

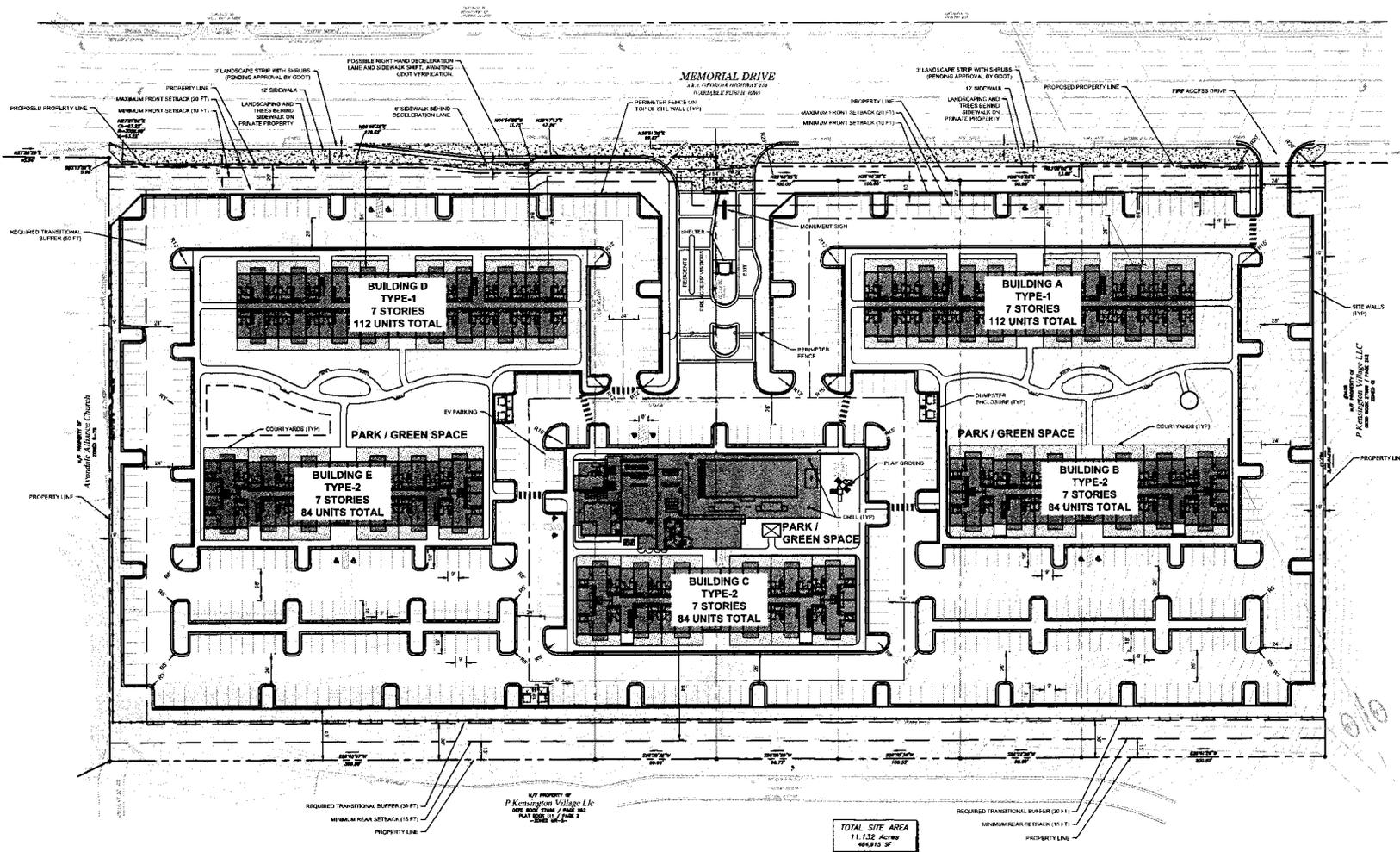
Substitute Zoning
Conditions

Z-20-1243836
October 26, 2020

1. The property shall be developed in substantial compliance to the revised site plan attached and labeled Kensington Multi-family Development Option 7 dated 9/17/2020 and submitted to the Planning and Sustainability Department on 9/17/2020 for no more than 476 apartment units at a density of 43 units per acre. The property shall also be developed in conformity to the streetscape design as shown in Exhibit B AHS Kensington Streetscape Plan dated October 23, 2020. If there is a conflict in the plans, the streetscape plan shall take priority.
2. The location of the two curb cuts, vehicular ingress and egress and any operation improvements shall be subject to approval by Georgia Department of Transportation (GDOT) and the DeKalb County Transportation Division of the Department of Public Works. Any changes from the site plan shall be reported to the District Commissioners.
3. All building facades, excluding fenestration, shall consist of a minimum of 60% stone and/or brick. The remaining building facades may be stucco. No vinyl or exposed concrete block is allowed on the building facades.
4. Fencing within the front yard adjacent to Memorial Drive shall be a wrought iron or aluminum black picket fence no more than 5' in height, which shall be located behind the landscaping within the front yard. The fence shall be located near the top of the retaining wall as shown on the site plan.
5. Provide a landscape hedge between the curb and the sidewalk that is a minimum of 3' wide and approximately 3' in height as shown on Exhibit B, subject to approval by Georgia Department of Transportation (GDOT). At the time of zoning, a replacement guardrail along Memorial Drive is not expected, however if GDOT requires one during their review, the guardrail will be painted black and additional continuous landscaping will be planted along its front. All landscaping and trees shown on the site plan shall be maintained and replaced by the owner as necessary.
