



City of Tucker

Land Use Petition: RZ-19-0007

Date of Staff Recommendation Preparation: November 7, 2019

Community Council: October 9, 2019

Planning Commission: November 21, 2019

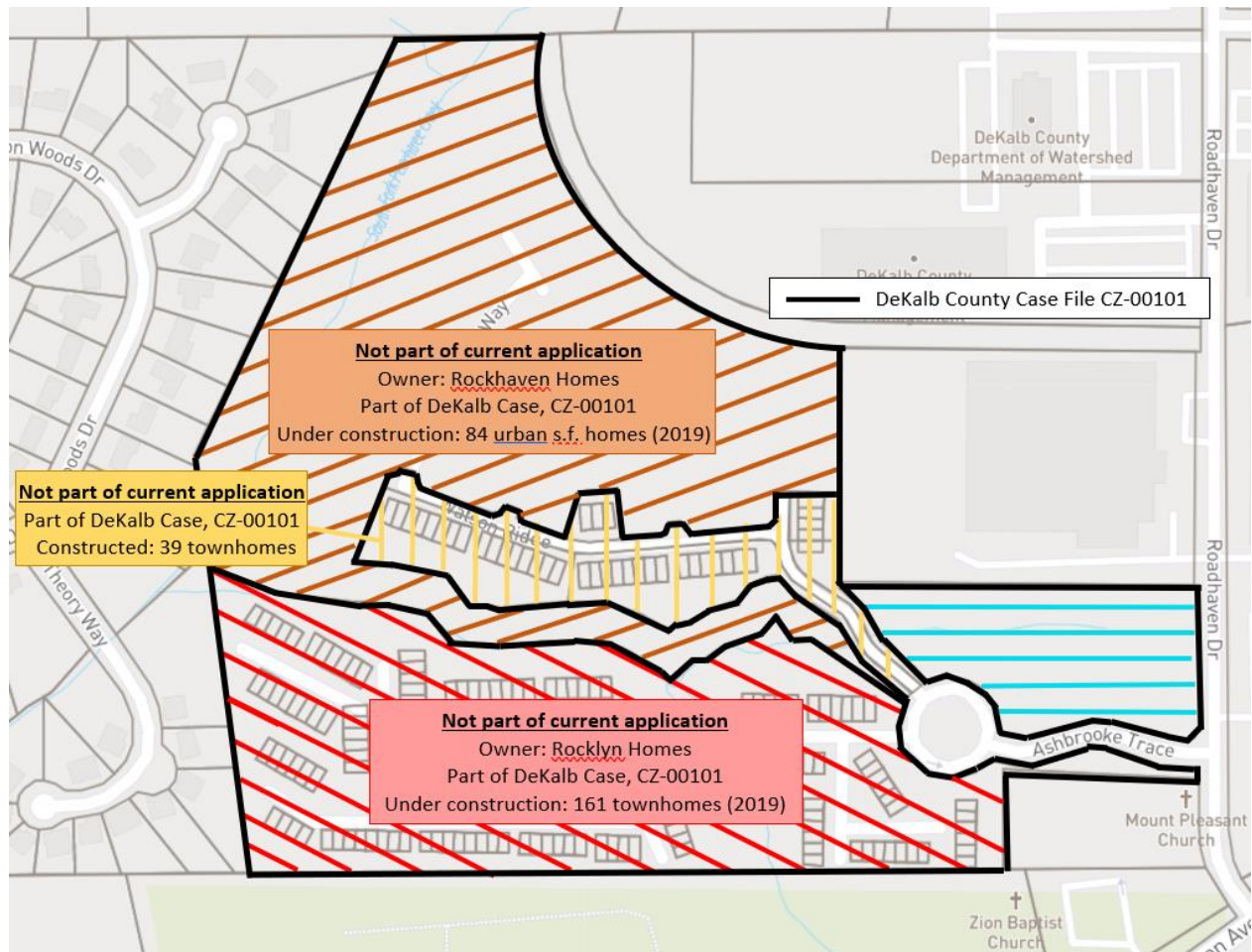
Mayor and City Council, 1st Read: January 27, 2020

