

RECOMMENDED CONDITIONS
CZ-18-22040

Rezone from R-75 (Residential Medium Lot-75) to HR-3 (High-Density Residential)

1. The +/-2.83 acres tract (the "Project Site") shall be developed in general conformity with the conceptual site plan entitled ZONING SITE PLAN- KENSINGTON STATION Southeast Engineering, Inc. dated May 31, 2018, last revised August 22, 2018 and stamped received by the Department of Planning and Sustainability on August 24, 2018 (the "Approved Plan").
2. The Project Site shall be developed for an affordable mixed-use apartment complex for no more than 244 residential units and a minimum of 4,500 sq. ft. of Office/Retail Space (excluding the portions of the residential only business center, fitness center and residential leasing office) facing Kensington Road between the main driveway and secure entrance. The Office/Retail Space shall be available for rental to approved lessees, which may include a business center with services that are available and marketed to the public.
3. The apartment complex shall serve individuals and families with household earnings between 30% to 80% of the Area Median Income ("AMI"), with an average of 60% of AMI in accordance with the Georgia Department of Community Affairs ("DCA") Low Income Housing Tax Credit ("LIHTC") guidelines. The apartment complex shall be ADA Compliant and a minimum of Five (5%) of the units shall be fully handicap accessible, and a minimum of two (2%) of the units shall be visual and hearing impaired accessible.
4. Upon development, the apartment complex shall be managed by a DCA approved certified property management company.
5. The amenity package for the development shall include a community room, fitness center, roof top community space, business center, and Recreational Space (as hereinafter defined).
6. The Project Site shall include a minimum 6,207.65 sq. ft. recreational area (the "Recreational Space"), which Recreational Space shall be developed in general conformity with the Approved Plan, and shall include commercial grade playground equipment, open play areas unobstructed by trees, shrubs, equipment or furniture, walking trails/sidewalks, and a swimming pool. The grading and landscaping of the Enhanced Greenspace shall be subject to the approval of the County Arborist. The Developer shall install pet refuse stations at appropriate locations along internal sidewalks/walking trails and specifically along the Kensington Road sidewalk. Notwithstanding the foregoing, the final layout of the Enhanced Greenspace shall be reviewed and approved in writing by the District and Super District Commissioners for the area in which the Project Site is located PRIOR to the issuance of the Land Development Permit for the 244 units.
7. If the DeKalb County elects to develop all or a portion of the property adjacent to the Project Site, being Tax Parcel 15-250-06-007, as public greenspace, the Developer shall work cooperatively with DeKalb County to integrate the Recreational Space with the public greenspace.
8. The building to be erected on the Project Site shall be developed in general conformity with the conceptual elevations prepared by Studio A Architecture, dated May 23, 2018 entitled KENSINGTON STREET APARTMENT COMPLEX and stamped received by the Department of

Planning and Sustainability on July 23, 2018. The building materials will be a combination of non-reflective glass, glass block, brick, metal panels, cement panels, EIFS and masonry (at the lower levels). The final building ELEVATIONS shall be approved in writing by the District and Super District Commissioners for the District in which the Project Site is located PRIOR to the issuance of the Building Permit for the Project Site.

9. The streetscape zone shall be constructed along the perimeter of the Project Site abutting Kensington Road and extend to the corner of Kensington Road and Covington Highway, including the installation of sidewalks, landscape strips, street trees approved by the County Arborist and pedestrian scale lights, in accordance with the layout shown on the Approved Plan with a 2ft curb, a 10ft landscape strip adjacent to back of curb for street furniture, overstory trees and required street lights, a 10 ft sidewalk, and a 3ft landscape strip adjacent to back of sidewalk, for understory trees and decorative lamps.
10. Internal sidewalks (minimum five feet in width) shall be constructed adjacent to all buildings, continuously connected throughout the entire Project Site to provide for continuous connectivity to the buildings. If the pathway crosses a driveway it shall be clearly marked with striping, pavers, or raised crosswalk.
11. Refuse areas shall not be visible from the public street and shall be fenced or screened with a combination of materials and colors to match building materials of the primary building.
12. All stormwater detention shall be underground.
13. Prior to the issuance of the Land Development Permit for the Project Site, the developer shall submit to the DeKalb County Transportation Department a Pedestrian Safety Analysis prepared by a professional transportation engineer for safe pedestrian access from the Project Site to the Kensington MARTA Station. The Applicant shall be required to implement the recommendations set forth in the Analysis as required by the Transportation Department.
14. All equipment located on the flat top roof shall be screened from view.
15. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Historic Preservation Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.