

DEKALB COUNTY KENSINGTON TOD

“PARTIAL UPDATE”

- COMMUNITY COUNCIL - CC4
Prepared by DeKalb County
Long Range Planning
August 20, 2024

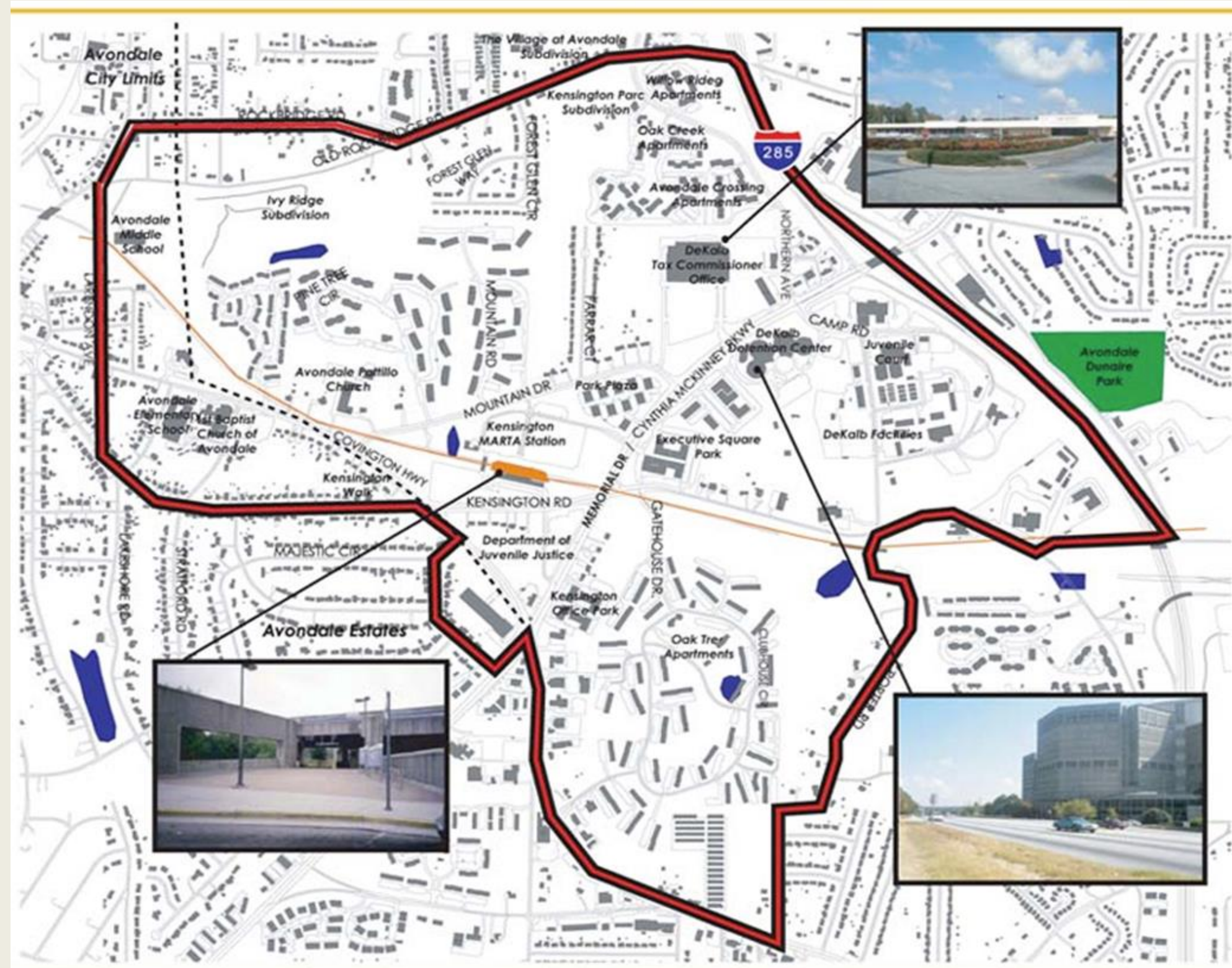


PURPOSE

The purpose of this “partial update” is to adopt the most recent Kensington TOD Master Plan Study. The study will provide development guidance for future development around the Kensington MARTA station and the adjacent county owned property with sufficient specificity and strategies for further implementation of both the original LCI plan created in 2002 and supplemental plan in 2012.

