



City of Tucker

Land Use Petitions: CA-18-001, RZ-18-003, VC-18-003-001

Date of Staff Recommendation Preparation: July 18, 2018

Community Council: July 11, 2018

Planning Commission: July 26, 2018

Mayor and City Council, 1st Read: August 13, 2018

Mayor and City Council, 2nd Read: August 27, 2018

PROJECT LOCATION:	Rear portion of 2997 Lawrenceville Highway (see legal description)
DISTRICT/LANDLOT(S):	18 th District, Land Lot 144 and 165
ACREAGE:	±12.2 acres
EXISTING ZONING	OI (Office Institutional)
PROPOSED ZONING:	MR-1 (Medium Residential—1)
FUTURE LAND USE DESIGNATION:	Institutional
PROPOSED FUTURE LAND USE DESIGNATION:	Medical Area
OVERLAY DISTRICT:	None
APPLICANT:	Minerva USA, LLC
OWNER:	Rehoboth Baptist Church
PROPOSED DEVELOPMENT:	Comprehensive plan amendment from INSTITUTIONAL to MEDICAL AREA; Rezoning from OI to MR-1 for a residential development on ±12.2 acres; Concurrent Variance to dimensional standards to vary townhome width.
STAFF RECOMMENDATION:	APPROVAL of CA-18-001 APPROVAL of RZ-18-003 for RSM WITH CONDITIONS APPROVAL of VC-18-003-001

PROJECT DATA

The applicant is requesting review of three requests in order to develop a 75-unit residential development consisting of 21 single-family homes and 54 townhomes (±6.15 units/acre).

The first request is a comprehensive plan amendment (CA-18-001) to change the future land use designation of the property from Institutional to Medical Area. The second request, which cannot be granted if the comprehensive plan amendment does not occur, is the rezoning (RZ-18-003) of the property from OI (Office Institutional) to MR-1 (Medium Residential—1). The third request is for a concurrent variance (VC-18-003-01) to reduce the townhome width from 25 feet to 20 feet.

