



Land Use Petitions: SLUP-16-006 and 16-007
Date of Staff Recommendation Preparation: December 12, 2016
Community Council: November 9, 2016
Planning Commission: December 19, 2016, January 12, 2017
Mayor and City Council, 1st Read: January 9, 2017
Mayor and City Council, 2nd Read: January 23, 2017

PROJECT LOCATION: Part (front portion) of 2180 Northlake Parkway, Tucker, GA 30084

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

ACREAGE: 3.184 acres (entire parcel); 1.62 acres proposed to be utilized at this time (i.e., front portion of lot)

EXISTING ZONING OI (Office-Institutional)

EXISTING LAND USE Hotel (“Northlake Inn”)

FUTURE LAND USE MAP DESIGNATION: Regional Center

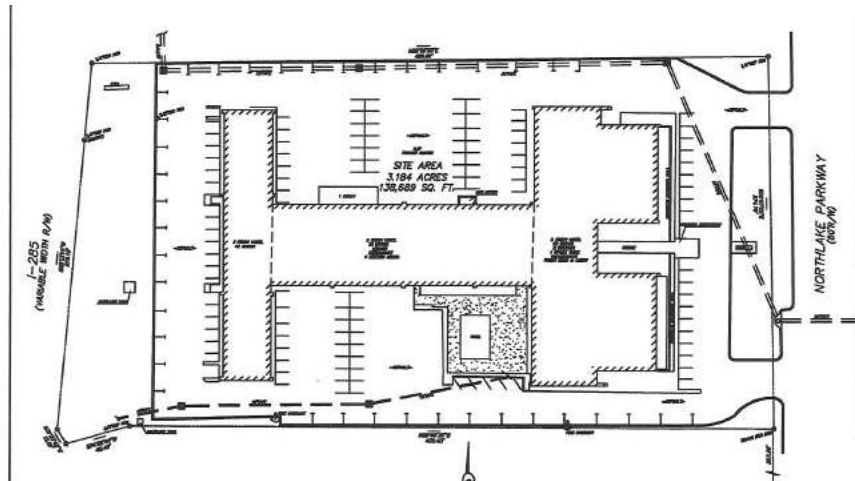
OVERLAY DISTRICT: Northlake Overlay District, Tier 2

APPLICANT: Parc 786, LLC

OWNER: Farhad Amersi

PROPOSED DEVELOPMENT: Park Place Manor at LaVista Assisted Living Facility: Conversion of part of existing hotel into a 72-unit senior housing (assisted living and memory care) development (60,280 square feet). Applicant is required to obtain two special land use permits: one for senior housing and one for density (over 24 units/acres).

STAFF RECOMMENDATION: **Denial of SLUP-16-006**
Withdrawal of SLUP-16-007



Existing developed site (Source: Application)

PROJECT UPDATE

Application SLUP-16-006 and SLUP-16-007 were deferred at the December 19, 2016 Planning Commission meeting as there was not enough time to review the application. Since that hearing, Staff has done a reanalysis of density as it relates to assisted living/memory care facilities. While it is still the opinion of Staff that an assisted living/memory care facility is made up of residential units, the actual number of units is based on if the unit has cooking, sleeping, and bathroom facilities. The twenty-eight (28) memory care units will not have cooking facilities in each room and therefore, these units count as one (1) unit. The applicant has stated that only thirty (30) of the forty-four (44) assisted living will contain refrigerators and microwaves (equaling 30 units). The remaining fourteen (14) assisted living units will count as two (2) units (divided by two floors), bringing the total unit count to thirty-three (33). Thirty-three (33) units on 1.62 acres equals 20.37 units per acre which negates the need for SLUP-16-007 as the unit count is permitted by right in the Northlake Overlay. Since SLUP-16-007 was advertised, the withdrawal of the application has to be approved by the governing body. Staff supports withdrawal of SLUP-16-007. New information can be found in italics.