Mayor and City Council, 2nd Read: February 24, 2020

PROJECT LOCATION:	1409 Ashbrooke Trace
APPLICATION NUMBER	RZ-19-0007
COMPANION APPS.	CV-19-0012, CV-19-0013
DISTRICT/LANDLOT(S):	Land District 18, Land Lot 140
ACREAGE:	3.649 acres
EXISTING ZONING	MR-1 (Medium Density Residential-1) conditional per CZ-00101
EXISTING LAND USE	Vacant land
FUTURE LAND USE MAP DESIGNATION:	SUB (Suburban)
OVERLAY DISTRICT:	N/A
APPLICANT:	Rockhaven Homes c/o Den Webb
OWNER:	Ashbrooke Homes Builders, Inc.
PROPOSED DEVELOPMENT:	MR-1 (Medium Density Residential-1) to allow a major modification to zoning conditions for a residential development; concurrent variance to reduce streetscape requirements; concurrent variance to reduce lot width.
STAFF RECOMMENDATION:	Approval with conditions of Land Use Petition RZ-19-0007 Approval of CV-19-0012 Approval of CV-19-0013

Project Data

The applicant is requesting a rezoning from MR-1 (Medium Density Residential-1) to MR-1 (Medium Density Residential-1) to allow for a major modification to zoning conditions for the development of 13 townhomes on 3.649 acres. The subject parcel is currently vacant and contains a stream and required stream buffer, on the northern half of the site, and a storm pipe and easement on the east part of the site. The heavily wooded subject parcel is located west of Roadhaven Drive, and two parcels north of East Ponce de Leon Avenue. This site, along with several adjacent sites, is the subject of DeKalb County case CZ-00101. The map below indicates the parcels that were part of the original entitlement, and the subject parcel for the purposes of RZ-19-0007 are denoted with blue lines.



In January 2001, the four parcels in the above map outlined in black were entitled as one development by DeKalb County in CZ-00101. The zoning conditions allowed the entire site to be rezoned to RM-100 to allow 490 apartments and 848 parking spaces.

In May 2003, the zoning conditions for CZ-00101 were administratively modified by DeKalb County to allow 250 multifamily units on the northern side 'adjacent to the industrial area' (shown in orange above) and to allow 161 townhomes on the southern part of the property (shown in red above). REL Properties, Inc. made the request and Rocklyn Homes is currently constructing the 161 townhomes on the southern parcel.

A request was made by REL Properties, Inc. in November 2004 to administratively reduce the number of units allowed on the northern part of the development from 250 multifamily units to 157 townhomes. This request was approved by DeKalb County, changing the zoning conditions again.

