



Land Use Petition: SLUP-17-002
Date of Staff Recommendation Preparation: May 12, 2017
Community Council: April 12, 2017
Planning Commission: May 25, 2017
Mayor and City Council, 1st Read: June 12, 2017
Mayor and City Council, 2nd Read: June 28, 2017

APPLICATION NUMBER	SLUP 17-002
COMPANION APPS.	VS-17-002-01, VS-17-002-02 and VS-17-002-03
PROJECT LOCATION	2274 Northlake Center Drive
DISTRICT/LANDLOT(S)	Land District 18, Land Lot 210
TAX PARCEL NUMBER	18 210 09 022
ACREAGE	1.78
EXISTING ZONING	C-1 (Local Commercial)
EXISTING LAND USE	Vacant; part developed for parking lot
FUTURE LAND USE MAP DESIGNATION:	Regional Center
OVERLAY DISTRICT:	Northlake Overlay District (Sec. 27.3.3 zoning ordinance), Tier 2. The Northlake Overlay design guidelines dated May 2008 are applicable (Sec. 27.3.35.24 zoning ordinance).
APPLICANT:	300 Langford Rd, LLC, c/o Battle Law, PC
OWNER:	300 Langford Rd, LLC
PROPOSED DEVELOPMENT:	81,000 square foot climate-controlled storage facility (one 4-story building) (“multi-warehouse”)
STAFF RECOMMENDATIONS:	Approval of SLUP 17-002; denial of the three variance requests

SUMMARY OF REQUESTS

The applicant seeks a special land use permit for a multi-storage facility in a C-1 zoning district, within Tier 2 of the Northlake Overlay District. The applicant has also filed three concurrent variances: to reduce the public open space requirement from 15,510 square feet to 3,600 square feet (VS-17-002-01); to waive the transparency requirement along the front building façade (VS-17-002-02); and waive the prohibition on the use of EIFS (VS-17-002-03). (Note: EIFS is an abbreviation for Exterior Insulating and Finish System, which is an exterior wall cladding system consisting primarily of polystyrene foam board with a textured acrylic finish that resembles plaster or stucco.) This staff report address all four applications.

COMMUNITY COUNCIL REVIEW

The Community Council reviewed the proposed application on April 12th. Members discussed whether there is an economic need for a public storage multi-warehouse in Tucker, if there is adequate access to the storage unit parking lot for customers and trucks, if security at the building was sufficient, ensuring that the project design is aesthetically pleasing and if the stucco/EIFS could compliment the nearby look of the Dick's Sporting Goods.

NEARBY/SURROUNDING LAND ANALYSIS

Adjacent & Surrounding Properties	Zoning (Petition Number)	Overlay District	Existing Land Use
Adjacent: North	OI (Office-Institutional)	Northlake, Tier 2	Offices (parking lot)
Adjacent: East (across Northlake Center Pkwy.)	OI (Office-Institutional)	Northlake, Tier 2	Office parking lot
Adjacent: South (2263 Northlake Parkway)	C-1 (Local Commercial)	Northlake, Tier 2	Vacant
Adjacent: South (2255 Northlake Parkway)	OI (Office-Institutional)	Northlake, Tier 2	Bank
Adjacent: West			Interstate 285

ZONING PURPOSES AND CODE REQUIREMENTS

C-1 zoning district. The purposes of the C-1 zoning district, among others, are to provide convenient local retail shopping and service areas with an auto orientation but also to facilitate pedestrian oriented development (Sec. 27-2.26.1 zoning ordinance).

Northlake overlay district generally. The purposes of the Northlake Overlay District, among others are to encourage development and redevelopment of properties within the district so as to achieve a mixed-use community; to provide for the development of sidewalks and walkways in order to promote safe and convenient pedestrian access and to reduce dependence on automobile travel; to enhance the long-term economic viability of this portion of Tucker by encouraging new commercial and residential

developments; and to establish and maintain a balanced relationship between industrial, commercial, and residential development, including support for higher density housing (Sec. 27-3.35.3 zoning ordinance).

