



Land Use Petition: SLUP-18-002

Date of Staff Recommendation Preparation: April 16, 2018

Community Council: March 14, 2018

Planning Commission: April 26, 2018

Mayor and City Council, 1st Read: May 14, 2018

Mayor and City Council, 2nd Read: May 29, 2018

PROJECT LOCATION:	2180 & 2200 Northlake Parkway
DISTRICT/LANDLOT(S):	Land District 18, Land Lot 210
ACREAGE:	±8.65 acre
EXISTING ZONING	OI (Office Institutional) / C-1 (Local Commercial)
EXISTING LAND USE	Shopping Center with restaurant (Hickory House); Northlake Inn (proposed to be demolished)
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:	Mixed Use, Multi-Family Development including: 245 multi-family dwelling units; 10,000-square foot new commercial building; 6,250-square foot existing restaurant
STAFF RECOMMENDATION:	Approval of SLUP-18-002 (for density over 24 units per acre)

PREVIOUS APPROVAL

A similar application to SLUP-18-002 went before the City of Tucker in late 2016/early 2017. That application, SLUP-16-005, was for a mixed-use, multi-family development with 210 units. The previous development was sited on 2200 Northlake Parkway and the rear portion of 2180 Northlake Parkway, as the front half of the Northlake Inn was previously planned to remain. The previous application included the existing Hickory House restaurant as well. The overall site was 7 acres, which yielded a density of 30-units per acre. On February 27, 2017, Mayor & City Council approved SLUP-16-005, with eighteen conditions. The new request, SLUP-18-001, is for an additional 35 dwelling units and an additional ± 1.65 acre [for a total of ± 8.65 acres at 28.32 dwelling units per acre]. The increase is due to applicant's proposal to incorporate the previously excluded portion of 2180 Northlake Parkway (Northlake Inn), thereby demolishing the entire building, to construct a more unified development. The previous approval included a concurrent variance to reduce the public open space requirement (VS-16-005-01). That variance is no longer needed as the code requirement has changed and the open space is no longer required to be public. Currently, the developer has stated that they plan on closing on the property in September 2018.

SLUP's can expire after 12-months if not used. The initial SLUP application was slated to expire on February 27, 2018, however, the Community Development Director granted a 12-month extension, as permitted by Section 7.4.11 of the City Zoning Ordinance. SLUP-16-005 is now valid until February 27, 2019. However, the expansion of both the land area and the number of units triggers the need for a new Special Land Use Permit.

On April 4, 2018, the City of Tucker Construction Board of Appeals approved a variance (CBA-18-001) to Section 1(d)(1)(a) of the Building Regulations to allow the use of Type 5A construction. A NFPA 13 sprinkler system is required to be installed throughout the project.

PROJECT DATA

The applicant has submitted an application for a Special Land Use Permit (SLUP-18-002) for the ± 8.65 acre subject properties located at 2180 & 2200 Northlake Parkway (approximately 420 feet north of the intersection of Northlake Parkway and Lavista Road). Within the Northlake Overlay District, Tier 2, multi-family residential is permitted outright up to 30 units per acre; however, if a density of more than 24 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 is requesting a Special Land Use Permit for multi-family dwellings exceeding 24 units per acre in Tier 2 of the Northlake Overlay District.

The proposed site plan proposes three, four/five story split apartment buildings with a total of 245-units on ± 8.65 acres (28.32 dwellings per acre). The northern-most portion of the site will contain the existing Hickory House, which will remain in the same building, while 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 four access points:

- a full access drive by Hickory House;
- a right-in/right-out drive to the north of building 1000;
- a full access drive to the south of building 1000, which will align with the traffic light for the Meridian development across the street; and
- a right in/right-out drive to the south of the commercial/office/retail/restaurant building.

Future interparcel connectivity will be provided to the parcel to the north and the south. A majority of the development will be gated, as shown by three vehicular gates on the site plan. Behind the vehicular gates is an amenity area. A pool courtyard and cabana is shown between building 1000 and building 2000. A dog park is located on the northwest corner of the site. Use of these amenities will be restricted to residents and their guests. A large area of open space is located along Northlake Parkway, near the Hickory House site. This open space was required per the conditions of SLUP-16-005.

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% imperious 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.

The proposed use meets the intent of the Regional Center Character Area by providing a wide range of uses that promote a walkable community design. The proposal is consistent with primary land uses of the comprehensive plan Regional Center Character Area designation including proposing apartments, retail, commercial, and office uses.