DEKALB COUNTY: KENSINGTON STATION LCI

Background Study Area



Livable Kensington



**KENSINGTON STATION
LIVABLE CENTERS INITIATIVE
FINAL REPORT**
January 31, 2003

Sponsors: Atlanta Regional Commission
DeKalb County, Georgia

Prepared by Urban Collage, Inc.
In collaboration with Robert Charles Letter & Co., Glaffing Jackson, Hunley & Associates

For the purpose of this study, the boundary line is defined as follows:

I-285 on the east, the MARTA rail easement from Kensington Road to Porter Road on the south-east, Covington Highway to Kensington Road on the south-west, Clarendon Avenue on the east, and Old Rockbridge Road on the north.

DEKALB COUNTY: KENSINGTON STATION LCI “SUPPLEMENTAL PLAN”

Policy Highlights



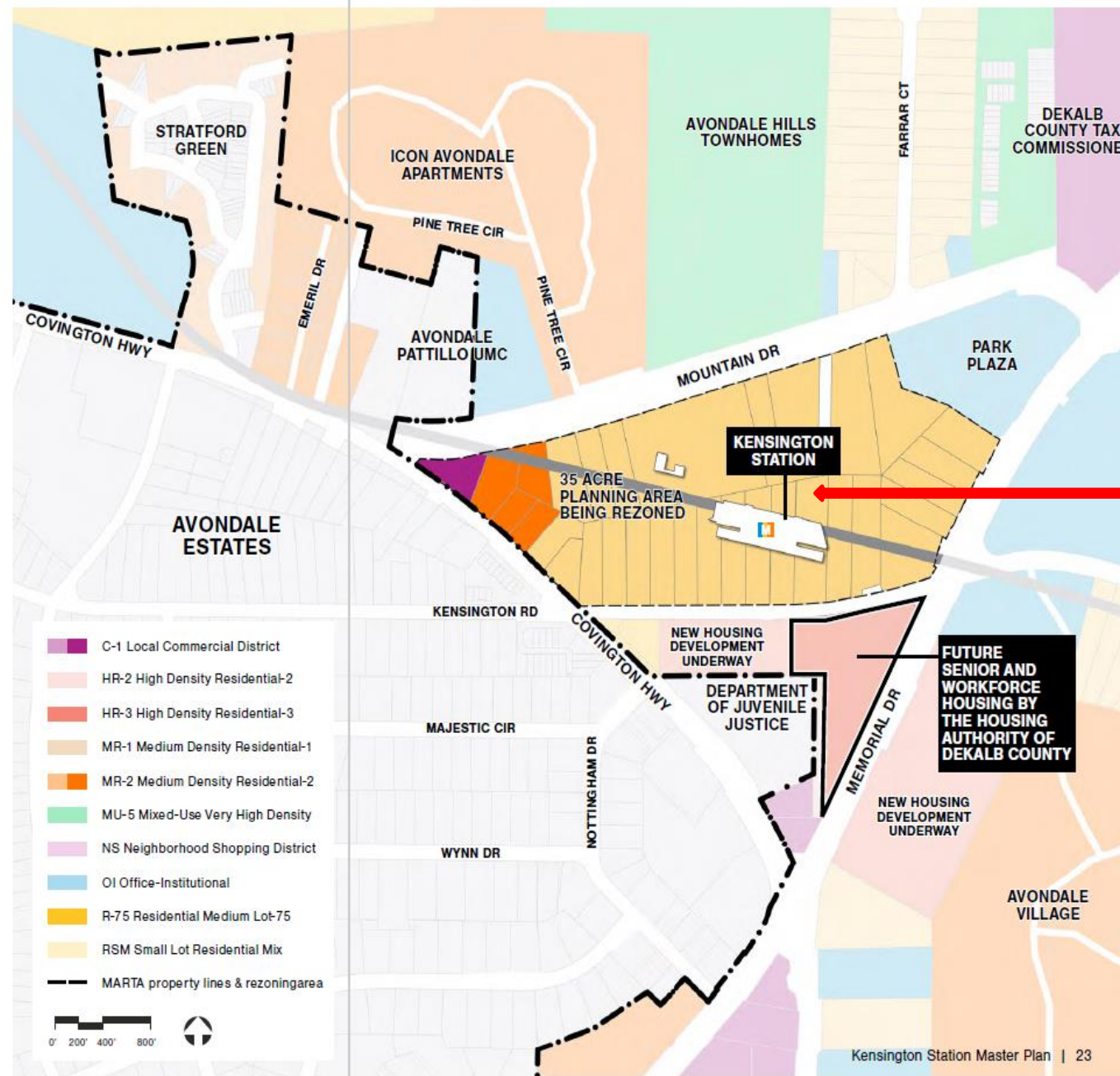
- The 2012 effort served as a “supplemental” plan which focuses mostly on the area directly surrounding the MARTA station.
- The supplemental plan does not negate the policies of the 2003 LCI Plan.