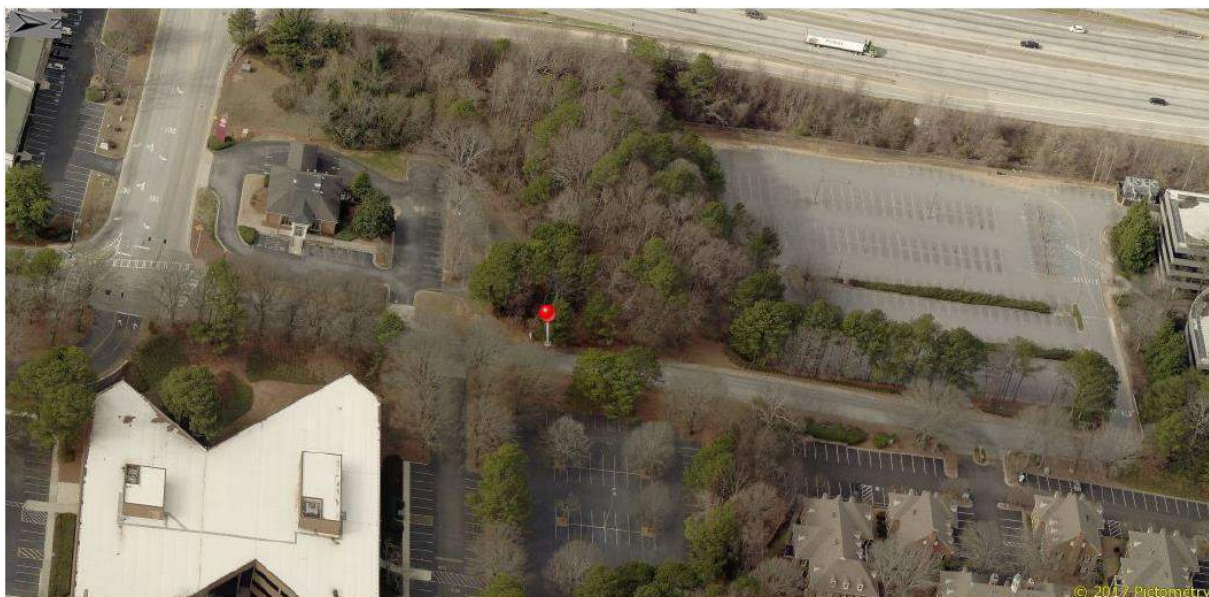
Northlake overlay district Tier 2. This is described as an office park area. The purpose of this tier is to recognize the existing office, retail, and infill multifamily development in the area. The intent is to allow opportunities for residents to live close to employment and to provide accessibility to shopping areas.

Multi-warehouses are allowed with a special land use permit in Tier 2 of the Northlake Overlay District (Sec. 3.35.8.D.9.). Mini-warehouses and multi-warehouses are also special uses in the C-1 zoning district (Table 4-1, amended March 2017).

The subject property has frontage on the west side of Northlake Center Drive, north of Northlake Parkway.



Location Map (Subject Property is Parcel 22)



Oblique View from East of Site

SITE PLAN REVIEW

Building size and location: An 81,000-square foot building is proposed (as shown on site plan). The building would be placed relatively close to the right of way of Northlake Center Parkway as the Northlake Overlay requires maximum building setbacks.

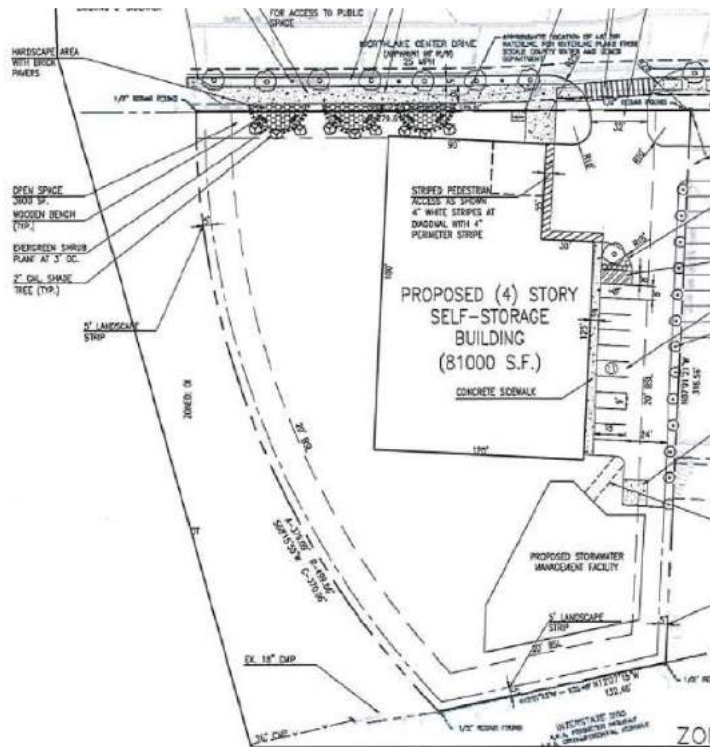
Access and parking: Parking (11 spaces) is proposed to one side of the building. Interparcel access is proposed with the abutting commercial use (bank). Table 6.2 of the Parking section of the zoning ordinance requires between 11 and 17 parking spaces for a storage facility.