6. Provide a minimum Streetscape Zone as shown on the Exhibit B, which shall include a 12 ft sidewalk, except adjacent to the deceleration lane where it may narrow to no less than 6ft. The sidewalk shall be designed as shown in Exhibit B to minimize obstructions from utility poles. The approved streetscape also includes both understory and overstory trees and planted ground cover between the sidewalk and the retaining wall. The final selection of the tree species shall be approved by the County arborist who shall consider the site conditions and the requirements in the Land development Code. The intent of this overstory condition is to provide trees that offer shade for pedestrians but will not be severely trimmed by electric utilities. The overstory trees shall be a minimum of 4-inch caliper when planted. If conflict between the power lines and the overstory tree requirement is unavoidable, the County arborist may select columnar shaped trees. The required number and spacing between the trees within the streetscape shall be based upon the tree species and subject to the judgement of the County arborist. At the retaining wall, vines shall be planted to spread down, or up the sides. The Streetscape Zone shall be subject to approval by Georgia Department of Transportation (GDOT) and the DeKalb County Transportation Division of the Department of Public Works.
7. Twenty percent of the apartment units will be set aside for households with incomes between 80% and 120% AMI. These units will be dispersed among the development and shall be available in all unit sizes. The interior finishes shall be comparable to all units. To ensure compliance the applicant/owner shall submit documentation within the first 18 months after the issuance of a Certificate of Occupancy to the DeKalb

Department of Community Development demonstrating that 20% of the tenants have incomes within 80% to 120% of the area median income. The owner/applicant shall continue to provide documentation that demonstrates compliance on an annual basis for 10 years that shows 20% of the units are occupied by tenants who previously qualified, or new income qualified tenants have replaced them.