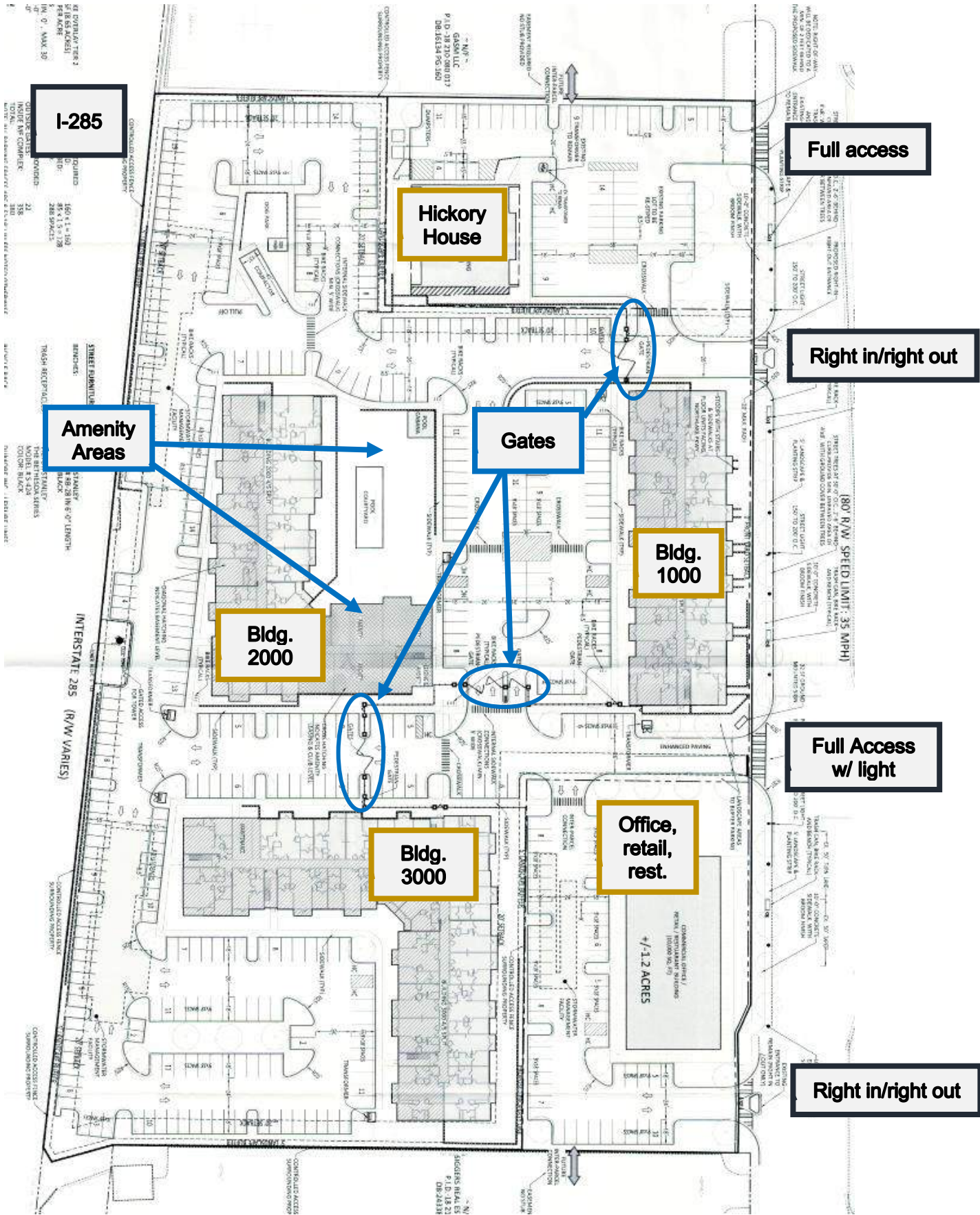


Figure 1: Revised Site Plan, stamped received April 3, 2018

COMMUNITY COUNCIL REVIEW

The Community Council reviewed the proposed application on March 14, 2018. Community Council discussion included concerns regarding whether the residential component would be condos or apartments. Additional questions related to parking locations, creating more unified green space, sidewalks and sidewalk extension to the north and south of the project, and walkability from nearby developments.

