

REVISIONS TO SLUP-17-001

and

Other Material Required by the
City of Tucker Zoning Ordinance
for the
Special Land Use Permit

of

NORTHLAKE SENIOR APARTMENTS LIMITED PARTNERSHIP

for

1.5 Acres of Land
Located in
Land Lot 210, 18th District, DeKalb County
Address: 2150-52 Northlake Parkway, Tucker, Georgia 30084

Submitted for Applicant by:

Wayne Reece
Jordan Wilkinson
Reece & Associates
4200 Northside Parkway, N.W., Building 7
Atlanta, Georgia 30327
404.586.2100

REVISION
CITY OF TUCKER
MAR 30 2017
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SLUP-17-001

I. Staff Comments for SLUP-17-001.

The City of Tucker Community Development Department submitted the following staff comments to Beneficial Communities and Northlake Senior Apartments Limited Partnership (“Applicant”) via email on March 20, 2017. The Applicant has addressed each comment in turn below.

1. *We recommend that there be no curb cut on Rockwood Road. Please revise plans to show proper fire access onsite.*

The attached plans have been revised to eliminate the curb cut on Rockwood Road.

2. *Provide additional plan showing public open space, with square footage information (listed as a total and shown on each area of public open space).*

Sheet four has been added to the attached plans demonstrating compliance with this requirement.

3. *Provide outdoor recreation area per 5.7.7.G.*

Outdoor recreation areas in excess of 4,000 square feet have been noted on the attached plans on sheet one.

4. *Cement board not permitted in overlay.*

Cement board has been changed to cementitious stucco.

5. *What’s below brick on round entry building? Stone? Stucco?*
 - a. *Heavier material needs to be on the bottom (Section 5.7.4.B.1).*

The base at the round entry building is solid masonry units.

6. *Submit additional sign fee for Rockwood Road.*

A check in the amount of \$80.00 made payable to the City of Tucker has been sent to the Community Development Department via regular mail.

7. *Provide information for how front entry element will be used (amenity/office area?). Consider redesigning to create more visual interest from the street and to tie in better with the front elevation of the main building.*

The front entry element will be used as a grand entrance, clubhouse, and leasing area.

8. *Provide additional notes on materials on side elevations.*

Additional material notes have been provided on the revised elevations attached hereto.

9. *Reconsider color selections to create more consistency in color tones so that the development is more visually aesthetic (consider neutrals that tie in well with the brick instead of gray that is a harsh contrast to the browns in the brick).*

Color selections of more visually aesthetic tones have been added to create more consistency.

II. DeKalb Fire Rescue Comments for SLUP-17-001.

The Special Land Use Permit plans, dated February 24, 2017, and revised March 24, 2017, have been revised to address comments from the DeKalb County Fire Chief Joseph K. Cox and William J. Greene, DCFMO. Revisions to address these comments are as follows:

1. Internal driveway has been widened to provide minimum 26' width as well as a 15' clear zone along the building.
2. Inter-connecting driveway to adjacent property has been shifted to be a minimum of 250' from the Northlake Parkway access in order to provide 2 remote access points to the site.
3. Two (2) Fire hydrants and one (1) remote fire connection have been located on the plan.