MARTA: KENSINGTON STATION MASTER PLAN

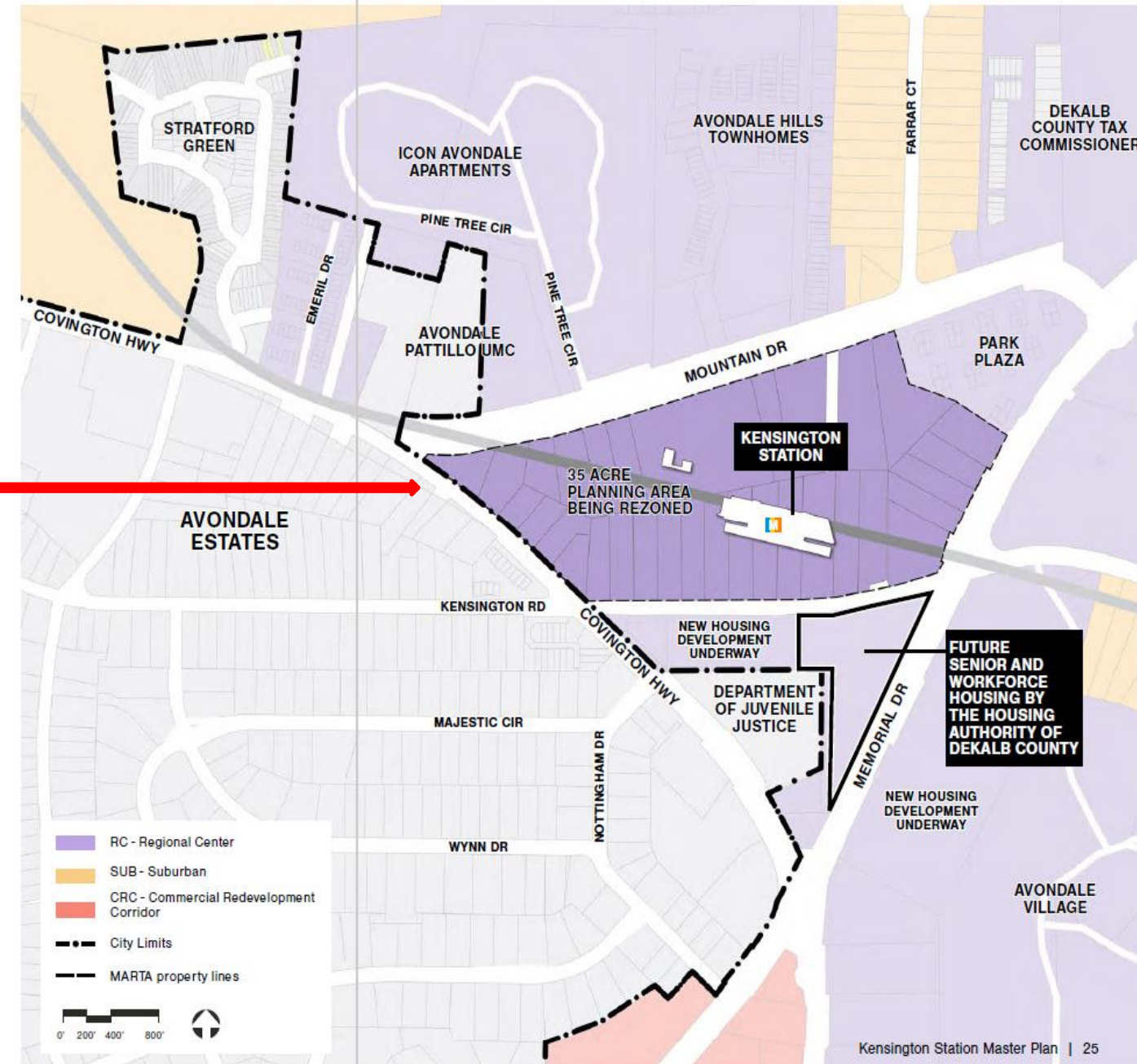
TOD STUDY



Existing Zoning Review



Future Land Use Review