PROJECT DATA

The applicant has submitted two applications for Special Land Use Permits (SLUP) for the front portion (1.62 acres) of 2180 Northlake Parkway for the conversion of an existing extended stay hotel into a 72-unit senior housing development. Of the 72-units, 28-units are devoted to memory care and 44-units are for assisted living. The first application, SLUP-16-006, is for a senior housing development that will feature both assisted living and memory care units. *No independent living units are provided.* ~~The second application, SLUP 16 007, is for a density of 44.44 units (72 units on 1.62 acres).~~ Tier 2 of the Northlake Overlay permits multi-family developments at 24-units per acre by-right and sets a maximum allowable density of 30-units per acre (with a SLUP). ~~The applicants request is over the maximum amount allowed by the zoning ordinance and therefore, the City of Tucker cannot approve the request for 44.44 units per acre.~~

The property currently contains an extended stay hotel known as the Northlake Inn, of which only the front portion of the hotel is occupied by guests. The property owner intends to sell the rear portion of the lot to Northlake Investment Partners for the development of a mixed-use multi-family development that is being reviewed by the City of Tucker per SLUP-16-005. A major façade renovation will occur as part of the conversion of the use of the property (elevations submitted). Since the applicant intends to use the existing building, a majority of the Northlake Overlay requirements, such as placing the building at the street with the parking in the rear, will not be triggered.

The site will be accessed partially with an interparcel access agreement at the north side of the property, using the new traffic signal that is to be installed by the Meridian development across Northlake Parkway. The north curb cut on 2180 Northlake Parkway will need to be closed due to the proximity to the intersection. A right-in/right-out access can remain at the southern portion of the site along Northlake Parkway.

Staff has several concerns with the submitted site plan, including the placement of the proposed property line (division). The exact placement of this line has changed multiple times and has not been consistent with the placement shown per SLUP-16-005. 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. Additionally, the current placement of the property line places several parking spaces and part of the dumpster/enclosure structure on the adjoining property. These elements will need to be resolved as the plan cannot be approved as currently shown. *The two property owners are now in agreement regarding the property line and both projects can move forward. The parking spaces and dumpster have been relocated so that they are entirely on the subject property.*

The DeKalb County Fire Department has not reviewed the turning radius at the front roundabout and staff is concerned that the radius is not large enough.

USE ANALYSIS AND DEVELOPMENT PERMISSIONS

The subject property is located within the Northlake Overlay District. All principal uses of land permitted by the underlying OI zoning district (Article 2, Division 29 zoning ordinance) are allowed in the Northlake Overlay District (Article 3, Division 35 Tucker zoning ordinance), subject to the limitations and standards contained within the Northlake Overlay District.

The purpose and intent section of the OI zoning district (Sec. 27-2.29.1) indicates in part that the OI district is established to allow for “institutional uses which are necessary for the residents and business and professional practitioners within the city.” Another purpose of the OI zoning district (Sec. 27-2.29.1) is to provide for commercial and residential uses to reduce auto dependence.

An assisted living facility is defined in the Tucker zoning ordinance as follows:

Assisted living facility: A multi-family structure whose occupants are fifty-five (55) years of age or older, or where each unit is occupied by at least one (1) person who is fifty-five (55) years of age, and where occupants receive assistance with daily living activities.

An assisted living facility is a residential use. In staff’s opinion, an assisted living facility is an residential use that is not appropriate for the residents and businesses and professional practitioners in the overall office-institutional tier (Tier 2) of the Northlake Overlay District. An assisted living facility does not contribute to the desired mix of land uses in the regional center and overlay district because: (1) existing uses in the area will not have much if any reason to interact with the assisted living facility; and (2) residents of the assisted living facility given their age and need for assistance are not as likely as residents of multiple-family residential development to frequent businesses in the vicinity; and (3) the regional center is classified as an activity center and assisted living is not an active use that would help promote and achieve the goal of the character area. This helps to explain why an assisted living facility is not allowed outright in an OI zoning district.

The OI zoning district allows for “senior housing” only as a special use (Table 4-1 zoning ordinance). Senior housing is defined in the Tucker zoning ordinance as follows:

Senior housing: A multiple-family building or detached dwelling unit, or a combination of both housing types, which is occupied by at least one person who is fifty-five (55) years of age or older per dwelling unit. Also called Senior Living.