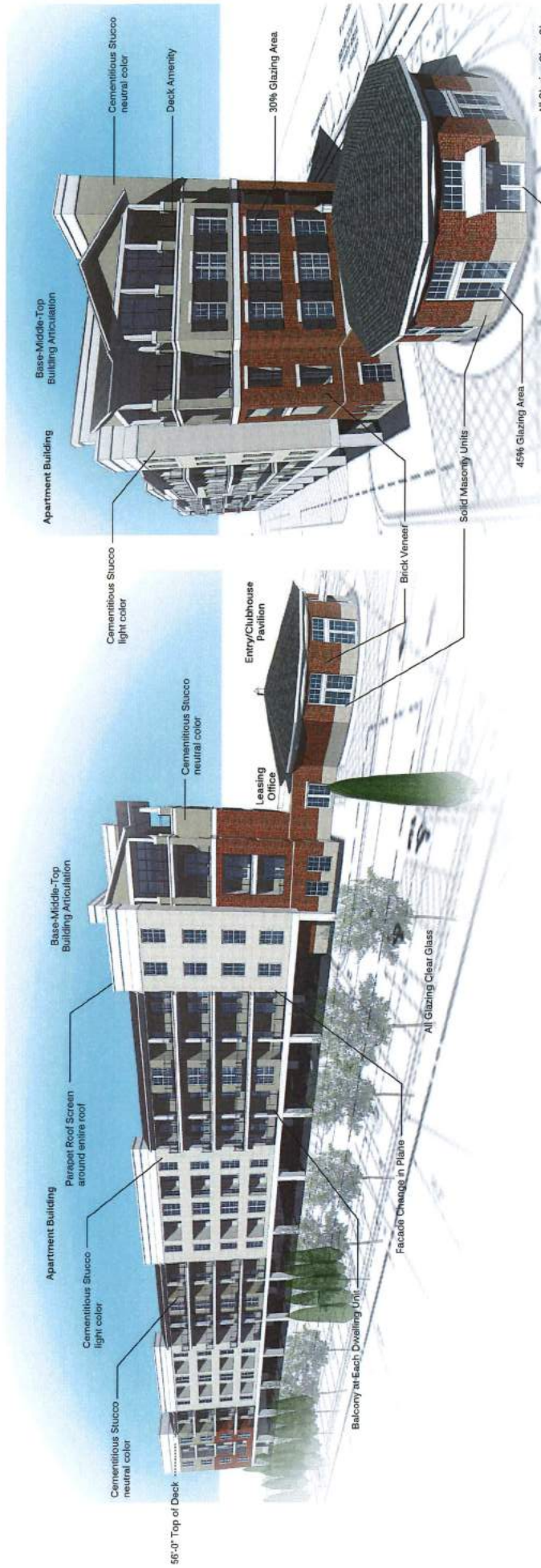
Upon reviewing these changes with Chief Cox and Inspector Green on March 28, 2017, they have confirmed that the revisions address their concerns.

Respectfully submitted this March 29, 2017.



Reece & Associates
4200 Northside Parkway, N.W.
Building 7
Atlanta, Georgia 30327
404.586.2100
404.586.2150 (fax)

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Jordan Wilkinson
Attorneys for Applicant



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MAR 30 2017

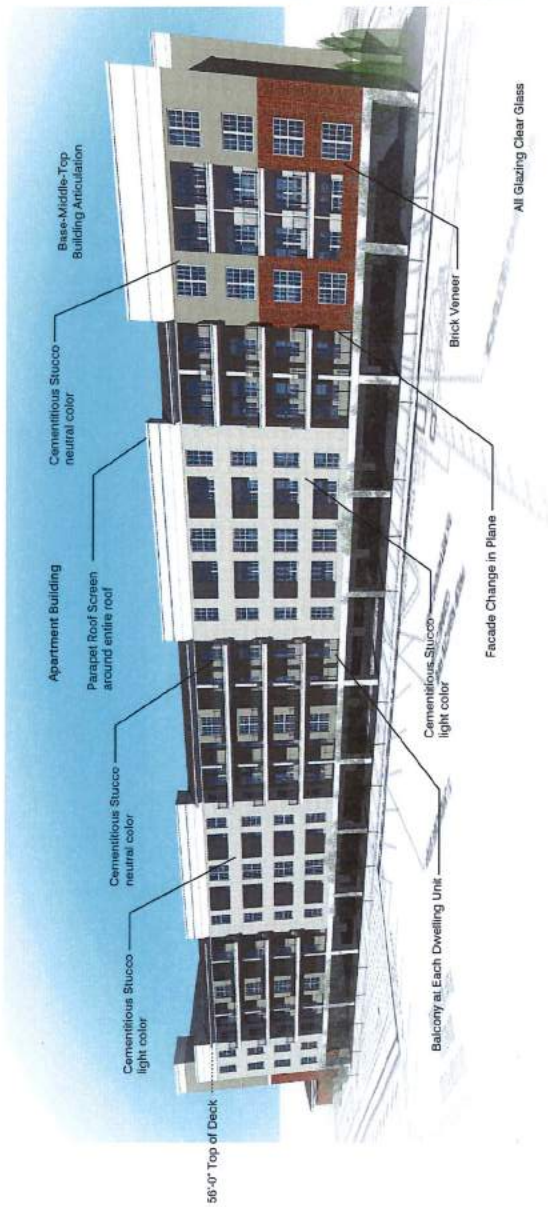
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concept renderings