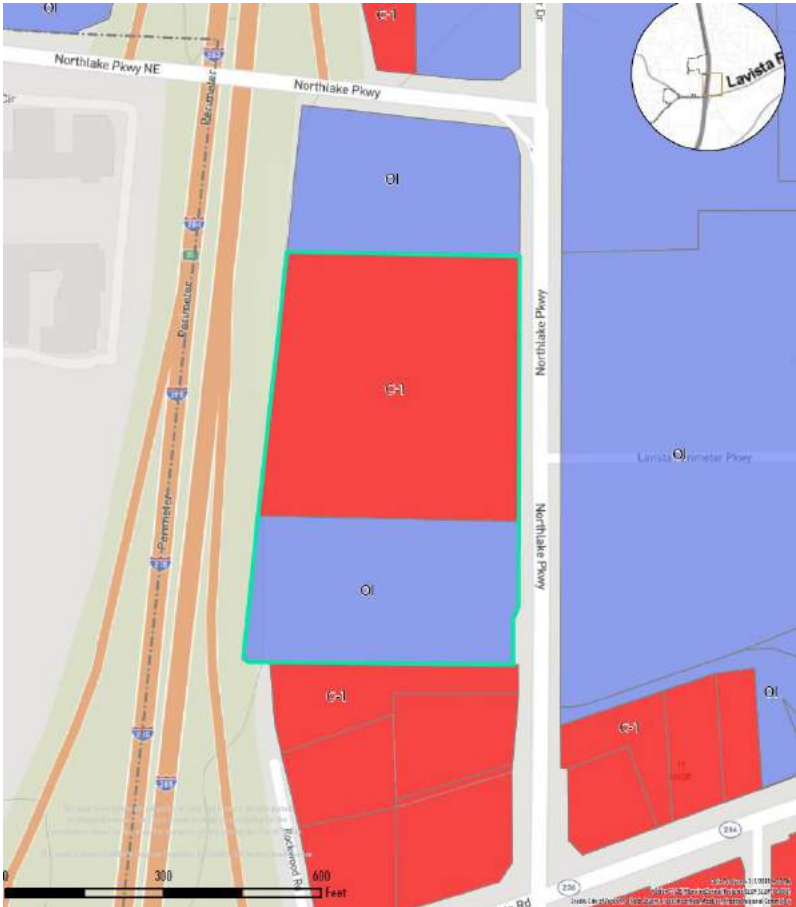
NEARBY/SURROUNDING LAND ANALYSIS

Adjacent & Surrounding Properties	Zoning (Petition Number)	Overlay District	Existing Land Use
Adjacent: North	OI (Office-Institutional)	Northlake, Tier 2	Office building
Adjacent: East (across Northlake Pkwy)	OI (Office-Institutional)	Northlake, Tier 2	Tucker Meridian
Adjacent: South	C-1 (Local Commercial)	Northlake, Tier 1	Hair Salon
Adjacent: South	C-1 (Local Commercial)	Northlake, Tier 1	Northlake Senior: 90-unit independent living
Adjacent: West (Across I-285) (unincorporated)	O-I (DeKalb County)	Northlake, Tier 2	Offices, apartments, hotels, commercial



Aerial Exhibit showing surrounding land uses.

Zoning Exhibit showing surrounding land uses.



ZONING OVERVIEW

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 overview. 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.

SLUP-18-002 Density over 24 du/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 revised site plan for Fairfield Northlake Apartments, received April 3, 2018, demonstrates that the development as proposed can meet all applicable requirements. No variances are being requested.

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

The proposed development is compatible with the land uses and development of adjacent properties (meets standard). The multi-family units will support the office and retail that is existing and the proposed 10,000-square foot commercial/office/retail/restaurant building will continue to expand on the success of the Meridian Development across the street.

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

Schools. If approved, the 245-multi-family unit development would add 27 students to DeKalb Schools.

The previous analysis done by DeKalb County School District showed that 210 multi-family units would add 107 students to DCSD schools. The projected decrease in number of school aged children is the result of a new DCSD calculation system, that is outlined at the end of the report.

Stormwater management. The site plan proposes three underground stormwater management systems.

Water and sewer. The previous development received Watershed approval, but the new proposal will require additional review. 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. The traffic signal that is shown has been activated since the initial SLUP request.

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.

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 are four access points being proposed, including one that aligns with an existing traffic signal. Additionally, two future interparecl access points are shown. Crosswalks are provided from the proposed development to the Meridian development across Northlake Parkway. If developed in accordance with recommended conditions from the City Engineer, the proposed development can meet this standard.

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.

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 site is located in a commercial area, along Interstate 285. A mixed-use development is consistent with the existing uses and will not create adverse impacts on the other developments by hours of operation. The existing restaurant is not open 24 hours.

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 as the entire area is part of a regional center with a mix of similar uses.

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.

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.

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.

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 and to the north of the Hickory House building to serve the existing restaurant. A dumpster area will need to be added to the commercial office/retail/restaurant building.

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, if granted. Currently, the city of Tucker does not limit the length of eligibility of a SLUP.

