

RECOMMENDED CONDITIONS IF APPROVED

Z-21-1244531

5/17/21

1. Up to a maximum of ~~124~~**122** residential units comprising single-family detached homes and single-family attached townhomes. Up to a maximum of ~~71~~**68** single-family attached townhomes and a maximum of ~~38~~**54** ~~urban~~ single-family detached homes **(including conventional and urban single-family detached dwellings)**.
2. General compliance with the locations of single-family detached traditional homes, urban single-family detached homes, and single-family attached townhomes shown on the site plan entitled "*Northern Avenue at Indian Creek Way*" ~~and dated 4/15/21~~**presented at the May 6, 2021 Planning Commission meeting**. Only single-family detached traditional lots (minimum 10 feet between buildings) shall be provided along the southern property line and shall be at least 6,400 square feet in lot area and at least 64 feet wide.
3. A minimum of 39% open space shall be provided. Enhanced open space shall comprise at least 20% of the total site acreage. Location and size of the proposed open space and pocket parks shall be generally consistent with the conceptual site plan entitled, "*Northern Avenue at Indian Creek Way*" ~~and dated 4/15/21~~**presented at the May 6, 2021 Planning Commission meeting**. **Productive urban landscaping shall be incorporated into the design of and implementation of the pocket parks, transitional buffers and trails when proper light and soil conditions permit. This productive urban landscaping shall consist of fruit bearing trees and shrubs and other plants that support pollinating insects. The developer shall create a Homeowners' Association which shall be responsible for maintaining the open space and landscaping.**
4. **In exchange for enhanced open space (as referenced in Condition 3), the development shall be entitled to a maximum density of 5.5 dwelling units per acre. A schedule for the installation of enhanced open space elements must be submitted by the developer and approved by the Director of Planning and Sustainability (or his designee) prior to final plat approval.**
5. Existing trees **located** within designated open space areas and are not proposed for trails, buildings, **structures**, or parking lots shall be preserved.
6. **Healthy** existing trees within the 20-foot transitional planted buffer along the south property line shall be preserved and supplemented with new trees to form an effective visual screen, as approved by the County Arborist prior to the issuance of any certificates of occupancy. Existing trees within the 20-foot transitional buffer along the northwest corner of the property shall be preserved and supplemented with new trees to form an effective visual screen as approved by the County Arborist prior to issuance of any certificates of occupancy.
7. Maximum building height of two stories for single-family (conventional) detached lots along the south property line, **dwellings facing Northern Avenue on the west side of the property, and for units 116-124 on the northwest corner adjacent to tax parcel 18 045 08 002. Maximum building height of** ~~and~~ three stories for single-family attached townhomes and urban single-family detached homes **not adjacent to Northern Avenue or Dial Heights.**
8. The development shall have no vehicular access to Creekview Drive.
9. Written confirmation of approval from the DeKalb County Transportation Department is required prior to the issuance of any building permits. Please note the infrastructure requirements in Chapter 5 of the *Zoning Code* and Chapter 14-190 of the *Land Development*

Code. A right of way dedication of 35 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.

10. The conventional single-family detached lots shall include distinctly different front façade designs within each phase of the development. “Distinctly different” shall mean that each front façade must differ from adjacent buildings’ front façades in at least four (4) of the following six (6) ways: a. The use of different primary exterior materials; b. Variation in the width or height of the front façade by four (4) feet or more; c. Variation of the type, placement or size of windows and doors on the front façades; d. Variations in rooflines, including the use of dormers and changes in the orientation of rooflines; e. Variation in the location and proportion of front porches; and f. Variation in the location or proportion of garages and garage doors. No single-family detached residence shall be of the same front façade design as any other single-family detached residence along the same block face within eight (8) lots of the subject residence. Mirror images of the same configuration are not permitted on the same block face. No single front façade design may be used for more than twenty-five (25) percent of the total units of any single phase of a conventional single-family detached residence subdivision.
11. Any single-family detached residence with a front façade width of forty (40) feet or more shall incorporate wall offsets in the form of projections or recesses in the front façade plane. Wall offsets shall have a minimum depth or projection of two (2) feet so that no single wall plane exceeds twenty-five (25) feet in width.
12. Street-facing garage façades of single-family detached conventional units shall not comprise more than forty-five (45) percent of the total width of the conventional single family detached residence’s front façade. Street-facing garages shall be at least two (2) feet behind the primary front façade plane of a single-family detached residence.
13. During construction, the Developer shall post a contact phone number that nearby residents can call to discuss development and construction issues. The developer shall use Best Management Practices (BMPs) for run-off and sedimentation control in compliance with Section 14. 38 (Soil Erosion and Sediment Control) subject to approval of the Land Development Division of the Planning and Sustainability Department.
14. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Historic Preservation Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.
15. Subject to Department of Transportation and County Arborist approval, the developer shall provide a 10-foot wide multi-use path (to include bike lanes) along the frontage of the Northern Avenue right-of-way to extend from Sandy Woods Lane to Indian Creek Way.
16. Blasting shall be permitted only with the written approval of the County under the requirements of Section 14-324.C of the DeKalb County Code of Ordinances. The developer shall notify residents of adjacent properties and properties within the Dial Heights subdivision, by way of mailbox flyers, 24 hours in advance of any blasting.
17. The applicant, developer, or HOA shall coordinate with the DeKalb County School District and provide an annual development progress report through the year in which the final building permit for the last residential unit is issued.
18. **A tree survey shall be performed in the proposed open spaces areas by a qualified expert and all proposed tree removal shall be confirmed by the County Arborist. Additionally, the applicant shall procure the services of a qualified engineer to assess all wetlands and**

- floodplains within or adjacent to the subject properties and document those findings. Findings shall be confirmed by County Wetland/Floodplain experts and presented to the adjacent neighborhoods prior to any approval of site plans or land development permits.
19. Subject to the approval of the DeKalb County Transportation Department, traffic calming measures shall be installed on Northern Avenue prior to the issuance of any building permits, including, but not restricted to:
 - a. Inclusion of a landscape strip or other traffic-calming streetscape in the right-of-way in front of the proposed development; and
 - b. Installation of signage regarding speed limits and dangerous curves and hills.
 20. There shall be a minimum of two retaining ponds (i.e. stormwater detention facilities) located on the property.
 21. Applicant agrees to perform maintenance on fallen trees and debris within property boundaries within the Indian Creek stream banks, and to the extent given permission by landowners, Applicant shall work cooperatively with the landowners to remove fallen trees and debris which are creating the blockage of the flow of the stream up to Dial Drive. These activities shall be completed prior to the issuance of any land disturbance permits.
 22. Development-related trucks, vehicles, and equipment shall not park on Northern Avenue.
 23. Appropriate measures must be taken to mitigate dust and debris from construction and truck traffic.
 24. Property must be secured by temporary fencing when no active work is underway.
 25. All housing units built in the development shall be “solar ready” and have electric service panels with sufficient capacity to accommodate electric vehicle charging within the garages and solar roof panels.