

RZ-16-001, VC-16-001-01, SLUP-16-002, CA-16-001

Application Materials

APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>MACAULEY INVESTMENTS, LLC</u>	SCR FACILITIES STATUTORY TRUST NAME: <u>NO 2003-A</u>
ADDRESS: <u>2970 PEACHTREE ST SUITE 150</u>	ADDRESS: <u>3333 BEVERLY ROAD DEPT 824</u>
CITY: <u>ATLANTA</u>	CITY: <u>HOFFMAN ESTATES</u>
STATE: <u>GEORGIA</u> ZIP: <u>30305</u>	STATE: <u>IL</u> ZIP: <u>60179</u>
PHONE: <u>770.363.2665</u>	PHONE: <u>847.286.4927</u>

CONTACT PERSON: JERRY SILVIO PHONE: 404.372.2040
 CONTACT'S E-MAIL: jsilvio@silviodevelopments.com

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): M&R150 REQUESTED ZONING DISTRICT: MU-5

PRESENT LAND USE CATEGORY: LIND REQUESTED LAND USE CATEGORY: TC

LAND DISTRICT(S): 1 LAND LOT(S): 215 | 216 ACREAGE: 64.119 | 24.503 [total 88.622]

ADDRESS OF PROPERTY: 4650 HUGH HOWELL RD TUCKER
4750 HUGH HOWELL RD TUCKER

PROPOSED DEVELOPMENT: TOWNSHIP TUCKER

CONCURRENT VARIANCES: SEE CRITERIA SECTION 5 VARIANCES REQUESTED

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
SEE ATTACHED EXHIBIT A	SEE ATTACHED EXHIBIT A
No. of Lots/Dwelling Units: _____	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft.: _____
Density: _____	Density: _____

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October 4, 2016

Mr. Frank Auman
Mayor, City of Tucker
City of Tucker Development Department
4119 Adrian Street
Tucker, Georgia 30084

Reference: Letter of Intent, Rezoning, Land Use Map Amendment, SLUP and Concurrent Variance Applications for Township Tucker

Dear Mayor Auman,

Thank you for the opportunity to present this project for your consideration.

This Letter of Intent is provided as part of the Land Use Petition Checklist & Application Form:

- Proposed zoning classification of MU-5.
- Land Use Map Amendment to accommodate the Town Center (TC) classification from Light Industrial (LIND).
- Special Land Use Permit (SLUP) to allow, as required, a Senior Living facility.
- Concurrent Variance application for:
 - Transition Zoning Buffer Eastside
 - ~~Transition Zoning Buffer Westside~~ REMOVED
 - ~~Stream Buffer Reduction 75' to 25'~~ REMOVED
 - ~~Sign Variance~~ REMOVED
 - ~~Setback Variance~~ REMOVED
- Reason for the rezoning request is to allow development of approximately 90 acres by removal of three (3) 30 to 40 year old, vacant for 12+ years, buildings totaling 617,000 sf. Upon removal of these antiquated and functionally obsolete industrial buildings, the property will be developed into a model of sustainability, walkability, live/work/play mixed use development. The intent is to provide a regional show case development for life long neighborhood design.
- Development plans are flexible subsequent to physical, geological and market demands during more detailed analysis and study and when brought to market, but presently consist of the following as taken from the Wakefield Beasley Architectural drawings:

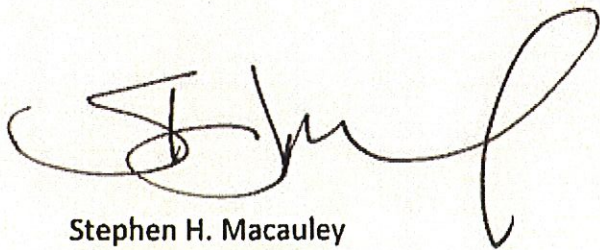
Township Tucker is planned for the following uses:

Multifamily	616	UNITS	924	PS
Retail	160,000	SF	700	PS
Office	28,000	SF	56	PS
Town Homes	122	UNITS		
Urban Single Family Homes	43	LOTS		
Grocery	36,000	SF	72	PS
Performing Arts	250	SEATS	62	PS
Senior Living	240	UNITS	110	PS
Childcare	20,000	SF	45	PS
Elementary School	600	PPL	45	PS
Urban Farm	2	ACRES		

- Hours of operation typical for mixed use developments.
- There have been no conditions agreed upon by applicant.

We have enjoyed and appreciate the guidance provided by your departments and staff. Please let me know if there are any questions.

Yours very truly,



Stephen H. Macauley
Macauley Investments, LLC
2970 Peachtree Road #150
Atlanta, Georgia 30305

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August 31, 2016

Mr. Frank Auman
Mayor, City of Tucker
City of Tucker Development Department
4119 Adrian Street
Tucker, Georgia 30084

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This Letter of Intent is provided as part of the Land Use Petition Checklist & Application Form:

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- Concurrent Variance application for:
 - Transition Zoning Buffer Eastside
 - Transition Zoning Buffer Westside
 - ~~Stream Buffer Reduction 75' to 25'~~ REMOVED
 - ~~Sign Variance~~ REMOVED
 - ~~Setback Variance~~ REMOVED
- Reason for the rezoning request is to allow development of approximately 90 acres by removal of three (3) 30 to 40 year old, vacant for 12+ years, buildings totaling 617,000 sf. Upon removal of these antiquated and functionally obsolete industrial buildings, the property will be developed into a model of sustainability, walkability, live/work/play mixed use development. The intent is to provide a regional show case development for life long neighborhood design.
- Development plans are flexible subsequent to physical, geological and market demands during more detailed analysis and study and when brought to market, but presently consist of the following as taken from the Wakefield Beasley Architectural drawings:

Township Tucker is planned for the following uses:

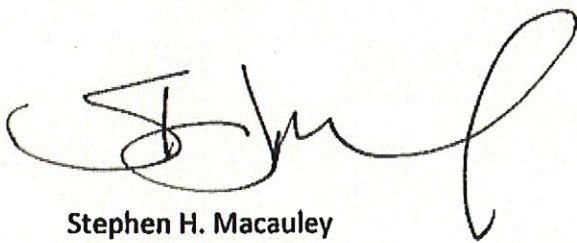
Performing Arts	500	SEATS	200	PS
Movie Studio	250,000	SF	180	PS
Childcare	20,000	SF	44	PS
Elementary School	900	PPL	116	PS
Grocery	36,000	SF	180	PS
Hotel	140	KEYS	140	PS
Multifamily	616	UNITS	770	PS
Office	28,000	SF	84	PS
Parking Decks		2	736	PS
Retail	160,000	SF	800	PS
Senior Living	240	UNITS	200	PS
Town/Cluster Homes	80	UNITS	10	PS
Urban Farm	2	ACRES	5	PS

(*) Potential retail, office and ancillary uses on first floor of single loaded multi-family units total 66,000 SF + 462 PS Required.

- Hours of operation typical for mixed use developments.
- There have been no conditions agreed upon by applicant.

