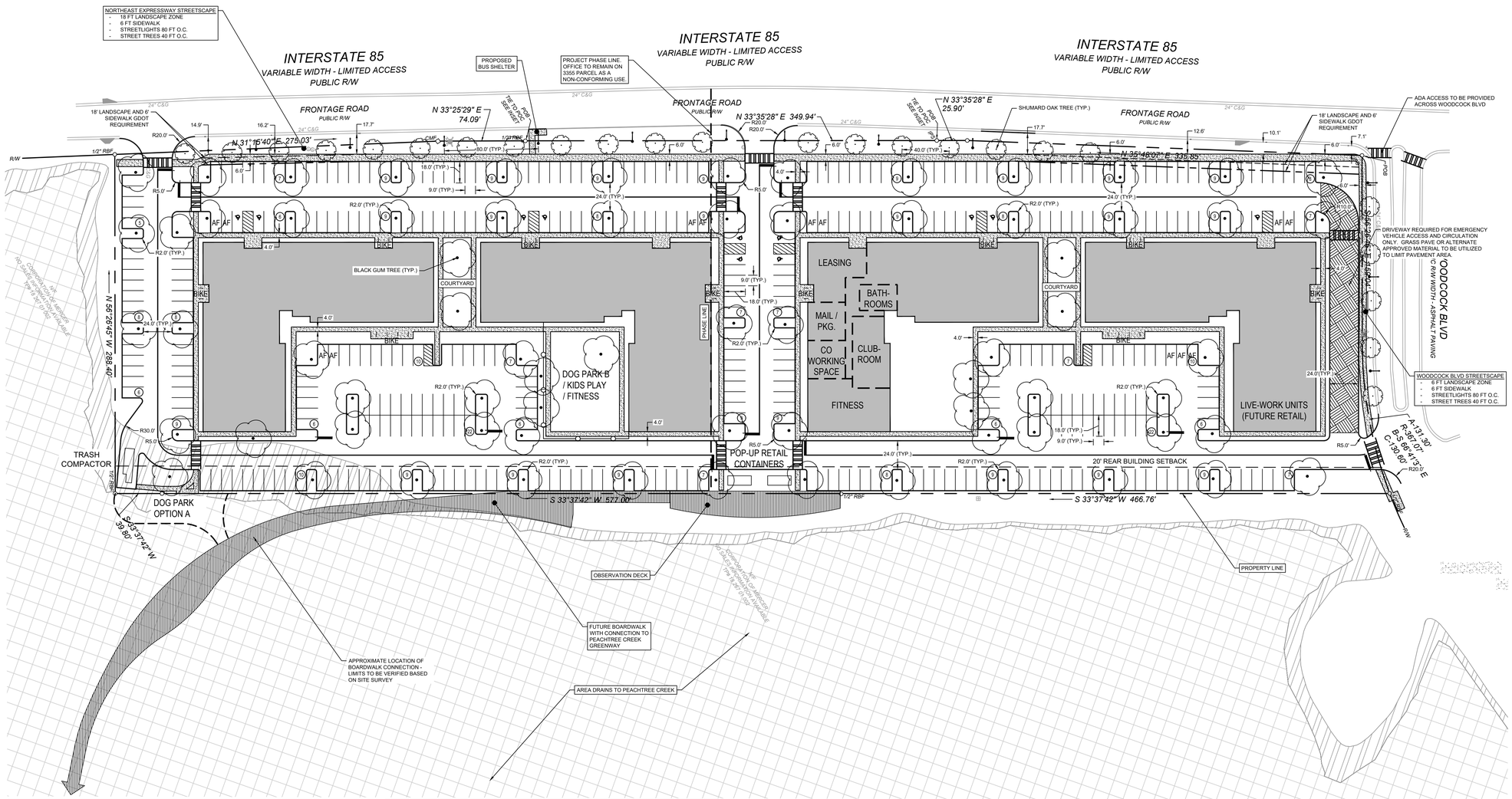

DEVELOPMENT SUMMARY:

SITE SUMMARY:

PARCEL ID:	18-267-01-004 (3355 NE EXP) 18-267-01-008 (3375 NE EXP) 18-267-01-007 (3395 NE EXP)
CURRENT ZONING:	OFFICE INSTITUTIONAL (OI)
PROPOSED ZONING:	HIGH DENSITY RESIDENTIAL (HR - 3)
SITE AREA:	7.24 ACRES
OPEN SPACE:	27%
LOT COVERAGE:	73%
PROPOSED BUILDING HEIGHT:	4 STORIES

BUILDING SETBACK:

FRONT:	0 FT
SIDE:	0 FT
REAR:	20 FT

ALL BUILDING SETBACKS ARE MEASURED FROM EXISTING RIGHT-OF-WAY LIMITS.