Landscaping: The site plan incorporates 5’ wide landscape strips along the rear and side property lines, as well as landscaping in the front of the building. This complies with the requirements of Section 3.35.18 of the Northlake Overlay.

Streetscape: The existing sidewalk is proposed to be removed and replaced with a 10’ wide sidewalk and 5’ wide furniture zone as shown on the site plan. This meets the sidewalk and streetscape requirement in Section 3.35.10 of the Northlake Overlay.

Open space: The site plan shows three semi-circular hardscapes with brick pavers, wooden benches and landscaping. The applicant is seeking a variance to reduce the required amount of public open space on the site. A large amount of open space is provided to the north and west of the proposed building, however, it is not considered to be public open space.

Stormwater management: An at-grade detention pond is proposed at the rear of the site.



Site Plan (Excerpt)

ARCHITECTURAL ELEVATIONS



Architectural Elevation of Building

CRITERIA TO BE APPLIED – SPECIAL LAND USE PERMIT (SLUP 17-002)

Criteria (standards and factors) for special land use decisions are provided in Section 7.4.6 of the City of Tucker Zoning Ordinance. Supplemental use regulations are outlined in Article 4, Division 2 of the zoning ordinance. The applicant is required to address these criteria (see application); below are staff’s findings which are independent of the applicant’s responses to these criteria.

- 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.**

The site has plenty of room for the proposed development, and the site plan demonstrates the proposed use can meet the development standards required for Tier 2 of the Northlake Overlay District (Sec. 3.35.9.B and other sections) (meets criterion)

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.**

The subject property is located within an office environment; there is a bank to the south of the subject property. From a land use perspective, the use is a low-volume generator of traffic and activity that is considered compatible with adjacent and nearby land uses (meets criterion).

C. Adequacy of public services, public facilities, and utilities to serve the proposed use.

1. **Schools.** No impact.
2. **Stormwater management.** An on-site stormwater detention facility is proposed and shown on the site plan
3. **Water and sewer.** A sewer capacity evaluation will have to be submitted to DeKalb County. Any approval of the SLUP shall be contingent on approval from DeKalb Watershed Management.

Facilities and utilities are considered adequate (meets criterion).

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.

Northlake Center Drive is considered adequate to meet the low volumes of traffic generated by the proposed use. No undue increase in traffic or congestion is anticipated to occur if this special land use permit is approved and the development is constructed (meets criterion).

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.

Office developments in the vicinity will not be adversely affected by vehicles or traffic volumes generated by this development if approved and constructed (meets criterion).

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

The site is limited to one curb cut onto Northlake Center Parkway. Inter-parcel access is provided to the bank site. Pedestrian facilities are proposed in accordance with overlay requirements. Emergency access is considered adequate (meets criterion).

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 generate excessive noise, nor will it emit smoke, odor, dust or vibration. Therefore, no adverse impacts on adjoining land uses are anticipated (meets criterion).

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 applicant has not indicated what the hours of operation will be. Generally, the building should not be accessible between midnight and 5:00 a.m., except by management (meets standard with condition).

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.

No adverse impacts are anticipated (meets standard).

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 requested use is considered consistent with the purposes of the C-1 zoning district (meets standard).

K. Whether or not the proposed use is consistent with the policies of the comprehensive plan.

Staff considers the proposed development to be consistent with the adopted comprehensive plan (meets standard).

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.

Transitional buffer zones are not required; buffers are not required (not applicable).

M. Whether or not there is adequate provision of refuse and service areas.

The site plan provides for a dumpster (and enclosure) on the development site. While the dumpster itself would not be visible, the enclosure will be visible from the street. Overlay district design requirements specify that dumpsters shall not be visible from the public street and shall be fenced or screened so as not to be visible from any adjoining residential district or any residential unit in a mixed-use building. (meets standard).

N. Whether the length of time for which the special land use permit is granted should be limited in duration.

No limits on the length of time on the special land use permit are recommended (not applicable).