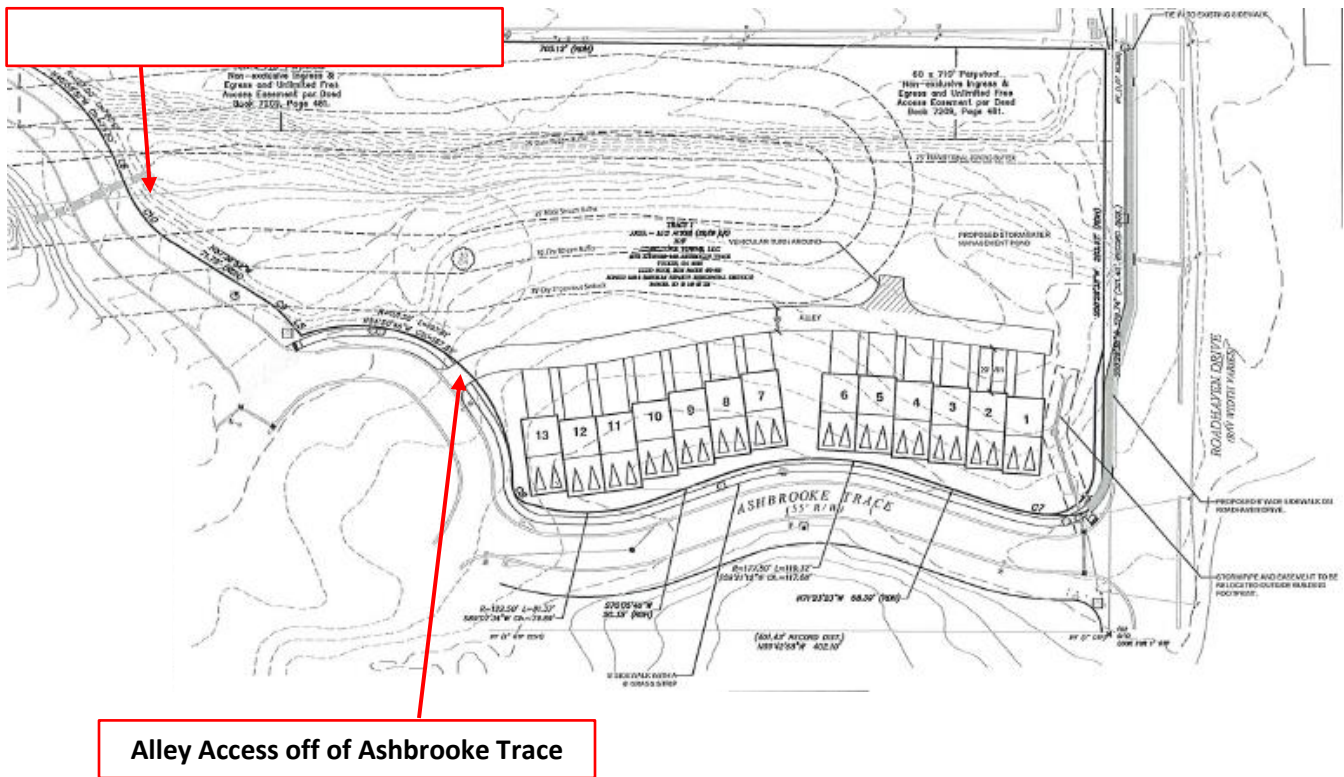
In June 2018, Rockhaven Homes requested a modification to the zoning conditions for CZ-00101 from the City of Tucker to build urban detached single-family homes instead of townhomes. The administrative approval of this request (M-18-001) reduced the total permitted number of units on the northern parcel from 157 units to 123 units. Prior to this request, 39 townhomes had been constructed by another developer, so Rockhaven Homes was permitted to construct 84 (123 units minus 39 existing units) urban single-family homes. This reduction in total number of units reduced the overall density of the site. If the 13 units that are a part of the current request (RZ-19-0007) are approved, there would still be a net loss of 21 units from the 2004 modification approval.

Overall Site Density/History of Ashbrooke Development (CZ-01101)			
Date	Approved administratively by	Approved Units	Density
January 2001	DeKalb County	490 apartments	10.96 units/acre
May 2003	DeKalb County	250 multifamily on northern tract, 161 townhomes on southern tract	9.19 units/acre
November 2004	DeKalb County	157 townhomes on northern tract, 161 townhomes on southern tract	7.11 units/acre
June 2018	City of Tucker	123 total units on northern tract, 161 townhomes on southern tract	6.35 units/acre
Overall Site Density of Ashbrooke Development (CZ-00101 and RZ-19-0007, if approved)			
Date	Reviewed by	Approved Units	Density
TBD, 2020	City of Tucker	123 total units on northern tract, 161 townhomes on southern tract, 13 additional townhomes at entry, if approved	6.64 units/acre

The 3.649-acre subject parcel is shown on all of the maps included with DeKalb County case CZ-00101, therefore, the parcel has been part of the overall development since 2001 when the first request was made. The case file that the City of Tucker received from Dekalb County includes several iterations of site plans that were submitted as part of the original CZ-00101 case and the administrative modifications that followed in 2003 and 2004. Several of these site plans show a proposed amenity area on the subject parcel, including a clubhouse, pool, and tennis courts and some of the site plans show multifamily dwelling units and amenities shown on the subject site. When Rocklyn Homes and Rockhaven Homes initially approached the city about developing the land that was entitled per CZ-00101, staff discussed how the parcel of the subject request could be a great green space/amenity area for the developments.

Per Section 46-1565, any increase in the number of dwelling units constitutes a major modification to zoning conditions and the request must go through the City of Tucker’s land use process.

The proposed development that is part of RZ-19-0007, includes 13 townhomes that front Ashbrooke Trace. The proposed units are rear-loaded and accessible from a 16’ private alley off of the Ashbrooke Trace, limiting the curb cuts at the entrance of this overall development. The site plan shows 20’ driveways and indicates that the storm pipe and easement will be moved slightly east to accommodate the 13 townhomes. The width of the proposed townhomes is 24’ (CV-19-0013). The plan shows a 6-foot sidewalk and 5-foot landscape strip along Ashbrooke Trace and a 6-foot sidewalk with no landscape strip along Roadhaven Drive (concurrent variance CV-19-0012). The notes in the site data table indicate that the mail kiosk for these proposed homes will be located in Ashbrooke Phase II (the urban single family/townhome development to the northwest of the subject parcel), and stormwater detention will be provided for these homes on the eastern portion of the site. Elevations provided by the applicant show the intention to build two-story townhomes in a mix of materials such as fiber cement siding and brick.