We have enjoyed and appreciate the guidance provided by your departments and staff. Please let me know if there are any questions.

Yours very truly,



Stephen H. Macauley
Macauley Investments, LLC
2970 Peachtree Road #150
Atlanta, Georgia 30305

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SECTION 7.3.4 – STANDARDS AND FACTORS GOVERNING REVIEW OF PROPOSED AMENDMENTS TO THE COMPREHENSIVE PLAN MAP

Sec. 27-1804. - Standards and factors governing review of proposed amendments to the comprehensive plan map.

The following standards and factors are found to be relevant for evaluating applications for amendments to the comprehensive plan map and shall govern the review of all proposed amendments to the comprehensive plan map:

- (a) Whether the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties.
Change will permit uses that are suitable to this location where retail and commercial are evolving from all directions on both Mountain Industrial Blvd and Hugh Howell Road. Since this development will have live/work/play components, be walkable and sustainable, it will complement the very large residential development known as Smoke Rise (to the east) and transition to the City of Tucker.

- (b) Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property or properties.
Change will complement existing use and usability of adjacent or nearby property and increase economic opportunity.

- (c) Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
 - **Change will not burden use of existing streets, transportation facilities, or utilities or schools, subject to DRI and GRTA review process.**
 - **This development will only slightly increase the transportation vehicular volume, and is located midway between primary freeway system corridors (I-85 and Stone Mountain Freeway) and is served by MARTA.**
 - **The Stone Mountain CID, DeKalb County, and the State of Georgia have plans in-process for improving the intersection of Mountain Industrial Blvd and Hugh Howell Road (State Route 236) with the addition of a second turning lane in Mountain Industrial to Hugh Howell.**
 - **This development will have minimal impact on already existing utilities.**
 - **This development will have minimal impact on schools, since this development's target market focus is the millennium and senior demographic groups.**

- (d) Whether the amendment is consistent with the written policies in the comprehensive plan text and any applicable small areas studies.
The site is currently unrestricted as industrial land use.

- (e) Whether there are potential impacts on property or properties in an adjoining governmental jurisdiction, in cases of proposed changes near county or municipal boundary lines.

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Only positive impacts benefitting neighboring county residents providing more options are perceived, as well as serving the needs of residents populating the residential components focused on millennials and senior citizens.

(f) Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.

- City of Tucker is commercially growing in the direction of this property; this development would create a crown jewel for the new city.
- Commercial development is converting former industrial buildings along Mountain Industrial into higher uses, as well as on in-fill tracts with new construction.
- The existing buildings on the Sears tract are obsolete for today's industrial users who require wide column spacing, high ceilings and acres of trailer storage. Industrial users of large facilities prefer locations on prime transportation corridors, outside areas of high traffic congestion.

(g) Whether there will be an impact on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

Only positive impacts benefitting historic sites such as Stone Mountain Memorial Park and Tucker's town center with greater visitors (from this development, as well as from those who visit this development).

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SECTION 7.3.5 - STANDARDS AND FACTORS GOVERNING REVIEW OF PROPOSED AMENDMENTS TO THE OFFICIAL ZONING MAP

Sec. 27-1805. - Standards and factors governing review of proposed amendments to the official zoning map.

The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the official zoning map:

- (a) Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.
The New City of Tucker is growing in all directions with properties changing from residential to business and commercial, and in some instances, redevelopment of properties from the 1960s, as is the case for this 12+ year vacant Sears obsolete distribution center.
- (b) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties
Stone Mountain Industrial Park has been undergoing change over the last 20 years with the addition of sidewalks, transportation improvements and conversion of older industrial buildings into retail and service oriented businesses.
- (c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
The subject property, known as the Sears Complex, is located strategically between I-85 to the north, and the Stone Mountain Freeway to the south. It is specifically located on the NE quadrant of the intersection of Mountain Industrial Blvd and Hugh Howell Road. The current zoning and obsolete facilities do not have reasonable economic use as currently zoned as evident by unsuccessful marketing for 12+ years.
- (d) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.
On this 90 acre tract of land are three (3) industrial buildings totaling approximately 617,000 SF: one with a tire service center (NTB, about 17,000 SF) and 2 vacant and closed Sears Distribution Centers and Customer Service Center (about 600,000 SF), constructed 40 years ago. The Sears buildings have been vacant for about 12 years with huge trucking, trailer storage and parking lots with unsightly grass growing in the pavement cracks and curbing cracks.
- (e) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
The industrial market has changed over the years, moving further outside metro areas, and into more modern higher ceiling facilities in less congested areas for truck traffic. These changes support higher use as this development proposes.
- (f) Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.
The Sears property is ideally located just east of Tucker along 4 lane Hugh Howell Road with turning lanes, where retail and commercial exists, is growing and redeveloping with

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sidewalks. This property fills a niche separating existing commercial to the west (toward Tucker) and an existing high quality and well respected residential area known as Smoke Rise. The Stone Mountain CID, DeKalb County and the State of Georgia have planned and in-process transportation improvements at the intersection corner of Mountain Industrial Blvd and Hugh Howell Road (State Route 236) for an additional turning lane from Mountain Industrial Blvd onto Hugh Howell Road for a total of 2 turning lanes. Specific impacts will be vetted through the DRI and GRTA review process.

- (g) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
This proposed mixed use development aligns with ARC's support and encouragement for life long sustainability and livability, as well as including live/work/play components. This development with sidewalks, bike paths, water features and gardens will generate less traffic than other possible uses. In other words, greater internal flow and less outbound generation from those who populate the residential components (millennials and senior housing). In addition, MARTA serves the community along Mountain Industrial Blvd and Hugh Howell Road; we have not yet, but plan meetings with MARTA, to coordinate and incorporate expanded connectivity.
- (h) Whether the zoning proposal adversely impacts the environment or surrounding natural resources.
This development will provide for on-site services, serve the needs of the citizens of Tucker and the surrounding region, and offer alternatives for residential and commercial not presently available except in more congested areas of Atlanta. This development is planned to be a regional model of sustainability and excellence. It will not adversely impact the environment or surrounding abundant natural resources by way of repairing and enhancing non-existent water quality and storm water management components and replacing acres of asphalt with exceptional water, arts and garden features.

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SECTION 7.4.6 – SPECIAL LAND USE PERMIT CRITERIA

Sec. 27-1836. - Special land use permit; criteria to be considered.