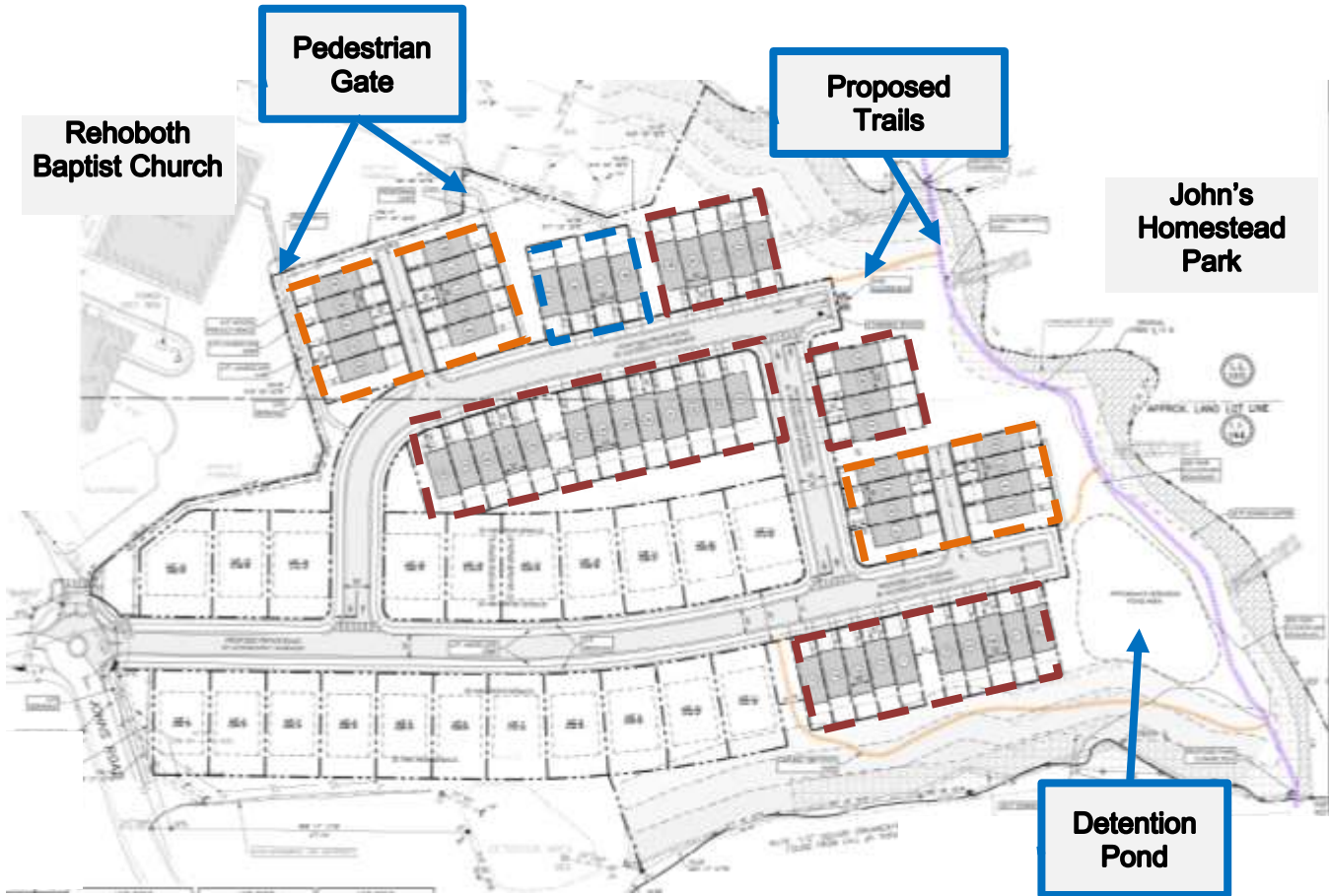


Figure 1: June 28, 2018 Site Plan

The proposed development, as shown on the June 28, 2018 site plan (Figure 1), currently includes a 75-unit development consisting of 21 single-family homes and 54 townhomes of varying widths (Figure 2). Shown in Figure 1, the 20 ft. wide townhomes are outlined with an orange dotted line; the 22 ft. wide townhomes are outlined with a burgundy dotted line; the remaining 24 ft. townhomes are outlined in blue.

Townhome Unit Count	Dimensions (Length / Width)
(18) Eighteen	20 ft. x 44 ft.
(32) Thirty Two	22 ft. x 44 ft.
(4) Four	24 ft. x 44 ft.

Figure 2: Proposed Townhome Unit Dimensions

The proposed land use amendments are only for the rear of the property, as described in the legal description and illustrated in the image below. The total property at 2997 Lawrenceville Highway is ± 24.20 acres, however, only ± 12.2 acres are a part of these land use requests.



Figure 3: Boundary of proposed area for rezoning.

The subject site is located at 2997 Lawrenceville Highway, approximately 1,000 feet northeast from the Interstate 285 off-ramp to the entrance of Rehoboth Baptist Church. It is currently the site of Rehoboth Baptist Church whose site is made up of a sanctuary, main church building, education and children's building, education and missions center, a Christian life center, several parking lots, a playground, pavilion, and baseball fields. The proposed residential development will take place at the current location of the baseball fields and a portion of the rear parking lot. The entrance to the proposed development will be located to the rear of Rehoboth Baptist Church with its proposed entrance off Johns Road, located ± 900 feet from the Lee Way and Lawrenceville Highway intersection. The applicant initially proposed a roundabout entry feature into the development, but has since amended the application to show a four-way stop at the entrance to the proposed community off of Johns Road.

