

**RECOMMENDED CONDITIONS
CZ-14-19165**

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 July 20, 2018 and stamped received by the Department of Planning and Sustainability on July 23, 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 Non-Residential Space which shall include three of the proposed townhome rental units adjacent to the Business Center, in addition to the LDG Office Space shown on the Approved Plan. The Non-Residential Space shall be available for rental to unrelated third parties. 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.
3. Upon development, the units shall be managed at all times by a professional management company.
4. 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, and walking trails/sidewalks. The inclusion and maintenance of a swimming pool shall be at the sole discretion of the developer/owner of the Project Site. If the swimming pool is not included, or is closed for any reason, it shall be replaced by either a basketball court or open play space area. The grading and landscaping of the Enhanced Greenspace shall be subject to the approval of the County Arborist. **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.**
5. 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 CONFIGURATION, MATERIALS AND COLORS 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.**
6. 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 2 ft curb, a 10ft landscape strip adjacent to back of curb for overstory trees and street lamps, a 10 ft sidewalk, and a 3ft landscape strip adjacent to back of sidewalk for understory trees and street furniture.
7. 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.
8. Refuse areas shall not be visible from the public street and shall be fenced or screened with a combination of material and colors to match building materials of primary building.
9. Any required above ground detention facility shall be designed to look like an amenity that features open spaces features such as a fountain or enhanced landscaping, or shall be terraced in order to eliminate the requirement of fencing around the detention facility.
10. 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 DeKalb County Traffic Engineering Divisions of the Department of Public Works (the "County Transportation Division"), and incorporate the

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improvements to plans presented for land development permits, subject to approval by the County Transportation Division.

11. The developer shall provide for safe access from the Project Site across Kensington Road to the Kensington Road MARTA Station in the locations approved by the County Transportation Division.
12. All equipment located on the flat top roof shall be screened from view.
13. 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.

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