

## 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 development shall increase the nonresidential use portion to comprise a minimum of 10% of total building square footage. Reserved space without immediate tenant for future occupancy shall count toward compliance with this condition.
2. Construction shall be such that additional stories may be added in future phases.
3. Density shall be capped at 244 as proposed, but be allowed for future development to occur by-right up to the maximum density and height allowed by the HR-3 zoning district provided that:
  - a. The development offers a mix of residential units to include unrestricted income product options (i.e., market and/or luxury units), and;
  - b. Affordable units are interspersed with and indistinguishable from market-rate and/or luxury units.
4. 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.
5. 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 raised median.
6. The development shall comply with Article 5 requirements for nonresidential buildings regarding screening and height transitions.
7. 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.