03.30.2017





North Elevation

Rockwood Elevation
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NF
SIGGERS REAL ESTATE HOLDINGS, LLC
DB 24338 PG 622
ZONED O-1
P.I.# 18 210 08 015

PROP APARTMENTS
±91,325 SF
(4 STORIES OVER PARKING)
BLDG. HEIGHT = 53'8"
114 SPACES

NF
ROGER G. GELDER & DWAIN L. WILLET
DB 6016 PG 227
PB 46 PG 142
ZONED C1
P.I.# 18 210 08 036

NF
TAREK REAL ESTATES, LLC
DB 23355 PG 148
ZONED C1
P.I.# 18 210 08 042



LOCATION MAP
SCALE N.T.S.

NORTHLAKE PKWY.
(R/W VARIES)
SPEED LIMIT: 35 MPH

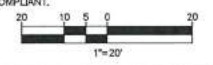
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GENERAL NOTES

- THIS PLAN IS BASED UPON THE FOLLOWING:
"ALTANERS LAND TITLE SURVEY FOR NORTHLAKE SENIOR APARTMENTS LIMITED PARTNERSHIP, BROAD AND CASSEL COLLOWAY, TITLE AND ESCROW, LLC & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, LAND LOT 210, 16TH DISTRICT OF DEKALB COUNTY, GEORGIA
PREPARED BY: SES
DATED: 11/30/16
- CURRENT OWNER: TAREK REAL ESTATES, LLC
- ZONING DATA: PARCEL ID NUMBER: 18-210-08-044
GROSS LOT AREA: 0.749 ACRES
PARCEL ID NUMBER: 18-210-08-014
GROSS LOT AREA: 0.809 ACRES
TOTAL PROP LOT AREA: 1.559 ACRES
EXISTING ZONING: LOCAL COMMERCIAL (C-1), TIER 1 OVERLAY DISTRICT
EXISTING USE: RESTAURANT
PROPOSED USE: MULTI-FAMILY DWELLINGS UP TO 60 UNITS / ACRE
- BULK REQUIREMENTS:

A) SETBACKS/BUFFERS:	REQUIRED		PROPOSED	
	BUILDING	LANDSCAPE	BUILDING	LANDSCAPE
FRONT - (NORTHLAKE PKWY)	0 FT (MIN) 20 FT (MAX)	10 FT	20 FT	20 FT
SIDE - (NORTH)	20 FT	5 FT	20 FT	5 FT
SIDE - (SOUTH)	20 FT	5 FT	48.3 FT	5 FT
REAR - (ROCKWOOD RD)	20 FT	5 FT	20.1 FT	18.9 FT
B) MAXIMUM BUILDING HEIGHT:	180 FT (15 STORIES)	53 FT - 5' IN (5 STORIES)	1.4 FAR	
C) FLOOR AREA RATION:	2.5 FAR			
D) PARKING REQUIRED: 1 SPACE PER BEDROOM (45 ONE BEDROOM) PLUS 0.5 SPACE PER (45 TWO BEDROOM) ADDITIONAL BEDROOM	112 SPACES	114 SPACES		
ADA ACCESSIBLE PARKING:	5 SPACES	5 SPACES		
PARKING SPACE DIMENSION:	9 FT x 18 FT	9 FT x 18 FT		
E) BICYCLE PARKING: 1 SPACE PER 5 MULTIFAMILY UNITS (90 UNITS)	18 BICYCLE PARKING	18 BICYCLE PARKING		
F) PUBLIC SPACE AREA:	20%	+ 24%		
G) OUTDOOR PLAY / RECREATIONAL AREA:	4,000 SF	4,365 SF		
H) MAXIMUM UNIT DENSITY: 60 UNITS PER ACRE (1.5 ACRES)	90 UNITS	90 UNITS		
I) MINIMUM LANDSCAPED AREA OF TOTAL PARKING LOT	10%	± 18%		
J) LOADING SPACES (50,000 - 99,000 SF OF GFA)	2 SPACES	2 SPACES		

