

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP FROM NL-2 TO NL-4 (RZ-21-0001) IN LAND LOT 210 OF THE 18th DISTRICT TO ALLOW FOR EIGHTY SINGLE FAMILY ATTACHED DWELLINGS.

WHEREAS: Notice to the public regarding said rezoning have been duly published in The Champion, the Official News Organ of Tucker; and

WHEREAS: A Public Hearing was held by the Mayor and City Council of Tucker on May 10, 2021 and June 14, 2021;

WHEREAS: The Mayor and City Council is the governing authority for the City of Tucker;

WHEREAS: The Mayor and City Council have reviewed the rezoning and concurrent variance requests based on the criteria found in Section 46-1560 and Section 46-1633 of the Zoning Ordinance of the City of Tucker;

NOW THEREFORE, the Mayor and City Council of the City of Tucker while in Regular Session on June 14, 2021 hereby ordains and approves Rezoning 21-0001 to allow for eighty single family attached dwellings, subject to the following conditions:

1. Use of the subject property shall be limited to a 80-unit rental townhome development.
2. The property should be developed in general conformance with the site plan submitted on March 8, 2021 to the Planning and Zoning Department, with revisions to meet these conditions.
3. A landscape plan for the pocket parks shall be submitted for review and approval by the Planning and Zoning Director.
4. The maximum lot coverage on the overall site shall be increased to 52% (CV-21-0001)
5. The minimum lease term shall not be shorter than 6 months.
6. An on-site leasing office with property maintenance staff shall be provided to serve as a contact point for residents and local authorities.
7. A mail kiosk and two parking spaces shall be provided on site.
8. The 23 surface parking spaces at the southeast corner shall be reserved for guest parking for the townhome development.
9. Each unit shall provide a two-car garage.
10. Architectural detailing on townhouses shall meet Article 3 and Article 5 (when applicable) of the Zoning Ordinance.

11. Each townhome shall have a defined walkway and/or porch/stoop from the sidewalk to the front doors.
12. No units shall encroach into any storm drain or sanitary sewer easements.
13. Driveways shall be a minimum of twenty feet (20') from the alley back of curb to the face of structure to accommodate the off-street parking of vehicles.
14. The private alley shall be constructed per the City of Tucker Development Regulation, including width, pavement design, and curb & gutter.
15. The private alleys shall be signed and striped as a No Parking zone.
16. The detention pond shall be located on a separate lot of record.
17. The development of the property is contingent on approval from DeKalb County Department of Watershed Management.
18. The develop shall be limited to two (2) full access driveways on Northlake Parkway. The southern driveway shall align with the existing traffic signal at Northlake Parkway / Northlake Center Drive. Curb cut locations are subject the sight distance requirements and the approval of the City Engineer.
19. Owner/Developer shall maintain efficient operation of the existing traffic signal as required by the City Engineer, at no cost to the City of Tucker.
20. Owner/Developer shall construct a ten foot (10') wide concrete trail and 5' landscape strip along the entire frontage of Northlake Parkway / Northlake Center Drive.
21. Owner/Developer shall dedicate at no cost to the City of Tucker such additional right-of-way as required to have a minimum of two feet (2') from the back of the future trail.
22. Owner/Developer shall install a bus shelter at the existing bus pad on Northlake Parkway. Said shelter shall comply with MARTA specifications.
23. Internal dead-end streets greater than one hundred-fifty feet (150') must provide a cul de sac or turnaround, subject to the approval of the City Engineer and DeKalb County Fire Department.
24. Owner/Developer shall install a five foot (5') wide sidewalk along one side of all internal streets.
25. Owner/Developer shall provide **stormwater management in compliance with Tucker's Post Construction Stormwater Management Ordinance.** ~~detention, water quality, runoff reduction, 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.~~

26. 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 fifteen (15) units/acre shall be required. Any specimen trees removed during the redevelopment shall require additional tree replacement units as required in the ordinance.
27. The \$8,500 that was placed into the tree bank prior to making application shall be remitted back to the applicant to use for new tree plantings on the subject site.

So effective this 14th day of June 2021.

Approved by:

Frank Auman, Mayor

Attest:

Bonnie Warne, City Clerk

SEAL