Although the zoning ordinance definition of senior living does not refer to care, Sec. 27-4.2.46, “Senior housing: independent and assisted living, nursing, and continuing care,” refers to senior housing as potentially including assisted living units and that section further governs assisted living as a use.

The Northlake Overlay District also lists permitted uses (Sec. 27-3.35.5) which are in addition to the use permissions stated in the underlying OI zoning district. Senior housing and/or assisted living facility are not listed as a permitted use, and there is no permission for granting a special land use permit for senior housing and/or an assisted living facility in the Northlake Overlay District (but the applicant is allowed to apply and has applied for a special land use permit for senior housing in the OI zoning district).

The collective intent of the Tucker zoning ordinance is that the proposed assisted living center is not an encouraged use in the Northlake Overlay District or the *Regional Center Character Area of the Comprehensive Plan*.

COMMUNITY COUNCIL REVIEW

The Community Council reviewed the proposed application on November 9, 2016. Community Council members discussed the number of units, logistics concerning the connected property, the driveway, and parking lot spaces. Comments from the public concerned green space, walkability/activities, management company, current structure and structural changes, price/pay, and memory care. The Community Council voted to recommend approval of the proposed project, 5-0.

NEARBY/SURROUNDING LAND ANALYSIS

Adjacent & Surrounding Properties	Zoning (Petition Number)	Overlay District	Existing Land Use
Adjacent: North	OI (Office-Institutional) Proposed: SLUP #16-005	Northlake, Tier 2	Shopping center (proposed apartments under SLUP-16-005)
Adjacent: East (across Northlake Pkwy)	OI (Office-Institutional)	Northlake, Tier 2	Shopping center (under construction) (“Tucker Meridian”)
Adjacent: South	C-1 (Local Commercial)	Northlake, Tier 2	Hair Salon
Adjacent: West	OI (Office-Institutional) Proposed: SLUP #16-005	Northlake, Tier 2	Shopping center

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 size is approximately 1.62 acres. ~~The site is relatively small for the proposed development and it does not provide adequate size for the number of units being requested.~~ 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	No
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	No
Maximum residential density	30 units per acre	Yes
Maximum floor-area ratio	1.5 (without additional amenities)	Yes – complies
Sidewalks (Sec. 3.35.10)	Minimum 15 feet wide, including a 10’ <u>pedestrian</u> 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 – appears to comply (see landscape plan)
Minimum public space (Sec. 3.35.13).	20% of gross land area	Yes -- complies
Parking location (Sec. 3.35.16)	Within no more than 700 feet of building entrance	Yes – complies
Minimum parking spaces	The overlay district does not specify a parking standard for an assisted living facility. The zoning ordinance standard (Table 6.2) for supportive living is 0.50 parking space per unit) (36 required)	Yes – complies
Architectural requirements (visible building facades) (Sec. 3.35.17)	brick, stone, or cement stucco or other equivalents	Need material specifications to determine compliance.
Minimum landscape strips required (width), side, rear and front (Se c. 3.35.18)	5 feet	Yes – complies
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	Not applicable

The site plan and application do not demonstrate compliance with all of the standards referenced above (does not meet all requirements).

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

From a land use standpoint, the proposed assisted living facility is not compatible with the land uses and development of adjacent properties (does not meet standard) as it is not an active use that should be located in a regional center. Additional, as noted elsewhere, an assisted living facility will not in staff's view provide for the most appropriate complimentary mix of land uses. In staff's view there are more appropriate locations for an assisted living facility, and such a use should not consume nonresidential or high-density residential space along transit routes. *The Comprehensive Plan states that assisted living facilities should be located in either the Suburban Character Area or the Traditional Neighborhood Character Area.*

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

Schools. There will be no impact on public school facilities.

Stormwater management. The site plan does not show a stormwater retention area, but there have been discussions regarding incorporating shared detention with the project being proposed as part of SLUP-16-005.

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.

(supports conditional 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. If approved, 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 (at traffic signal to be used with interparcel connection). If approved, 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.

In terms of development impacts, existing land uses would not be adversely affected by the assisted living facility (supports request). 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, which is modest in comparison with multi-family residential or commercial uses (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 16-005 abutting 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 assisted living facility 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; the proposed does not demonstrate substantial compliance with all of the requirements of the Tucker Northlake Overlay District (does not meet standard).

