

# CONDITIONS RECOMMENDATIONS ONLY

**CASE: #LUP 17-02 RZ 17-03**

## **LAND USE PLAN AND ZONING MAP AMENDMENT AND REQUEST FOR VARIANCES**

### **30-Lot SFR Senior Housing Development – Lenora Church Road and Maple Street, Snellville**

<b>Department of Planning and Development Recommended Conditions</b>	<b>Planning Commission Recommended Conditions Regular Meeting Date: 1-24-2017</b>
1. The property shall be developed in general accordance with the submitted Site Plan entitled “Rezone Site Plan,” sealed, signed and dated 12-09-2016 (stamped received 12-13-2016), with modifications to meet conditions of zoning or State, County, and City regulations. Substantial variation from the concept plan, as determined by the Director of Planning and Development will require Mayor and Council approval;	1. SAME.
2. The single-family property shall be developed at a maximum of 1.9 units per acre;	2. SAME.
3. The single-family detached homes will be craftsman style architecture similar to the provided renderings and all four sides will have facades consisting of brick, stone, stacked stone, cedar shake type and/or hard-plank and the like. Architectural styles will be varied in order to create a more appealing streetscape;	3. SAME.
4. A mandatory home owners association shall be formed for development and single-family lots and shall have maintenance and architectural design regulations for the single-family residential community which shall control such items as construction materials, landscaping, common area and common property maintenance, subdivision signage, fencing, and such other usual and necessary covenants and restrictions to protect the quality and integrity of the single-family residences;	4. SAME.
5. The covenants required by the preceding condition (in addition to standard covenants) shall include a restriction which shall restrict the rental of the single-family detached residences to no more than 10% of the total single-family detached residences for which a certificate of occupancy has been issued;	5. SAME.
6. All new single family residential lots shall be required to connect to sanitary sewer, the use of onsite septic systems is prohibited;	6. SAME.
7. Street trees, lot trees, and trees planted within the open space or landscape buffer shall be a minimum caliper at time of planting of three (3) inches DBH;	7. SAME.
8. A twenty-five feet (25’) undisturbed buffer shall be required at the rear of Lots 15-20, where abutting Parcels 5027A 022, 023 and 024. A twenty-five feet (25’) landscape buffer shall be required at the rear of Lots 20-23 and 26-27 where abutting Parcel 5027A 021. A Landscaping Plan shall be	8. In lieu of a twenty-five foot (25’) undisturbed buffer, a six foot (6’) high opaque fence shall be required at the rear of Lots 15-23 and Lots 26-27 where abutting Parcels 5027A 021, 022, 023 and 024;

provided for areas within the undisturbed buffer and landscape buffer that are sparsely vegetated, to be approved by the Director of Planning and Development;	
9. A ten feet (10') no-access easement is required at the rear of Lots 4-6 and Lots 13-15 where abutting Lenora Church Road. The three existing curb cuts on Lenora Church Road shall be removed with sidewalk, curb and gutter installed;	9. SAME.
10. Any additional non-substantial variance(s) as determined by the Director of Planning and Development for the design requirements, zoning requirements, development regulations and construction requirements must be submitted in writing for administrative approval with the Director of Planning and Development for this project;	10. SAME.
11. Prior to the issuance of a Development Permit the developer shall submit a Plan Book for the single-family residences, in accordance with the requirements of Section 9.2(4), Design Criteria of Article IX of the Zoning Ordinance, and Section 7.7, Architectural Design Standards of Article VII of the Zoning Ordinance, to the Director of Planning and Development for review and approval; and	11. SAME.
12. The developer shall only clear trees on Lots 28, 29, and 30 where it is necessary to develop those lots. The developer will attempt to leave as many existing trees as possible in this location subject to the review/approval of the Planning Director.	12. SAME.