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Item No. 2018-2165 Date: 8/28/18

Clerk's Office

RECOMMENDED CONDITIONS

CZ-18-22314

Major Modification of Zoning Conditions of CZ-15-19762

1. The 30.5 acre tract (the "Project Site") shall be developed in general-substantial conformity with ~~the location of land uses shown on~~ the conceptual plan entitled Avondale Hills/DRI #2483 and stamped received by the Department of Planning and Sustainability on 4/20/2015, as modified in accordance with the site plan dated May 2, 2018 which removes the alley behind townhomes T-1 through T-14 and T-54 through T-69 as identified on the previously approved site plan but leaves the commercial portion of the development unchanged.
2. The site shall be developed in substantial conformity ~~to~~ the conceptual elevations entitled Avondale Hills Neighborhood Development and stamped received by the Planning and Sustainability Department on 3/10/2015.
3. Number of units not to exceed ~~522~~ 524 total residential units, including 26 single-family detached and attached units in Phase I, 90 single-family detached and attached units in Phase II, and 408 multifamily units.
4. Commercial development in the mixed-use component shall provide a minimum of 54,990 square feet.
5. A minimum of 25% open space shall be provided. A minimum of 5% of the open space shall be provided in parks or squares. A multi-use trail shall be provided and maintained as shown on the conceptual plan. The multi-use trail for each phase of development must be completed prior to the issuance of any certificates of occupancy for residential units in the same phase of development.
6. The single-family attached townhomes shall have a minimum floor area of 1,200 square feet.
7. Commercial uses are only allowed as part of a mixed-use residential/commercial building. Commercial uses limited to NS (Neighborhood Shopping) uses. The following uses are prohibited within the Project Site:
 - a. Animal hospital, veterinary clinic, boarding kennel or breeding kennel.
 - b. Convent or monastery.
 - c. Private elementary, middle, or high school
 - d. Hotel, motel, extended stay hotel/motel, boarding house, or rooming house.
 - e. Movie theater or bowling alley.
 - f. Farm and garden supply store.
 - g. Liquor store, including retail liquor store as accessory use to hotels, motels or high rise office buildings.
 - h. Adult entertainment establishments or adult service facilities.
 - i. Nightclub or late night establishment.
 - j. Coin-operated laundry or dry cleaning store (specifically excluding dry-cleaning pressing establishment or pick-up station and coin-operated laundry facilities within the interior of a multi-family apartment building).

- k. Home appliance repair or service.
 - l. Special events facilities.
 - m. Drive-through facility (other than dry cleaning pick-up station).
 - n. Pawn shop.
 - o. Check cashing establishment.
8. Maximum building height of the parking deck and mixed-use buildings shall be 80 feet.
9. The front facades of all principal residential and non-residential structures shall be oriented to a public street and sidewalk. A minimum of 60% of the front façade of the townhome buildings shall contain doors, porches, balconies, or windows. Single-family detached structures with a front façade width of 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 of two feet so that no single wall plane exceeds 25 feet in width.
10. Non-residential structures shall use doorways, windows, and other openings in the facade of the building to break up the mass of each building. Non-residential structures shall provide fenestration for a minimum of seventy-five (75) percent of the length of the building frontage along the sidewalk, beginning at a point not more than three (3) feet above the public sidewalk and for a height not less than ten (10) feet above the sidewalk. Non-residential structures shall not exceed a maximum continuous length of ten (10) feet of facade without fenestration.
11. Architectural accents, where utilized, shall consist of non-reflective glass, glass block, natural stone, pre-cast concrete, brick, terra cotta, stucco or wood.
12. Continuous streetscape zones shall be constructed along all internal streets, including the installation of sidewalks, landscape strips, street trees, and pedestrian scale lights, in accordance with the applicable zoning district regulations.
13. Subject to Georgia Department of Transportation approval, provide and maintain a 6-foot wide sidewalk and a 10-foot wide landscape strip within the Mountain Drive right-of-way prior to the issuance of any certificates of occupancy. Within the landscape strip, provide a minimum of one street tree for every 50 feet of street frontage along Mountain Drive or as approved by the County Arborist.
14. Refuse areas shall be screened from public streets and shall be fenced or screened with a combination of material and colors to match building materials of primary building.
15. Proposed streets shall comply with Section 14-190 of the Land Development Regulations regarding right-of-way width.
16. Limit access to two entry/exits on Mountain Drive. Number and location of curb cuts to be determined by GDOT and is subject to GDOT permits. Written confirmation of approval from Georgia Department of Transportation (GDOT) and the Transportation Division of Public Works is required prior to the issuance of any Land Disturbance Permits.