Revisions to the site plan and elevations were submitted on October 30, 2019 and November 1, 2019 respectively. The revisions to the elevations address confusion at the Community Council meeting regarding whether or not the product would be rear or front loaded. The revisions to the site plan address issues regarding Unit 1 appearing to be in the storm pipe easement, and clarification on where the streetscape reduction was being requested.

The applicant is requesting two concurrent variances regarding streetscape requirements (CV-19-0012) and lot width (CV-19-0013) for the proposed development.

CHARACTER AREA (Future Land Use)

The subject parcel is located in the Suburban Character Area on the Future Land Use Map. Primary Land Uses in the Suburban Character Area include single family residential developments and townhomes up to 4 units per acre, and the intent of the Character Area is to encourage development that is compatible with existing neighborhoods and housing stock, to prevent the encroachment of higher density residential development, and enhancing the quality of residential communities by improving connectivity and walkability within existing neighborhoods. The applicant is proposing a development consistent with the Character Area, requesting 3.56 dwelling units per acre on the 3.649-acre subject parcel. However, staff would like to note that when the second parcel (where 84 single-family homes are being constructed) owned by Rockhaven Homes is considered with this proposed development, the density is 4.09 dwelling units per acre. When all parcels subject to case CZ-00101 are included, the density is 6.64 dwelling units per acre. When the 490-unit apartment development was originally approved in 2001, the density was 10.96 units per acre.

Additionally, although this request is for the modification of zoning conditions and does not include a change to the actual zoning designation of the subject site, MR-1 is not an implementing zoning designation for the Suburban Character Area per Table 1.2 in Tucker’s Zoning Ordinance.

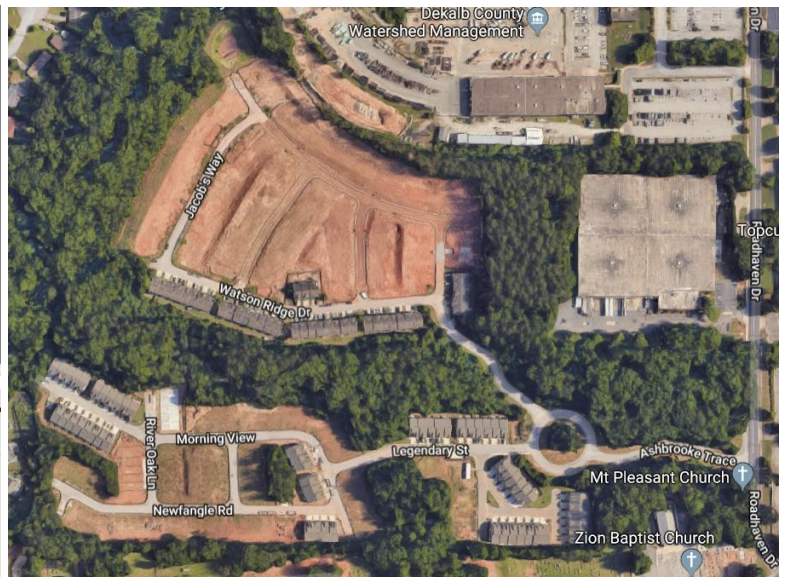
COMMUNITY COUNCIL REVIEW

The Community Council reviewed the proposed application for rezoning to allow for a major modification and two concurrent variance requests on October 9, 2019. Discussion included the design of the townhomes in comparison

to the housing units that are already constructed or are currently being constructed in this area. There was concern that the example elevations did not show a rear-loaded product, however since the Community Council meeting, the applicant has provided updated elevations showing rear-loaded townhomes that depict what the 13 proposed townhomes would look like. The Community Council encouraged the applicant to meet with the existing neighborhood to explain the site plan design in greater detail and possibly incorporate their concerns over trees and safety into the design.