The site plan (Figure 1) shows ± 4.32 acres of open space comprising $\pm 35\%$ of the site, exceeding the minimum 20% required open space for development located in the MR-1 (Medium Residential—1) zoning district. In addition to the 75 residential units, the plan includes a mail kiosk and an above-ground detention pond (southeast). The site plan shows sidewalks along both sides of the proposed interior private road. Streetscape Dimensional Standards for collector streets at this location include a 6-foot landscape strip, and a 5-foot sidewalk with trees every 30 feet along the new internal road. All lots will be accessed internally.

A substantial portion of the proposed open space is located along the eastern boundary with Johns Homestead park. This open space along Johns Homestead Park is depicted with a proposed natural dirt foot path linking the development to Johns Homestead Park (shown in purple in Figure 1). Additionally, there are two smaller dirt paths linking internal development sidewalks to the dirt path that provides connection to Johns Homestead Park (shown in orange in the applicants site plan). There is another proposed natural dirt foot path located in the open space in the south side of the proposed development linking to the proposed park connection dirt path (also shown in orange). The applicant has suggested dedicating the land around the purple trail (eastern most trail and surrounding open space) to the City of Tucker or dedicating a public access easement for this trail. Both options provide additional trail paths and connections to a public park and can be explored during the Land Development Permit process.

BACKGROUND

The initial application that was submitted to the City of Tucker on May 25, 2018 included a comprehensive plan amendment and a rezoning to MR-2 (Medium Density Residential—2). After meeting with City Staff to discuss concerns over this zoning designation, the applicant reduced their rezoning request to MR-1 (Medium Density Residential—1) on June 28, 2018. This revised application introduced a concurrent variance request to the dimensional standard for townhome width. The concurrent variance is a result of the larger required width for townhomes in the MR-1 zone district compared to the MR-2 zone district, shown in Figure 3.

Elements	RSM	MR-1	MR-2
Overall Site Requirements (minimum, unless otherwise specified)			
Dwelling Units per Acre****	4-6	8	12
Open Space Required (Minimum %)*	20%	20%	15%
Single-Family Attached (SFA/Townhomes)			
Lot Area (square feet)	1,000	1,000	1,000
Lot Width (feet)	25	25	20

Figure 4: Dimensional Standards

The applicant is proposing three different widths for the townhomes, as discussed earlier in the report.

COMMUNITY COUNCIL REVIEW

On June 13, 2018, the applicant presented the land use petition application to the Community Council for a comprehensive plan amendment from Institutional to Medical Area and a rezoning from OI (Office Institutional) to MR-2. There were a number of items regarding the development that were brought up by the Community Council members including questions relating to keeping the ballfields, noise from the development, disruption of the native habitat in Johns Homestead, whether the density was appropriate at the location, and increased traffic.

The change to the zoning request from MR-2 to MR-1 and the addition of a concurrent variance required the application to go back before the Community Council on July 11, 2018. Support for the project included less impervious surface which would improve the hydrology, the diversity of the proposed housing allowing a greater socio-economic mix of residents, and creating homes where residents may

age in place. The opposition also included hydrology issues, as well as concern about the smaller lots and resulting denser development.

NEARBY/SURROUNDING LAND ANALYSIS

Adjacent & Surrounding Properties	Zoning (Petition Number)	Current Land Use
Adjacent: Northwest	OI (Office Institutional)	Rehoboth Church
Nearby: North across Lawrenceville	OI (Office Institutional)	Cemetery
Adjacent: North and East	R-75 (Residential Medium Lot-75)	John’s Homestead Park
Adjacent: South	R-75 (Residential Medium Lot-75)	Single-Family homes
Adjacent: West	R-75 (Residential Medium Lot-75)	Single family home and vacant
Nearby: West	C-1 (Local Commercial)	Waffle House

COMPREHENSIVE PLAN AMENDMENT (CA-18-001)

The applicant is requesting a comprehensive plan amendment from Institutional to Medical Area. The comprehensive plan amendment needs to be considered first as the zoning ordinance (Sec. 7.3.2) requires consistency between the comprehensive plan and zoning decisions. If the comprehensive plan amendment is not approved, the rezoning request cannot be processed as the residential dwellings that is included in the MR-1 rezoning request are not consistent with the Institutional Character Area.