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.

The size, scale, and massing are considered appropriate considering the size of the subject property and adjacent and nearby buildings (meets standard).

P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

There are no known historic buildings, sites, districts or archaeological resources on the subject properties. Therefore, no adverse effects are anticipated (meets standard).

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

The requested use is considered a multi-warehouse. Such uses are regulated by Sec. 4.2.35 (1). Such regulations include but are not limited to a prohibition on outside storage, the requirement that the facility be climate-controlled, and windows or architectural controls that appear as windows. Buffer standards in Article 5 of the zoning ordinance also apply. There is also a minimum separation between mini- and multi-warehouses of 1,500 feet. The application appears to meet these requirements (meets standard).

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 height of the building is well below the maximum allowed by code and therefore is not expected to create a shadow effect on any adjoining lot or building (meets standard).

S. Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area.

There are noThe proposed use cannot be located closer than 1,500 feet to any other mini- or multi-warehouse; therefore, a disproportionate proliferation cannot occur (meets standard).

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.

The proposed use is a low-volume traffic generator. Climate-controlled storage could fill needs of the nearby office uses and neighborhoods. No conflict with objectives of the comprehensive plan have been identified (meets standard).

As the proposed project is compatible with adjacent land uses, meets the special land use permit criteria, and complies with the supplemental standards for multi-warehouses, Staff recommends approval of SLUP-17-002.

The applicant has also filed three concurrent variances, which are evaluated below. Criteria for variance approval are provided in Section 7.5.3 of the City of Tucker Zoning Ordinance. These are concurrent variances to the special land use permit application.

CRITERIA TO BE APPLIED – CONCURRENT VARIANCE**VS-17-002-01: Reduce the public open space requirement from 15,510 square feet to 3,600 square feet**

Analysis: The applicant contends the natural features of the property are not conducive to providing the minimum required amount of public open space. The applicant does find in the application that the more topographically challenged parts of the site are appropriate for natural open space. The applicant also cites the potential for crime and loitering if open space is required to be converted to public open space. The concurrent variance application does not cite provisions of the comprehensive plan or the zoning ordinance that give any supporting grounds for the variance. Additionally, the applicant contends, but does not provide specifics as to how, the variance, if denied, would negatively impact the surrounding community.

The code (Sec. 3.35.13) requires that 20% of the site area be provided as public open space. Public spaces shall be at grade, and surrounded on at least one (1) side by buildings with active uses on the ground floor facing the space, and directly accessible from a public sidewalk and building entrance. Public spaces may include any combination of the following: yards, planted areas, fountains, parks, plazas, trails and paths, hardscape elements related to sidewalks and plazas, and similar features which are located on private property and accessible to the general public.

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 slopes), 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.**

Finding: The site's shape, width, and depth are all reasonable and do not provide reasons for relief via the variance process. The site is large enough to provide for the minimum public open space required by code. The site is not constrained by riparian conditions. Topography of the lot is shown in the graphic below. Topography is steep along the northern boundary of the site, with an elevation change of approximately 40 feet; however, there are other parts of the site that provide suitable land for public open space. As noted above, yards, planted areas, fountains, parks, plazas, trails and paths can all be counted toward meeting the requirement (does not meet criterion)



2. **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.**

Finding: The application of the code to the subject site (1.784 acres) would require more than 15,000 square feet of public open space. The applicant seeks to reduce the minimum 20% public open space requirement to 3,600 square feet, or less than 5% of the total site area. Given usable parts of the property that are not devoted to other critical uses, the request goes beyond the minimum necessary to afford relief. Because the open space requirement applies to all new developments in the Northlake Overlay District, a variance of the magnitude requested would constitute a special privilege inconsistent with the application of this requirement to other properties in the overlay district (does not meet standard).

3. **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.**

Finding: Granting a reduction of the public open space required for the subject development would not be materially detrimental to the public welfare, other than perhaps setting a precedent for others to consider similar requests. Nor would granting the variance be injurious to property or improvements (meets standard).

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

Finding: If the public open space were required to be hardscape only, there may be some undue or unnecessary hardship given the requirement to place the building close to the street right of way, thus necessitating grading and additional site development. Because there is sufficient land available on the site to meet the public open space requirement, and given the flexibility of the requirement (i.e., the open space may include yards, trails, etc.), it is not an unnecessary hardship on the property owner to comply (does not meet standard).