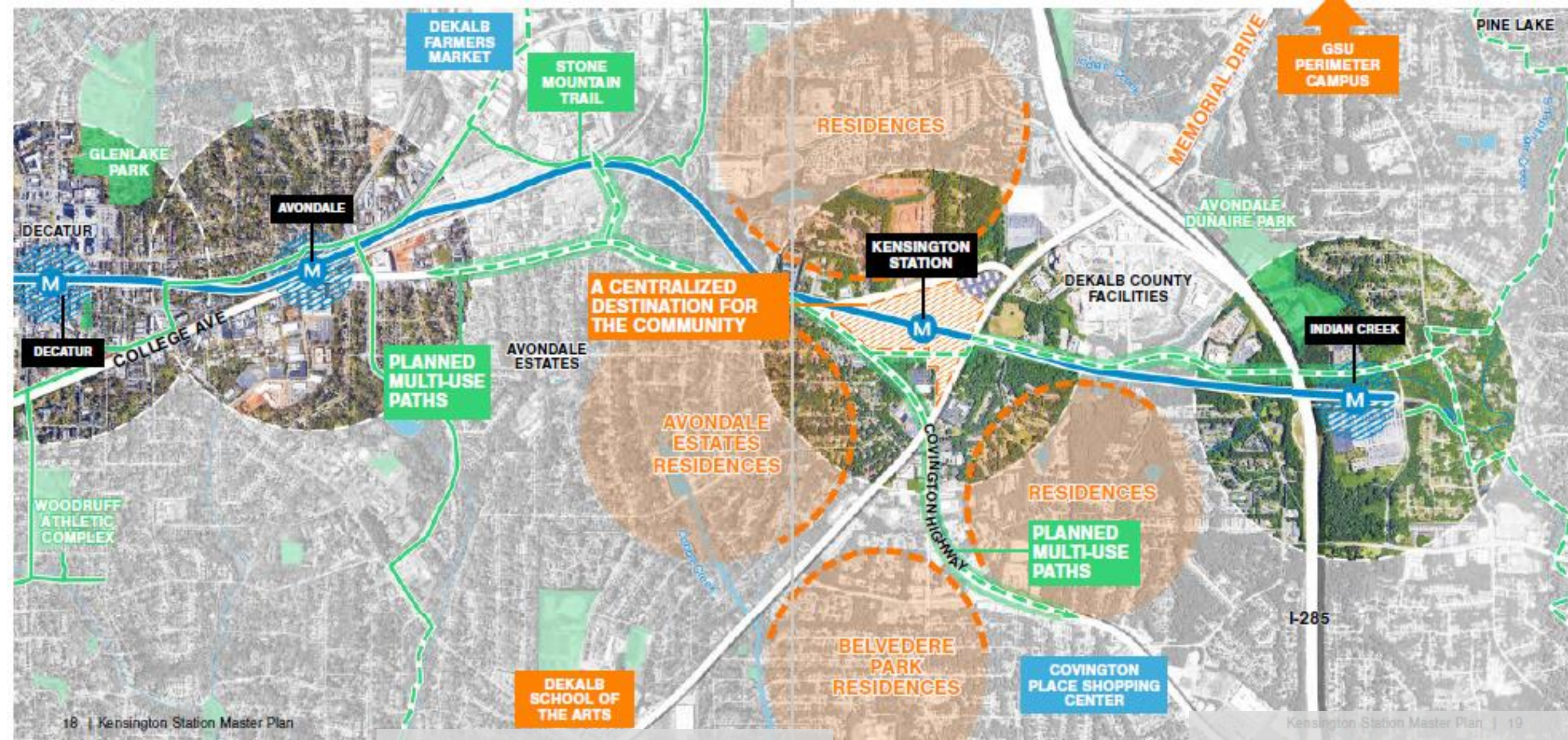


Kensington Station
Master Plan
Transit-Oriented Development

5.9.2023

KENSINGTON STATION MASTER PLAN TOD STUDY (MARTA)