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

The Northlake area is designated as a regional center on the future land use map of the comprehensive plan. The widest range of land uses are suggested by the plan to be appropriate in a regional center. There are more detailed planning policies applicable to the Northlake area as a result of Livable Centers Initiative (LCI) planning. The City of Tucker has codified land use policies in the Northlake Overlay District which provide more detailed land use guidance and specific requirements as alluded to in this report. A “density” policy of the comprehensive plan for regional centers states: “Allow increased density to encourage urban lifestyles that support mixed use in activity centers.” Issuing special land use permits for an assisted living facility and for increased density would not be consistent with the policy and intent of the comprehensive plan to use density increases to stimulate and support an appropriate mix of uses. Therefore, staff considers the proposed development is not considered consistent with the adopted comprehensive plan (does not meet 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 facility, however, based on the future property line, approximately half of the dumpster/enclosure will be located on a separate property (does not meet 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, if granted.

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.

The proposed development would result in a building that is setback from the road, with parking in front. This is not considered consistent with purposes, intentions, and design standards for the Northlake Overlay District. It is staff's opinion that the building size, mass, and scale will therefore not be appropriate in relation to surrounding land uses (does not meet standard) because it does not comply with all development standards for Tier 2 of the Northlake Overlay District. However, the applicant is reusing an existing building and therefore, all of the requirements will not be triggered.

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).

Note: a typographical error occurred in the applicant's environmental report. No artifacts have been discovered.

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: Sec. 27-4.2.46 (senior housing). The applicant's letter of intent provides a detailed analysis of conformance to the senior housing regulations in the Tucker zoning ordinance. There are additional criteria that must be considered when senior housing is proposed, as enumerated below:

1. **Pedestrian access and public amenities.** Conditions of approval would require installation of a bus shelter at the existing MARTA bus stop, and compliance with the Northlake Parkway overlay district requirements (Tier 2) would help the proposed development meet this criterion.
2. **Transportation alternatives.** The development, if approved, will be required to provide sidewalks and streetscapes which are appropriate for pedestrian transportation alternatives.

Conditions of approval would require installation of a bus shelter at the MARTA bus stop, and compliance with the Northlake Parkway overlay district requirements (Tier 2) would help the proposed development meet this criterion.

3. **Integration through connectivity and design.** The proposed development would be required to provide interparcel access to the apartment community proposed to be developed pursuant to SLUP 16-005.
4. **Diverse housing types.** The proposed development does not provide a variety of housing types because its purpose is for assisted living arrangements (does not meet criterion).
5. **Site and building design to promote social interaction.** The proposed site design incorporates some open space including a patio and vegetable garden (appears to meet criterion).
6. **Building design that meets easy living standards.** These appear to be adequately addressed in the applicant's letter of intent (appears to meet criterion). See the applicant's letter of intent for more information on compliance.

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 building, at three stories (44 feet), 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.

Approval of the requested special land use permits may, in staff's opinion, result in a disproportionate amount of this type of use that may encourage similar requests to be developed in an evolving retail center that is supplemented with multi-family residential uses (does not meet standard).

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.

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). The proposed special land use permits applied for are considered inconsistent with some of these purposes, including: (1) achieving a mixed use community; (2) promoting long-term economic viability; and (3) achieving a balanced relationship between commercial and residential development.

Tier 2 of the 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). The proposed assisted living facility does not contribute positively to the desirable tier-wide development mix recommended for Tier 2 and is therefore considered inappropriate.

To elaborate on the proposed use and the city's stated intentions for the area, Northlake Parkway is a key nonresidential development corridor and place for the city to continue to promote mostly nonresidential development, with active residential development that will support nonresidential (retail and service) uses. Staff is concerned about the introduction of a use (assisted living facility) which if approved: (1) would not in itself provide a mixture of land uses; (2) would not complement the existing mix of uses along the Northlake Parkway corridor in the overlay district; and (3) would not positively contribute to the desired mix of uses in the corridor and overlay district.