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

Finding: Public open space is most appropriately located next to buildings with “active uses on the ground floor” facing the space. The multi-warehouse with multiple stories is not considered an active use, and therefore, the relationship of the public open space requirement to the proposed use is at best, indirect. Nonetheless, a substantial reduction of public open space would not be consistent with the purpose of the Northlake Overlay District, especially when considering the available unused land on site and the flexibility of utilizing yards and trail areas to meet the minimum requirement (does not meet standard).

Conclusion: Because the request does not meet all criteria, staff recommends **DENIAL of VS-17-002-01.**

CRITERIA TO BE APPLIED – CONCURRENT VARIANCE
VS-17-002-02: Waive the transparency requirement along the front building façade

Analysis: Sec. 3.35.17, architectural controls (Northlake Overlay), paragraph (d) requires that “a minimum of thirty (30) percent of the facade area must be window area” and that “all windows are to be transparent.” In addition to these code requirements, the zoning ordinance includes design guidelines for the Northlake Overlay District. The guidelines indicate that “fenestration shall not utilize painted glass, reflective glass or other similarly treated or opaque windows.” The applicant seeks to waive the “transparency” (transparent windows) requirements on the front façade of the proposed building, except as provided in the elevation (i.e., the first floor only). The applicant indicates that the 30% window requirement can be met, but transparency cannot be provided as required by code given the need for security and privacy. The applicant contends that transparent windows will disrupt the security of patrons and invite break-ins if transparent glass windows are required for the entire front façade.

1. **By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic and other side conditions (such as, but not limited to, floodplain, major stand of trees, steep slopes), 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.**

Finding: Site conditions have little if anything to do with justifications for this variance request. The site’s shape, width, and depth are all reasonable and do not provide reasons for relief via the variance process (does not meet standard).

2. **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.**

Finding: The applicant will meet the transparency requirement on the ground floor portion of the elevation but seeks waiver for the window transparency requirement on all other floors for the front façade. The application does not meet this criterion, in staff’s opinion, and it would constitute a special privilege to deviate from the transparency requirement (does not meet standard).

- 3. 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.**

Finding: As a mostly aesthetic consideration, partially waiving the window transparency requirement will not cause injury to the property or other improvements in the overlay district. However, the use of faux windows will be a noticeable departure from the character of the district and in that sense a variance would be an unnecessary detriment to the character of the overlay district (does not meet standard).

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

Finding: The applicant contends that the variance is needed for security purposes. Staff does not agree with the applicant's contention that there is undue or unnecessary hardship as a result of complying with the window transparency requirement (does not meet standard).

- 5. The requested variance would be consistent with the spirit and purpose of this chapter and the Comprehensive Plan text.**

Finding: Staff is not aware of any provisions in the comprehensive plan or zoning ordinance that give supporting grounds for this variance (does not meet standard).

Conclusion: Because the request does not meet any of the decision-making criteria, staff recommends **DENIAL of VS-17-002-02.**

CRITERIA TO BE APPLIED – CONCURRENT VARIANCE

VS-17-002-03: Waive the prohibition on the use of EIFS

Analysis: Sec. 3.35.17, architectural controls (Northlake Overlay), paragraph (a) requires that “all building facades visible from the public street shall consist of brick, stone, or cement stucco or other equivalents subject to review and approval by the community development director or designee.” Paragraph (c) of the same section provides that “Building facades, where visible from a public street, shall not consist of aluminum, metal, corrugated steel, vinyl siding, plywood, pressed wood, synthetic stucco, or concrete block.” In addition to these code requirements, the zoning ordinance includes design guidelines for the Northlake Overlay District. The guidelines indicate that EIFS is prohibited for exterior walls and parapets.

- 1. By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic and other side conditions (such as, but not limited to, floodplain, major stand of trees, steep slopes), 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.**

Finding: Site conditions have little if anything to do with justifications for this variance request. The site's shape, width, and depth are all reasonable and do not provide reasons for relief via the variance process (does not meet standard).

- 2. 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.**

Finding: The applicant contends that EIFS is architecturally similar to stucco, and there is probably some general consensus around that point. However, the design guidelines for the Northlake Overlay District specifically prohibit EIFS as a treatment on walls. Therefore, allowing the use of EIFS would constitute a special privilege not available to other properties in the overlay district (does not meet standard).

