

## Conditions for 4411 EJB Project

1. The special use permit approval shall be limited to the properties currently zoned O-I.
2. The use of the property shall be limited to a senior oriented community intended for occupancy by persons 55 years of age and older where, at the time of purchase or lease, ~~each~~ units identified under Conditions 5a and 5b is are occupied by at least one person who is 55 or older as per the HOA bylaws and covenants that allows residents to age in one community, with on-site access to healthcare services and a transition to greater levels of care over time. The facilities may include single-family detached, villa-style attached, townhome and/or stack-flat type residential units and facilities which provide distinct levels of care such as independent living in which residents live on their own and have access to a wide array of amenities; assisted living, which provides help with daily tasks such as bathing and dressing; and, 24-hour nursing home-style care.
3. The property shall be developed in general conformance with the DRI Concept Plan #2783 prepared by AEC dated 3-15-2018.
4. Property development shall not exceed 916 units.
5. The type and number of living units shall be permitted according to the following:
  - a. Stacked flats and Independent Living (combined): minimum - 200 units; maximum - 500 units
  - b. Assisted living and memory care: minimum- 75 units;
  - c. Detached cottage homes: minimum of 53 units
  - d. Duplex cottage homes: minimum of 22 units
  - e. Townhomes: minimum of 65 units
  - f. Townhome lofts: minimum of 6 units
  - g. Reuse of the Simmons building: minimum of 30 and maximum of 80 units
6. Brick, stucco and stone shall be the Primary Facing material that shall account for 51% or greater of the aggregate sum of -all Elevation Surfaces of all residential buildings located outside of Height Zones 2 and 3 as defined in item #8 below and on Exhibit 'A'.

For the purposes of this condition, the term Elevation Surfaces shall be defined as the square footage of the surface area for each material on all exterior vertical surfaces, which includes but is not limited to the front, side, and rear elevations as well as the stoops, gables and foundation walls. However, all doors, windows and roofing shall not be considered an Elevation Surface as defined herein and for the calculations of the aggregate sum.

The aggregate sum shall be calculated by adding the sum of all Primary Facing materials for all residential buildings and dividing by the sum of all the Elevation Surfaces for all residential units, which shall equal 51% or greater. This means that some residential buildings may be 100% brick, stone, or stucco while others may be 100% siding, cedar, or other materials. No vinyl siding shall be permitted as an exterior material.

7. The centerline of the existing road located along the property's southeastern boundary as noted in Exhibit 'E' shall not be moved any closer to the existing residences in the Riverfield Subdivision. Additionally, the centerline of the existing road located along the property's southwestern boundary also shown on Exhibit 'E' shall not be moved closer to the existing residences on Sunburst Drive.