8. An arm gate opener shall be used for access into the parking area from Memorial Drive.
9. Outdoor grills shall be provided adjacent to the community building
10. The Applicant shall apply for an administrative variance to reduce the minimum parking space requirement by 25% as permitted for projects within .25 mile of a MARTA rail station.
11. The dog park shall be located as shown on the submitted site plan within the Park/Greenspace area between Buildings D and E. Additionally, pet waste stations shall be provided and distributed throughout the development.
12. There shall be 8 electric cars stations provided within the development as shown on the submitted site plan.
13. Lighting and landscaping plans shall to be submitted to staff for approval prior to the issuance of an LDP and shall be reviewed by the District Commissioners prior to the LDP approval. Trees, shrubs and ground cover shall be maintained and replaced as needed
14. One monument sign shall be permitted at the entrance to the development no taller than 6 feet and no wider than 7 feet. The sign location shall be subject to the safety requirements of the DeKalb Transportation Department.



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	O1 & HR-3
PROPOSED ZONING:	HR-2
TOTAL SITE AREA:	11.13 ACRES
LOT COVERAGE (IMPERVIOUS):	7.75 ACRES (70.0%)
OPEN SPACE (PERVIOUS):	3.35 ACRES (30.0%)

BUILDING SETBACK:

REQUIRED SETBACKS:	
FRONT (MINIMUM):	10 FT
FRONT (MAXIMUM):	20 FT
REAR (MINIMUM):	15 FT
PROPOSED SETBACKS:	
FRONT (MINIMUM):	10 FT
FRONT (MAXIMUM):	10 FT
REAR:	10 FT

TRANSITIONAL BUFFER

ADJACENT TO MR-2 ZONING: 30 FT

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL:	476 UNITS (43 UNITS/ACRE)
--------------------------	---------------------------

BUILDING SQUARE FOOTAGE SUMMARY:

BUILDING A:	15,368 SF
BUILDING B:	13,176 SF
BUILDING C:	15,368 SF
BUILDING D:	15,368 SF
BUILDING E:	13,176 SF
CLUBHOUSE/AMENITIES:	12,282 SF

PARKING SUMMARY:

REQUIRED PARKING:	714 SPACES (TOTAL)
MULTIFAMILY (476 UNITS):	714 SPACES (1.50 UNIT)
STANDARD:	708 SPACES
HANDICAP:	15 SPACES
PROPOSED PARKING:	589 SPACES (TOTAL)
MULTIFAMILY RESIDENTIAL:	589 SPACES (1.25 UNIT)
STANDARD:	559 SPACES
HANDICAP:	12 SPACES
EV PARKING:	2 SPACES

FLOODPLAIN & STREAM SUMMARY:

BASED ON REVIEW OF FEMA FIRM PANEL MAPS 1380C008J (EFFECTIVE DATE 5/8/2013) AND 1380C008K (EFFECTIVE DATE 5/16/2013), THERE ARE NO STREAMS LOCATED WITHIN THE PROPERTY AND THERE IS NO 100-YEAR FLOOD PLAIN TO BE NOTED.



