASED FOR CONSTRUCTION



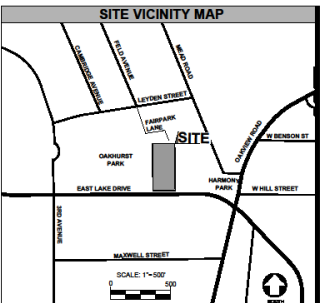
**Site Zoning Plan for**  
**622 East Lake Drive**  
 614, 618 & 622 EAST LAKE DRIVE  
 DECATUR, GA 30030  
 L. BOGGS  
 PARCEL # 15-213-04-158, 15-213-04-159 & 15-213-04-164

**Orig. Issue** 01.28.22  
**Designed by** GB  
**Checked by** BW  
**Project #** 21273



**ZONING PLAN**

02.02.22



**PROPERTY ADDRESS:**  
 614, 618 & 622 EAST LAKE DRIVE  
 DECATUR, GA, 30030

**PROPERTY OWNERS:**  
 PID 15-213-04-158: COHEN DOROTHY D  
 PID 15-213-04-159: BOWENS LARRY  
 PID 15-213-04-164: WAYNE ROBERT S

**STORMWATER NOTE:**  
 STORMWATER WILL BE PROVIDED ON SITE AS UNDERGROUND DETENTION PER PLAN.

**SEWER NOTE:**  
 SANITARY LINE TO CONNECT WITH EXISTING SEWER LINE LOCATED IN ADJACENT PROPERTY. SEWER PROVIDED BY DEKALB.

**WATER NOTE:**  
 WATER PROVIDED BY DEKALB; AVAILABLE WITHIN EAST LAKE DRIVE RW.

**FEMA NOTE:**  
 NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 13089G0068K DATED AUGUST 15, 2019

**VARIANCES:**

- VARIANCE SIDE SETBACK FROM 12' TO 5'
- VARIANCE FRONT SETBACK FROM 30' TO 5'
- VARIANCE LOT COVERAGE FROM 60% TO 70%
- VARIANCE TO ALLOW LESS THAN A MINIMUM OF 7 UNITS PER BUILDING
- PER 9.1.2.E OF THE TREE PROTECTION ORDINANCE, SPECIAL EXCEPTIONS APPLY TO CANOPY STANDARDS FOR AFFORDABLE HOUSING.

**PARKING ANALYSIS**

LOT TYPE	GARAGE/DRIVEWAY	TOTAL PER UNIT	TOTAL UNITS	TOTAL SPACES
REAR ENTRY (OFF-STREET)	1	1	2	34
ON-STREET PARKING				7
TOTAL PARKING PROPOSED				76
MIN. OFF-STREET PARKINGS REQUIRED				34

**SITE DATA**

GROSS ACRES:	+/- 1.675 AC
NET ACRES:	+/- 1.675 AC
EXISTING ZONING:	R-60
PROPOSED ZONING:	RM-43
EXISTING USES:	(LOW DENSITY RES.) S.F. DETACHED DWELLING
PROPOSED USES:	(MEDIUM DENSITY RES.) MULTI-FAMILY DWELLING
TOTAL UNITS:	34 UNITS
GROSS DENSITY:	+/- 20.3 U/A
NET DENSITY:	+/- 20.3 U/A
BUILDING SETBACKS:	
FRONT:	5'
REAR:	32'
SIDE:	5'
BUILDING HEIGHTS:	35' (3 STORIES)
BUFFERES:	AS SHOWN ON PLAN
LOT COVERAGE:	70%
AFFORDABLE HOUSING REQ'D	10%
AFFORDABLE HOUSING PROVIDED	17%