NEARBY/SURROUNDING LAND ANALYSIS

Adjacent: North	M (Light Industrial)	House of Cheatham, Inc. Light Industrial Warehouse
Adjacent: East	M (Light Industrial)	TOPCU Light Industrial Warehouse
Adjacent: South	MR-1 (Medium Density Residential –1)	Mount Zion Baptist Church Cemetery
Adjacent: Northwest	MR-1 (Medium Density Residential –1)	84 urban single-family homes under construction
Adjacent: Southwest	MR-1 (Medium Density Residential –1)	161 townhomes under construction
Adjacent: West	MR-1 (Medium Density Residential –1)	39 townhomes



Zoning and Aerial Exhibits showing surrounding land uses.

Rezoning (RZ-19-0007)

Criteria (standards and factors) for rezoning decisions are provided in Section 46-1560 of the City of Tucker 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.

1. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

The proposed development meets the intent of the comprehensive plan (townhomes up to 4 units per acre) and would not negatively impact the existing neighborhood. The subject parcel is in the Suburban Character Area which supports single-family detached residential and townhome developments up to 4 units per acre. The proposal of 13 townhomes on this site at 3.56 units per acre complies with the character area.

2. 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.

Rezoning to MR-1 with a major modification to allow 13 townhome units will permit a use that is suitable in view of the use and development of some of the adjacent and nearby properties. The surrounding parcels are zoned MR-1, M (Light Industrial), and R-85 (Residential Medium Lot-85). Although there is no transitional zoning from the Light Industrial-zoned properties and uses to the MR-1 zoning district, there is a buffer of more than 150 feet between the proposed townhomes and the light industrial site to the north. Per state and local regulations, the stream buffer cannot be developed, so that buffer will remain wooded and provide residents screening from the site.

The surrounding MR-1 zoned parcels will include 200 townhomes and 84 urban single-family detached homes when construction is complete. The proposed development is compatible with these (combined) developments, and the proposed product will improve the entrance to the existing neighborhood, while providing safer connections for residents of the neighborhood.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The subject property has a reasonable economic use as currently zoned. Although the number of units is capped on the combined parcels per CZ-00101, this parcel could include some of the 84 urban single-family homes. The 2018 modification was requested by and granted to Rockhaven Homes, the same applicant for RZ-19-0007. A Land Disturbance Permit was then obtained in 2018 for the 84 urban single-family homes, showing economic feasibility to develop the land as purchased. The land that is a part of the subject application was a part of the original land purchase by Rockhaven Homes.

4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The rezoning will work to provide homes of a similar size and quality located in the existing adjacent medium density residential zoning district.

The proposed development of 13 townhome units will cause minimal impact to nearby properties and the development pattern is somewhat similar to that of the 161 townhomes currently being constructed by Rocklyn Homes to the southwest of the subject parcel. While the proposed townhomes will not adversely affect the nearby properties, the residents of the proposed development could face adverse impacts from the surrounding industrial uses.

5. 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.

There are no known existing or changing conditions that affect the use and development of the parcels that are a part of this rezoning application.

6. Whether the zoning proposal will adversely affect historic buildings, site, districts, or archaeological resources.

There are no known historic buildings, sites, districts or archaeological resources on the subject properties.

7. 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.

The proposed rezoning will not cause an excessive and burdensome use of existing streets, transportation facilities, utilities, and schools. The proposed development did not require a traffic impact study as the 13 new units will not create a major impact to the existing street. In an effort to mitigate any traffic impacts along Ashbrooke Trace and Roadhaven Drive, staff is proposing a condition that requires rear access to the townhomes be from an alley off of Ashbrooke Trace (off of the roundabout) instead of individual driveways coming off of the stretch of Ashbrooke Trace directly off of Roadhaven Drive.

DeKalb County Schools provided analysis on the impact of this development. A total of 5 students would be anticipated if the proposed development is fully constructed – 1 elementary school student, 1 middle school students, 1 high school student, and 2 students at other DCSD schools.

If approved, a sewer action plan shall be submitted to DeKalb County before the proposed development could move forward. DeKalb Watershed did note that sewer is restricted in this area.

8. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The proposed zoning request will not adversely impact the environment and surrounding natural resources. The subject parcel includes a stream, however the stream buffers are shown and no encroachment is being shown on the proposed site plan.

CONCLUSION

The proposed development meets the intent of Tucker’s Comprehensive Plan (townhomes up to four units per acre). Overall, the requested land use petition to rezone to MR-1 to allow a major modification is consistent with the recommendations of the Comprehensive Plan, is compatible in use with the surrounding residential development, and would not create any adverse impacts to the school system, the environment or existing development. Therefore, Staff recommends **approval with conditions** of the requested modification.



