



Land Use Petition: RZ-25-0003

Date of Staff Recommendation Preparation: September 8, 2025

Planning Commission: September 18, 2025

Mayor and City Council, 1st Read: October 14, 2025

Mayor and City Council, 2nd Read: November 10, 2025

PROJECT LOCATION:	2245 Northlake Parkway
APPLICATION NUMBER	RZ-25-0003
DISTRICT/LANDLOT(S):	Land District 18, Land Lot 210
ACREAGE:	7.29 acres
EXISTING ZONING	NL-4 (Northlake Residential)
FUTURE LAND USE MAP DESIGNATION:	Town Center
OVERLAY DISTRICT:	N/A
APPLICANT:	SDM Northlake, LLC
OWNER:	SDM Northlake, LLC
PROPOSED DEVELOPMENT:	Major modification to approved conditions of zoning for RZ-22-0002
STAFF RECOMMENDATION:	Approval with conditions of RZ-25-0003

BACKGROUND

In June of 2021, the subject property was rezoned (RZ-21-0001) from NL-2 (Northlake-Office Park) to NL-4 (Northlake Residential) to allow for an 80-unit, for rent, townhome development (O2021-05-08). With this rezoning, several conditions were placed on the property including the requirement for guest parking to be dedicated in surface spaces on the adjacent lot, per the submitted site plan. However, the applicant later proposed converting the remaining office building to multi-family which triggered the need for the developer to relocate the guest parking for the townhomes from the surface lot to the parking deck due to the need for an expanded fire lane and outdoor amenity area. A major modification application (RZ-22-0002) was submitted and approved to change the conditions related to guest parking and the date of the approved site plan.

While Land Disturbance Permits (LDP) were submitted for the townhome and office-multifamily conversion, neither development has been constructed. The property owner is now requesting a second major modification (RZ-25-0003) to change the conditions related to the rental components of the townhome development so that they can construct for-sale/owner occupied townhomes.

See below for a summary of the land use petitions for the SDM properties off Northlake Parkway.

2245 Northlake Property (front parcel)

- RZ-21-0001: Initial rezoning for 80 rental townhomes
- RZ-22-0002: Major modification for change of conditions (guest parking, site plan)
- RZ-25-0003: Major modification for change of conditions (rental units, leasing office, etc)

2247 and 2251 Northlake Parkway (rear parcels)

- SLUP-22-0002 (O2022-06-42): SLUP for density over 24 u/a to convert 9-story office building to multifamily (216 units)
- O2024-09-16: Ordinance to extend SLUP-22-0002 to July 11, 2025
- An additional extension request has been submitted for SLUP-22-0002 and will be going before Mayor and City Council on October 14, 2025 and November 10, 2025.

PROJECT DATA

The applicant is requesting a major modification to amend four (4) conditions of zoning related to the rental components of the townhome development (rental units, lease terms, owner/property manager office and contact information, on-site leasing office. The existing conditions and their proposed modifications (strikethrough) are shown below.

1. Use of the subject property shall be limited to an 80-unit ~~rental~~ townhome development.
5. ~~The minimum lease term shall not be shorter than 6 months.~~
6. ~~The owner/property manager shall have an office in a model unit on the site during the development process. The owner/property manager shall have operations and maintenance personnel assigned to the community and will provide their contact information (24 hours per day/7 days per week) to all residents and to local authorities.~~
30. ~~An on-site leasing office with property maintenance staff shall be provided for both the~~

~~townhome and multifamily units to serve as a contact point for residents and local authorities.~~

Staff will note that the conditions regarding lease terms and an on-site leasing office with property management staff still apply to the multifamily portion of the overall redevelopment, per the SLUP conditions in O2022-06-42.

CHARACTER AREA (Future Land Use)

