

Z-22-1246093 (2022-2263)

Recommended Conditions

Jan 2023

3375 NE Expressway

1. The subject properties shall be developed in general conformance with the enclosed site plan entitled, "Apex Audubon DRI #3783," dated, 08/24/2022. Exceptions based on approved variances, minor modifications, or administrative interpretations are acceptable, in accordance with county regulations.
2. The proposed development shall consist of two (2) multi-family residential buildings with no more than 775 dwelling units.
3. Alpha Residential proffers to coordinate with MARTA and Georgia Department of Transportation (GDOT) to install two (2) new bus shelters at existing MARTA bus stops adjacent to the subject property on Northeast Expressway and near the intersection of Woodcock Blvd and Northeast Expressway.
4. Applicant must demonstrate compliance with the density bonus criteria at the appropriate times, as outlined below:
 - a. Public improvements to install bus shelters at existing MARTA bus stops, as described in Condition #3. A written agreement between MARTA and the applicant needs to be submitted to indicate that this improvement will be implemented per MARTA or GRTA standards and a project timeline for that implementation. Installation must be done prior to issuance of any building permits for the residential project. See Section 2.12.7 (A1).
 - b. Installation of a public art piece must comply with Planning Commission criteria for public art in Article 2 (See Section 2.12.7 (A3)). Planning Commission approval of the art must occur prior to issuance of a Land Disturbance Permit, and installation of the art piece must occur prior to issuance of any certificates of occupancy.
 - c. Structured Parking shall be constructed during phase 1 in accordance with Section 2.12.7 (A4).
 - d. Applicant must include a receipt with proof of payment and/or registration for the project's inclusion in the LEED certification program with its first application for a building permit. Prior to issuance of certificates of occupancy, applicant must submit a certification letter from the U.S. Green Building Council stating that the project has met its requirements.
5. Alpha Residential (or future property owner) shall provide a pedestrian connection to the Peachtree Creek Greenway, as illustrated on the enclosed site plan. Actual connection may vary, based on site conditions.
6. Ingress/egress for Driveways A, B, and C shall be designated on future plans and constructed, per Georgia Regional Transportation Authority (GRTA) recommendations.