



Land Use Petition: SLUP-16-005, VS-16-005-01

Date of Staff Recommendation Preparation: December 12, 2016; Revised January 3, 2017

Community Council: October 26, 2016

Planning Commission: December 19, 2016 and January 12, 2017

Mayor and City Council, 1st Read: January 9, 2017

Mayor and City Council, 2nd Read: January 23, 2017

PROJECT LOCATION: 2200 and 2180 Northlake Parkway, Tucker, GA 30084

DISTRICT//LANDLOT(S): Land District 18, Land Lot 210

ACREAGE: 7.00 acres

EXISTING ZONING C-1 (Local Commercial District) and OI (Office-Institutional)

EXISTING LAND USE Shopping Center and motel (“Northlake Inn”) (proposed to be demolished); Restaurant (proposed to remain)

FUTURE LAND USE MAP DESIGNATION: Regional Center

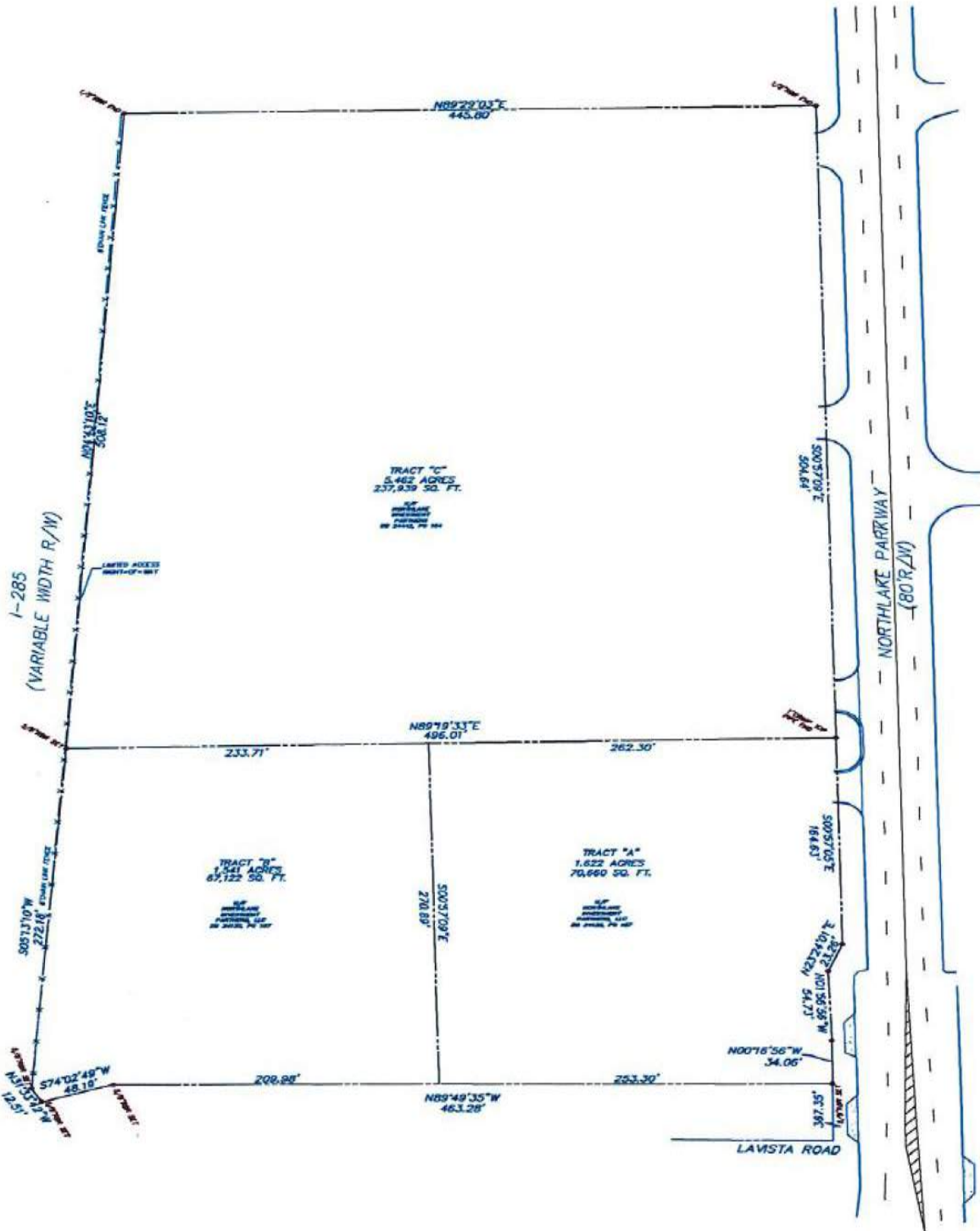
OVERLAY DISTRICT: Northlake Overlay District, Tier 2