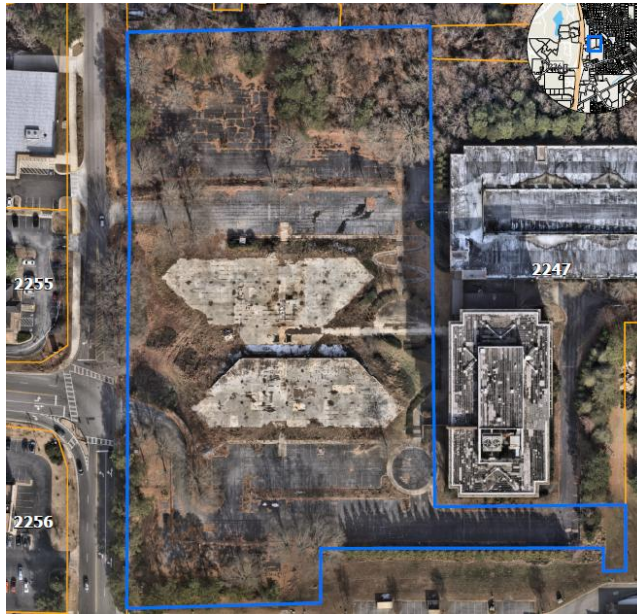
The subject parcel is in the Town Center Character Area on the Future Land Use Map. Primary Land Uses in the Town Center Character Area include townhomes, apartments, condominiums, retail and service commercial, office, entertainment and cultural facilities, and public/private recreational uses. Development strategies include encouraging a relatively high-density mix of retail, office, services, and employment to serve a regional market area; developing a diverse mix of higher-density housing types including affordable and workforce housing; designing streetscapes to be pedestrian-oriented; and making connections to nearby networks of greenspace or trails.

PUBLIC PARTICIPATION PLAN REPORT

The applicant hosted neighborhood meetings on June 23, 2025 and July 15, 2025, but no members of the public attended either meeting.

NEARBY/SURROUNDING LAND ANALYSIS

Adjacent & Surrounding Properties	Zoning (Petition Number)	Existing Land Use
Adjacent: North	NL-2 (Office Park)	Habersham at Northlake office park
Adjacent: East	NL-2 (Office Park) and R-85 (Residential Medium Lot-85)	Office building and parking deck; Winding Woods neighborhood
Adjacent: South	NL-2 (Office Park)	Tucker Meridian shopping center
Adjacent: Northwest	NL-2 (Office Park)	Office building and surface parking lot
Adjacent: Southwest	NL-2 (Office Park)	Office building, restaurant, The Reid Apartments
Adjacent: West	NL-2 (Office Park)	Bank



Aerial Exhibit showing surrounding land uses.

Major Modification/Rezoning (RZ-25-0003)

The process and regulations for modifications and changes to approved conditions of zoning are outlined in Sec. 46-1565 of the City of Tucker Zoning Ordinance. This section falls under Division 3: Zoning and Comprehensive Plan Amendments and Procedures. Minor changes can be handled administratively, but major changes such as changes to conditions of approval require the full public hearing process and review. Criteria (standards and factors) for rezoning decisions are provided in Section 46-1560 of the City of Tucker Zoning Ordinance. The applicant is required to address these criteria (see application); below are staff's findings which are independent of the applicant's responses to these criteria.

1. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

The proposed development meets the intent of the Comprehensive Plan in terms of promoting adaptive reuse and infill development of vacant office spaces and providing a diverse mix of higher-density housing types. The removal of rental conditions that allow for owner-occupied housing still complies with the policy and intent of the Comprehensive Plan.

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

Amending the conditions of zoning to allow for owner-occupied housing is suitable in the view of the use and development of adjacent and nearby properties at the present time. The surrounding properties include office, retail uses, and multi-family development. For sale townhomes will provide another housing option for residents who want to own their own home and live in Northlake.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The subject property has a reasonable economic use as currently zoned. The proposed modifications are not expected to change the economic use of the property.

4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.

The modifications are not anticipated to adversely affect the existing use or usability of nearby properties. The number of townhome units, the access in and out of the development, and layout of the development are not changing.

5. 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.

The applicant has stated that market conditions have impacted the development of the townhomes and office-to-multifamily conversion.

6. Whether the zoning proposal will adversely affect historic buildings, site, districts, or archaeological resources.

There are no known historic buildings, sites, districts or archaeological resources on the subject properties.

7. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The requested zoning modification would not cause any additional impact to streets, transportation facilities, utilities, or schools.

8. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The proposed zoning modifications will not adversely impact the environment or surrounding natural resources.

CONCLUSION

The proposed development and the modifications requested meet the intent of the comprehensive plan, complies with the zoning ordinance, and should not create any adverse impacts to adjacent or nearby properties.

Therefore, Staff recommends **APPROVAL WITH CONDITIONS** of the requested rezoning/major modification.

Staff Recommendation

Based upon the findings and conclusions herein, Staff recommends **APPROVAL WITH CONDTIONS** of Land Use Petition **RZ-25-0003**. The conditions listed below reflect the new list of recommended conditions.