# Inclusionary Housing

# Proposed Plan

- **Professionally-managed rental community**
- **Thirty-four total units**
  - 17 x 2-Bedroom units, 1,636 sqft
  - 17 x 3-Bedroom units, 1,958 sqft
- **Inclusionary and Market-Rate dwelling units**
  - Six inclusionary dwelling units, 17.6%
  - Twenty-eight market-rate units
- **Six inclusionary dwelling units**
  - 50:50 split
  - Three 2-bedroom units
  - Three 3-bedroom units
- **Inclusionary dwelling units shall be interspersed among the market rate dwelling units throughout the development**

# Floor Plans & Areas

# THE MAGNOLIA

3 Bed / 2.5 Bath  
1,958 sqft

First



Second



Third



# THE LAUREL

2 Bed / 2.5 Bath  
1,636 sqft

First



Second



Third







A solid green vertical bar is located on the left side of the slide.

# Development Phasing & Timing

# Project Timeline

- May 2023 – LDP issue / site work starts
- March 2024 – Site work complete, and Townhome construction starts
- July 2024 – Start marketing and pre-leasing
- October 2024 – First residents move-in
- June 2025 – Construction complete, and all residents moved-in

# Phasing & Construction Schedule

- March 2024 – Construction starts
- July 2024 – Start marketing and pre-leasing
- October 2024 – First residents move-in / C.O. Units 1-14
- February 2025 – C.O. Units 19-30
- June 2025 – Construction complete, and all residents moved-in / C.O. Units 15-18, 31-34

# Marketing Plan

- To promote the rental of the inclusionary dwelling units within the development
- Marketing and Pre-leasing will start three months prior to the first move-in
- Owner will provide notice of availability of its intent to rent an inclusionary dwelling unit to the Zoning Administrator
- An affidavit will be provided to the City's Zoning Administrator confirming that household eligibility requirements have been met
- Subleasing of any leasing inclusionary dwelling unit will not be permitted

# City of Decatur Lifecycle and Inclusionary Housing Income Limits and Pricing Maximums

## 2021 HUD FMR Area Income Limits Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area (MSA)

Area Median Income (AMI)	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
<b>120% AMI</b>	\$ 72,480	82,800	93,120	103,440	111,720	120,000
<b>115% AMI</b>	\$ 69,460	79,350	89,240	99,130	107,065	115,000
<b>100% AMI</b>	\$ 60,400	69,000	77,600	<b>86,200</b>	93,100	100,000
<b>80% AMI</b>	\$ 48,320	55,200	<b>62,080</b>	<b>68,960</b>	74,480	80,000
<b>60% AMI</b>	\$ 36,240	41,400	46,560	51,720	55,860	60,000
<b>50% AMI</b>	\$ 30,200	34,500	38,800	43,100	46,550	50,000
<b>30% AMI</b>	\$ 18,120	20,700	23,280	25,860	27,930	30,000

## 2021 Lifecycle and Inclusionary Rental Housing Maximums

Max Rent at:	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
<b>100% AMI</b>	\$ 1,510	1,618	1,940	2,241	2,500
<b>80% AMI</b>	\$ 1,208	1,294	<b>1,553</b>	<b>1,793</b>	2,000
<b>60% AMI</b>	\$ 906	\$971	1,164	1,345	1,500

## 2021 Lifecycle and Inclusionary Owner Housing Maximums

Max Sales Price at:	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
<b>120% AMI</b>	\$ 217,440	232,920	279,360	322,740	360,000
<b>100% AMI</b>	\$ 181,200	194,100	232,800	268,950	300,000
<b>80% AMI</b>	\$ 144,960	155,280	186,240	215,160	240,000
<b>60% AMI</b>	\$ 108,720	116,460	139,680	161,370	180,000

\*To be adjusted each year per HUD's published limits\*

# Proposed Pricing

- The proposed pricing for each inclusionary dwelling unit will be based on the 80% AMI when the units are available for rent
- For example, if the units were available in 2021, the 2-bedroom unit would be available for \$1,553/mo and the 3-bedroom unit would be available for \$1,793/mo.

# Deed Restriction

The Deed Restriction has not been drafted at this time, but will be provided to staff prior to the final hearing.