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.

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.

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. 4.2.1 and 4.2.2); service areas, outdoors, for nonresidential uses (Sec. 4.2.47); swimming pool (Sec. 4.2.50) and telecommunications towers and antenna (Sec. 4.2.57). It appears the proposed development is in compliance with these requirements.

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 (4/5 split) will not create a shadow impact on any adjoining lot or building. A five story (4 stories with podium parking) multi-family facility is located two parcels to the south and a 2/3 split office building is located to the north. Siggers Hairdressers is the smallest adjacent building (2/3 split), however, no apartment buildings are

proposed to abut it directly. The proposed site plan shows that a parking lot located next to the hair salon.

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

The proposed development is considered consistent overall with recommendations of the Northlake Overlay District in terms of the makeup of uses and the permitted density. If approved, it would be the only multi-family development in the northeast quadrant that isn't age restricted (note that the developer-imposed age restrictions for Northlake Senior, not the city).

<i>Name</i>	<i>Address</i>	<i>Acreage</i>	<i>Unit Count</i>	<i>Density</i>	<i>Overlay Tier</i>	<i>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>
<i>Northlake Senior</i>	<i>2150 Northlake Parkway</i>	<i>1.67 acres</i>	<i>90 units</i>	<i>60</i>	<i>Tier 1</i>	<i>SLUP-17-001</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, the overall objectives of the comprehensive plan, and the purposes of the C-1 and OI zoning districts. Additionally, the project offers a workforce housing component per an agreement with Decide DeKalb regarding tax incentives. For a period of 10 years, 10% of the units will be allocated for workforce housing (residents earning between 65-105% of AMI).

CONCLUSION

If developed according to staff's recommended conditions of approval, the proposed special land use permit can be consistent with the standards for special land use permit approval. Staff supports the density request of 30-units per acre.



STAFF RECOMMENDATION

Based upon the findings and conclusions herein, Staff recommends **APPROVAL WITH CONDITIONS** of Land Use Petition **SLUP-18-002**.

1. The property shall be developed in general conformance with the site plan submitted on April 3, 2018, to the Community Development Department, with revisions to meet these conditions.
2. Use of the subject property shall be limited to a 245-unit multi-family development (28.32-units per acre), at a maximum height of four-stories, which allows a 4/5 split; and accessory office, retail, restaurants uses.
3. That the open space along Northlake Parkway that is in front of the restaurant be developed as a park with benches and landscaping, subject to the review and approval of the Community Development Director.
4. Owner/Developer shall remove the existing ground/pole signs along the west and east property lines and replace with signage that complies with the Northlake Overlay standards.
5. A refuse area shall be provided for the commercial/office/retail/restaurant portion of the property. The refuse area shall be located behind the building and shall be screened from view from the right-of-way with fencing.
6. Owner/Developer shall have a maximum of two (2) full access driveways and two (2) right in/right out only driveways on Northlake Parkway. The center full access driveway shall be located at the existing traffic signal for the Tucker Meridian commercial development and shall align with their driveway. Curb cut locations shall meet the minimum requirements for spacing and sight distance and are subject to approval by the City Engineer.
7. Owner/Developer shall modify the existing traffic signal at the Tucker Meridian commercial driveway 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.
8. Owner/Developer shall accommodate future interparcel access to adjacent properties to the north and south. Said access shall be located to provide optimal vehicular access between the properties.
9. Owner/Developer shall modify the existing left turn lane from Northlake Parkway into the site at the traffic signal to provide adequate left turn storage, subject to the approval of the City Engineer.
10. Owner/Developer shall construct a fifteen foot (15') wide sidewalk, consisting of a minimum ten-foot wide pedestrian zone and a minimum five-foot-wide street furniture zone, along the entire frontage of Northlake Parkway.

11. 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.
12. Owner/Developer shall construct ADA compliant internal sidewalks that will provide pedestrian connectivity from all apartment buildings to the sidewalk along Northlake Parkway.
13. A maximum of twenty percent (20%) of parking spaces may be compact spaces. A compact space shall be defined as any space narrower than nine feet (9') in width. Compact spaces shall be identified with appropriate signage.
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.
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.
16. Owner/Developer shall comply with Section 14-39 of the City of Tucker Code of Ordinances concerning tree protection and replacement. A minimum tree density of thirty (30) units/acre shall be required.
17. Water and sewer approval is required by the 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

This project did apply and receive a sewer capacity allocation but in review of the documents that were attached, the size and scope of the project has increased. Because of this increase, the sewer approval will not be sufficient for the project as described. The customer will need to re-apply for the sewer capacity review process.