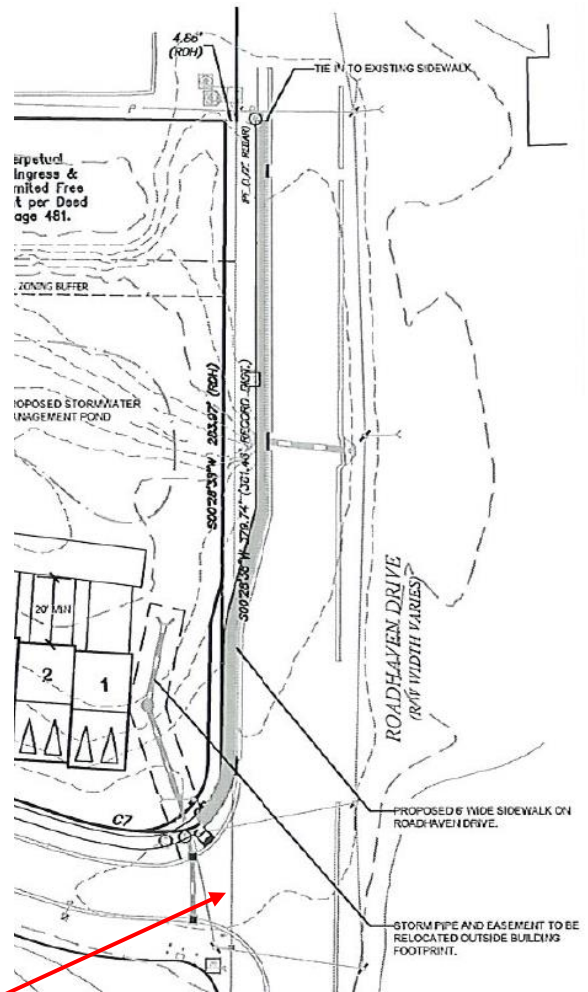
Concurrent Variance (CV-19-0012)

A concurrent variance has been requested to Section 46-1336, *Improvements on existing streets*, in order to eliminate the requirement for a 6' landscape strip along Roadhaven Drive. This section requires a 12' streetscape zone along existing roads which includes a 6' sidewalk and a 6' landscape strip. The applicant is proposing a 6' sidewalk along Roadhaven Drive, that directly abuts the curb with no landscape strip.

The existing streetscape zone along Roadhaven Drive, which ends just north of the subject parcel, is 5' wide and does not include a landscape strip. The applicant is seeking the concurrent variance only along Roadhaven Drive at this time. The proposed 6' sidewalk will tie into the existing sidewalk along the western side of Roadhaven Drive and will be continued onto Ashbrooke Trace as shown on the site plan. There is currently no sidewalk shown along the western most part of Ashbrooke Trace that abuts the subject parcel. The developer is required to install sidewalk on all frontages.

Staff would like to note that the original variance request was to allow the applicant to construct a 5' sidewalk with no landscape strip along Roadhaven. After discussing the initial request with the City Engineer, the applicant revised the request to construct a 6' sidewalk with no landscape strip. The reason that the sidewalk was increased to 6', even though it is tying into a 5' sidewalk, is to provide a larger separation for pedestrians and cars.

In the application, it is stated that this request was made in an effort to protect several trees at the corner of Ashbrooke Trace and Roadhaven Drive.



Proposed 6' sidewalk with no landscape strip shaded in gray

Criteria for variance approval are provided in Section 46-1633 of the City of Tucker Zoning Ordinance.

CRITERIA TO BE APPLIED – CONCURRENT VARIANCE

- 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.**

The subject parcel is not exceptionally narrow, shallow, nor does the shape of the parcel impact the requirement for the 6-foot landscape strip along Roadhaven Drive. When Tucker's Land Development Inspection Manager did a site visit, he indicated that the corner of Roadhaven Drive and Ashbrooke Trace has

fairly steep topography and it would be challenging to grade in that area and provide the required landscape strip with the sidewalk.

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.

