 5/28/19

Z-19-1243161

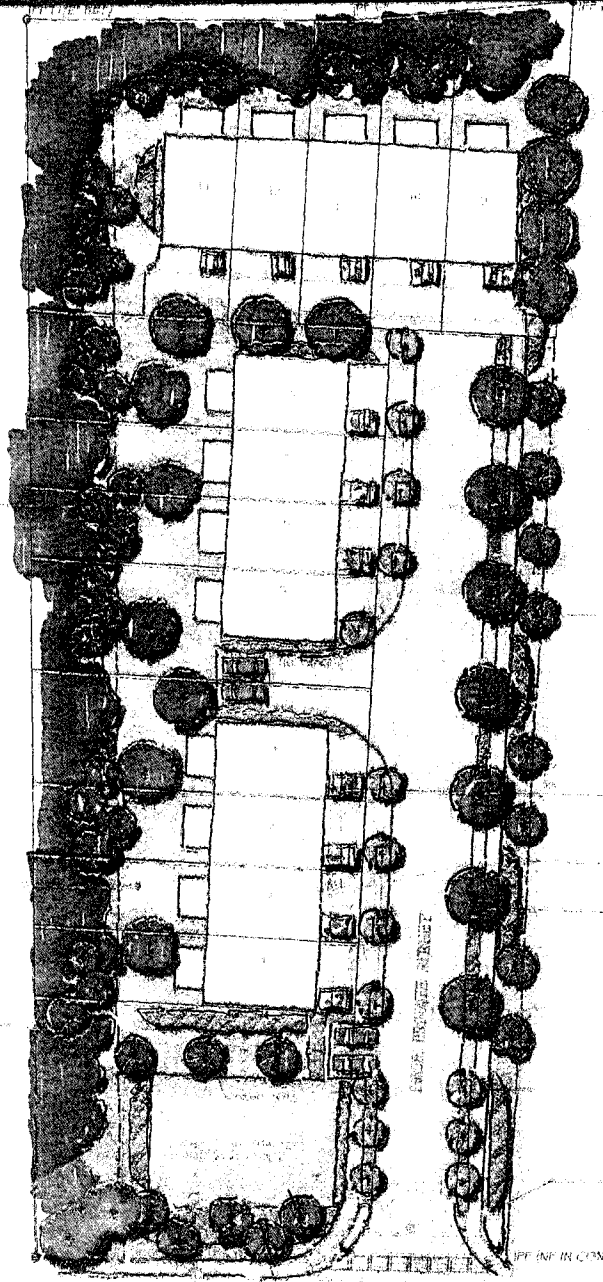
Comm. 3+6
(NS) 2019-
Item No. 3531 Date: 5/28/19
Camm. Jennison + Gannon
Clerk's Office

Substitute Conditions by Commissioner Gannon

1. The development shall be developed in substantial compliance with the site plan for 1936 Glenwood Avenue prepared by Abbott Concepts and Designs, Inc as revised on May 21, 2019 (Exhibit A). It shall have a maximum of 13 attached fee-simple townhouse units. Conceptual layout of site plan and building design shall be subject to compliance with MR-1 and Article 5 building standards per the DeKalb County Code.
2. No more than one (1) curb cut on Glenwood Avenue. Vehicular ingress and egress shall be subject to approval by the DeKalb County Department of Public Works, Transportation Division.
3. A mandatory homeowners' association shall be created and shall be governed by a declaration of covenants, conditions, and restrictions. The homeowner association shall be responsible for the maintenance of landscaping, open space within the property, street lighting, amenity areas, pedestrian paths, private alleys and private drives.
4. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.
5. Private drives and alleys subject to the requirements of the DeKalb County Fire Marshall.
6. Final lot layout is subject to sketch plat approval in accordance with DeKalb County Ordinances, Chapter 27 (Zoning Code) & Chapter 14 (Land Development Code) before applying for a Land Disturbance Permit (LDP).
7. The proposed development's internal private drive is limited to a maximum width of 24-feet.
8. At least thirty percent of the shade trees shown on the proposed landscape plan, marked as Exhibit B titled Planting Plan for 1936 Glenwood Avenue by BDG Group, shall include be comprised of native overstory trees; at least two of which shall be planted along the property's Glenwood Avenue frontage.
9. The 30-foot undisturbed buffer on the northern and western sides shall include supplemental plantings consisting of conifers, mid-canopy size and overstory hardwoods to provide a visual buffer.
10. The stormwater detention facility shall be located in underground vault(s) with landscaped open space above. The landscaped open space shall consist of plantings that generally follow xeriscape principles in an effort to minimize watering and prevent erosion on the slope.
11. A bench and dog station shall be located in proximity to the underground detention open space.
12. The architectural materials used for the building's façade shall include cementitious siding, brick, and stone accents.
13. The side façade of end units shall include fenestration.
14. No monument signage is allowed along Glenwood Avenue.
15. The proposed buildings shall be limited to 3 stories or 45-feet in height.

Exhibit B

BDG
GROUP



EVERGREEN TREE

EVERGREEN TREE

MIXED PLANTING

LARGE EVERGREEN SHRUB

SHADE TREE
RED MAPLE, LAUREL OAK,
SHUMARD OAK, TULIP FR PLAR

FLOWERING TREE w/ GROUND COVER

SEASONAL COLOR

EVERGREEN TREE w/ GROUND COVER

30'-0" UNDISTURBED
BUTTER

1336 GLENWOOD AVENUE

PIPE IN CONCRETE

PLANTING PLAN FOR:

1936 GLENWOOD AVENUE

CITY OF ATLANTA, DEKALB COUNTY, GA

GRAPHIC SCALE



1" = 10'-0"

SCALE 11/14/10