The following criteria shall be considered by the planning department, the planning commission, and the board of commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the board of commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and the application is in compliance with all applicable regulations in article IV:

- (a) Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.
Yes, development is adequate for the use contemplated and totals approximately 9.0 acres within the 90 acre development and is flexible based on final Senior Living requirements. See "zoning plan" dated 29-August, 2016 for rate within the development.
- (b) Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.
Yes, proposed use is compatible and complimentary with adjacent properties certainly within the development and land uses and with other properties and land uses in the district.
- (c) Adequacy of public services, public facilities, and utilities to serve the proposed use.
Yes, adequacy of both on-site and off-site public services, public facilities, and utilities to serve the use contemplated exist, and will be augmented with adjacent and on-site amenities and improvements.
- (d) Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.
Yes, adequacy of the public streets (Hugh Howell and Mountain Industrial) is currently under improvements sponsored by the Stone Mountain CID, DeKalb County, and GDOT; however, as part of the ARC/GRTA review process, additional improvements are to be determined (for the total 90 acre development). It appears that Township Tucker will have little or no more traffic generation than the former Sears' Logistics and Fashion Center facilities trucking and employment, now closed and vacant and certainly less than other big box, strip center, opr garden style apartment alternatives.
- (e) Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.
Existing land uses located along access routes to the site will NOT be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use, all of which have undergone Traffic Study analysis.
- (f) Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety

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and convenience, traffic flow and control, and access in the event of fire or other emergency.

Provision is provided for Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

- (g) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.
The proposed development will NOT create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.
- (h) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.
The proposed development will NOT create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use, but instead will create positive impact to the area versus a huge dormant tract of land with vacancy and the bad elements that follow.
- (i) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.
The proposed development will NOT create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.
- (j) Whether or not the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.
The proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located.
- (k) Whether or not the proposed use is consistent with the policies of the comprehensive plan.
The proposed development is consistent with the policies of the Comprehensive Plan.
- (l) Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.
The proposed development provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located or if not, reasonable variances will be requested through normal process. Those requested have been noted in the appropriate sections of this application package.
- (m) Whether or not there is adequate provision of refuse and service areas.
Yes, there will be adequate provision of refuse and service areas.
- (n) Whether the length of time for which the special land use permit is granted should be limited in duration.
The length of time for which the special land use permit is granted should not be limited in duration; however, Township Tucker is estimated to take 4-6 years for build out.
- (o) Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.

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The proposed development is appropriate and adequately sized both for the subject site as well as within Township Tucker development as provided by Site Planner and Architect. Particular attention has been given to prospective and scale of view for a site equaling 85 football fields in size.

- (p) Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.
The proposed plan will NOT adversely affect historic buildings, sites, district, or archaeological resources.
- (q) Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.
The proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.
- (r) Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.
The proposed building(s) height and scale will NOT impose a negative shadow impact on any adjoining lot or building. The proposed buildings will be part of a much larger development master plan designed by Architects and Master Planners. The development will encourage other area properties economic opportunities.
- (s) Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area;
The proposed use will NOT result in a disproportional proliferation of that or similar uses in the subject character area, as this use is but one of several categories, all blended for compatibility, and enhance economic opportunity.
- (t) Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.
Yes, the proposed use is consistent with and supports the needs of the neighborhood and of the community as a whole. No doubt is will be compatible with the neighborhood and will not conflict with the overall objectives of the comprehensive plan, as evidenced by the results of our many meetings and especially at the Pre-Community Council and Neighborhood meetings.

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TRANSITION ZONING BUFFER REDUCTION (EASTSIDE)

SECTION 7.5.3 – CONCURRENT VARIANCE CRITERIA

Sec. 27-1863. - Applications for variances; and criteria to be used by the zoning board of appeals in deciding applications for variances.

The zoning board of appeals shall hear and decide applications for variances from the strict application of the regulations of this chapter and [chapter 21](#) where the strict application of any regulation enacted under said chapters would result in exceptional and undue hardship upon the owner of such property. In determining whether or not to grant a variance, the board shall apply the criteria specified in this section to the facts of each case. The board may attach reasonable conditions to any approved variance in accordance with [section 27-1809](#). Once imposed, conditions shall become an integral part of the approved variance and shall be enforced as such. No changes to an approved condition attached to a variance shall be authorized except by re-application to the zoning board of appeals in full compliance with the applicable provisions of this division. No relief may be granted or action taken under the terms of this division unless such relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this chapter and the comprehensive plan. The zoning board of appeals shall apply the following criteria to the types of applications specified below as follows:

- (a) Variances from the provisions or requirements of this chapter other than variances described in [section 27-1864](#) shall be authorized only upon making all of the following findings in writing:
- (1) By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic and other site conditions (such as, but not limited to, floodplain, major stand of trees, steep slope), which were not created by the owner or applicant, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district.

Transitional Zoning Buffer Reduction from 50' to 25' along the eastern common property line with Mountain West Church of God (the north south line beginning at Hugh Howell Road)

- Church desires greater visibility along Hugh Howell Road and the perception that it is part of this development
- Church desires shared access and parking with the development to which developer has agreed.
- Church desires inclusion of its storm water run-off in developer's central detention system to which developer has agreed.
- Church desires inclusion of its domestic sewer in developer's domestic sewer system, to which developer has agreed, which enables Church to reclaim its septic drain field for additional parking.
- Existing topography requires the reduction to allow site design for the shared parking, access and resulting blended features. This results in an architecturally and aesthetically pleasing common development
- Net usable acres (60) resulting from 22% (creeks, wet, flood) of the 88 acres set aside for natural habitat and trails and an exceptional pond feature challenge full use and design of the remaining land
- Further challenge to sound site design is the 80' change in elevation from the presently uncased property to the north and creek, thus again making productive use of the remaining property challenging.

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(1) The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.

Transition Zoning Buffer Reduction (eastside)

- Does not go beyond the minimum necessary to allow reasonable variance given physical constraints and tangent neighbor desires.
- Does not represent granting of a special privilege inconsistent with limitations upon other properties that may have future similar circumstances.

(2) The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.

Transition Zoning Buffer Reduction (eastside)

- Will have no negative impact

(4) The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.

Transition Zoning Buffer Reduction (eastside)

- Yes, undue and unnecessary hardship would be suffered by the development and developer.

(5) The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.

Transition Zoning Buffer Reduction (eastside)

- Yes, very much so and in consideration of extenuating circumstances

(b) Appeals of decisions regarding building architectural design standards shall be evaluated using the same criteria as [section 27-1907\(b\)](#).

Not applicable until theme and architectural designs have been completed and subsequently submitted for building permits.

(c) Appeals to the height standards, but not to add stories, shall be evaluated using the criteria as follows: **Not applicable**

(1) Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located. **Not applicable**

(2) Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district. **Not applicable**

(3) Adequacy of public services, public facilities, and utilities to serve the proposed use. **Not applicable**

(4) Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located. **Not applicable**

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(5) Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings. **Not applicable**

(6) Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height. **Not applicable**

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TRANSITION ZONING BUFFER REDUCTION (WESTSIDE)

SECTION 7.5.3 – CONCURRENT VARIANCE CRITERIA

Sec. 27-1863. - Applications for variances; and criteria to be used by the zoning board of appeals in deciding applications for variances.