- 3. 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.**

Finding: As a mostly aesthetic consideration, allowing some of the façade to be finished with EIFS will not cause injury to the property or other improvements in the overlay district. However, the authorization and use of a prohibited exterior material will be a noticeable departure from the character of the district and in that sense a variance would be an unnecessary detriment to the character of the overlay district (does not meet standard).

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

Finding: There does not appear to be any reason other than financial for the applicant to comply with the building material requirements of the Northlake Overlay District (does not meet standard).

- 5. The requested variance would be consistent with the spirit and purpose of this chapter and the Comprehensive Plan text.**

Finding: Design guidelines for the Northlake Overlay District indicate that that they are needed “in order to protect the interests of property owners in the Northlake Commercial Center Overlay District and to preserve the health, safety, and welfare of the citizens of the City of Tucker. The guidelines also find that “it is essential that development within the Northlake Commercial Center Overlay District be of a consistently high design character.” The requested variance is inconsistent with this purpose (does not meet standard).

Conclusion: Because the request does not meet any of the decision-making criteria, staff recommends **DENIAL of VS-17-002-03.**

STAFF RECOMMENDATIONS

Based upon the findings and conclusions herein, Staff recommends **APPROVAL WITH CONDITIONS** of Land Use Petition **SLUP-17-002** and **DENIAL** of the **VS-17-002-01, VS-17-002-02, and VS-17-002-03**.

1. Use of the subject property shall be limited to a four story, 81,000 square foot, climate controlled multi-warehouse.
2. The property should be developed in general conformance with the site plan submitted on March 27, 2017 to the Community Development Department, with revisions to meet these conditions.
3. Owner/Developer shall have a maximum of one (1) full access driveway on Northlake Club Drive. Curb cut locations shall meet the minimum requirements for spacing and sight distance and are subject to approval by the City of Tucker and DeKalb County.
4. Owner/Developer shall construct a ten foot (10') wide sidewalk along the entire frontage of Northlake Club Drive.
5. Owner/Developer shall dedicate at no cost to the City of Tucker such additional right-of-way to provide a minimum of fifteen feet (15') from back of curb or two feet (2') from back of sidewalk, whichever is greater, along the entire frontage of Northlake Club Drive.
6. Owner/Developer shall construct ADA compliant internal sidewalks that will provide pedestrian connectivity from the senior housing to the sidewalk along Northlake Parkway.
7. Owner/Developer shall provide detention, water quality, and channel protection in accordance with the Georgia Stormwater Manual. Detention shall be provided for the 1 thru 100-year storm events with no increased runoff. For the purpose of these calculations, the existing runoff rate shall be considered to be a wooded, predeveloped condition.
8. Owner/Developer shall comply with Section 14-39 of the City of Tucker Code of Ordinances concerning tree protection. A minimum tree density of 30 units/acre shall be required.
9. The development of the project is contingent on approval from DeKalb County Watershed Management.

DEPARTMENT COMMENTS

ARBORIST

1. A minimum tree density of 30 units/acre shall be required.

DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT

1. This proposed use would require a sewer capacity review in addition to review of proposed water, sewer, and backflow.

DEKALB COUNTY FIRE MARSHAL OFFICE

No formal comments provided, however, the proposed plan has been reviewed by DeKalb fire

DEKALB COUNTY SCHOOL SYSTEM

Not applicable.

LAND DEVELOPMENT

1. Curb cut locations and alignments are subject to an approved sight distance plan and the approval of the City of Tucker.
 - a. Ensure that the R/W is cleared of all obstructions that may limit the sight-distance of the driver. This includes at a minimum all trees and/or shrubs and fencing. Coordinate all improvements in the R/W with the City of Tucker and DeKalb County.
 - b. Line of sight must remain entirely in the right-of-way. Additional right-of-way or a permanent easement may need to be dedicated to meet this requirement.
2. Curb cut locations shall meet the minimum requirements for spacing and sight distance and are subject to approval by the City of Tucker and DeKalb County.
3. Owner/Developer shall provide ADA compliant pedestrian access from the building frontage to the sidewalk along Northlake Center Drive and to the adjacent property to the east.
4. All stormwater detention, water quality, and channel protection shall comply with the Georgia Stormwater Manual.
5. Development plans shall meet all the requirements of the City of Tucker Development Regulations, Tree Protection, and Erosion & Sedimentation Control Ordinances prior to the issuance of a Land Disturbance Permit.
6. Water and sewer approval is required by the DeKalb County Department of Watershed Management.