As proposed, the assisted living facility as a single use is inconsistent with the needs of the overlay district, because the proposed development only incorporates one use, whereas two and uses are strongly encouraged per the Northlake Overlay District. Also, the building does not meet the maximum 30-foot setback from the right of way of Northlake Parkway; instead, the applicant desires to use part of the existing building on the site which is some 70 or 80 feet from the right of way. Such a design, if approved, would result in a single-function use that promotes an auto orientation that is not in character with the overlay district requirements. (does not meet standard).

CONCLUSIONS

The proposed principal use of an assisted living center is not complementary to the existing uses in the Northlake Parkway corridor and would not contribute to the desired mix of a healthy and vibrant regional center and overlay district. ~~Additional, Tier 2 of the Northlake Overlay only permits density up to 30 units per acre, which is well below the requested 44.44 units per acre.~~

The proposed special land use permit applications are considered partially inconsistent with the comprehensive plan. They are considered inconsistent with the purposes and intentions of OI zoning within the regional center designation. The proposed applications are considered inconsistent with various purposes and development requirements of the Tier 2 designation of the Northlake Overlay District.

The proposed development will not provide the desired presence on Northlake Parkway since the principal building will be setback some 80 feet from the right of way of Northlake Parkway, with parking in the front of the building.

STAFF RECOMMENDATION

Based upon the findings and conclusions herein, Staff recommends **DENIAL** of Land Use Petition **SLUP-16-006** and **WITHDRAWAL** of Land Use Petition **SLUP-16-007**.

If approved, it should be approved **CONDITIONAL**, subject to the following conditions. Such conditions shall be complied with prior to the issuance of any building permit, unless otherwise specifically noted: (additions = ***bold italics***; deletions = ~~strikethrough~~).

1. Use of the subject property shall be limited to an assisted living/memory care facility, at a maximum density of 30-units per acre.
2. The property should be developed in general conformance with the site plan submitted on ~~December 14, 2016~~ ***December 19, 2016*** to the Community Development Department, with revisions to meet these conditions.
3. ~~The parking spaces and dumpster area on the west side of the site must be entirely on the subject property.~~
4. The architectural elevations will be redesigned to incorporate at least 50% brick and/or stone on the façade (facing Northlake Parkway). Wood siding shall not be permitted on the façade (front elevation) of the building.
5. The existing ground sign shall be removed and replaced with one that complies with the Northlake Overlay standards.
6. The owner/developer shall dedicate additional right-of-way along the entire property frontage 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.
7. The subject property shall be limited to one (1) right in / right out only driveway on Northlake Parkway. 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. The owner/developer shall provide interparcel access to adjacent properties as approved by the Director of Community Development. Access to the abutting property to the north shall provide access to the proposed signalized intersection for the Tucker Meridian commercial development.
9. ***Subject to MARTA approval, the*** 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-16-005 and MARTA to consolidate the number of bus stops on Northlake Parkway.
10. The owner/developer shall provide ADA-compliant internal sidewalks that will provide pedestrian connectivity from the senior housing to the sidewalk along Northlake Parkway.
11. The owner/developer shall provide detention, water quality, and channel protection in accordance with the Georgia Stormwater Management 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 north/west (SLUP-16-005) shall be implemented if both projects are redeveloped.

12. The conversion of the hotel to an assisted living/memory care facility 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. They can proceed with the understanding that Capacity is restrained.
2. They need to submit the Evaluation Form (attached) and realize they will probably have to have a Sewer Action Plan in the interim (to release during dry events and at current rate) until capacity is achieved in the lines.
3. This design & construction is at the developer's cost.

DEKALB COUNTY FIRE MARSHAL OFFICE

1. Turning radius: outside radius is a min. of 50' and the inside radius is a min. of 35'.

DEKALB COUNTY SCHOOL SYSTEM

Not applicable; no comments received.

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 Tucker Meridian driveway.
4. A broader scale site plan is needed to show potential impacts to adjacent properties.
5. There is an existing MARTA bus stop in front of the site on Northlake Parkway.
6. Provide interparcel access easements to the adjacent property to the west, allowing access to the future traffic signal.

7. 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.
8. 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.
9. Water and sewer approval is required by the DeKalb County Department of Watershed Management.