

Z-22-1245579 (2022-1479) and Z-22-1245580 (2022-1480)

Scottdale Cottages and Townhomes
Glendale and North Decatur Roads and Warren Avenue

Proposed Conditions

The Department of Planning and Sustainability recommends “Approval” with the following conditions:

1. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.
2. An outdoor lighting plan shall be submitted in conjunction with the application for a land disturbance permit and shall meet the standards of Sec. 5.6.1 of the DeKalb County Zoning Code.
3. Development will comply with the Scottdale Overlay District requirements including those that regulate design, architecture, sidewalks and landscaping or will seek a variance from the Zoning Board of Appeals.
4. There shall be substantial compliance with the proposed locations of cottage and attached homes shown on the site plan “Scottdale Cottages and Townhomes” dated 02/23/22.
5. The two retention ponds along North Decatur Road must be visually enhanced by at minimum:
 - a. Installing a black metal fence and planting at least two types of vegetation; OR
 - b. Installing retaining walls with a decorative surface to include a mural, or other aesthetic design.
6. Prior to land development permit approval, the developer must declare which amenities (seating, outdoor furniture, walkways, water features, etc) will be provided within the cottage development open space area and provide the requisite plan details. These amenities must be installed prior to the issuance of a certificate of occupancy for the first residential unit.
7. All dwelling units built in the development shall be “solar ready” and have electric service panels with sufficient capacity to accommodate electric vehicle charging within any attached garages and solar roof panels. The electrical panel shall be sized to accommodate a 40-amp double pole breaker on the opposite end of the panel labeled “reserved for solar”. A minimum of one 240 V AC plug will be installed in each attached garage to accommodate electric vehicle charging. Details for each home shall be provided during building permit review.
8. Elevations will be reviewed by staff for compliance with the Scottdale overlay. Cottage building design should be substantially similar to the submitted, “Ross Chapin Architect’s *Brightside House*”.