The requested variance does not go beyond the minimum necessary to afford relief or constitute a grant of special privilege. The sidewalk ending just north of the subject parcel is a 5' wide sidewalk with no landscape strip, so the proposed 6' sidewalk without a landscape strip would be an improvement, while allowing the applicant to protect the trees at the southeast portion of the subject parcel. The increased width from 5' to 6' is necessary for the safety of pedestrians.

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.

The granting of the variance would not be materially detrimental to the public welfare or injurious to neighbors. The proposed sidewalk will provide residents of the subject parcel, and those surrounding, a safe place to walk.

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

The literal interpretation and strict application of the applicable provisions or requirements of this chapter may cause undue and unnecessary hardship as following the code – placing a 5' landscape strip in addition to a 6' wide sidewalk - would require additional tree removal and grading on a section of the parcel with steep topography. Additionally, tying a 6' wide sidewalk and 5' landscape strip into an existing 5' wide sidewalk with no landscape strip would not be aesthetically pleasing from Roadhaven Drive looking west. Staff recommends a condition that allows the 6' wide sidewalk to taper down in width to meet the 5' wide sidewalk so it will appear as a gradual transition.

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

A main goal of the Comprehensive Plan is to improve transportation connections and the intent of this goal is to increase pedestrian safety and connectivity throughout the City of Tucker. The proposed sidewalk on Roadhaven Drive helps meet this goal as no sidewalk currently exists in this location. Pedestrian safety will be improved along Roadhaven Drive and Ashbrooke Trace because those on foot will have a place to travel out of the way of vehicular traffic.

Conclusion: Staff recommends **APPROVAL of CV-19-0012.**

Concurrent Variance (CV-19-0013)

In Article 2 of the Zoning Ordinance dimensional standards are outlined, including the minimum lot width/unit width for townhomes. The applicant has requested a variance to Table 2.4, *Medium and High Density Residential dimensional standards*, to decrease the required townhome width from 25 feet to 24 feet. This request applies to all 13 townhomes on the subject parcel.

The applicant is making this request because, as it states in the Letter of Intent, construction materials (lumber) are sold in 2-foot increments and a 25-foot townhome width would create unnecessary waste and increase the cost of the finished product.

After reviewing Tucker's code, the applicant's interpretation of the code is that 'lot width' is the width of the entire parcel that is being developed. Because townhomes must be constructed in groups of 3 or more units and a 25-foot wide parcel would not support the width of three townhomes, staff interprets 'lot width' as listed in Article 2 as unit width.

The 161 townhomes currently being constructed by Rocklyn Homes to the southwest of the subject parcel (entitled by DeKalb County) are 22 feet wide.

Criteria for variance approval are provided in Section 46-1633 of the City of Tucker Zoning Ordinance.

CRITERIA TO BE APPLIED – CONCURRENT VARIANCE

- 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.**

Although the subject property is not exceptionally narrow or shallow, there is a stream that runs nearly the entire length of the parcel from west to east. Because of this stream, a substantial part of the parcel is not able to be developed. There is also a storm pipe and easement in the southeast corner of the subject parcel. In order to create a site plan that protects the stream buffers and provides an aesthetically pleasing, rear-loaded product, the applicant is requesting a 1-foot reduction in the lot width/unit width for the proposed homes.

- 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.**

The requested variance does not go beyond the minimum necessary to afford relief by allowing homes that do not meet the dimensional standards for lot width/unit width. Typically, a requirement for a wider townhome is meant for front-loaded townhomes to allow enough space for a garage door and the front door. In this case, the applicant is proposing rear-loaded townhomes, so a 24-foot wide townhome is sufficient.

- 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.**

The granting of the variance would not be materially detrimental to the public welfare or injurious to neighbors, as the 161 townhomes being constructed on the adjacent parcel are 22 feet wide.

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

The literal interpretation and strict application of the applicable provisions or requirements of this chapter may cause undue and unnecessary hardship to the applicant. A reduction of the lot width by 1 foot will allow the applicant to construct a rear-loaded product that works around the constraints of the site, namely the stream and required buffers.

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

The purpose of minimum lot width/unit width standards in the Zoning Ordinance is to provide high-quality housing developments that are compatible with existing development in an effort to preserve and improve neighborhoods. A one-foot reduction would be consistent with the spirit and purpose of Article 2 and the Comprehensive Plan.

Conclusion: Staff recommends APPROVAL of CV-19-0013.