APPLICANT: Northlake Investment Partners, c/o Kathryn M. Zickert

OWNER: Northlake Investment Partners; Park 786 LLC

PROPOSED DEVELOPMENT: Multiple-family residential (210 units in 3 buildings of four-stories each) (12 studio units, 132 1-bedroom units, and 66 2-bedroom units) on approximately 6.1 acres) and existing 5,300 square foot restaurant on approximately 0.91 acre. Concurrent variance to reduce public space requirement from 20% to 7%.

STAFF RECOMMENDATION: **Approval with Conditions of SLUP-16-005 for density; Denial of VS-16-005-01**



The subject property consists of Tracts B and C as shown above on the survey (source: Application).

PROJECT UPDATE

The applicant has revised their application to include a concurrent variance request to reduce the public space requirement from 20% to 7%. As mentioned below, the Northlake Overlay (Section 3.35.13), states that “a minimum of twenty (20) percent of the gross land area shall be provided as public space for each new development” and that “private courtyards and outdoor amenities shall not be counted toward the twenty-percent public space requirement.” The proposed 7% of public space is shown on the site plan titled “Open Space Exhibit” which is date stamped “December 30, 2016. The public space encompasses the landscape strips along the main entrance to the multi-family component, the streetscape along Northlake Parkway, a large landscaped area in the front of the Hickory House portion of the site, and the landscape strips that wrap around the proposed property lines of the Hickory House site. New information can be found in italics.

PROJECT DATA

Within the Northlake Overlay District (within which the subject property is located), multi-family residential is permitted outright and if a density of more than 25 dwelling units per acre is proposed, it requires a special land use permit (Sec. 27-3.35.8.D.8 zoning ordinance). Accordingly, the applicant requests a Special Land Use Permit for multi-family dwellings exceeding 25 units per acre in Tier 2 of the Northlake Overlay District.

The proposed site, which is made up of all of 2200 Northlake Parkway and the rear portion of 2180 Northlake Parkway, will contain three, four-story apartment buildings with a total of 210-units. The northern-most portion of the site will contain the existing Hickory House, which will remain in the same building with minor façade renovations to occur. The rest of the remaining shopping center will be demolished. One apartment building will front on Northlake Parkway, while the other two will align with Interstate 285. The proposed project has three access points: a full access drive by Hickory House, a right-in/right-out drive to the north of building 2000, and a full access drive to the south of building 2000, which aligns with the traffic light being installed for the Meridian development across the street. Interparcel connectivity will be provided to the parcel to the south. A majority of the development will be gated, as shown by three vehicle gates on the site plan.

Two amenity areas are shown behind the vehicular gates. A pool courtyard and cabana is shown around building 1000 and a dog park is located on the northwest corner of the site. Use of these amenities will be restricted to residents and their guests. As these amenities are private, the proposed site plan does not comply with the public space requirement of the Northlake Overlay (Section 3.35.13), which states that “a minimum of twenty (20) percent of the gross land area shall be provided as public space for each new development” and that “private courtyards and outdoor amenities shall not be counted toward the twenty-percent public space requirement.” The applicant is in the process of applying for a concurrent variance for a reduction in the public space requirements, which will require this application to be reviewed again by the Planning Commission on January 12, 2017. In an attempt to add some public space, staff will note that green space has been added (as shown on the Dec. 12 2016 site plan) along Northlake Parkway, in front of the Hickory House.