The City of Tucker adopted the new Tucker Tomorrow Comprehensive Plan in April 2018. Staff notes that the Medical Area designation is a new Character Area that was created as part of the Tucker Tomorrow Comprehensive Plan. Whereas most Character Areas are used as a visioning statement for an area that identifies items such as primary land uses, development strategies, and design considerations, the Institutional Character Area only identifies existing institutional uses.

Criteria (standards and factors) for amendments to the comprehensive plan are provided in Section 7.3.4 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.

CRITERIA TO BE APPLIED – COMPREHENSIVE PLAN AMENDMENT

- 1. 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.**

The proposed Medical Area future land use designation would be more suitable in consideration of the development of adjacent and nearby properties than the existing Institutional land use

designation if redeveloped. Staff notes that the Institutional Character Area locations are based primarily upon parcel specific existing land use and not visioning exercises. Visioning exercises take into account development patterns establishing a more holistic, sustainable pattern of development. Existing land uses only reflect what is on the ground at a parcel specific basis. The areas dedicated as Institutional are primarily the locations of public schools, police and fire facilities, large churches, cemeteries and the like.

The subject site entrance location is shown as ± 0.33 mile from an Interstate 285 off-ramp to Lawrenceville Highway. The Medical Area designation at this location is logical in terms of locational criteria such as proximity to a major arterial (Interstate 285), proximity to Lawrenceville Highway and the nearby Commercial Redevelopment Corridor to the west. To the south, the property borders a medium-density (R-75) residential neighborhood. To the northwest is the remaining Rehoboth Baptist Church property. Northwest across Lawrenceville Highway is Office Institutional property, the location of Floral Hills Memory Gardens Cemetery. Further west adjacent to the cemetery is an extended stay motel.

The residential element of the proposed project may assist in serving the Medical Area's housing needs, maintaining a jobs/home balance. Transitioning between character areas and between zoning districts is an important part of city planning. The introduction of residential next door to an area designated as Conservation and Open Space (Johns Homestead Park) and Institutional (Rehoboth Baptist Church) will increase connectivity between nearby properties including the subject property, the church and the park.

2. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property or properties.

The proposed land use change will not adversely affect the existing use and usability of the adjacent area. Land use effects on residential communities to the south and east are a primary concern.

To a large extent, along the eastern property line of the proposed development, the proposed Medical Area designation is a logical transitional step down between the existing Conservation and Open Space Character Area (Johns Homestead Park) and the Institutional Character Area (Rehoboth Baptist Church) to the immediate northwest. In addition, if the Medical Area designation is assigned to the subject property, it could positively impact the connectivity with properties to the north, west, and south.

3. 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.

The proposed land use change will not cause an excessive and burdensome use of existing streets, transportation facilities, utilities, and schools. A Traffic Impact Study is not required for this application per Section 5.3.4 of the City of Tucker Zoning Ordinance. The approval of this development will require several transportation requirements to be made by the developer at time of construction. The impact on school capacity is estimated to be low. If approved, the development associated with the concurrent rezoning is expected to generate 13 students.

4. Whether the amendment is consistent with the written policies in the comprehensive plan text and any applicable small area studies.

The Medical Area Character Area’s primary land uses include hospital, medical office and limited laboratory uses, limited service business-class hotels, retail and service commercial including casual and sit-down dining, townhomes, continuing care retirement community housing, and biomedical companies and technical training facilities.

The Medical Area Character Area design considerations include increased connectivity to nearby neighborhoods and residential developments, higher densities near I-285, and pedestrian oriented streetscapes with walkable connections. The proposed townhome development on the site plan complies with the primary use of the Medical Area Character Area’s primary land uses. The development also proposes to increase connectivity to Johns Homestead Park and Rehoboth Baptist Church.

The proposed project includes townhomes, as well as single-family detached homes. While only townhomes are listed as a primary land use in the Medical Character Area, staff believe the small percentage of single-family homes in this application is appropriate on this site given its location on the edge of the medical area and the proximity to existing single-family detached homes.