DEKALB COUNTY FIRE MARSHAL OFFICE

No comments.

DEKALB COUNTY SCHOOL SYSTEM

Instead of using the average number of students per unit in all apartments in Tucker, DeKalb County School Long Range Staff used a group of 10 newer apartments as comparable properties to calculate the estimated students. DeKalb County School have included the data from those comparable properties to explain the lower estimation compared to the previous application review.

Name of Development: 2180/2200 Northlake Pkwy
Comparable Properties*

Date 3/5/2018

Property	Units	Year Built	AvgSqFt	Avg\$	\$/sq ft	Cluster	HS RANK	ES Zoned	MS Zoned	HS Zoned	ES Oth	MS Oth	HS Oth	ES Priv	MS Priv	HS Prive	Total	Yield
Five Oaks	280	2005	1009	\$ 1,172	\$ 1.16	Tucker	5	13	6	7	3	0	5	1	1	0	41	0.15
Anum Station 29	223	2001	952	\$ 1,236	\$ 1.30	Tucker	5	12	6	22	1	0	2	0	0	1	49	0.22
The Brooke	537	2001	862	\$ 1,335	\$ 1.55	Lakeside	3	26	6	8	1	1	1	1	0	0	47	0.09
Atlas LaVista Hills	399	2010	1040	\$ 1,394	\$ 1.34	Lakeside	3	13	8	10	8	0	1	0	0	0	43	0.11
Green Park	310	2017	986	\$ 1,387	\$ 1.41	Lakeside	3	18	3	4	6	0	1	0	0	0	35	0.11
City North	357	2006	1016	\$ 1,132	\$ 1.11	Lakeside	3	14	16	19	6	0	0	1	0	0	59	0.17
Providence of Northlake	257	1999	1045	\$ 1,249	\$ 1.20	Lakeside	3	13	10	19	0	2	2	2	0	0	51	0.20
Reserve Decatur	298	2016	978	\$ 1,705	\$ 1.74	Druid Hills	8	7	1	2	1	0	0	1	0	0	20	0.07
The Point on Scott	250	2017	1031	\$ 1,840	\$ 1.78	Druid Hills	8	6	4	1	1	0	0	0	0	0	20	0.08
The Orleans	120	2001	927	\$ 1,232	\$ 1.33	Druid Hills	8	2	1	3	2	0	0	0	0	0	16	0.13
Total	3031	2007	985	\$ 1,368	\$ 1.39			124	61	95	29	3	12	6	1	1	381	0.13

Comparable Yield Rates

Level	Res	NonRes	PS	Total
ES	0.0409106	0.009567799	0.00197954	0.0524579
MS	0.0201254	0.000989772	0.00032992	0.0214451
HS	0.0313428	0.003959089	0.00032992	0.0356318
Total	0.0923788	0.014516661	0.00263939	0.1095348

Development	Units	Est Year	Est. Avg Sqft	Est Rent	Est Rate	Cluster	HS Rank
New Apartments	245	2020	985	\$ 1,368	\$ 1.39	Tucker	5

Other Details 160 1-bed, 85 2-bed
Avg Bedrooms 1.35
Walk to Commercial/Mixed Use

*Comparable Properties are in the nearby market and have been built since 1999 and may share other similarities with the proposed developments. Recent developments tend to be more like new developments (style, size of units, price point) and have very different yield rates than properties built 30+ years ago.

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.040911	0.009568	0.001980	0.052458
Middle	0.020125	0.000990	0.000330	0.021445
High	0.031343	0.003959	0.000330	0.035632
Total	0.092379	0.014517	0.002639	0.109535

If approved, this development would add 27 students to DeKalb schools. Of those, 10 would attend Midvale ES, 5 would attend Tucker MS, 8 would attend Tucker HS, and 4 would attend another DCSD schools. Tucker HS and Tucker MS are already at capacity and this development would increase the overcrowding.

Current Condition of Schools	Midvale ES	Tucker MS	Tucker HS	Other DCSD Schools	Private Schools	Total
Capacity	508	1,260	1,742			
Portables	0	0	4			
Enrollment (Fcast Oct. 2018)	411	1,238	1,735			
Seats Available	97	22	7			
Utilization (%)	80.9%	98.3%	99.6%			
New Students from Development	10	5	8	4	0	27

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.
3. Owner/Developer shall provide ADA compliant pedestrian access from the building frontages 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. 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.
6. Water and sewer approval is required by the DeKalb County Department of Watershed Management.
7. Any proposed vehicular access gate shall meet the requirements of Chapter 14 of the City of Tucker Code of Ordinances.