- THE PROPERTY BOUNDARIES WERE ORIGINATED FROM THE SOURCE LABELED IN NOTE 1.
- THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
- THERE ARE NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
- PUBLIC WATER AND SEWER, STORM DRAIN, GAS, ELECTRIC AND TELEPHONE UTILITIES ARE AVAILABLE TO THE SITE.
- ALL SIDEWALKS, STRIPING AND SIGNAGE TO BE ADA AND CODE COMPLIANT.



STANDARD DRAWING LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ON-SITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	

SIGHT DISTANCE CERTIFICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THE DISTANCE FOR THE PROJECT IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON NORTHLAKE PARKWAY IS 35 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF 400' TO THE LEFT. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF 390' TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT OF 14' FROM THE TRAVEL LANE AT AN EYE LEVEL OF 3.5 FEET AND LOOKING AT AN OBJECT 3.5 FEET ABOVE THE CENTERLINE.

SIGNED *[Signature]* DATE 02/24/17

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SITING AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

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NORFOLK, VA
ORLANDO, FL
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SAN JOSE, CA
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WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY
1	03/24/2017	PER CITY COMMENTS	ACB

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

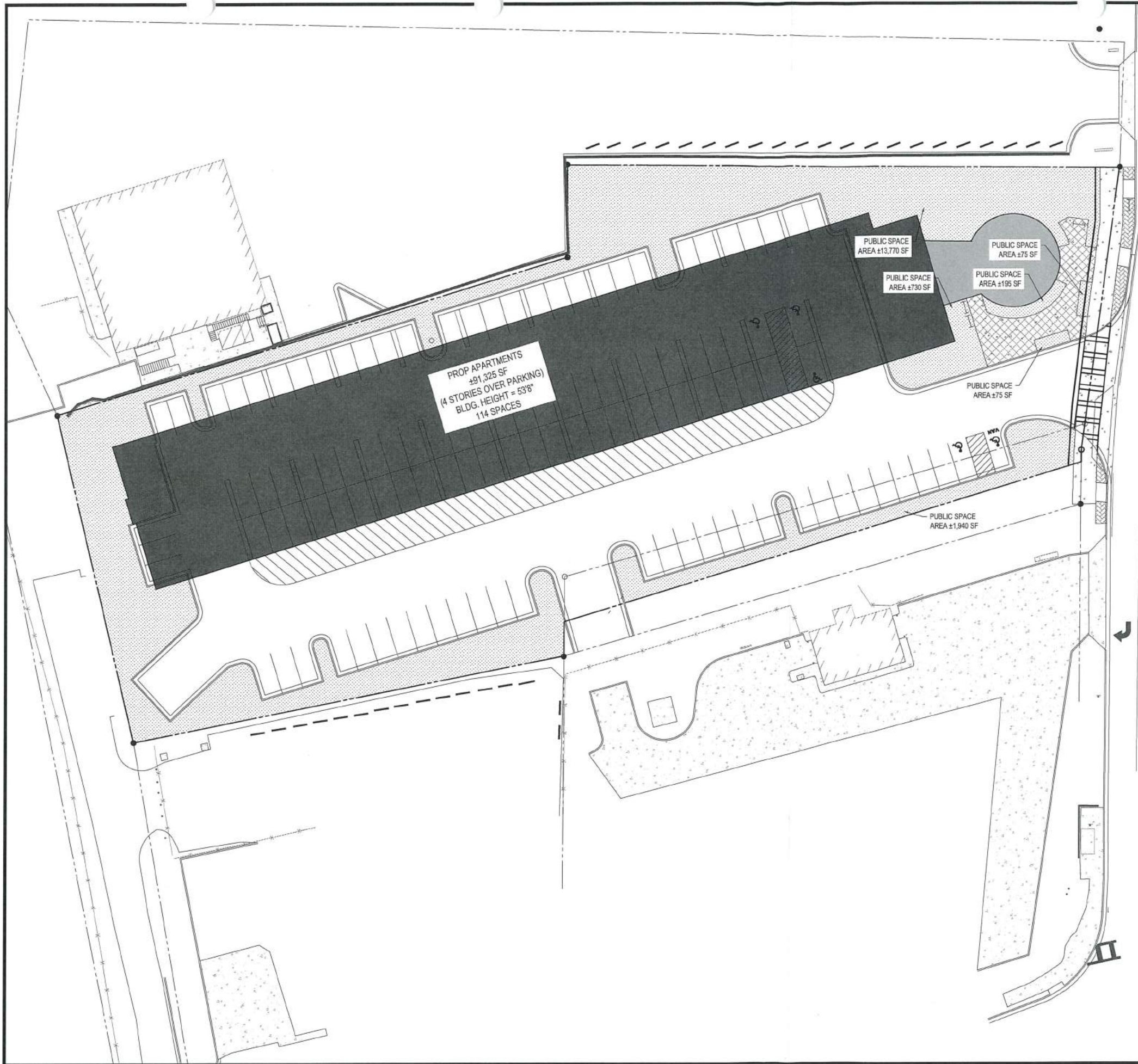
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SPECIAL LAND USE PERMIT PLAN
FOR
BENEFICIAL COMMUNITIES
LOCATION OF SITE
2150 NORTHLAKE PKWY
TUCKER, GA
DEKALB COUNTY GEORGIA

BOHLER ENGINEERING
211 PERIMETER CENTER PKWY NE, SUITE 1070
ATLANTA, GEORGIA
Phone: (578) 695-6900
GA@BohlerEng.com

GEORGIA REGISTERED LANDSCAPE ARCHITECT
No. LA001780
JOEL R. DELL'CORRALI

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
1 of 4



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PUBLIC SPACE CALCULATIONS

PUBLIC SPACE AREA: ±16,795 SF (±0.385 ACRES) (±24 %)
TOTAL PROPERTY AREA: ±69,286 SF (±1.59 ACRES)

BOHLER ENGINEERING

SITE PLANS, LANDSCAPE ARCHITECTURE, PLANNING, PERMITTING SERVICES, TRANSPORTATION SERVICES, SUSTAINABLE DESIGN, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE

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REVISIONS

REV	DATE	COMMENT	BY
1	03/24/2017	PER CITY COMMENTS	ACB

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It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: GA172000
DRAWN BY: JRH
CHECKED BY: JD
DATE: 02/24/17
SCALE: 1" = 20'
CAD L.D.: CA2

PROJECT:
SPECIAL LAND USE PERMIT PLAN
FOR
BENEFICIAL COMMUNITIES

LOCATION OF SITE
2150 NORTHLAKE PKWY
TUCKER, GA
DEKALB COUNTY GEORGIA

BOHLER ENGINEERING

211 PERIMETER CENTER PKWY NE,
SUITE 1070
ATLANTA, GEORGIA
Phone: (770) 595-6900
GA@BohlerEng.com

REGISTERED LANDSCAPE ARCHITECT
JOEL R. DELL (CA001780)

SHEET TITLE:
PUBLIC SPACE PLAN

SHEET NUMBER:
4 of 4

