

2020-0314
N6

N6 SUBSTITUTE CONDITIONS June 24, 2020

2573 North Druid Hills

Z-20-1243840

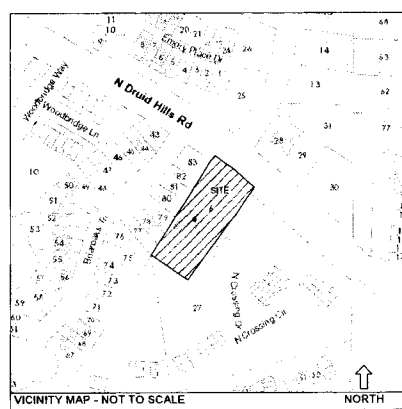
1. The proposed development shall not exceed 5 detached urban single-family structures and shall be developed in accordance per the site plan dated June 24, 2020 and submitted on to the Planning & Sustainability Staff on June 24, 2020 and marked as Exhibit A.
2. The proposed elevations shall conform to the proposed renderings, attached herein as Exhibit B.
3. A 5ft landscape strip shall be installed along the southern boundary line adjacent to the Druid Forest amenity area. The landscape strip shall be planted with trees and/or shrubs which grow to at least 20-30 feet in height.
4. A 6ft privacy fence shall be maintained around the southern, eastern and western boundary lines of the Subject Property.
5. The side wall of unit 1 facing North Druid Hills shall contain two or more windows.
6. One (1) Japanese Elm shall be placed in the front yard of each unit
7. Temporary chain-link fencing, or other similar sturdy fencing shall be installed around the tree save area in order to prevent damage to the trees within the tree save area, as well as their critical root zone. The standard orange protective fencing does not satisfy this condition.
8. The paved driveway area shall be no greater than 22ft in width with a 5ft roll over sidewalk.
9. Overstory trees shall be planted within the tree save area as part of the satisfaction of any replacement trees to be planted on the Subject Property pursuant to the DeKalb County Tree Ordinance requirements, including at least one oak tree, subject to the approval of the County Arborist.
10. All utilities installed on the Subject Property shall be underground.
11. To achieve the density bonus in Section 27-2.12.5 C., the Owner/Developer shall meet the following two density bonus requirements:
 - a. The proposed homes will be accredited by LEED®, EarthCraft, or other similar national accreditation organization, for energy- and water-efficient site and building design.
 - b. Additional enhanced open space pocket park (with standards established by article 5) shall comprise 20% of the overall development site, as evidenced on the submitted site plan.

DATE: 04/13/2020

PROJECT: 2573 DRUID HILLS RD NE, DISTRICT 18TH PARCEL 18 152 03 006

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DATA CHART	
EXISTING ZONING:	R85
PROPOSED ZONING:	RSM
GROSS ACRES:	0.832 AC.
NET ACRES:	0.798 AC. (AFTER RW DEDICATION)
GROSS DENSITY:	6.01 UA
NET DENSITY:	6.28 UA (AFTER RW DEDICATION)
UNITS:	(5) 24'X42' TYPICAL (USF-DETACHED)
LOT AREA:	1,350 SF (USF - DETACHED)
MIN. UNIT HEATED AREA:	MINIMUM 1,100 SF PER CODE
BUILDING SETBACKS (URBAN SF-DETACHED)	
FRONT:	18' (VARIANCE)
SIDE:	0'; 3' BETWEEN BUILDINGS
REAR:	18' (VARIANCE)
BUILDING HT. MAXIMUM:	3 STORIES OR 45'
LOT COVERAGE ALLOWED:	70% (MAXIMUM PER LOT OR TOTAL PARCEL ACREAGE)
LOT COVERAGE PROVIDED:	56% (OF TOTAL PARCEL ACREAGE)
SIDEWALK PROVIDED ON SITE:	405 L.F.
SIDEWALK PROVIDED ALONG DRUID HILLS RD R.O.W.:	80 L.F.
ADDITIONAL CALCULATIONS AND BONUS DENSITY	
OPEN SPACE REQUIRED:	20% OR 0.1592 ACRES
OPEN SPACE PROVIDED:	29% OR 0.23 ACRES
BONUS DENSITY (50% GREATER THAN BASE)	
ENHANCED PROVIDED:	20% OR 0.1592 ACRES
BONUS DENSITY (50% GREATER THAN BASE)	
SUSTAINABILITY ELEMENTS	

PARKING ANALYSIS					
LOT TYPE	GARAGE	DRIVEWAY	TOTAL PER UNIT	TOTAL UNITS	TOTAL SPACES
USFD	2	2	4	5	20
MAIL KIOSK & GUEST PARKING					5
TOTAL PARKING SPACES PROPOSED FOR RESIDENTIAL					25
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL					10

- REQUESTED ADMINISTRATIVE VARIANCES:**
- THE INTERNAL FRONT BUILDING SETBACK SHALL BE 18 FEET.
 - THE REAR BUILDING SETBACK SHALL BE 18 FEET AS SHOWN.
 - THE SIDEWALK AND LANDSCAPE STRIP WILL BE PROVIDED ON ONE SIDE OF THE PRIVATE DRIVE AS SHOWN, AND DESIGNED WITH A 5 FOOT SIDEWALK AND 4 FOOT LANDSCAPE STRIP.
 - THE PRIVATE DRIVE SHALL PROVIDE A 9 FOOT EASEMENT ON BOTH SIDES OF THE DRIVE, MEASURED FROM BACK OF CURB.