The site is located on the west side of Northlake Parkway, between Lavista Road, Interstate 285, and the Northlake Parkway. The site is comprised of almost 100% impervious surface, with the exception of a row a landscaping along Interstate 285 and Northlake Parkway. A cell tower is located at the southwest corner of 2200 Northlake Parkway, but the applicant intends to relocate it to the northwest corner of the site so that it is further away from the residential units. The approval process for the relocation of the cell tower is not a part of this application.

The site plan complies with the City of Tucker Zoning Ordinance with the exception of the public space requirements. The DeKalb Fire Department has also expressed concerns regarding the need for additional fire access to building 3000.

The front portion of 2180 Northlake Parkway is also under review by the City of Tucker (SLUP-16-006/007) for the conversion of the existing extended stay hotel into an assisted living facility. Discrepancies with the proposed property line (division) on the 2180 Northlake Parkway site has been an issue throughout the SLUP process and it is imperative that the two applicants are in agreement to where this line is located, before action can be taken by either the Planning Commission or Mayor and City Council. *The two property owners are now in agreement regarding the property line and both projects can move forward.*

COMMUNITY COUNCIL REVIEW

The Community Council reviewed the proposed application on October 26, 2016. Community Council members discussed the number of units, traffic, time of construction, parking, sewer issues, and sidewalks. Comments from the public concerned green space, parking, runoff, rent for apartments, and traffic. The Community Council voted to recommend approval of the proposed project, 6-0.

NEARBY/SURROUNDING LAND ANALYSIS

Adjacent & Surrounding Properties	Zoning (Petition Number)	Overlay District	Existing Land Use
Adjacent: North	OI (Office-Institutional)	Northlake, Tier 2	Shopping center
Adjacent: East (across Northlake Pkwy)	OI (Office-Institutional)	Northlake, Tier 2	Shopping center (under construction) ("Tucker Meridian")
Adjacent: South	OI (Office-Institutional)	Northlake, Tier 2	Extended Stay Hotel (SLUP 16-006 and SLUP 16-007)
Adjacent: South	C-1 (Local Commercial)	Northlake, Tier 2	Salon
Adjacent: West (Across I-285) (unincorporated)	O-I (DeKalb County)	Northlake, Tier 2	Offices, apartments, hotels, commercial

ZONING PURPOSES

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).

OI zoning district. The purposes of the OI zoning district, among others are to provide accessory commercial and residential uses to reduce auto dependence, to promote compatible development (in size and scale) to surrounding development, and to promote pedestrian-oriented compact design (Sec. 27-2-29.1 zoning ordinance). Compact design is defined in Article 9 of the zoning ordinance as follows:

“*Compact design*: The design of a structure and or development that encourages efficient land use and the preservation of open space, usually via building more vertically, and by minimizing surface parking.”

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).

Tier 2 Northlake overlay. The subject property is within Tier 2 of the Northlake Overlay District. The purposes of Tier 2 are to recognize the existing office, retail, and infill multifamily development in the area; to allow opportunities for residents to live close to employment, and to provide accessibility to shopping areas and to decrease the number of automobile trips and traffic congestion. The desirable tier-wide development should be sixty (60) percent office, thirty (30) percent residential and ten (10) percent retail (Section 27-3.35.9.B zoning ordinance). While 24-units of multifamily are permitted by right, tier 2 sets a maximum density of 30-units per acre. Therefore, a SLUP can be only requested for up to an additional 6-units per acre.