Communication Methods and Tools



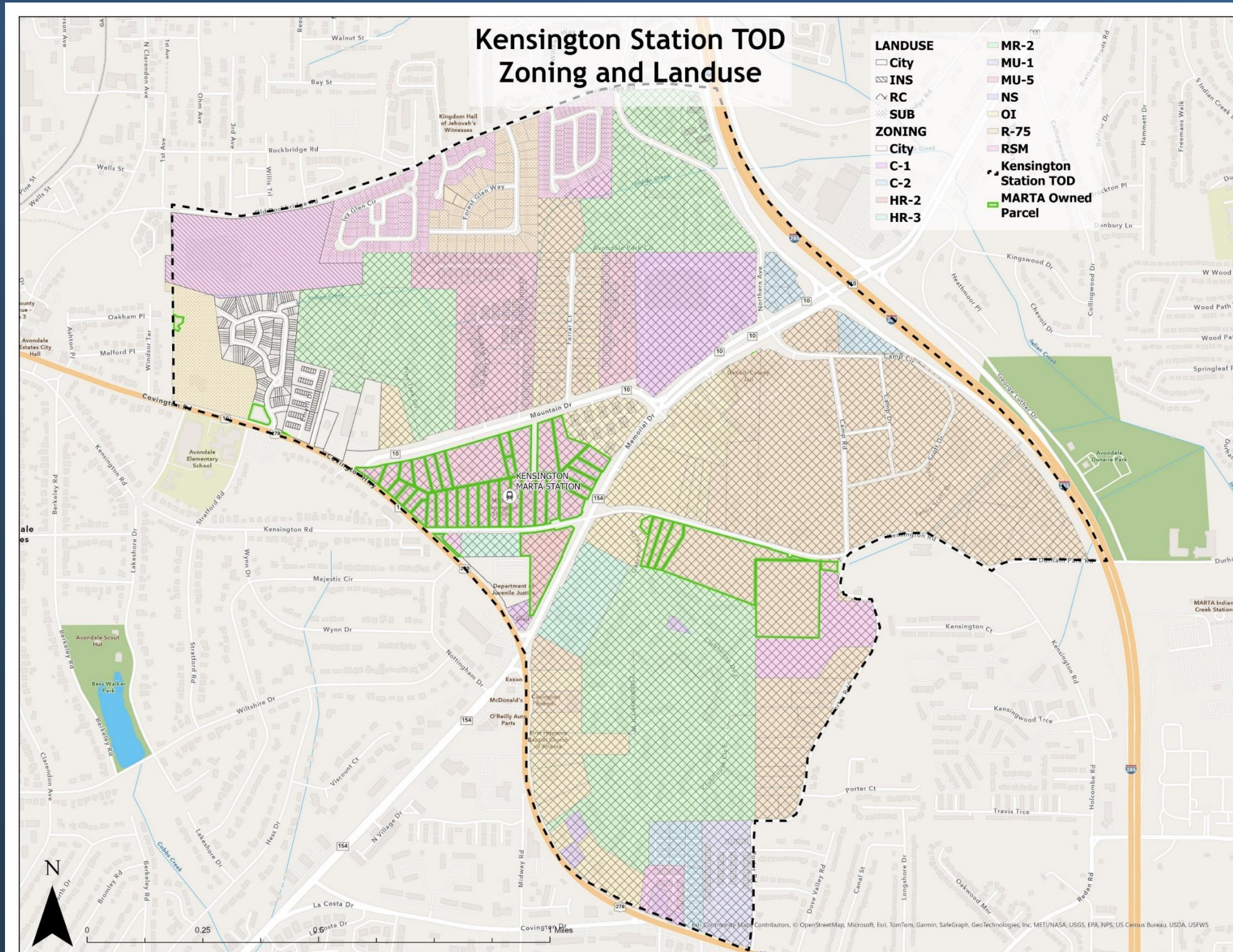
Economic Development

Connectivity and Local Destination Highlights

Transportation Improvements

Mixed-Use Development

KENSINGTON STATION TOD CURRENT LAND USE AND ZONING MAP



ATLANTA REGIONAL COMMISSION: LIVEABLE CENTERS INITIATIVE

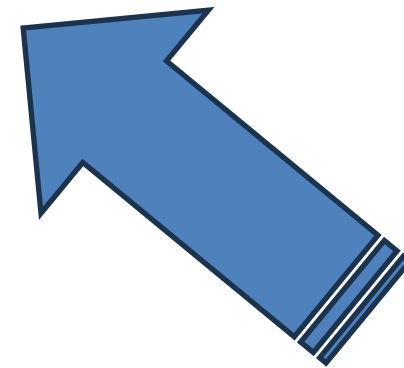


01 10-Year Update (Minimum)

It is advised by the ARC team to update studies every ten years, at minimum. This ensures the study is remaining up to date and current with local market and demand trends.

02 Meet LCI Guideline Requirements

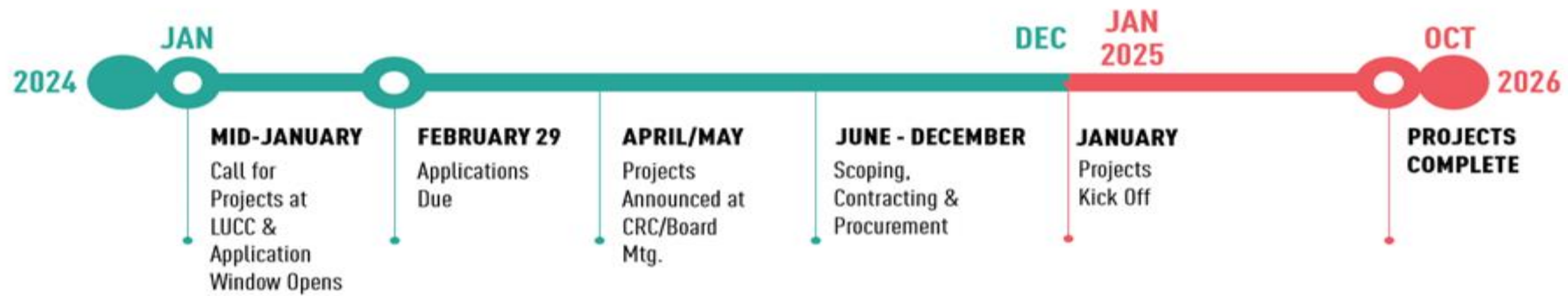
Per the ARC LCI Application Guideline book, it is requirement that the project meets the basic criteria outlined in the LCI guidebook.



**WHY WE'RE
HERE!**

PROJECT TIMELINE

2024 LCI SCHEDULE



Q&A



RESOLUTION

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA TO ADOPT MARTA’S KENSINGTON STATION MASTER PLAN TOD STUDY AND TO AMEND THE DEKALB COUNTY COMPREHENSIVE PLAN, SECTION 5 SMALL AREA PLAN TO INCLUDE THE STUDY, AND FOR OTHER PURPOSES.