The zoning board of appeals shall hear and decide applications for variances from the strict application of the regulations of this chapter and [chapter 21](#) where the strict application of any regulation enacted under said chapters would result in exceptional and undue hardship upon the owner of such property. In determining whether or not to grant a variance, the board shall apply the criteria specified in this section to the facts of each case. The board may attach reasonable conditions to any approved variance in accordance with [section 27-1809](#). Once imposed, conditions shall become an integral part of the approved variance and shall be enforced as such. No changes to an approved condition attached to a variance shall be authorized except by re-application to the zoning board of appeals in full compliance with the applicable provisions of this division. No relief may be granted or action taken under the terms of this division unless such relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this chapter and the comprehensive plan. The zoning board of appeals shall apply the following criteria to the types of applications specified below as follows:

- (a) Variances from the provisions or requirements of this chapter other than variances described in [section 27-1864](#) shall be authorized only upon making all of the following findings in writing:
- (1) By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic and other site conditions (such as, but not limited to, floodplain, major stand of trees, steep slope), which were not created by the owner or applicant, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district.

Transitional Zoning Buffer Reduction from 50' to 0' along the northern common property line with Sears Outlet Store (the east west line beginning at Mountain Industrial Blvd)

- Sears supports this reduction and desires a perception that its property is compatible with and part of this development and will benefit from the new development's appearance.
 - Sears and the developer desire the reduction so that the buffer does not appear a barrier between the development and the property and can be put to productive and aesthetically pleasing use.
 - Sears and the developer desire removal of the 2 existing utility buildings along the east west common property line which presently impedes good site design and causes an unnecessary off setting of the subject buffer.
 - Topography, creek, wet and flood features of the total site cause an approximate 22% loss of use of land for this 88 acre development.
- (3) The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.

Transition Zoning Buffer Reduction (westside)

- Does not go beyond the minimum necessary to allow reasonable variance given physical constraints and tangent neighbor desires.
- Does not represent granting of a special privilege inconsistent with limitations upon other properties that may have future similar circumstances.

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(4) The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.

Transition Zoning Buffer Reduction (westside)

- **Will have no negative impact**

(4) The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.

Transition Zoning Buffer Reduction (westside)

- **Yes, undue and unnecessary hardship would be suffered by the development and developer.**

(5) The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.

Transition Zoning Buffer Reduction (westside)

- **Yes, very much so and in consideration of extenuating circumstances**

(b) Appeals of decisions regarding building architectural design standards shall be evaluated using the same criteria as [section 27-1907\(b\)](#).

Not applicable until theme and architectural designs have been completed and subsequently submitted for building permits.

(c) Appeals to the height standards, but not to add stories, shall be evaluated using the criteria as follows: **Not applicable**

(1) Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located. **Not applicable**

(2) Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district. **Not applicable**

(3) Adequacy of public services, public facilities, and utilities to serve the proposed use. **Not applicable**

(4) Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located. **Not applicable**

(5) Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings. **Not applicable**

(6) Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height. **Not applicable**

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PROPERTY OWNER'S CERTIFICATION

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of DeKalb County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Tucker, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning (RZ), Comprehensive Plan Amendment (CA), Special Land Use Permit (SLUP), & Concurrent Variance (CV) in request of the items indicated below.

SRC Facilities Statutory
I, Trust No. 2003-A, authorize, McCaughey Investments, LLC
(Property Owner) (Applicant)

to file for RZ, CA, SLUP, CV, at 4150 & 4150 Hugh Howell Road, Tucker, GA
(RZ, CA, SLUP, CV) (Address)

on this date _____, 20____
(Month) (Day)

- I understand that if a rezoning is denied or assigned a zoning classification other than the classification requested in the application, then no portion of the same property may again be considered for rezoning for a period of twenty-four (24) months from the date of the mayor and city council's final decision.
 - I understand that if an application for a special land use permit affecting all or a portion of the same property for which an application for the same special land use was denied shall not be submitted before twenty-four (24) months have passed from the date of final decision by the mayor and city council on the previous special land use permit.
 - I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Tucker Zoning Ordinance) will result in REJECTION OF THE APPLICATION.
 - I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange additional permitting separately, after approval is obtained.
 - I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent, or any other representative shall be binding.
- ~~U.S. Bank Trust National Association~~
its individual capacity but solely as trustee

Melissa A. Rosal 8-30-16
Signature of Property Owner Date

Melissa A. Rosal
Type or Print Name and Title
Vice President

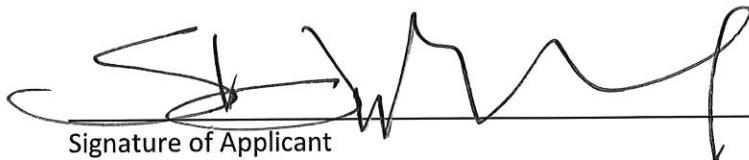
Jose A. Galarza 8/30/16
Signature of Notary Public Date

OFFICIAL SEAL
JOSE A GALARZA
Notary Public - State of Illinois
My Commission Expires May 19, 2019

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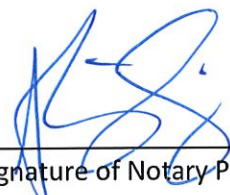
APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 24 MONTHS FROM THE DATE OF LAST ACTION BY THE MAYOR AND CITY COUNCIL.

 _____
Signature of Applicant Date 9/1/16

STEPHEN MACAULEY, PRESIDENT

Type or Print Name and Title

 _____
Signature of Notary Public Date 9/1/16 Notary Seal

**ASHLEY SILVIO SANDERS
NOTARY PUBLIC
NEWTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
MARCH 24, 2017**

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SEARS HOLDINGS CORPORATION

JoAnn Catanese
DVP, Real Estate Lease Administration
Sears Holdings Management Corporation
3333 Beverly Rd., BC-098B-A
Hoffman Estates, IL 60179
Tel: (847) 286-0148
Email: joann.catanese@searshc.com

September 12, 2016

Mayor Frank Auman
City of Tucker City Council Members
4119 Adrian Street
Tucker, GA 30084

Reference: Buffer Variance in support of Tucker Township project.

Dear Mayor Auman and City Council Members,

Please let this letter represent Sears' support for a reduction to zero buffer along the common property boundary between the property known as Sears' Outlet Store and the property under application for rezoning (4650 and 4750 Hugh Howell Road) by Macauley Investments.

Thank you for considering this request.

Sincerely yours,

SEARS, ROEBUCK AND CO., a New York corporation

By: JoAnn Catanese
Name: JoAnn Catanese
Its: Divisional Vice President, Real Estate



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DISCLOSURE REPORT FORM

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE:

YES (if YES, complete points 1 through 4);

NO (if NO, complete only point 4)

~~1.~~ **CIRCLE ONE:** **Party to Petition** (If party to petition, complete sections 2, 3 and 4 below)

In Opposition to Petition (If in opposition, proceed to sections 3 and 4 below)

~~2.~~ List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

- | | |
|----|----|
| 1. | 5. |
| 2. | 6. |
| 3. | 7. |
| 4. | 8. |

~~3.~~ **CAMPAIGN CONTRIBUTIONS:**

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) STEPHEN MACAULEY

Signature: 

Date: 9/1/16

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MACAULEY

May 5, 2016

Mr. Andrew Baker
Director
DeKalb County Planning and Sustainability
330 West Ponce de Leon Avenue
Decatur, GA 30030

Reference: Disclosure of Campaign Contributions
Rezoning and Land Use Amendment Applications, Township Tucker Project

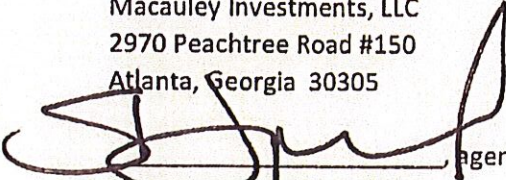
Dear Mr. Baker,

This letter is provided in accordance with item 10 as part of the Rezoning and Land Use Amendment Application Checklists:

Neither I nor my project manager, Jerry Silvio, Silvio Developments Company, have made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filling of this application.