5. Whether there are potential impacts on property or properties in an adjoining government jurisdiction, in cases of proposed changes near county or municipal boundary lines.

There are no known potential impacts on property in adjoining jurisdictions. The location of the proposed development is well within the city limits of Tucker, such that it is not close to the unincorporated area of DeKalb County or any other municipality and is therefore unlikely to have a potential adverse impact on adjoining local jurisdictions.

6. 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.

According to Pew Research Center, “Between 2007 and 2014, there was a 3.7% decline in weekly church attendance. Meanwhile, the U.S. population increased by over 16 million during that same time frame.” Essentially, church attendance is not keeping up with population growth. A 2002 survey of 1,159 U.S. churches found that only 6 percent of churches were growing—the study defined growth as not only increasing in attendance, but also increasing at a pace faster than its community’s population growth rate. Locally, Rehoboth Presbyterian Church located southwest of Rehoboth Baptist Church (along Lawrenceville Highway), closed its doors after 66 years of service. To the east in Tucker’s Smoke Rise community, Mount Carmel Christian Church is looking to sell its large 43-acre site to relocate to a smaller, more affordable location. These changing conditions require innovative measures for churches to continue to be able to offer services and attract new members.

7. Whether there will be an impact on historic buildings, sites, districts or archaeological resources resulting from the proposed changes.

There are no known historic buildings, sites, districts or archaeological resources on the subject properties. The Rehoboth Baptist property does not include a cemetery.

STAFF ANALYSIS

The proposal will provide better integration between residential neighborhoods, Johns Homestead Park and Rehoboth Baptist Church through sidewalk connectivity and trails. The comprehensive plan also recommends a continued focus on ensuring Tucker provides a range of quality housing choices at a variety of price points. Life cycle housing should be supported through the creation of more housing choices for “empty nesters.” The applicant is providing a variety of housing options to allow growing families, newly established households, and those wishing to age in place.

The requested **comprehensive plan amendment** is supported by staff as the proposal permits uses that are suitable in consideration of the use and development of adjacent and nearby property, will positively affect the existing use or usability of adjacent or nearby property, will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools, and does comply with all of the written policies in the comprehensive plan text, especially providing a range of housing options in the Medical Area. The addition of residential units will have a positive impact on creating a sustainable area connecting health workers and future residents to John’s Homestead Park.

In conclusion, staff **recommends approval of CA-18-001** to amend the Character Area from Institutional to Medical Area.

REZONING (RZ-18-003)

The applicant seeks rezoning from OI (Office Institutional) to MR-1 (Medium Residential—1).

Criteria (standards and factors) for rezoning decisions are provided in Section 7.3.5 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.

REZONING - CRITERIA TO BE APPLIED:

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

The subject property is currently located within the Institutional Character Area which does not support residential developments such as the one that is proposed, as the new Institutional Character Area only supports existing uses that includes schools, churches, cemeteries, and parks.

The applicant has requested a concurrent application, CA-18-001, to amend the character area designation of the subject property from Institutional to Medical Area. The Medical Area Character Area supports townhomes and medical-related uses. Townhomes are listed as a primary use. Further, this area is intended to promote medical-related primary and secondary services while also ensuring that housing targeted to healthcare professionals is provided. Should the comprehensive

plan amendment be approved the zoning proposal would be in conformity with the policy and intent of the comprehensive plan.

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 will allow for more intense residential development in an area that is surrounded on three side by R-75 zoned property. The requested MR-1 zoning district is unsuitable in view of the use and development of adjacent and nearby properties. The request essentially introduces a significantly higher zoning district designation than is appropriate creating a less than desirable transition. An RSM zoning district designation would be more compatible with the adjacent R-75 zoning district, while offering a more gradual transition from residential to Institutional.

Staff notes that the property designated R-75 to the immediate east is the location of John's Homestead Park. To the north is the parent property and the location of Rehoboth Baptist Church, zoned Office Institutional.