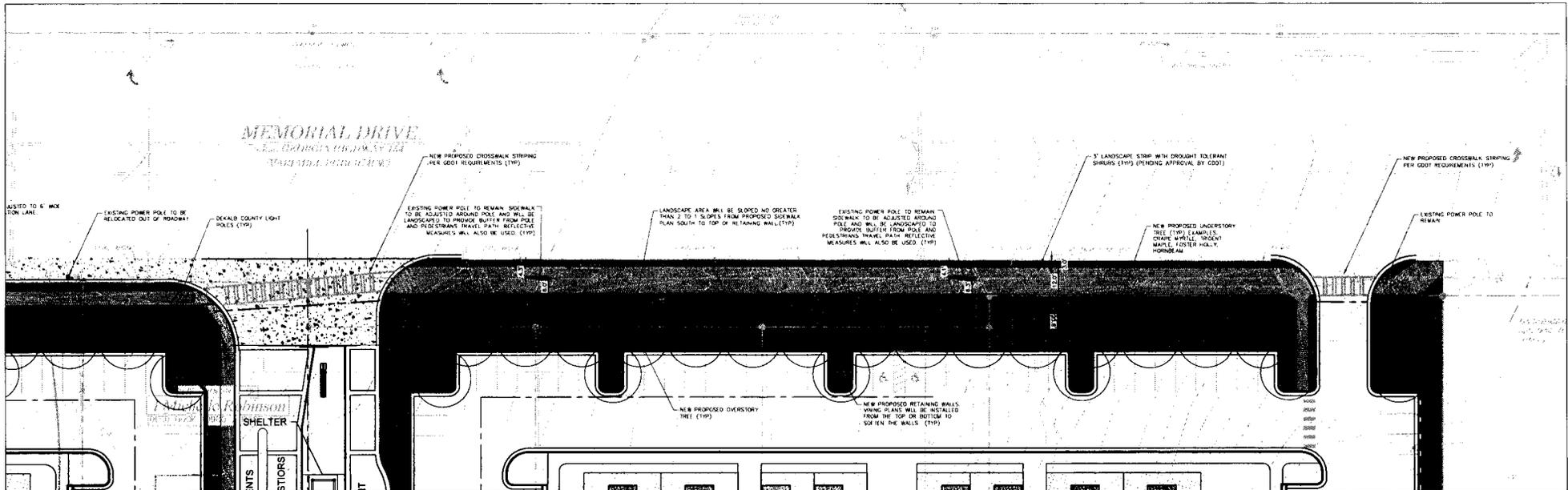
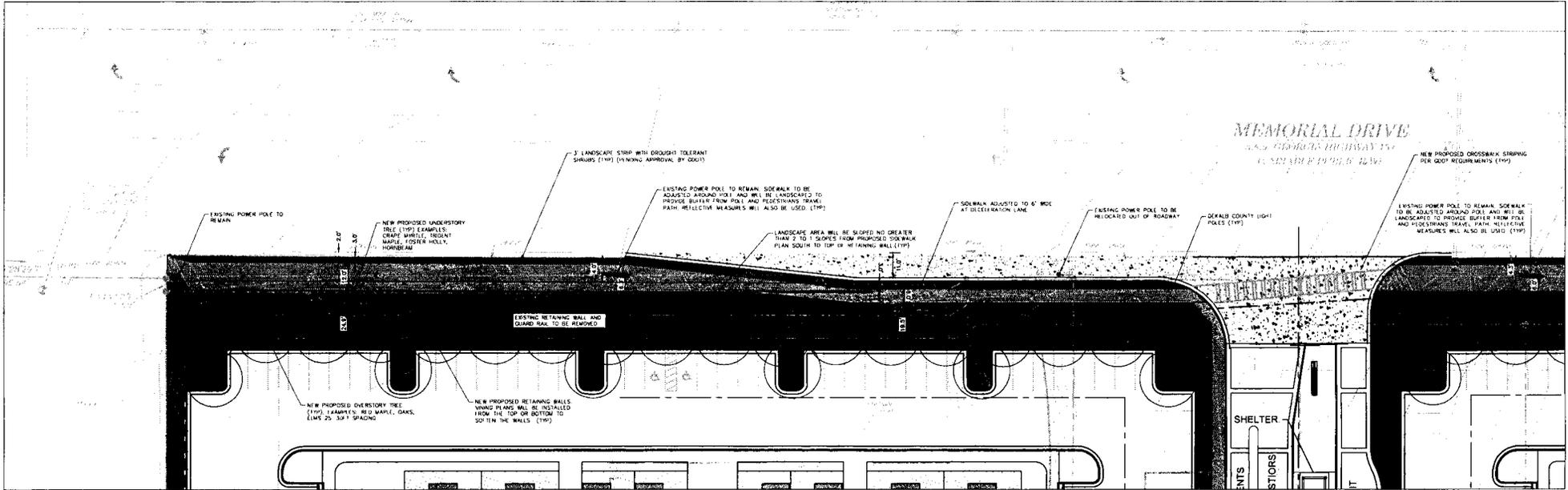


EXHIBIT B

AHS KENSINGTON STREETScape PLAN

10/23/2020