8. Building heights, as measured from the main front entry threshold to the peak of the roof, shall be no more than 3 stories or 45 ft. for the entire development except as shown on Exhibit 'A', incorporating three height zones as follows:
  - a. Zone 1: In the area which lies northwest of the line 330 feet from the Land Lot line between Land Lot #348 and #331 running parallel to the Land Lot line, as depicted in exhibit "A" Building heights of up to 65 ft. shall be permitted.
  - b. Zone 2: In the area which lies northwest of the line 450 feet from the Land Lot line between Land Lot #348 and #331 running parallel to the Land Lot line, as depicted in exhibit "A" Building heights of up to 85 ft. shall be permitted.
  - c. Zone 3: In the area which lies northwest of the line 900 feet from the Land Lot line between Land Lot #348 and #331 running parallel to the Land Lot line, as depicted in exhibit "A" Building heights of up to 120 ft. shall be permitted.
9. The existing buffer along the property's southeastern and southwestern boundaries shall be preserved and enhanced and a landscape screening shall be installed on the southwestern and southeastern sides of the property to provide screening for the adjacent single-family homes in Riverfield and on Sunburst Drive as shown in the enhanced buffer landscaping plan illustrated in exhibit 'B'.
  - a. The buffer shall be planted with a mixture of tree and shrub material with at least 75% to be evergreen and spaced appropriately for each buffer section (A-D). The planting size and quantities of materials shall be sufficient to provide a buffer that achieves a 75% opacity after three years.
  - b. A 3-year landscape maintenance bond shall be provided in an amount equal to 100% of the landscape buffer costs. At the end of one year, two years, and three years of the initial planting landscape buffer, the buffer shall be assessed by City Staff to identify any of the buffer trees need to be replaced due to death, disease or hazard (DDH) and if any additional trees need to be added due to DDH of existing trees that may now be present or if areas are identified as areas where the existing buffer plantings will not be able to achieve the 75% opacity standards at end of the bond period. The additional plantings shall be installed by the developer and funded by the maintenance bond. Any bond funds remaining at the end of the third year shall be refunded to the developer.
  - c. Any tree with a trunk of less than 1.5" in diameter may be removed.
  - d. If a walking trail is constructed, it shall be made of mulch or other natural pervious material.
10. The existing wood fence along the northern property line abutting the Riverfield subdivision shall be replaced by an 8' tall wood privacy picket rail fence as depicted in exhibit "C."
11. The installation of the landscape screening required in condition #9 shall be completed prior to the issuance of the first building permit for a new residence.
12. A tree survey shall be provided which shows the location of all specimen trees located 100ft. and more from the Chattahoochee River. Where possible, building footprints shall be adjusted to accommodate specimen trees.
13. The developer shall comply with City Public Works roadway improvement requirements which may include, but is not limited to, the following:
  - a. provide a deceleration lane at the East Jones Bridge Road project entrance.

- b. Modify configuration of existing driveway aprons at roadway.
  - c. If a one-way drive is used, install 'Exit Only' sign at the exit driveway.
  - d. Accommodate vehicle turn-around prior to security gate.
14. As required by the Atlanta Regional Commission via the Development of Regional Impact (DRI) review, the project shall incorporate rain gardens, bio-swales, and other low-impact storm water facilities wherever possible.
15. No more than 450 residential units shall be completed prior to construction commencing for either the independent living or assisted living/memory care facility. Completion of the 450 residential units shall be determined by issuance of a certificate of occupancy and no additional residential building certificate of occupancy shall be issued until either the independent living or assisted living/memory care facility building has passed its foundation inspection.
16. All streets shall be private and shall be maintained by the Homeowners' Association established for the development. Sidewalks shall be provided along the property frontage at E. Jones Bridge Rd.
17. The design, development and construction of single-family homes on this property shall be governed by the following Design Criteria and Zoning Districts. If there is a conflict between the zoning districts and the Design Criteria, the Design Criteria shall govern.
- a. Zoning Districts: TND, R-SR Detached Homes, R-SR Attached villas, R-TH, R-ZT and TND (Gwinnett County).
  - b. Design Criteria:
    - i. No minimum lot size
    - ii. Zero setbacks on Public Ways which shall include but not limited to roads, lanes, alleys, streets, parks and greenways.
    - iii. 42" projections from stoops, stairs and overhangs into Public Ways.
    - iv. Minimum 5" distance between buildings or interior lot lines
    - v. 20" first lanes clearances with 30" inside turning radius
18. The new urbanism street design criteria as outlined and defined in Exhibit "D" attached can be used by the Owner/Applicant in the design and development of this project subject to staff approval. The street design shall include, but not limited to, no requirement for curb or gutter for internal roads, parking groves and crushed slate or pea gravel for alleys, street parking, and other areas for car.





**Detached  
Cottage Homes  
Alley Load  
2 Story  
*Owner's on Main***





**Detached Cottage Homes**  
**Alley Load**  
**3 Story**  
*Optional Elevator*





**Townhomes**  
**Front Load**  
**2 Story**  
*Optional*  
*Elevator*





**Townhome Lofts**  
*One Level Living &  
Optional Elevator*





**Townhomes Rear**

**Load**  
**3 Story**  
*Optional*  
*Elevator*