Staff Recommendation

Based upon the findings and conclusions herein, Staff recommends **APPROVAL WITH CONDITIONS** of Land Use Petitions **RZ-19-0007, CV-19-0012, and CV-19-0013.**

1. Use of the subject property shall be limited to a 13-unit townhome development (3.56 units per acre).
2. The property should be developed in general conformance with the site plan submitted on October 30, 2019 to the Community Development Department, with revisions to meet these conditions.
3. Dwellings shall have a minimum heated floor area of 1,200-square feet.
4. Each unit shall be rear-loaded and provide a two-car garage.
5. Each townhome shall be a minimum of 24 feet wide (CV-19-0013).
6. Architectural detailing on townhouses shall include:
 - Townhomes shall not be single plane, but instead shall have at least a 2' stagger between each unit.
 - The front and rear elevations shall vary from unit to unit to avoid a monotone style and/or color palette.
 - The front and side-corner facades shall be clad in the same primary building material and designed with windows and other architectural features in order to provide a consistent design appearance along Roadhaven Drive and Ashbrooke Trace. This applies to units 1, 6, 7, and 13 as shown on the October 30, 2019 site plan.
7. Each townhome shall have a defined walkway and/or porch/stoop from the sidewalk to the front doors.
8. No units shall encroach into any storm drain or sanitary sewer easements.
9. Townhome units shall be accessed from an alley off of the roundabout on Ashbrooke Trace. No individual driveways off of Ashbrooke Trace or Roadhaven Drive shall be permitted.
10. Driveways shall be a minimum of twenty feet (20') from the alley back of curb to the face of structure to accommodate the parking of a vehicle.
11. The private alley shall be constructed per the City of Tucker Development Regulation, including width, pavement design, and curb & gutter.
12. The private alley shall be signed and striped as a No Parking zone.
13. The development shall adhere to the City's required fifty foot (50') undisturbed stream buffer and seventy-five foot (75') impervious setback. No variance shall be requested to encroach into the required stream buffers.

14. Trees located at the corner of Ashbrooke Trace and Roadhaven Drive, that are near the proposed sidewalk, shall be preserved so that the intent of a landscape strip is maintained. A tree save plan shall be reviewed and approved by the City Arborist at the time of LDP.
15. Owner/Developer shall install a five foot (5') wide sidewalk and a 6-foot (6') wide landscape strip along Ashbrooke Trace and a 6-foot (6') wide sidewalk along Roadhaven Drive (no landscape strip). The new Roadhaven Drive sidewalk shall taper in width to provide a gradual transition from the existing 5-foot (5') wide sidewalk on Roadhaven Drive (CV-19-00012).
16. A sidewalk connection on the west side of Ashbrooke Trace shall be provided.
17. 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.
18. The subject property shall have a mandatory homeowner's association, created by the Developer, that will require, among other things, maintenance of the common open space areas, alley, and detention pond. The homeowner's association shall also be responsible for the protection of the stream buffers on the site.
19. The detention pond shall be located on a separate lot of record which shall be deeded to the homeowner's association.
20. Owner/Developer shall comply with Section 22-34 of the City of Tucker Code of Ordinances concerning tree protection and replacement. A minimum on-site tree density of fifteen (15) units/acre shall be required. Any specimen trees removed during the redevelopment shall require additional tree replacement units as required in the ordinance.
21. The entire property shall be maintained and free from hazardous conditions, including but not limited to: litter and debris, fallen trees, yard waste, and accumulated sediment in drainage swales or ditches.
22. The development of the property is contingent on approval from DeKalb County Department of Watershed Management.

Department Comments

ARBORIST

Site must meet approval of the City of Tucker tree ordinance.

DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT

Sewer action plan are required; capacity is restricted in this area.

DEKALB COUNTY FIRE MARSHAL OFFICE

Please ensure that there are no overhead obstructions on the main road.

DEKALB COUNTY SCHOOL SYSTEM

Impact of Development: When fully constructed, this development would be expected to house 5 students: 1 at Stone Mill ES, 1 at Stone Mountain MS, 1 at Stone Mountain HS, and 2 at other DCSD schools. All three neighborhood schools have capacity for additional students.

Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Stone Mill ES	1	1	0	2
Stone Mountain MS	1	1	0	2
Stone Mountain HS	1	0	0	1
Total	3	2	0	5

LAND DEVELOPMENT

The storm water pond could go in the location as indicated.

This area is very polluted, so a cleanup would be desirable.