17. Provide the traffic study and the conceptual design for a road diet on Mountain Drive from Covington Highway to Memorial Drive to include the removal of two vehicular lanes and the addition of bicycle lanes and enhanced pedestrian crosswalks to the Kensington MARTA Station based on CTP Project 6031 prior to the issuance of any Land Disturbance Permits. Subject to GDOT approval, provide funding and/or construction of crosswalk(s) across Mountain Drive to the Kensington MARTA Station.
18. All residential buildings shall provide a pitched roof. Flat top roofs are prohibited for residential buildings; however portions of the roof for multi-family residential buildings are allowed to accommodate accessory equipment.
19. Underground detention shall be required except for the detention shown in the single-family portion of the plan in the northeast corner of the site, unless otherwise required by the Development Division of the Planning and Sustainability Department.
20. 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.
21. Install an 8-foot tall opaque fence along the ~~north, east, and west~~ property line.
22. Recycle collection bins shall be provided for the tenants residing in the multi-family buildings.
23. Secure bicycle storage lockers shall be provided within the parking deck. The space shall be sufficient for a minimum of 32 bikes or 10% of the multi-family units in the mixed-use residential/commercial building, whichever is greater.
24. Pet refuse stations shall be placed near the multi-family structure and along the trail.
25. The detention pond shall be designed as a "micro pool" as defined in the Georgia Stormwater Manual, a planted pond using similar water quality techniques, or an underground detention facility. The detention pond will either not be fenced, or if fenced it will use a wooden four rail (see through) horse-type fence.
26. Roof mounted mechanical equipment and appurtenances shall be located or screened so that they are not visible from the immediately adjacent ground level. Roof mounted HVAC equipment on the commercial and three-story multi-family buildings shall have screening materials and shall be compatible with the surrounding building materials and architectural design.
27. Two freestanding monument signs shall be permitted on Mountain Drive: one shall be eight (8) feet tall and one shall be six (6) feet tall. Signs for the single family and townhouse residential components may be incorporated into entry walls near Mountain Drive. Other wall mounted signs shall conform to DeKalb code.

28. The development plan must add an amenities package (i.e., a clubhouse and pool) for the benefit of community residents. Example: The existing basketball court can be repurposed for a different use on the property site.
29. S-F attached townhomes must have parking in the rear of the building with two-car garages and a minimum floor area of 1,800 square feet, with the exception of townhomes T-1 through T-14 and T-54 through T-69.
30. The applicant agrees to prohibit discount general merchandising stores to operate within the project site.
31. The building materials of all facades -- residential (townhomes and S-F detached) and principal nonresidential structures -- shall consist of non-reflective glass, glass block, natural stone, ~~pre-cast concrete, brick, terra cotta, or stucco.~~ No vinyl siding. Fiber cement lap siding shall also be an allowed façade material for townhomes and single-family detached structures.
32. Notwithstanding anything in any other condition or the original site plan, the maximum number of stories of the residential homes shall be three stories, at a maximum height of 45 feet.

~~NOT used~~

RECOMMENDED CONDITIONS

CZ-18-22287

Major Modification of Zoning Conditions

Century Communications

1. Condition No. 1 shall be modified as follows (modification italicized): The 30.5 acre tract (the "Project Site") shall be developed in general conformity with the location of land uses shown on the conceptual plan entitled "Avondale Hills/DRI #2483" and stamped received by the Department of Planning and Sustainability on 4/20/2015, *as modified in accordance with the site plan dated May 2, 2018 which removes the alley behind townhomes T-54 through T69 as identified on the previously approved site plan but leaves the commercial portion of the development unchanged.*
2. Condition No. 21, which requires installation of an 8-foot tall opaque fence along the north, east, and west property lines, shall be deleted.
3. Condition No. 2 of the conditions submitted by Commissioner Sharon Barnes-Sutton shall be modified as follows (previous condition deleted; replacement italicized): ~~SF Attached Townhomes must have parking in the rear of the building with 2-car garages and minimum floor area of 1800 square feet.~~ *Attached townhomes must have parking in the rear of the building with two-car garages and a minium floor area of 1800 square feet. Front-facing garages on all units to be constructed after July 24, 2018 shall be set back from the front façades of the houses by two feet.*
4. Condition No. 31, formerly approved as No. 5 of the conditions submitted by Commissioner Sharon Barnes-Sutton, shall be modified as follows (modification italicized): The building materials of all facades, residential, and principal non-residential structures (townhome sand S-F detached) shall consist of non-reflective glass, glass block, natural stone, pre-cast concrete, brick, terra cotta, or stucco. No vinyl siding. *Fiber cement lap siding shall also be an allowed façade material for townhomes and single-family detached structures.*
5. Condition No. 32 shall be added as follows: Notwithstanding anything in any other condition or the original site plan, the maximum number of stories of the residential homes shall be three stories, at a maximum height of 45 feet.

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Note: Staff recommends that Condition Nos. 22 - ~~27~~ approved by Staff for CZ-15-19762 be renumbered after deletion of Condition No. 21 as Condition Nos. 21 - 26. Staff also recommends that Condition 2 submitted by Commissioner Sharon Barnes-Sutton be modified and that the conditions submitted by the Commissioner be renumbered ~~27~~ - 31 to follow sequentially the other conditions approved as part of CZ-15-19762. Finally, Staff recommends that the new condition be numbered Condition No. 32.

6. *Condition No 31 shall permit two freestanding six (6) feet monument signs on Mountain DR.*

KY 8/28/18

JRB 8/21/18 MLF