WHEREAS, DeKalb County was awarded a Livable Centers Initiative (LCI) grant from the Atlanta Regional Commission (ARC) to conduct a study of the area designated as the Kensington TOD Supplemental LCI and adopted by the Board of Commissioners on September 7, 2012.

WHEREAS, MARTA submitted a rezoning application early 2020 to amend the Kensington Supplemental TOD development and to undertake a master planning process with a robust community engagement that focused on the TOD area.

WHEREAS, a diverse array of stakeholders were appointed and a number of public meetings and workshops were conducted between June 2022 and December 2022 for community participation and input into the goals and objectives of the study and plan, and

WHEREAS, in April 2023, DeKalb County approved the rezoning of the Kensington TOD study area from majority R-75 to MU-5 which is mixed-use very high density.

WHEREAS, DeKalb County Planning & Sustainability department and ARC recognizes the 2023 Kensington Master Plan TOD Study that was conducted in the rezoning application aligns with both the 2050 Unified Plan and ARC’s LCI guidelines.

WHEREAS, the 2023 Kensington Master Plan TOD Study is considered to be a partial update to the original 2003 Kensington LCI plan.

WHEREAS, this proposed Kensington Master Plan TOD Study provides additional guidance and recommendations for the immediate surrounding station area (35 acres) as a “partial update” for 1) COMMERCIAL – high scale retail with storefronts and on-street parking,

August 21, 2024

pedestrian oriented development, transportation which included streetscapes, cross walks, street trees, bike racks, and lighting, 2) OPEN SPACE – that enhances green space with seating and public gathering areas, and 3) MIXED-USE – high density development that support mixed-use buildings along with ground floor retail with offices most appropriate for the Kensington area.

WHEREAS, the Kensington LCI “major update” will consist of the entire Kensington LCI boundary area and will consist of the following:

- Complete Demographic Analysis
- Market Characteristics
- 25-Year Employment and Population Projections
- Economic Development Patterns + Opportunities
- Major Development Strategies - Transportation/Circulation Initiatives + Future Land Use
- Updated Government Center Development Concept
- Transit Station Connectivity (Multi-Use Trails, Indian Creek & Kensington Station)
- Kensington LCI Study area Challenges & Strengths
- Full Action Plan and Summary of Strategic Recommendations
- How the Plan Addresses LCI Goals

WHEREAS, in order to execute a full update, the Atlanta Regional Commission requires that the Board of Commissioners initially adopt the proposed Kensington Master Plan TOD Study as a partial update.

NOW, THEREFORE BE IT RESOLVED, that the DeKalb County Board of Commissioners:

- (1) hereby adopts the attached Kensington Master Plan TOD Study dated May 9, 2023, and amends the 2050 Unified Plan, Chapter 5 Small Area Plan, to include this Plan; and
- (2) the recommended policies and development standards contained in the Kensington Master Plan TOD Study, provide specific guidelines to support the character areas of the Future Land Use Map of the 2050 Unified Plan and provide specific density/intensity guidelines; and

August 21, 2024

(3) this plan includes recommendations to amend the Zoning Recommendations in reference to case # - **Z-22-1246187**

(4) adoption of this Plan shall require a zoning amendment to ensure consistency by incorporating these specific policies and Future Land Use Map changes.

APPROVED by the DeKalb County Board of Commissioners, this ___ day of _____, 2016.

MEREDA DAVIS JOHNSON

Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this ___ day of _____, 2016.

MICHAEL L. THURMOND

Chief Executive Officer
DeKalb County, Georgia

ATTEST:

BARBARA SANDERS, CCC

Clerk to the Board of Commissioners
and Chief Executive Officer
DeKalb County, Georgia

APPROVED AS TO FORM:

APPROVED AS TO SUBSTANCE:

VIVIANE ERNSTES

County Attorney

CEDRIC HUDSON, AICP

Director of
Planning and Sustainability