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. The current zoning designation is Office Institutional. A two-story (35 foot) office building would be permitted by right at this location.

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

The higher density of the MR-1 zoning district will greatly affect the lower density neighborhoods to the south and east as there will not be an appropriate, transitional step down between the existing housing and the proposed development. In addition, if the MR-1 designation is assigned to this property, it could impact the remaining residential properties to the south as it's an abrupt increase in density (MR-1 permits up to 8 units/acre). A more appropriate transition would be an RSM (Residential Small Lot Mix) zoning designation to ensure an appropriate mix and transition, on all sides of the proposed development. The RSM zoning district, which permits up to 6 units/acre, is an appropriate transition from Office Institutional.

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 parcel that are a part of this rezoning application. The reasons identified per this section in the comprehensive plan analysis section do not apply as more options exists for this property as part of the Office Institutional zoning district than the Institutional Character Area.

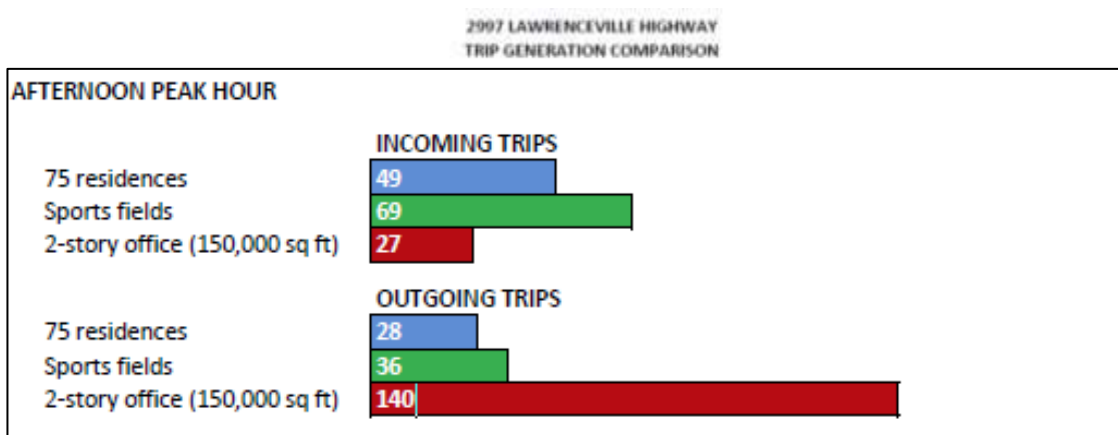
6. Whether the zoning proposal will adversely affect historic buildings, site, districts, or archaeological resources.

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 unit number did not mandate a traffic impact study as 75 new homes will not create a major impact to the existing street.

A trip generation study was performed by Marc R. Acampora, PE, LLC to determine the volume of trips that would enter and leave the 2997 Lawrenceville Highway site under different development scenarios. A summary of the afternoon trip generation comparison is below.



The applicant intends to improve conditions along Settlement Road and Johns Road by converting the partial cul-de-sac into a four-way stop.

The report from DeKalb County Schools stated that there would be a minimal impact to the school system if the development is constructed. The proposed development would add thirteen (13) students to DeKalb schools (3 to Brockett ES, 3 to Tucker MS, 4 to Tucker HS).

DeKalb County Watershed Management states that Sewer capacity must be considered by the applicant. Adequate sewer capacity can be an issue. The Applicant submitted a Sewer Capacity Request to DeKalb County in March. Once the Modeling team completes that final review, Watershed Management will share those results. All development approvals are contingent on Watershed Management approval.

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 as the applicant is proposing to respect all stream buffers and floodplains on site. While the site is mostly cleared, there is a heavy tree line around the perimeter of the site. Therefore, Staff recommends saving as many trees as possible in this area. This should be feasible, given the majority of the tree line is within the stream buffers.

