

## **RECOMMENDED CONDITIONS**

Z-18-22040

Rezone from R-75 (Single-Family Residential) and O-I (Office-Institutional)  
to HR-3 (High-Density Residential)

1. The maximum number of units shall be 244.
2. The developer shall provide a traffic analysis which shall identify negative vehicular and pedestrian impacts, propose improvements required to mitigate these impacts as well as any impacts identified by the County Transportation Division, and incorporate the improvements to plans presented for land development permits, subject to approval by the County Transportation Division.
3. Developer shall provide a pedestrian crossing with signage and a triangular rapid flashing beacon from the site to access the MARTA station across Kensington Road, with a design approved by the County Transportation Division, which may include a raised median.
4. The development shall comply with Article 5 requirements for nonresidential buildings regarding screening and height transitions.
5. Enhanced open space and play areas shall be constructed in substantial compliance with the site plan titled, "Zoning Site Plan Kensington Station", prepared by Southeastern Engineering, Inc., dated 5-31-2018.