

Comm. 2018

Item No. 30108

Date: 3/20/19

Comm. L. Johnson

Clerk's Office K. Gannon

Revised
Scott Bennett

cz-19-1235305 Recommended Conditions

1. Develop under the MR-2 District for use and density allowed by the MR-2 and Town Center character area designation and bonus density chart in Article 2 of the DeKalb County Zoning Code as follows:
 - **Base Density:** 12 units per acre
 - **Additional Enhanced Open Space:** (20% of overall development nets 50% greater base density which calculates to an additional 6 units)- 18 units per acre
 - **LEED Certification:** 50% greater base density for an additional 6 more units- 24 units per acre

Approval is not based on the site plan submitted with this application. Final site plan must be provided to the Director of Planning & Sustainability to review and approve for compliance to I-20 Overlay District standards and compliance to development standards per Article 2 and Article 5 of the DeKalb County Code prior to submittal of a Land Disturbance Permit (LDP) and/or Building Permit (BP) application. Submittal documents must include building elevations with labeled building materials and colored site rendering; landscape plan; documentation demonstrating compliance to bonus qualifiers such as LEED certification for density increase design; and detailed plans for open space and playground areas (recreation equipment and park benches).

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2. The Subject Property shall price 20% of the total number of units at a level that an individual whose income is 80% of the medium income for DeKalb County can qualify to purchase these units. Additionally, the Applicant shall make good faith efforts to market these workforce units for a minimum of six months to County public service employees (i.e., policemen, fireman, public school teachers, etc.) and returning United States veterans. The Applicant shall coordinate its efforts to offer workforce housing within the proposed development with the DeKalb County Human and Community Development Department.

3. Any exterior lights shall be screened, shielded, and/or shaded where necessary so as to minimize glare and the casting of light outside the new development.
4. Underground utilities shall be utilized except in specific areas where the Director of Planning and Sustainability has determined that an impediment exists.
5. The Developer shall install a swimming pool for the residents of the proposed development.

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6. The Association ^{HOA Documents} Covenants shall restrict the parking of any buses, boats, and tractor trailers and shall preclude the use of the property for any commercial automotive repairs.

7. Development standards (sidewalks, landscaping, streetscape, etc.) unless required in the I-20 Overlay District, shall comply with Article 5 – Site Design and Building form standards of the DeKalb County Zoning Code.

8. Cell towers shall be prohibited on the subject site.