1. Use of the subject property shall be limited to an 80-unit townhome development.
2. The property should be developed in general conformance with the site plan submitted on April 19, 2022 to the Planning and Zoning Department, with revisions to meet these conditions.
3. A landscape plan for the pocket parks shall be submitted for review and approval by the Planning and Zoning Director.
4. The maximum lot coverage on the overall site shall be increased to 52% (CV-21-0001)
5. A mail kiosk and two parking spaces shall be provided on site.
6. A minimum of 23 parking spaces in the adjacent parking deck shall be reserved for guest parking for the townhome development. Signage shall be provided that designates these spaces as guest parking for both uses.
7. Each unit shall provide a two-car garage.
8. Architectural detailing on townhouses shall meet Article 3 and Article 5 (when applicable) of the Zoning Ordinance.
9. Each townhome shall have a defined walkway and/or porch/stoop from the sidewalk to the front doors.
10. No units shall encroach into any storm drain or sanitary sewer easements.
11. Driveways shall be a minimum of twenty feet (20') from the alley back of curb to the face of structure to accommodate the off-street parking of vehicles.
12. The private alley shall be constructed per the City of Tucker Development Regulation, including width, pavement design, and curb.
13. The private alleys shall be signed and striped as a No Parking zone.
14. The detention pond shall be located on a separate lot of record.
15. The development of the property is contingent on approval from DeKalb County Department of Watershed Management.

16. The development shall be limited to two (2) full access driveways on Northlake Parkway. The southern driveway shall align with the existing traffic signal at Northlake Parkway / Northlake Center Drive. Curb cut locations are subject to the sight distance requirements and the approval of the City Engineer.
17. Owner/Developer shall maintain efficient operation of the existing traffic signal as required by the City Engineer, at no cost to the City of Tucker.
18. Owner/Developer shall construct a ten foot (10') wide concrete trail and 5' landscape strip along the entire frontage of Northlake Parkway / Northlake Center Drive. Alternative layouts to preserve the existing oak trees along Northlake Parkway may be authorized so long as the trail is ten feet (10') along the entire length of the frontage. These alternatives shall be reviewed at the land disturbance permitting stage, subject to the review and approval of the Planning and Zoning Director.
19. Owner/Developer shall dedicate at no cost to the City of Tucker such additional right-of-way as required to have a minimum of two feet (2') from the back of the future trail.
20. Owner/Developer shall install a bus shelter at or close to the existing bus pad on Northlake Parkway. Said shelter shall comply with MARTA specifications and may be located within the landscape strip required in condition #20 above. Regardless of the location of the bus shelter, any required setbacks will be measured from the dedication required by condition #21 above. Final location of bus shelter shall be subject to the review and approval of MARTA and the Planning and Zoning Director.
21. Internal dead-end streets greater than one hundred-fifty feet (150') must provide a cul de sac or turnaround, subject to the approval of the City Engineer and DeKalb County Fire Department.
22. Owner/Developer shall install a five foot (5') wide sidewalk along one side of all internal streets.
23. Owner/Developer shall provide stormwater management in compliance with Tucker's Post Construction Stormwater Management Ordinance.
24. Owner/Developer shall comply with Section 14-39 of the City of Tucker Code of Ordinances concerning tree protection and replacement. A minimum tree density of fifteen (15) units/acre shall be required. Any specimen trees removed during the redevelopment shall require additional tree replacement units as required in the ordinance.
25. The \$8,500 that was placed into the tree bank prior to making application shall be remitted back to the applicant to use for new tree plantings on the subject site.
26. Architectural detailing on townhouses shall include:

- a. The front and rear elevations shall vary from unit to unit to avoid a monotone style and/or color palette.
- b. Rear and side windows shall be trimmed similar to the front windows.
- c. If units contain cantilevered balconies on the rear, they shall be painted or stained in a color that is complimentary to the individual unit colors and shall not be left as unfinished wood nor stained to appear as natural wood.
- d. The units shall have an 8" or greater frieze board (top of wall, abutting the soffit) to accentuate the trim details.
- e. Windows shall be a color to match the color palette of the surrounding townhome veneer (for example: not white windows in a brown colored unit).
- f. Architectural detailing shall occur consistently on all facades.
- g. The rear elevation of each set of townhome units shall have at least two distinguishing features which shall include, but are not limited to, enclosed sunrooms, enclosed porches, rear entry door overhangs with decorative brackets, metal decorative railings, and brick privacy walls.

27. Owner/Developer shall install a 6-foot-high fence along the north property line that complies with the standards of Section 46-1340.

28. All indoor and outdoor amenity spaces shall serve both the townhome and multifamily units.