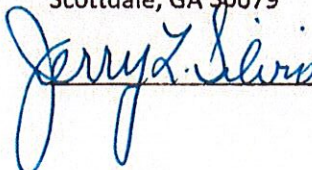
Yours very truly,

Stephen H. Macauley
Macauley Investments, LLC
2970 Peachtree Road #150
Atlanta, Georgia 30305



Signature of Applicant/Date agent (not owner)

Jerry L. Silvio
Silvio Development Company
646 B Kentucky Street
Scottsdale, GA 30079



agent (not owner)



Notary Signature

ASHLEY SILVIO SANDERS
NOTARY PUBLIC
NEWTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
MARCH 24, 2017

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L E G A L D E S C R I P T I O N

TRACT 1

All that tract or parcel of land, lying and being in Land Lot 215 and 216, 18th District, DeKalb County, State of Georgia, being more particularly described as follows,

Beginning at nail set at the base of a 1" open top pipe found, aforesaid 1" open top pipe being the Land Lot Corner common to Land Lots 215, 216, 223 and 224, all of the 18th District, Thence along the North Line of Land Lot 216 ,

South 89 degrees 55 minutes 51 seconds East for a distance of 728.66 feet to a 1/2" re-bar found with cap;

THENCE South 00 degrees 38 minutes 52 seconds West for a distance of 515.86 feet to a 1/2" re-bar found;

THENCE South 00 degrees 38 minutes 00 seconds West for a distance of 209.69 feet to a 1/2" re-bar found;

THENCE North 89 degrees 31 minutes 12 seconds West for a distance of 130.01 feet to a 1/2" open top pipe found;

THENCE North 89 degrees 27 minutes 26 seconds West for a distance of 272.95 feet to a 1/2" re-bar found with cap;

THENCE South 01 degrees 07 minutes 33 seconds West for a distance of 887.40 feet to a 1/2" re-bar set on the North 100 ft. Right-of-Way of Hugh Howell Road (also known as Georgia State Route 236);

THENCE along the North 100 ft. Right-of-Way of Hugh Howell Road, South 67 degrees 41 minutes 15 seconds West for a distance of 445.73 feet to a 1/2" re-bar set;

THENCE continuing along the North 100 ft. Right-of-Way of Hugh Howell Road, South 68 degrees 49 minutes 34 seconds West for a distance of 210.43 feet to a 1/2" re-bar set;

THENCE continuing along the North 100 ft. Right-of-Way of Hugh Howell Road, and along a curve to the right having a radius of 2785.67 feet and an arc length of 223.15 feet, being subtended by a chord of South 74 degrees 01 minutes 25 seconds West for a distance of 223.09 feet to a 1/2" re-bar set;

THENCE along a curve to the right having a radius of 2885.67 feet and an arc length of 516.73 feet, being subtended by a chord of South 81 degrees 15 minutes 14 seconds West for a distance of 516.04 feet to a 5/8" re-bar set;

THENCE leaving the North Right-of-Way of Hugh Howell Road, North 00 degrees 34 minutes 04 seconds West for a distance of 903.75 feet to a 1/2" re-bar set;

THENCE North 00 degrees 34 minutes 04 seconds West for a distance of 1091.14 feet to a 1/2" re-bar set on the North Line of Land Lot 215;

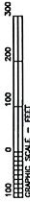
THENCE along the North Line of Land Lot 215, South 89 degrees 18 minutes 54 seconds East for a distance of 489.31 feet to a 1/2" Re-bar Found;

THENCE continuing along the North Line of Land Lot 215, North 89 degrees 22 minutes 45 seconds East for a distance of 563.48 feet to a nail set at the base of a 1" open top pipe, The True Point of Beginning.

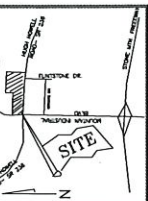
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UTILITIES PROTECTION CENTER
 CALL FREE
811
 THROUGHOUT GEORGIA
 1-800-4-A-ROOT (4663)
 THREE WORKING DAYS BEFORE YOU DIG



THEY ARE THE ONLY ENGINEERS AND ARCHITECTS IN THE STATE OF GEORGIA WHO ARE LICENSED TO DESIGN AND CONSTRUCT ALL TYPES OF STRUCTURES AND TO SUPERVISE THE CONSTRUCTION OF SUCH STRUCTURES.