STAFF ANALYSIS

Should Mayor and City Council choose to support the Comprehensive Plan amendment, **staff recommends approval of RZ-18-003 to a less intense zoning district than requested for the reasons stated above. The staff recommendation is to rezone the rear portion of the property to RSM (Residential Small Lot Mix).** The RSM zoning district would permit a use that is suitable in view of the use and development of the adjacent and nearby area by creating “interior” walkway paths through existing parking lots to a create safer, inviting environments away from congested, primary thoroughfares. In addition, the reduction to a less intense zoning district (RSM) will still provide an opportunity for connections to various parts of the city, while still respecting the suburban nature of the area to the south. Staff also believes that the site plan could be altered to provide better transitions of uses between both the existing R-75 Residential and Office Institutional areas, including Rehoboth Baptist Church and John’s Homestead Park.

Rezoning to a less intense zoning district, such as RSM, will require major changes to the site plan, specifically to the single-family detached lots. Conventional Single-Family detached lots located in the RSM zoning district require 6,000-square foot lots with 60-feet of frontage. The proposal includes 21 conventional single-family detached units on lot sizes varying from approximately 5,096 square feet to approximately 5,803-square feet. The lot width of these lots varies from 52-feet to 67.4-feet. In addition to the 21 single-family units, the plan includes 54 townhomes of varying widths. The next portion of the report discusses the applicant’s concurrent variance request to vary the width of the townhomes. While staff supports the proposed reduction in the townhome widths, staff would object to variances on the lot width and lot area of single-family homes in the RSM zoning district.

The RSM zoning district allows up to 6 units/acre. On a ±12.2-acre site, this could yield up to 73 residential units meaning the lose of potentially only 1 unit. However, if the single-family detached lots are increased to meet the code requirements, there could be an even greater reduction in the unit count. However, staff feels that the mix of single-family detached and townhome units best meets the intent of the Comprehensive Plan and the existing development pattern of the surrounding area.

Planning Commission and Mayor and City Council are authorized to approve a request to a less intense zoning district or land use category than that requested by the applicant per provisions in Section 7.3.7 and Section 7.3.8. Should the applicant disagree with Staff’s proposal, then they can request that action only be taken on their submitted request for MR-1.

CONCURRENT VARIANCE (VC-18-003-01)

The City of Tucker Zoning Ordinance stipulates dimensional standards including townhome width. A concurrent variance has been requested to Article 2, Table 2.4 Medium and High Density Residential dimensional standards to decrease the required townhome width from 25 feet to 20 feet in width. The applicant is proposing 18 townhomes at a 20-foot width, 32 townhomes at a 22-foot width, and 4 townhomes at a 24-foot width. The concurrent variance would be needed for both the MR-1 and RSM zoning designations, as shown below.

Elements	RSM	MR-1
Dwelling Units per Acre****	4-6	8
Open Space Required (Minimum %)*	20%	20%
Single-Family Attached (SFA/Townhomes)		
Lot Area (square feet)	1,000	1,000
Lot Width (feet)	25	25

Criteria for variance approval are provided in Section 7.5.3 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 site is not unusual in shape, size, narrowness or shallowness. However, the subject property has a stream located on the length of the southern and eastern side of the property which resulting in a substantial portion of the property that is unable to be developed. By varying the widths of the townhomes, the applicant is able to better work with the land and provide units that are rear-loaded that front the park.

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 width. The proposed 20 feet width is for the rear-loaded townhomes. The current zoning ordinance does not differentiate between townhome widths for rear-loaded and front loaded. A 20-foot rear loaded garage is adequate for a two-car garage, whereas a 20-foot front loaded garage would not be adequate for a two-car garage.

- 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.

- 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 due to the site constraints imposed by the location of the stream on the perimeter of the property.

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

The spirit and purpose of this regulation regarding dimensional standards is to provide for high quality layouts and residential protection by encouraging new development that is compatible with existing development. Staff believes that by varying the widths of the townhomes that the development provides a unique layout of housing options that works as a transition between the church, park, and existing residential neighborhoods. For example, by introducing 20-foot rear loaded units, the developer is able to offer townhomes that front the park, integrating them into the natural environment. This would be consistent with the overall spirit and intent of the comprehensive plan to promote a variety of sustainable housing options.

