

## RECOMMENDED CONDITIONS

CZ-20-1243618

Major Modification of Zoning Conditions of CZ-10-16426

Condition No. 1 of CZ-10-16426 has been modified to reflect the new site plan. Condition Nos. 2, 9, and 10, which state procedural requirements that are already incorporated into the permit review process, has been deleted. Condition No. 5 regarding pedestrian connections between buildings that were proposed in 2010 has been deleted because it is no longer relevant in view of the site plan that is currently proposed. Conditions 3, 6, and 8 have been edited for clarity and general applicability.

1. Substantial compliance with the site plan entitled ~~“Parkview Station, 1807 Memorial Drive, Atlanta, Georgia”, prepared by Pimsler-Hoss Architects, Inc., dated May 27, 2010~~ “Proposed Zoning Conditions Site Plan”, prepared by Wolverton, dated 12/20/19.
2. ~~Access and circulation shall be subject to approval of the Transportation Division of the Public Works Department and the Department of Transportation for the State of Georgia (GADOT).~~
- 3.2. The recreational/greenspace area at the rear of the property along Wilkinson Drive shall be primarily passive but may be developed with children’s play equipment, picnic tables and benches and similar low intensity uses. Interconnectivity with the mall development site, in the form of paths and walking trails, ~~with the mall development site~~ shall be installed.
- 4.3. Any exterior lighting on the above referenced recreational/greenspace area shall be of a directional type so as to minimize light spillage on to adjacent residential property.
5. ~~The development of proposed Buildings 2 and 3 shall provide for pedestrian connectivity with Building 4, which is the existing commercial building (currently “Pizza Hut”) located at the intersection of Memorial Drive and Warren Street.~~
- 6.4. This development shall not include liquor stores, ~~bars, nightclubs~~ late night establishments, check cashing establishments, or pawn shops. However, restaurants with beer, wine and alcoholic beverage sales are permitted.
- 7.5. No adult entertainment or sex shops shall be permitted.
- 8.6. Barber shops, hair salons and nail salons are permitted only as part of an upscale spa offering a range of hair, nail, waxing and related aesthetic services ~~(Natural Body, for example).~~
9. ~~Sidewalks will be constructed, in compliance with DeKalb County standards, along all adjacent public streets.~~
10. ~~The development will comply with the provisions of the DeKalb County Tree Ordinance.~~

### **Recommended Conditions Without Mark-ups**

1. Substantial compliance with the site plan entitled, “Proposed Zoning Conditions Site Plan”, prepared by Wolverton, dated 12-20-19.
2. The recreational/greenspace area at the rear of the property along Wilkinson Drive shall be primarily passive but may be developed with children’s play equipment, picnic tables and benches and similar low intensity uses. Interconnectivity with the mall development site, in the form of paths and walking trails, shall be installed.
3. Any exterior lighting on the above referenced recreational/greenspace area shall be of a directional type so as to minimize light spillage on to adjacent residential property.
4. This development shall not include liquor stores, late night establishments, check cashing establishments, or pawn shops. However, restaurants with beer, wine and alcoholic beverage sales are permitted.
5. No adult entertainment or sex shops shall be permitted.
6. Barber shops, hair salons and nail salons are permitted only as part of an upscale spa offering a range of hair, nail, waxing and related aesthetic services.