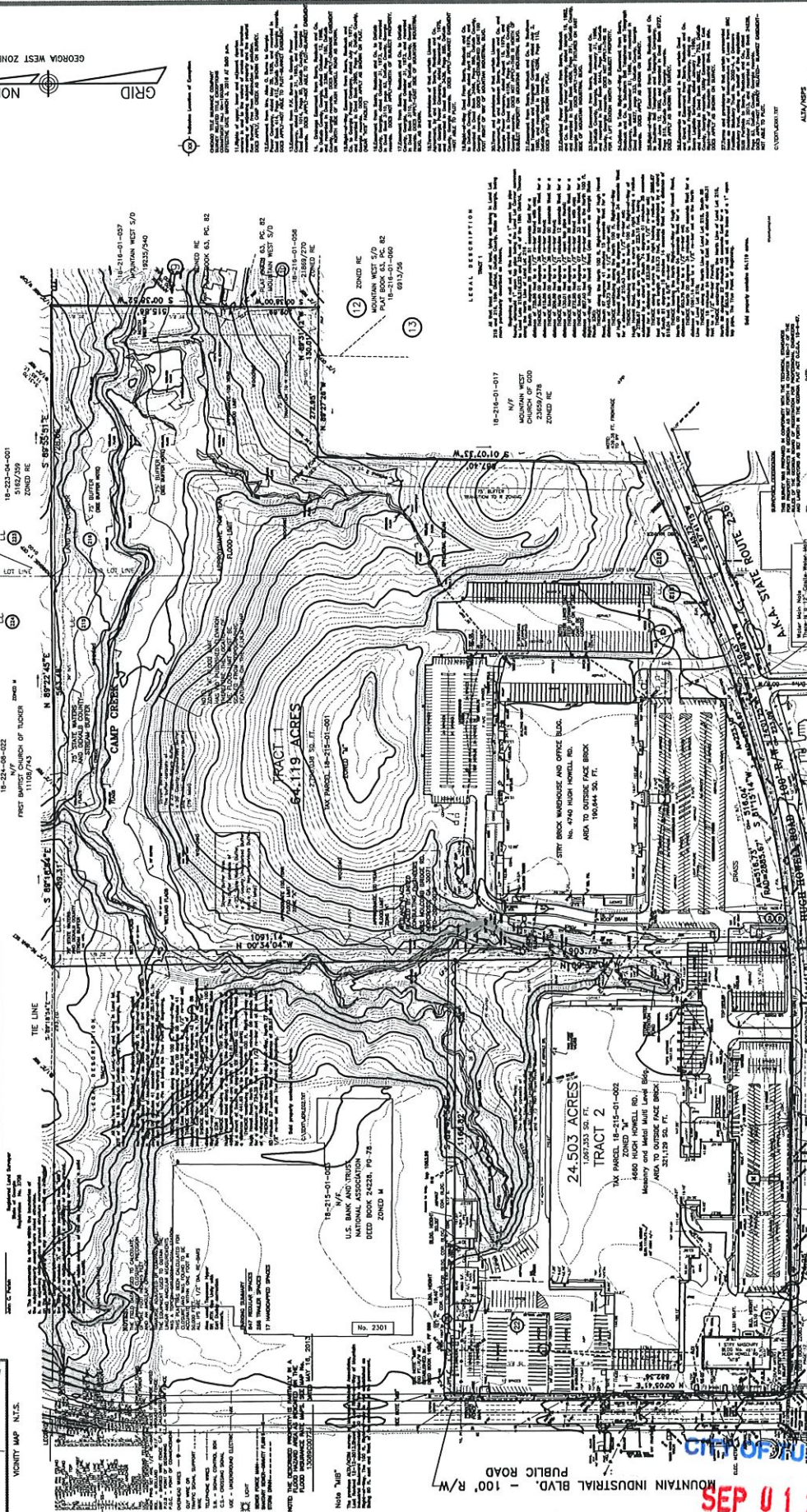
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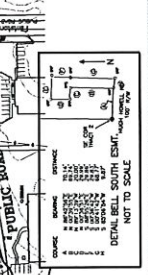
THEY ARE THE ONLY ENGINEERS AND ARCHITECTS IN THE STATE OF GEORGIA WHO ARE LICENSED TO DESIGN AND CONSTRUCT ALL TYPES OF STRUCTURES AND TO SUPERVISE THE CONSTRUCTION OF SUCH STRUCTURES.



ALTY/NOPE LAND TITLE SERVICE	108 N2015-0030
Inventory Investments, LLC, Chicago, Ill. Co. US Bank Trust National Association and Wells Fargo Bank, N.A., as Security Trustee, DAMON COUNTY 15th DISTRICT	DATE 4-07-2016
LAND LOT 215216	SCALE 1" = 100'
DAMON COUNTY	DATE 4-07-2016
GEORGIA	DATE 4-07-2016
DEPARTMENT OF REVENUE	DATE 4-07-2016

THESE PLANS HAVE BEEN PREPARED BY THE ENGINEER, ARCHITECT, SURVEYOR, AND LAND TITLE SERVICE, AND ARE TO BE USED FOR RECORDATION IN THE PUBLIC RECORDS OF THE COUNTY OF DAMON, GEORGIA. THE ENGINEER, ARCHITECT, SURVEYOR, AND LAND TITLE SERVICE ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

**Total Area
88.622 Acres**



HOUSTON ENGINEERING, INC.
 424 VETERANS DRIVE, SUITE 3
 DUNWOODY, GEORGIA 30012
 (770) 412-2272
 (770) 412-1251

HOUSTON ENGINEERING, INC.
 424 VETERANS DRIVE, SUITE 3
 DUNWOODY, GEORGIA 30012
 (770) 412-2272
 (770) 412-1251

HOUSTON ENGINEERING, INC.
 424 VETERANS DRIVE, SUITE 3
 DUNWOODY, GEORGIA 30012
 (770) 412-2272
 (770) 412-1251

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Said property contains 64.119 acres.

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15-Apk'16

L E G A L D E S C R I P T I O N

TRACT 2

All that tract or parcel of Land, lying and being in Land lot 215 of the 18 th District, DeKalb County, State of Georgia, being more particularly described as follows.

To find the True Point of Beginning, commence at a point formed by the intersection of the North 100 ft. Right-of-Way of Hugh Howell Road (also known as State Route 236) and the East 100 ft. Right-of-Way of Mountain Industrial Boulevard, thence North 00 degrees 05 minutes 41 seconds East for a distance of 25.14 ft. to an Iron Pin Set at the Northerly Limit of a Mitered Right-of-Way, aforementioned Iron Pin set being the True Point of Beginning,

THENCE continuing along the East 100 ft. Right-of-Way of Mountain Industrial Boulevard, North 00 degrees 05 minutes 41 seconds East for a distance of 882.36 feet to a 1/2" re-bar set;

THENCE leaving the East 100 ft. Right-of-Way of Mountain Industrial Boulevard, South 89 degrees 42 minutes 58 seconds East for a distance of 1168.82 feet to a 1/2" re-bar found;

THENCE South 00 degrees 34 minutes 04 seconds East for a distance of 903.75 feet to a 1/2" re-bar set on the North 100 ft. Right-of-way of Hugh Howell Road (also known as Georgia State Route 236);

THENCE continuing along the North 100 ft. Right-of-way of Hugh Howell Road along a curve to the right having a radius of 4666.74 feet and an arc length of 441.81 feet, being subtended by a chord of South 89 degrees 29 minutes 02 seconds West for a distance of 441.65 feet to a calculated point;

THENCE continuing along the North 100 ft. Right-of-way of Hugh Howell Road, North 89 degrees 32 minutes 08 seconds West for a distance of 724.25 feet to a 1/2" re-bar set at the start of a mitered Right-of-Way;

THENCE along the Mitered Right-of-Way, North 27 degrees 53 minutes 57 seconds West for a distance of 28.57 feet to a 1/2" re-bar set ,the True Point of Beginning.

Said property contains 24.503 acres.