Conclusion: Staff recommends **approval of VC-18-003-01.**

STAFF RECOMMENDATIONS

Based upon the findings and conclusions herein, Staff recommends:

1. **APPROVAL of CA-18-001**
2. **APPROVAL of RZ-18-003 for RSM** (a less intense zoning district)
3. **APPROVAL of VC-18-003-01**

Should the governing bodies choose to approve the requests, Staff recommends that the request be approved subject to the following conditions:

1. The property should be developed in general conformance with the dimensional requirements of the RSM zoning district.
2. Density shall be limited to up to 6 units per acre.
3. Townhome widths shall be permitted in 20-foot, 22-foot, and 24-foot increments (VC-18-003-01).
4. All healthy specimen trees located in the common area around the perimeter of the site shall be preserved.
5. A public access easement shall be dedicated along all trail segments within the proposed development.
6. A 6-foot brick and decorative metal wall shall be constructed where the residential development abuts the asphalt parking lot of the church and along the entrance of the development.
7. A minimum 5-foot perimeter landscape strip shall be added to the edge of the asphalt parking area within the remaining church property to provide proper transitioning between the parking spaces and the residential units.
8. The subject property shall have a mandatory homeowner's association, created by the Developer, that will require, among other things, maintenance of the stream buffer, common open space areas, and detention ponds.
9. The detention pond shall be located on a separate lot of record.
10. The development shall be limited to one (1) entrance on Johns Road. The location of said entrance is dependent on adequate spacing and sight distance, and subject to the approval of the Tucker City Engineer.
11. Owner/Developer shall construct an all-way stop at the intersection of the project entrance with Johns Road, Settlement Road, and the Rehoboth Baptist Church driveway. Said

intersection improvement shall be approved by the City Engineer. Sufficient right-of-way shall be dedicated to accommodate this intersection improvement at no cost to the City of Tucker.

12. Owner/Developer shall install sidewalk along both side of all interior streets.
13. A minimum twenty-foot (20') setback is required from the back of sidewalk to the face of structure in order to accommodate a parked vehicle in the driveway.
14. 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.
15. A fifty foot (50') undisturbed buffer and an additional twenty-five foot (25') impervious setback is required along all state waters.
16. All trails within the stream buffer shall be constructed out of a natural, pervious material.
17. Owner/Developer shall comply with Section 14-39 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 on site. Any specimen trees removed during the redevelopment shall require additional tree replacement units as required in the ordinance.
18. Water and sewer approval is required by the DeKalb County Department of Watershed Management.

DEPARTMENT COMMENTS

DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT

The applicant submitted a Sewer Capacity Request to DeKalb County on March 14, 2018.

DEKALB COUNTY FIRE MARSHAL OFFICE

No comments.

DEKALB COUNTY SCHOOL SYSTEM

If approved, this project is projected to add 13 students to DCSD schools (3 to Brockett ES, 3 to Tucker MS, 4 to Tucker HS, 4 would participate in a school choice program and attend other DeKalb County School and 0 would attend private schools).

Schools	Total Capacity	Current Enrollment	Students generated from proposed development
Brockett ES	519	466	3
Tucker MS	1,312	1,238	3
Tucker HS	1,747	1,735	4

LAND DEVELOPMENT

A Traffic Impact Study is not required for this application per Section 5.3.4 of the City of Tucker code of Ordinances. A Trip Generation Evaluation is required.

Comments

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.
 - c. 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.
2. ADA compliant sidewalks are required along both sides of all proposed streets.
3. Development plans shall meet all the requirements of the City of Tucker Development Regulations, Tree Protection, Erosion & Sedimentation Control, Floodplain, and Stream Buffer Ordinances prior to the issuance of a Land Disturbance Permit.
4. Water and sewer approval is required by the DeKalb County Department of Watershed Management.