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL	290 UNITS
LEASING AND AMENITY	24,000 SF
APPROX. TOTAL GROSS SF:	680,000 SF

PARKING SUMMARY:

MINIMUM REQUIRED PARKING: MULTIFAMILY (290 UNITS)	**435 SPACES** (TOTAL) 435 SPACES (1.5/UNIT)
MAXIMUM ALLOWED PARKING: MULTIFAMILY (290 UNITS)	**870 SPACES** (TOTAL) 870 SPACES (3/UNIT)
PROPOSED PARKING: ALTERNATIVE FUEL (AF) PARKING ADA PARKING	**426 SPACES** (1.4/UNIT) 13 SPACES REQUIRED (3% OF TOTAL) 11 SPACES *VARIANCE REQUIRED

REZONING NOTES:

1. CONCEPTUAL SITE PLAN ONLY. FINAL SITE PLAN AS TO BUILDING LOCATION TO BE APPROVED BY THE BOARD OF COMMISSIONERS.
2. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS.
3. IT IS UNDERSTOOD THAT THE SITE MUST COMPLY WITH ALL APPLICABLE ADA STANDARDS, INCLUDING PARKING AND CONNECTIVITY, AND WILL BE DESIGNED AND DETAILED AS SUCH.
4. EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED OFF AERIAL INFORMATION, THE DEKALB COUNTY GIS SYSTEM, AND SURVEY PROVIDED BY LAND SURVEYING DATED 08/25/2022.
5. THIS SITE IS IN A 500-YEAR FLOODPLAIN.
6. THIS SITE DOES NOT CONTAIN STATE WATERS.
7. THIS SITE DOES NOT CONTAIN A CEMETERY.
8. ALL TREES ON SITE WILL BE REMOVED AS PART OF THE PROPOSED DEVELOPMENT, BUT THE PROPOSED SITE WILL MEET ALL DEKALB COUNTY LAND DEVELOPMENT REGULATIONS ASSOCIATED WITH LANDSCAPING AND TREE REMOVAL/REPLACEMENT.

SITE PLAN LEGEND:

- PROPERTY LINE
- 20 FT REAR BUILDING SETBACK LINE
- 18 FT LANDSCAPE SETBACK LINE
- 6 FT SIDEWALK SETBACK LINE
- REGULATORY FLOODWAY
- FLOOD HAZARD ZONE X
- STANDARD DUTY CONCRETE SIDEWALK
- 10 — PARKING COUNT
- STREET TREE (SHUMARD OAK)
- PARKING TREE (BLACK GUM)
- STREET LIGHT

NOTE:

THE PROJECT INTENDS TO ACHIEVE AN ADDITIONAL RESIDENTIAL AREA BONUS TO ACCOMMODATE A BUS SHELTER, WHICH IS BENEFICIAL PER OUR TRAFFIC STUDY AND TO THE DEVELOPMENT. THIS INCREASES THE BASE MAX 60 DWELLING UNITS PER ACRE TO 72 UNITS PER ACRE.

BASE DENSITY:	60 UNITS PER ACRE
BUS SHELTER	+12 UNITS PER ACRE (20% BONUS)
TOTAL:	72 UNITS PER ACRE

TOTAL MAXIMUM DENSITY WITH BONUS: 72 UNITS PER ACRE

PROPERTY AREA:	7.24 AC.
MAXIMUM ALLOWABLE UNITS:	7.24 AC X 72 UNITS = 521 UNITS

TREE COUNT:

STREETSCAPE TREES:	**19 TREES** (TOTAL)
PARKING LOT TREES:	**71 TREES** (TOTAL)

ZONING CONDITIONS:

