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If the SLUP is denied, the concurrent variances should be denied as well. However, if the SLUP is recommended for approval/approved, staff recommends approval of the four concurrent variances (CV-22-0001, CV-22-0002, CV-22-0003, & CV-22-0004).

Should the governing bodies choose to approve the Special Land Use Permit request, Staff recommends the request be approved subject to the following conditions:

1. The property shall be developed in general conformance with the site plan received by the City of Tucker Planning and Zoning Department on **May 4, 2022**, with changes to meet these conditions and other requirements of the code.
2. The use of the development shall be limited to office, **retail/restaurant**, co-working space, and multifamily residential, which shall consist of a maximum of **280** multi-family units in three residential buildings and a maximum of 129 residential units in the existing office building.
- ~~3. The 129 residential units in the existing office building shall be limited to one and two bedroom units with dedicated workspace within each unit.~~
4. The two apartment buildings closest to Northlake Parkway shall be limited to a maximum height of **6 stories or 63'** and the third apartment building, closest to East Exchange Place shall be limited to **7 stories or 72'**.
5. Building elevations shall be constructed in general conformance with the architectural designs received by the City of Tucker Planning and Zoning Department on **May 4, 2022**.
- 6. A minimum of 640 parking spaces shall be provided.**
- ~~6. Additional parking shall be provided, as well as additional parking lot landscaping that complies with the regulations of the Zoning Ordinance.~~
7. All ground floor units fronting Northlake Parkway shall have a patio with direct access to an internal sidewalk.
8. All ground floor units abutting the common amenity space shall have a patio with direct access to the amenity space.
9. All signage shall comply with the Sign Ordinance.
10. Utilities shall be located underground.

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11. The minimum lease term shall not be shorter than 6 months.
12. An on-site leasing office with property maintenance staff shall be provided to serve as a contact point for residents and local authorities.
13. All businesses operating at this location, including the office spaces ~~and in the~~ residential units, shall, **where required**, comply with the City of Tucker requirements for Occupational Tax Certificates.
14. **A minimum of** 15% of the units shall qualify as workforce housing units, defined as housing that is affordable to households earning between 80 and 140 percent of area median income (AMI). AMI shall be defined as the area median income for the area within a 3-mile radius of the subject property at the time of Certificate of Occupancy issuance, **and recalculated on each annual anniversary date. Owner shall submit proof of compliance with this condition by December 31 of each year, starting with the calendar year after the final Certificate of Occupancy issues, to the Planning and Zoning Director.**
 - a. **The breakdown of workforce housing units shall generally comply with the following ratios:**
 - i. **Studios: 20%;**
 - ii. **1-Bed: 65%;**
 - iii. **2-Bed: 10%; and**
 - iv. **3-Bed: 5%.**
 - b. **The workforce housing units shall generally be interspersed with all other dwelling units and shall be provided in all four buildings shown on the site plan submitted May 4, 2022.**
 - c. **The interior and exterior finish, durability, and quality of construction of the workforce housing units shall be compatible with and comparable in quality and durability to the rest of the dwelling units in the development and shall comply with the design standards of the NL-2 zoning district.**
 - d. **Renewal of an OTC for the entire development shall be required annually, contingent upon compliance with workforce housing requirements.**
15. Owner/Developer shall allow for future interparcel access to the adjacent properties to the east and west. **Traffic barriers** may be temporarily put in drive aisle radius to allow parking until the adjacent properties are redeveloped. Owner/Developer shall grant a construction easement to adjacent property owner when the future interparcel access to the east and/or west is constructed.
16. Owner/Developer shall construct a ten foot (10') wide concrete trail and a five foot (5') landscape strip along the entire frontage of Northlake and East Exchange Place, **as shown in the current version of the Trail Master Plan.** An additional five foot (5')

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wide street furniture zone shall be provided along Northlake Parkway.

17. Owner/Developer shall construct a ten foot (10') wide trail **constructed of pervious concrete, subject to review and approval of the City Engineer**, through the center of the development **as shown on the site plan and per the current version of the Trail Master Plan**. Owner/Developer shall provide the city with a permanent easement for the trail. The easement shall be dedicated at no cost to the City by time of ~~LDP~~ **Certificate of Occupancy** issuance.
18. Owner/Developer shall construct ADA compliant internal sidewalks with **pervious concrete, subject to review and approval of the City Engineer** and crosswalks that will provide pedestrian connectivity from all apartment buildings to the sidewalk along Northlake Parkway and East Exchange Place. A pedestrian circulation plan shall be subject to review and approval of the Planning and Zoning Director.
19. 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.
20. The Development shall be limited to a maximum of one (1) right/~~left~~ in / right out only curb cut on Northlake Parkway and two (2) full access curb cuts on East Exchange Place. **Further, Owner shall add a "No Left Turn" sign and a raised median at the Northlake Parkway curb cut to restrict left-turning movements onto Northlake Parkway.**
21. Owner/Developer shall construct a deceleration lane at the site entrance on Northlake Parkway.
22. Owner/Developer shall dedicate at no cost to the City of Tucker such additional right-of-way along the entire frontage of Northlake Parkway such that there is a minimum of seventy-five feet (75') from centerline, twelve feet (12') from back of curb, or two feet (2') from back of sidewalk, whichever is greater.
23. **Owner/Developer shall provide stormwater management in compliance with Tucker's Post Construction Stormwater Management Ordinance.**