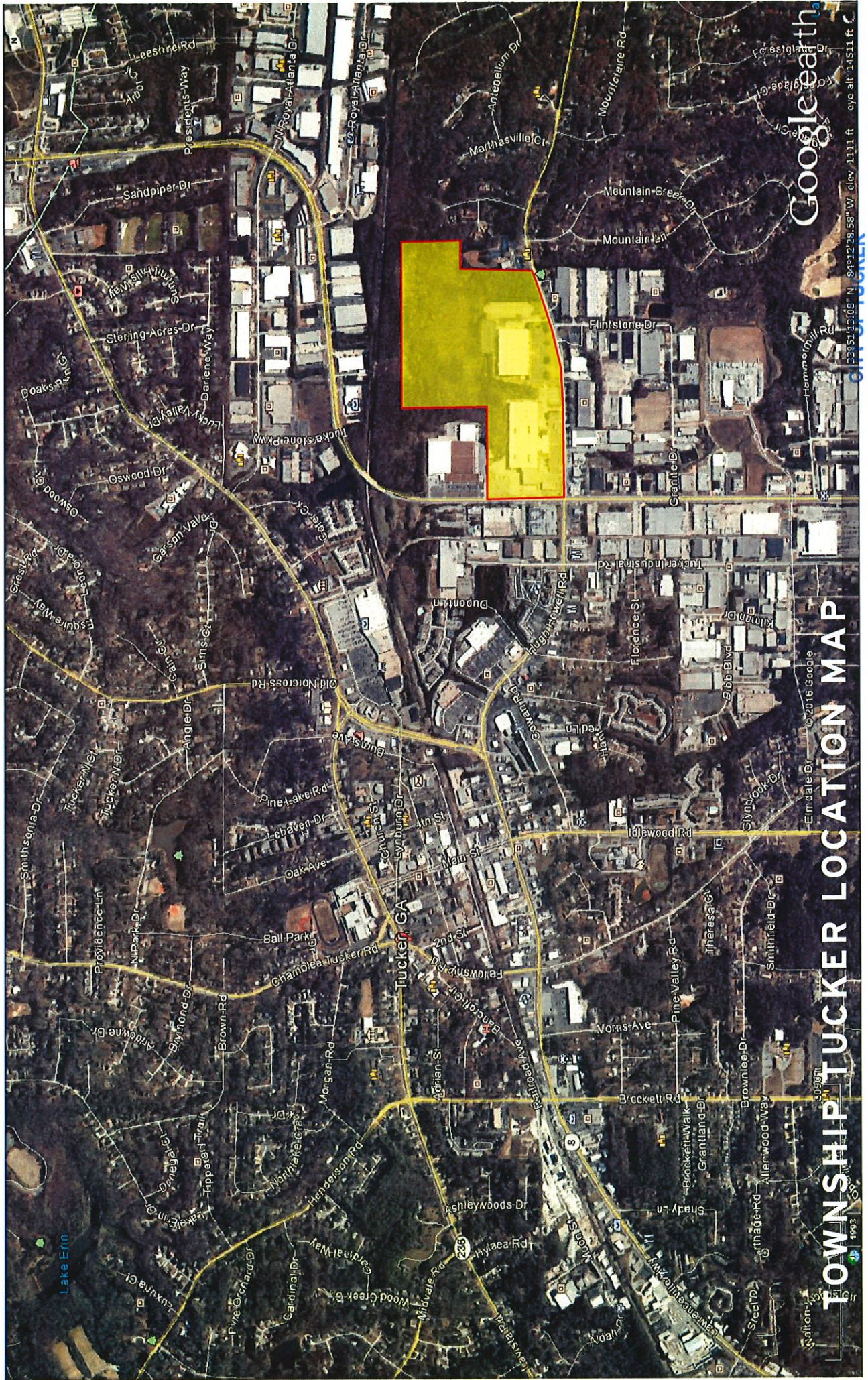
Note "MIB"

The previous ALTA/ACSM survey by Moreland Altobelli Associates, Last Revised 12-12-2013, Shows the East Right-of-Way of Mountain Industrial Boulevard approximately 30 ft. into the actual Right-of-Way. The 100 ft. Right-of-way is well established as Being 50 ft. east and West of the centerline of the pavement.

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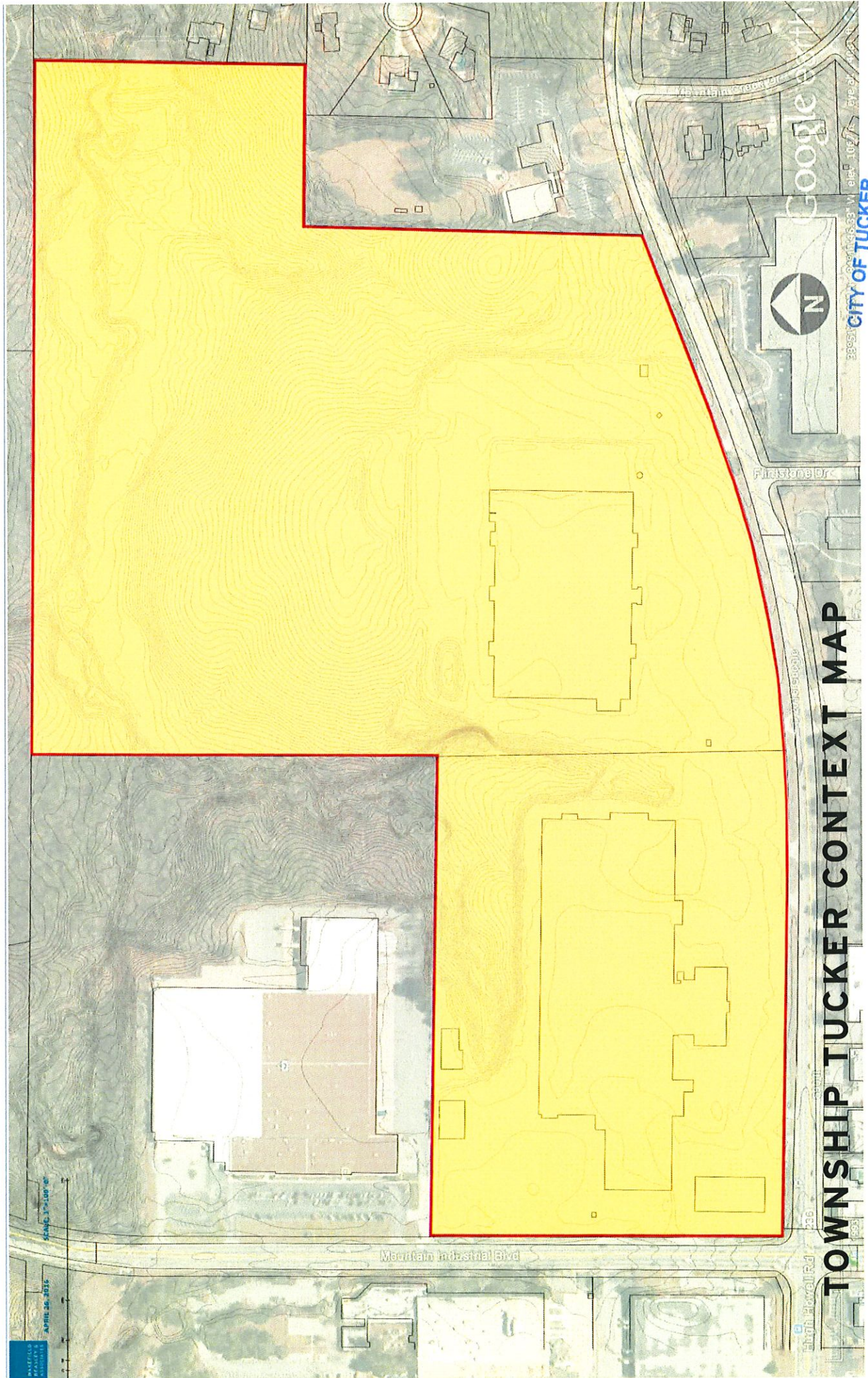
Google Earth