1. THE SUBJECT PROPERTY SHALL BE DEVELOPED FOR MULTI-FAMILY HOUSING AT A MINIMUM OF 290 DWELLING UNITS AND NOT TO EXCEED 650 DWELLING UNITS AND AT A MINIMUM DENSITY OF 40 DWELLING UNITS PER ACRE IN A MANNER GENERALLY CONSISTENT WITH THE "REZONING SITE PLAN," DATED 11/06/2023. ALL ASSOCIATED PRINCIPAL STRUCTURES MUST BE A MINIMUM BUILDING HEIGHT OF FOUR STORIES. ALL APPLICABLE PROVISIONS OF THE HR-3 ZONING DISTRICT INCLUDING ACCESSORY USES SHALL APPLY. MINOR MODIFICATIONS TO THIS PLAN, AS DEFINED IN SECTION 7.3.10 OF THE *ZONING ORDINANCE*, MUST BE DISTRIBUTED TO THE DISTRICT COMMISSIONER AND THE SUPER DISTRICT COMMISSIONER FOR REVIEW AND COMMENT AT LEAST 30 DAYS PRIOR TO SUBMITTING AN APPLICATION FOR A LAND DISTURBANCE PERMIT. FURTHER, ANY FINAL SITE PLAN SHALL MEET THESE CONDITIONS AND CONTAIN THE FOLLOWING FEATURES:
   (a) SUBJECT TO ANY NECESSARY APPROVALS, INCLUDING BUT NOT LIMITED TO AN ACCESS AGREEMENT, A CONNECTION TO THE PEACHTREE CREEK GREENWAY, EXCEPT THAT DEVELOPER SHALL NOT BE REQUIRED TO EXPEND MORE THAN $250,000 FOR SAID CONNECTION NOR BE REQUIRED TO FUND OR INSTALL ANY BRIDGE(S) ACROSS A WATERWAY(S). PRIOR TO THE ISSUANCE OF A CO, DEVELOPER SHALL PLACE INTO AN ESCROW ACCOUNT $250,000 TO BE APPLIED TOWARDS THE FUTURE COST OF SAID CONNECTION;
   (b) A SIDEWALK NETWORK, BOTH INTERNAL TO THE SITE AND ON ROAD FRONTAGES. THE SIDEWALKS ALONG THE PUBLIC RIGHT-OF-WAY SHALL BE A MINIMUM OF 6' IN WIDTH;
   (c) AMENITIES, WHICH MAY INCLUDE BUT ARE NOT LIMITED TO A FITNESS CENTER, A COMMUNITY CLUB ROOM AND A CO-WORKING SPACE;
   (d) BIKE PARKING, A MINIMUM OF 50% OF WHICH SHALL BE COVERED;
   (e) DOG PARK; AND
   (f) RETAIL OR OTHER PERMISSIBLE NONRESIDENTIAL USES, WHICH MAY BE SATISFIED BY BUT ARE NOT LIMITED TO POP-UP CONTAINERS.
2. THE RESIDENTIAL BUILDINGS SHALL HAVE ELEVATORS.

ZONING CONDITIONS (CONT):

3. THE APPLICANT/OWNER SHALL PROVIDE A MINIMUM OPEN SPACE OF 15% AS SPECIFIED IN SECTION 2.11.2 DIMENSIONAL REQUIREMENTS.
4. THE BUILDING ARCHITECTURE SHALL GENERALLY COMPLY WITH SUBMITTED ELEVATIONS AND ADHERE TO THE BUILDING MATERIAL COMPONENTS OF ARTICLE 5.
5. 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 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.
6. THE APPLICANT/OWNER SHALL PROVIDE A SUMMARY OF ANTICIPATED MAINTENANCE AND OWNERSHIP OF STREETS, PRIVATE DRIVES, EASEMENTS, AND OPEN SPACE PRIOR TO THE ISSUANCE OF ANY LAND DEVELOPMENT PERMITS.
7. THE APPLICANT/OWNER AGREES TO WORK WITH DEKALB COUNTY, IN GOOD FAITH, ON AN EASEMENT OR OTHER TRANSACTION TO ACCOMMODATE THE PEACHTREE CREEK GREENWAY.
8. THE APPLICANT/OWNER SHALL PROVIDE CONFIRMATION OF APPROVAL BY THE DEKALB COUNTY PUBLIC WORKS DEPARTMENT--TRANSPORTATION DIVISION PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
9. THE DEVELOPMENT SHALL PROVIDE A MINIMUM OF 3% OF THE TOTAL PARKING SPACES AS ALTERNATIVE FUEL PARKING STATIONS.
10. TO THE EXTENT TREE RECOMPENSE MAY BE REQUIRED UNDER THE DEKALB COUNTY TREE PROTECTION REGULATIONS, THE RECOMPENSE MAY BE USED AT OR NEAR THE SUBJECT PROPERTY, INCLUDING AREA PARKS OR PUBLIC SPACES, SUBJECT TO ANY NECESSARY APPROVALS.
11. DEVELOPER SHALL MAKE AVAILABLE AT LEAST ONE RESIDENTIAL UNIT TO A MEMBER OF LAW ENFORCEMENT AT A REDUCED RENTAL RATE THAT IS AT LEAST 50% LOWER THAN THE RENTAL RATE FOR A COMPARABLE UNIT AT THE SAME DEVELOPMENT.

GRAPHIC SCALE IN FEET
0 20 40 80

Kimley»Horn
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LALANI VENTURES
34 PEACHTREE ST NW, 28TH FLOOR,
ATLANTA, GA 30303

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
3355 NORTHEAST EXPRESSWAY
ATLANTA, GA 30341
DEKALB COUNTY

GEORGIA REGISTERED No. PE038717 PROFESSIONAL ENGINEER CATHERINE R. TRIPLETT
11/06/2023

GSWCC CERT. (LEVEL II)	0000072560
DRAWN BY	BPG
DESIGNED BY	ALB
REVIEWED BY	KRT
DATE	11/06/2023
PROJECT NO.	013778002

TITLE
REZONING SITE PLAN

SHEET NUMBER
C0-12

Drawing name: C:\Users\KATE.TRIPLETT\AppData\Local\Temp\AcPublish_21296\C0-10 - REZONING SITE PLAN.dwg C0-12 REZONING SITE PLAN Nov 07, 2023, 9:45am by: kate.triplett

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