

SUBSTITUTE
Z-23-1246452 (2023-0583)
Staff Recommended Substitute Conditions
1481 Lavista Road
Atlanta, GA 30324
04/09/2024

1. No more than three (3) single-family detached dwellings shall be constructed on individual lots measuring no less than 9,000 square feet in area.
2. A sidewalk shall be installed with a landscape strip along Shepherds Lane and the existing sidewalk along Lavista Road shall be widened and include a landscape strip to meet the requirements of Section 5.4.3. of the *Zoning Ordinance*. Should topography or the need to relocate existing utility lines interfere with the ability of these improvements to be provided, this requirement may be waived (partially, or in full) at the discretion of the Planning Director.
3. A crosswalk shall be installed at the southwest or southeast corner of Lavista Road and Shepherds Lane to connect with the sidewalk on the opposite side of Lavista Road. The crosswalk shall include ADA ramps with a dedicated pedestrian signal (with call button) at each end, in coordination with and subject to approval by the Department of Transportation.
4. No more than (2) driveways shall be provided to serve the proposed lots. The location of these driveways shall be subject to approval by the Department of Transportation.
5. Prior to the issuance of any building permit, each individual lot to be developed shall demonstrate the use of least one of the following runoff reduction techniques (“Green Infrastructure Practices”), as approved by Land Development:
 - a. Installing rain gardens or bioretention areas;
 - b. Replacing traditionally impervious surfaces (driveways, patios, etc.) with pervious paving;
 - c. Routing downspouts to underground dry wells;
 - d. Routing downspouts to modified French drains;
 - e. Using cisterns for reuse or irrigation, or
 - f. Directing sheet flow to adequately sized vegetated filter strips, or any appropriate combination of techniques; or
 - g. Any other green infrastructure practices that employ runoff reduction techniques with proper documentation and design criteria and details.
6. Stormwater runoff from the first one (1) inch of rainfall must be captured on site and dissipated through the use of infiltration, evapotranspiration or alternate use (e.g. irrigation), and shall not be allowed to run off-site. Concentrated stormwater discharge from a downspout, cistern, or any collection device shall be located a distance of no less than 10 feet from any common property line. Details of the Green Infrastructure Practice(s) proposed shall be attached to the site plan.
7. The Applicant shall submit the following simultaneously with any building permit

application:

- a. Existing and proposed ground contours and elevations;
 - b. Sanitary and storm sewer structures and easements, if any;
 - c. Location, configuration and finished floor elevations for existing and proposed building structures;
 - d. Location, configuration and finished elevations for existing and proposed paved areas; and
 - e. Erosion and sediment control practices in conformance with the Manual for Erosion and Sediment Control in Georgia, Chapter 6.
8. 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 Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity.