

Focus Brands 2933 North Druid Hills

SLUP-20-1422105

Substitute Conditions

1. Site shall be developed in substantial conformity with the site plan labeled "Option A" and Landscape Plans submitted to the DeKalb County Department of Planning & Sustainability on October 12, 2020. The approved plans reflect the elimination of one curb cut onto N. Druid Hills Road.
2. In addition to the plantings reflected on the Landscape Plan, Developer shall install landscaping to include shrubs or evergreen plants along the rear property line.
3. The pole sign on the property shall be removed and a monument sign shall be installed for the restaurant at a height of 6 feet and a width not to exceed 5 feet.
4. The dumpster enclosure shall be constructed to enclose the trash and recycle containers.
5. Owner and operator are responsible for daily litter clean-up to ensure property remains free of trash, litter, and debris.
6. Building façades shall not exceed forty (40) feet in length without projections, recesses or other architectural features.
7. Structure shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first floor street-level front façade
8. Drive-through canopies and other structures, where present, shall be constructed from the same materials as the primary building and with a similar level of architectural quality and detailing.
9. Developer shall dedicate right of way measured 50 feet from centerline or such that all public infrastructure is within the right of way, whichever is greater. As shown on the site plan, because of the location of the utilities along N. Druid Hills Road, the existing sidewalk will remain in lieu of a bike lane or multi-use path.
10. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the Zoning Board of Appeals, or other entity.