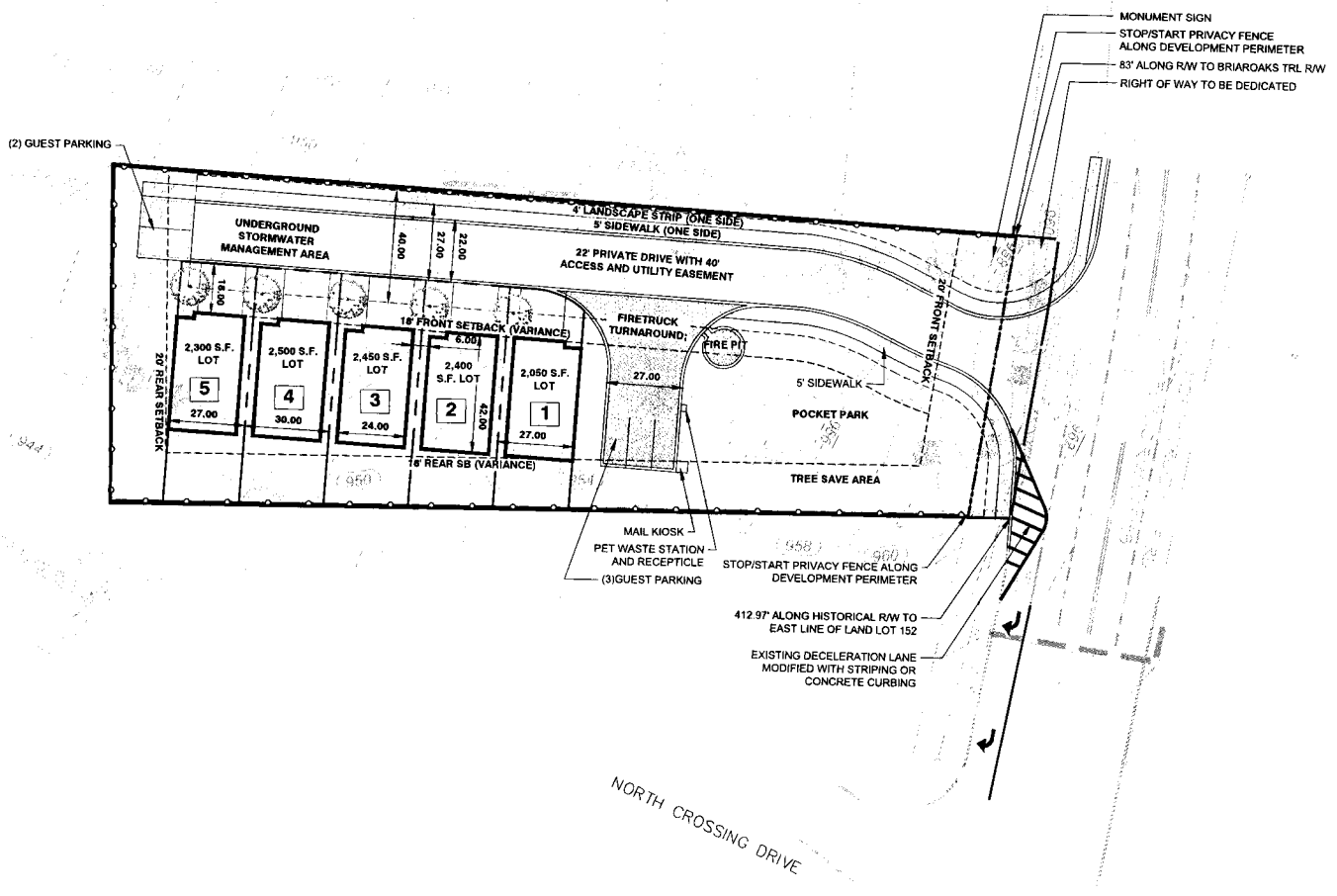
- R.O.W. PROPOSED TO BE DEDICATED
- OPEN SPACE
- ENHANCED OPEN SPACE (POCKET PARK)

FLOOD NOTE:
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 13089C0054K, DATED AUGUST 15, 2019.

PROPERTY OWNER:
PID 18 152 03 006: DIANA H MCCORVEY

SEWER NOTE:
SEWER IS PROVIDED BY DEKALB COUNTY. SEWER IS PROPOSED TO BE A GRAVITY LINE, WHICH WILL TIE INTO EXISTING OFF-SITE SANITARY SEWER MANHOLE ID: 18 152 S213

WATER NOTE:
WATER IS PROVIDED BY DEKALB COUNTY. EXISTING WATER LINE LOCATED ALONG DRUID HILLS DR NE.



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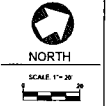
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SURVEYING BY:
SURVEY SYSTEMS ATLANTA
PROJECT: 18TH DISTRICT
PROJECT NO.: 18TH DISTRICT 18TH PARCEL 18 152 03 006

DRUID HILLS COMMUNITY PARTNERS, LLC

SITE ZONING PLANS FOR
2573 DRUID HILLS RD NE
LL 152 - DISTRICT 18TH
PARCEL 18 152 03 006

Orig. Issue: 04.13.2020
Designed by: JW
Checked by: JJ
Project #: 19062



ZONING SITE PLAN



6-24-2020

June 1, 2020

VIA EMAIL

Jeremy McNeil, Senior Planner
DeKalb County Planning & Sustainability Dept
330 W. Ponce de Leon Avenue
Decatur, GA 30030

Re: Z-20-1243840 – 2573 North Druid Hills

Dear Jeremy,

Attached please find the update elevations for the above referenced matter. We would respectfully request that the Staff Recommendation be amended based upon the submission of the attached.

Please let me know if you have any questions or comments regarding the enclosed.

Sincerely,


Michèle L. Battle

cc: Commissioner Jeff Rader
Commissioner Kathi Gannon
Matthew Williams
Jahnee Prince