CRITERIA TO BE APPLIED – SPECIAL LAND USE PERMIT

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 plan for Northlake Apartments, received December 12, 2016, demonstrates that the development as proposed can meet all applicable requirements, with a few exceptions, as shown in the table below. Development standards in Tier 2 of the Northlake Overlay District include the following (Sec. 27-3.35.9.B except as noted):

Development Standard	Specific Requirement	Compliance Demonstrated by Site Plan Submitted?
Front building setback	Minimum zero, maximum 30 feet	Yes – complies
Side and rear setbacks	20 feet	Yes – complies
Maximum building height	9 stories and 135 feet (maximum 7 stories for parking deck)	Yes – complies
Use distribution	At least 2 principal uses	Yes – complies
Minimum building floor area required	65% office and/or residential development	Yes – complies
Maximum residential density	30 units per acre	Yes – complies
Maximum floor-area ratio	1.5 (without additional amenities)	Yes – complies
Sidewalks (Sec. 3.35.10)	Minimum 15 feet wide, including a 10’ pedestrian zone and a 5’ street furniture zone	Yes – complies

Street trees (Sec. 3.35.12)	Min. 3.5" caliper planted 30' on center planted, 2.5' behind curb	Yes – complies
Minimum public space (Sec. 3.35.13).	20% of gross land area	DOES NOT COMPLY
Parking location (Sec. 3.35.16)	Within no more than 700 feet of building entrance	Yes – complies
Minimum parking spaces, multi-family residential uses (Sec. 3.35.16)	1 space per unit for the first bedroom, plus one-half (0.50) space per additional bedroom	Yes – complies (253 minimum)
Minimum parking spaces, restaurant (Sec. 3.35.16)	5 spaces per 1,000 square feet	Yes – complies (30 minimum)
Architectural requirements (visible building facades) (Sec. 3.35.17)	brick, stone, or cement stucco or other equivalents	See elevation drawings submitted by applicant (cement stucco used?)
Development Standard	Specific Requirement	Compliance Demonstrated by Site Plan Submitted?
Minimum landscape strips required (width), side, rear and front (Sec. 3.35.18)	5 feet	Yes – complies except for north property line at restaurant
Parking lot landscaping (minimum area required) (Sec. 3.35.18)	10% of parking lot interior	Yes – complies
Multi-modal access (Sec. 3.35.19)	Plan required no later than time of development permit	Yes – complies
Multi-family facing street (Sec. 3.35.23)	Entrances with a stoop or porch between the sidewalk and the building façade are required with sidewalk connecting all ground floor entrances to the public sidewalk	Yes – complies

Although the site plan demonstrates compliance with the vast majority of the standards referenced above, there is no dedicated public space and therefore, a concurrent variance is needed for compliance. Underground stormwater detention has been added to the December 12, 2016 site plan. *The applicant has applied for a concurrent variance to reduce the 20% public space requirement to 7%.*

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

The existing restaurant and proposed apartment development are compatible with the land uses and development of adjacent properties (meets standard).

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

Schools. According to the DeKalb County School District, per memorandum dated November 10, 2016, the development if approved will add 104 students to the county school system, including 44 students who would attend Midvale Elementary School, 18 who would attend Tucker Middle School and 30 who would attend Tucker High School (which is already over capacity).

Stormwater management. The site plan shows a note for underground stormwater management along the west property line.

Water and sewer. Water and sewer approval is required by the DeKalb County Department of Watershed Management. Approval of the SLUP shall be conditional to Watershed approval.

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 Parkway is an 80 foot right of way. It is not considered sufficient to accommodate the development as proposed. Dedication of additional right of way is recommended to accommodate additional road improvements needed to serve the proposed development, including a left turn lane into the development from Northlake Parkway. The land development engineer has recommended several conditions of approval pertaining to public street access which are included in this report (supports conditional approval).

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.

If developed in accordance with recommended conditions, land uses along Northlake Parkway will not be adversely affected by the character of vehicles or the volume of traffic generated by the proposed development (supports conditional approval).

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.

There is a grade issue with regard to the proposed interparcel access with the site of SLUP 16-006 and 16-007 to the south of the subject property. If developed in accordance with recommended conditions, the proposed development can meet this standard (supports conditional approval).

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 standard).

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 existing restaurant is not open 24 hours. The residential development if approved will not result in unusual hours of activity (meets standard).

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.

If developed in accordance with recommended conditions, land uses along Northlake Parkway will not be adversely affected by the manner or operation of the development (supports conditional approval).

J. Whether or not the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

The proposed development does not comply with all underlying zoning district requirements as multifamily is not permitted in O-I or C-1, however, the use is permitted under the Northlake Overlay. The project complies with the Tucker Northlake Overlay District with the exception of public space and landscape strip requirements along the eastern portion of the northern property line. *The applicant has applied for a concurrent variance to reduce the 20% public space requirement to 7%.*

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

The regional center is to be a concentration of regionally-marked commercial and retail centers, office and employment areas, higher-education facilities, recreational complexes and higher density housing. Primary land uses include townhomes, condominiums, apartments, office, retail and commercial, and entertainment/cultural facilities. 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.

Not applicable. The site is not at the edge of the Northlake overlay district boundary). No transitional buffer zones are required due to the current zoning of surrounding properties (meets standard).

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

The site plan shows space for a trash receptacle at the rear of the property to serve the apartment portion of the development (meets standard) and to the north of the Hickory House building to serve the existing restaurant (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.

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.

By complying with the development standards for Tier 2 of the Northlake Overlay District, it is staff's opinion that the building size, mass, and scale will be appropriate in relation to surrounding land uses (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 following supplemental use regulations are applicable: accessory buildings and structures (Sec. 27-4.2.1 and 27-4.2.2); service areas, outdoors, for nonresidential uses (Sec. 27-4.2.47); swimming pool (Sec. 27-4.2.50) and telecommunications towers and antenna (Sec. 27-4.2.57). It appears the proposed development is in compliance with these requirements, although the existing cell tower on the site (which is proposed to be relocated) has not been evaluated for compliance with Sec. 27-4.2.57 of the zoning ordinance (meets or can meet this 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 height of the apartment buildings, at four stories, will not create a shadow impact 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.

Multi-family dwellings are permitted in the Northlake Overlay District. Staff has initiated an analysis of the proportions of apartments and nonresidential building in the vicinity, but does not have the data at this time; however, the proposed development is considered consistent overall with recommendations of the Northlake Overlay District (meets standard).

<i>Name</i>	<i>Address</i>	<i>Acreage</i>	<i>Unit Count</i>	<i>Density</i>	<i>Overlay Tier</i>	<i>DeKalb Case #</i>
<i>Green Park</i>	<i>2037 Weems Road</i>	<i>15.56 acres</i>	<i>310 units</i>	<i>19.77</i>	<i>Tier 1</i>	<i>N/A</i>
<i>City North</i>	<i>3421 Northlake Parkway</i>	<i>Apx. 7.16 acres</i>	<i>357 units</i>	<i>Apx. 49.86</i>	<i>Tier 2</i>	<i>N/A</i>
<i>Atlas Lavista Hills</i>	<i>2200 Parklake Drive</i>	<i>Apx. 8.9 acres</i>	<i>399 units</i>	<i>Apx. 44.83</i>	<i>Tier 2</i>	<i>N/A</i>
<i>Providence of Northlake</i>	<i>2200 Ranchwood Drive</i>	<i>Apx. 8.65 acres</i>	<i>256 units</i>	<i>Apx. 29.6</i>	<i>Tier 1</i>	<i>CZ-97113</i>

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 development is considered consistent with the needs of the overlay district and is considered consistent with the overall objectives of the comprehensive plan and the purposes of

the C-1 and OI zoning districts and the purposes and objectives of the Northlake Overlay District, including Tier 2 provisions (meets standard).

CONCURRENT VARIANCE (VS-16-005-01)

One concurrent variance has been requested in regards to the development of the proposed multi-family development. The variance, VS-16-005-01, is to Section 3.35.13 of the Northlake Overlay that states that “a minimum of twenty (20) percent of the gross land area shall be provided as public space for each new development.” The applicant is asking to reduce the 20% requirement to 7%, which equals a total 20,450 square feet of public space provided. Staff will note that the site as a whole contains 27% open space (83,729 square feet), however, a majority of it is for private amenities (pool courtyard, dog park, etc).

Criteria for variance approval are provided in Section 7.5.3 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. The zoning ordinance states that all five criteria must be met in order to approve the variance request.

CRITERIA TO BE APPLIED – CONCURRENT VARIANCES

- 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 size and shape of the lot do not create a hardship. Additionally, there are no exceptional topographic or other site conditions which create challenges to providing public space. The applicant is providing 27% open space, yet only 7% is public space. The applicant’s decision to create a private development with three vehicular gates creates their own hardship.

- 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 applicant’s ability to provide 27% open space clearly shows that the 13% reduction in public space (20% to 7%) goes above the minimum necessary to afford relief. The 20% public space applies to all properties within the Northlake Overlay and is applied the same throughout. Granting the reduction in public space would allow a special privilege to the developer as it would not be for relief, but for the incentive of the private development.

- 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 concurrent variance would be materially detrimental to the public welfare as it greatly reduces the amenity of public space that the code requires in order to improve the quality of life in the Northlake Overlay by promoting a physically attractive, environmentally safe community. While amenities are provided for private residents, the code clearly stipulates that public space should be included in all developments.

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 would not cause undue and unnecessary hardship. The applicant could redesign portions of the site to incorporate additional public space to meet the requirement of the overlay. For example, if the developer incorporates the Hickory House into the prominent corner of building 1000, creating a true mixed-use development, a large area would become available for public space, such as a pocket park. Additionally, the dog park could be relocated to the front of the site to provide additional amenities to the community as a whole.

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

The intent of the public space requirement is to encourage high standards for landscaping, green space, urban design, and public amenities. While amenities are provided to the residents of the proposed multi-family development, they are located at the interior of the development, screened by buildings, and made private by vehicular gates. The spirit and purpose of this requirement has not been met by the proposed request.

CONCLUSIONS

If developed according to staff's recommended conditions of approval, the proposed special land use permit can be consistent with the vast majority of the standards for special land use permit approval, but must first obtain a concurrent variance for a reduction of public space or remove the vehicular gates. Staff supports the density request of 30-units per acre. *While Staff supports the special land use permit for 30-units per acre because the use and density is consistent with the Comprehensive Plan and is compatible with the land uses and development of adjacent properties, the concurrent variance request for a reduction in public space does not meet all five variance criteria and should therefore, not be approved. Staff supports the proposed project conditionally, including the requirement for 20% public space.*

STAFF RECOMMENDATION

Based upon the findings and conclusions herein, Staff recommends **APPROVAL WITH CONDITIONS** of Land Use Petition **SLUP-16-005** and **DENIAL** of **VS-16-005-01**. (additions = *bold italics*; deletions = ~~strikethrough~~).

1. Use of the subject property shall be limited to a 210-unit multi-family development (30-units per acre), at a maximum height of four-stories, *which allows a 4/5 split configuration*.
2. The property should be developed in general conformance with the site plan submitted on ~~December 12, 2016~~ *December 30, 2016* to the Community Development Department, with revisions to meet these conditions *and any other code requirements made after review of actual construction plans*.
3. ~~The open space shown on the plans shall be open to the public or a concurrent variance shall be obtained.~~ *20% public space shall be provided on the proposed project site.*
4. ~~The angled parking spaces located near building 2000 and the full access intersection that aligns with the traffic light shall be removed or redesigned to change the orientation of the spaces.~~
5. The existing ground sign *for the shopping center* shall be removed and replaced with one that complies with the Northlake Overlay standards.
6. The site plans shall be revised to meet all requirements of ~~the DeKalb Fire Department~~ *applicable building and fire codes*.
7. Owner/Developer shall have a maximum of two (2) full access driveways and one (1) right in/right out only driveway on Northlake Parkway. One full access driveway shall be located at the proposed signalized intersection for the Tucker Meridian commercial development and shall align with their driveway. The second shall be located in front of the existing Hickory House site. 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.
8. Owner/Developer shall modify the future traffic signal at the Tucker Meridian commercial driveway *if needed* to accommodate the new driveway approach. All traffic signal modifications including signal poles, signal heads, detectors and other equipment shall be installed at no cost to the City of Tucker.
9. Owner/Developer shall provide interparcel access to adjacent properties. ~~Said access shall be located to provide optimal vehicular access between the properties.~~
10. Owner/Developer shall install a left turn lane from Northlake Parkway into the site at the future traffic signal, *unless it is installed as part of the Meridian project across Northlake Parkway*.
11. The main driveway *to the multi-family component* at the signalized intersection shall have fifty feet (50') of uninterrupted ingress/egress from Northlake Parkway. Said ingress/egress shall be measured perpendicularly from the proposed right-of-way of Northlake Parkway to the nearest parking space.

12. Owner/Developer shall dedicate additional right-of-way along Northlake Parkway to accommodate all required road improvements. Future right-of-way shall be a minimum of eleven feet (11') from back of curb or two feet (2') from back of sidewalk, whichever is greater. ***Building location shall generally remain as reflected in the site plan submitted December 30, 2016.***
13. Owner/Developer shall construct ADA compliant internal sidewalks that will provide pedestrian connectivity from all apartment buildings to the sidewalk along Northlake Parkway.
14. ***Subject to MARTA approval***, owner/developer shall construct a bus shelter at the existing MARTA bus stop on Northlake Parkway. Said shelter shall meet the requirements of MARTA, DeKalb County, and the City of Tucker. Applicant may work with the developer of SLUP-16-006/07 and MARTA to consolidate the number of bus stops on Northlake Parkway.
15. 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. Shared detention with the proposed development to the southeast (SLUP-16-006/07) shall be implemented if both projects are redeveloped.
- ~~16. No residential building shall be constructed within the fall zone radius of the existing adjacent communication tower. Said radius shall be equal to the height of the existing tower.~~
17. ~~The~~ ***Any*** relocation of the existing cell tower shall be reviewed separately from SLUP-16-005.
18. The development of the project is contingent on approval from DeKalb County Watershed Management.

DEPARTMENT COMMENTS

ARBORIST

1. Site must meet approval of the city of Tucker tree ordinance.

DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT

1. Please direct the customer to submit the attached to me by email as soon as possible. The process takes a minimum of 60 days for evaluation.
2. You can let them move forward with their application as long as they are fully aware that Sewer Capacity is not guaranteed until we complete the evaluation and the developer comes up with a Sewer Action Plan.

DEKALB COUNTY FIRE MARSHAL OFFICE

Initial review showed numerous concerns regarding access, especially as it relates curb cuts and access to building 3000. Additional review will be required throughout the permitting process.

DEKALB COUNTY SCHOOL SYSTEM

If approved, this development would add 104 students to DeKalb schools. Of those, 44 would attend Midvale ES, 18 would attend Tucker MS and 30 would attend Tucker HS. Tucker HS is already over capacity, and this development would increase the overcrowding. Tucker HS and Tucker MS are already forecast to increase in enrollment in the next 4-5 years without this additional development.

Schools	Total Capacity	Current Enrollment	Students generated from proposed development
Midvale ES	508	425	44
Tucker MS	1,312	1,257	18
Tucker HS	1,747	1,703	30

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 Parkway and to the future traffic signal at the entrance to Tucker Meridian.
4. Provide interparcel access easements to adjacent properties.
5. There is no area dedicated for stormwater detention shown on the site plan. All stormwater detention, water quality, and channel protection shall comply with the Georgia Stormwater Manual.
6. 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.
7. Water and sewer approval is required by the DeKalb County Department of Watershed Management.
8. Show the location of the existing communication tower. Show a radius around the tower equal to the tower height. No residential structure is allowed within this radius.
9. Any proposed vehicular access gate shall meet the requirements of Chapter 14 of the City of Tucker Code of Ordinances.