33°51'13.00" N 84°12'28.58" W, elev 1111 ft eye alt 14511 ft

TOWNSHIP TUCKER LOCATION MAP

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TOWNSHIP TUCKER CONTEXT MAP

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September 9th, 2016 Comments for RZ-16-001, VC-16-001-01, VC-16-001-02, SLUP-16		9 12 16 REVISIONS
Document	Comment/Issue	Responsible Party
Application	Correct/select name of development. It is listed as two different names throughout the application (Township Tucker and Tucker Town Center)	DONE
Application	Property Owner Authorization Form is missing. This must be submitted by Monday, Sept. 26th at 12pm.	DONE
Application	Ensure that exhibit A matches the site plan. The chart in the application does not match the development summary on the zoning site plan. Note that site data info is inconsistent throughout application and drawings.	DONE
Application	Remove request for stream buffer variance as this can only be reviewed by ZBA (both in letter of intent and from analysis portion)	DONE
Application	Remove request for signage variance as there is no definitive request at this point (both in letter of intent and from analysis portion)	DONE
Application	Remove request for setback variances as there is no definitive request at this time (both in letter of intent and from analysis portion)	DONE
Application	Based on my review of the ZO, you do not have a 50' buffer on the westside as you about the M zoning district. Where did you interpret that a 50' buffer was required?	THIS ITEM CAN BE DISMISSED IF NOT REQUIRED. IF REQUESTED ZONING IS APPROVED, WILL THERE BE ANY BUFFER RESTRICTIONS OR ORDINANCES CONDITIONS?
Application	Remove outdated rendered site plans from application (I believe these were from an earlier PowerPoint) or add language that states these were previously proposals.	DONE
Application	Mark all outdated renderings as prior concepts or with some kind of verbiage that states "conceptual only," "based on previous concept," "for consideration of vertical only, does not reflect current site plan."	DONE
Site Plan with Land Use Districts (color blocks)	It is confusing that both site plans are labeled "zoning site plan." The black and white plan should be the actual zoning site plan. The color site plan can be referred to as the "Intended Land Use Blocks." Make sure both plans match.	DONE
Site Plan with Land Use Districts (color blocks)	Remove "mixed use" from block section if there are not multiple uses within the blocks. For example, remove it from the townhome portion, the educational portion, the movie production portion, the senior living portion, and the open space portion.	DONE
Site Plan with Land Use Districts (color blocks)	General notes: reference overlays when applicable (for example, with building materials)	DONE
Site Plan with Land Use Districts (color blocks)	Create a different color for townhome block. This should not be the same classification as the larger mixed-use block at the southwest corner. Correct chart to reflect change.	NEEDS TO BE DISCUSSED
Site Plan with Development Summary	Remove or reword the following language "w/DRI & GRTA REQUIREMENTS #2576" as this is confusing because it makes one believe that this site plan is the one that was submitted to ARC and GRTA for original review.	DONE
Site Plan with Development Summary	Provide information on "internal" and "event" parking. These uses must be parked and there needs to be information provided to show that they can be parked.	DONE
Site Plan with Development Summary	Parking data shows that the proposed parking is under parked. How do you intend to meet the parking requirement?	DONE
Site Plan with Development Summary	Provide information on total lot coverage in zoning data	DONE
Site Plan with Development Summary	show zoning/use of all adjacent properties (to north of apartments, of church, to south of site/Hugh Howell road)	DONE
Site Plan with Development Summary	Explain statement about "potential retail, office and ancillary uses on first floor of single loaded multi-family units total 66,000 sf + 462 ps req." Is that in addition to? Explain how that will change overall density, parking requirements, etc.	DONE
Site Plan with Development Summary	plan states that lowest limit of stream disturbance is 25' on portion between movie studio and apartments, yet you are showing buildings in these areas. Please clarify.	DONE
Site Plan with Development Summary	Heights listed in development summary list does not always match height listed on building footprints (example: school, day care, office, performing arts building)	NEEDS TO BE DISCUSSED
Site Plan with Development Summary	show detention on both plans; show in both locations that were discussed	DONE
Both Site Plans	Show original and proposed buffer lines for the buffer variance request on the east property line.	DONE
Both Site Plans	Consider switching performing arts building with movie studio office building.	DONE
Both Site Plans	study main corner to provide something other than a parking lot	NEEDS TO BE DISCUSSED
Both Site Plans	wrap parking deck in northern apartment building	NEEDS TO BE DISCUSSED
Both Site Plans	show and label all stream buffer lines (25', 50', 75')	DONE
Both Site Plans	relabel County buffer to city buffer	DONE

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Both Site Plans	show and label all required setbacks, buffers, landscape strips, etc. on all property lines.	NEEDS TO BE DISCUSSED
Both Site Plans	No parking lot landscape islands are shown? Does your parking count allow for the required islands?	NEEDS TO BE DISCUSSED
Both Site Plans	label all roads as either public or private	DONE
	it appears the buffer is not labeled correctly on the northeast portion of the north property line. Buffer shall be 50' abutting all residential zoning districts. Show lines and label all buffers. Include part of residential property line to show where buffer would change when not abutting residential anymore	DONE
Both Site Plans	You list 20 acres of open space, but only 15.89 acres are shaded green. Provide detailed calculation of open space; show remaining open space.	DONE
Additional Needs	Provide a site plan without topography so that there is one that is easier to read	DONE
Additional Needs	Rename site plans. For example, the color site plan should simply be called "Intended Land Use Blocks"	DONE
Additional Needs	Reconcile differences between site data summaries on both site plans (for example on the land use district plan it lists the elementary school as 3 stories while the other site plan states that the elementary school is only 2 stores). Please note that there are other discrepancies throughout plans.	DONE
Additional Needs	Provide plan showing existing zoning. Which portions are M/M-2/R-150?	DONE
Additional Needs	Provide analysis on density (residential and nonresidential). You provide numbers based on 1 large site, but what happens when you subdivide?	NEEDS TO BE DISCUSSED
Additional Needs	What is overall length of trail system (linear feet)? Does trail wrap around north portion of site like previously discussed? Appears to stop at northeast corner of site. Show potential trail connection. Correctly label trail widths (appears a smaller width also included, perhaps 6'?)	NEEDS TO BE DISCUSSED
Additional Needs	It may be helpful to provide a landscape plan, if possible	NEEDS TO BE DISCUSSED
Additional Needs	Where will you mitigate for all of the stream buffer variances/piping of streams?	NEEDS TO BE DISCUSSED
Additional Needs	Can you propose a phasing plan for development?	NEEDS TO BE DISCUSSED
Additional Needs	Consider future parcel line locations. Do these lots meet dimensional requirements? Have sufficient frontage?	NEEDS TO BE DISCUSSED
*Please note that these comments are preliminary and based on the submission as of Sept.9, 2016. There will be additional comments as the review period continues/more revisions are submitted.		

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