

Z-18-22285 Recommended Conditions

1. The property shall be developed for no more than 220 apartment units at a density of 95 units per acre with the non-residential services and a minimum of 1,908 square feet of retail uses on the ground floor identified in the site plan submitted to the Planning and Sustainability Department on June 11, 2018. Site plan is conceptual and layout and building design shall be subject to approval of the Director of Planning and Sustainability Department.
2. Not more than two (2) curb cuts on Memorial Drive. Vehicular ingress and egress and any operational improvements shall be subject to approval by Georgia Department of Transportation (GDOT) and the DeKalb County Transportation Division of the Department of Public Works.
3. All building facades visible from Memorial Drive shall consist of a minimum of 40% stone and/or brick. No vinyl or exposed concrete block is allowed.
4. Provide street lamps consistent with existing lamps on Memorial Drive frontage. Provide courtyard lighting interior to the development and surrounding the amenities area.