

Recommendation:

The Community Development Department recommends Approval of the request as C-2 with the respective zoning tract sizes per the exhibit prepared by Moore Bass Consulting entitled Avalon date/stamped/received by the Community Development Department January 20, 2005, with the following stipulated conditions of zoning which address the natural, human, and built environments.

All proposed development within the C-2 (Central Commercial District) pods T, U, and V shall require the review and approval of the conceptual site plans by Mayor and Council.

Uses within C-2 shall be limited to professional office uses (per amended zoning ordinance proposed to be approved on February 7, 2005); restaurants; and retail stores or shops per 17.64.010.

No land disturbing activity, clearing, grubbing, grading prior to the approval of a concept subdivision plat by Mayor and Council/Staff and a site development permit.

C-2 Zoning:

Natural:

- (1) Provide a twenty (20) feet landscape strip/earthen berm adjacent to the Avalon Parkway/Haworth Parkway/proposed rights-of-way which shall include decorative accent capstone fencing/wall, minimum four (4) feet in height, with masonry (brick and/or stone) columns of a consistent architectural theme as other Avalon commercial structures per review of the Community Development Director and/or designee. Column placement shall not exceed 20 feet intervals. Landscape strip/berm shall contain a mixture of deciduous canopy/over story/under story; evergreen; ornamental; shrubbery; and native ornamental grass.
- (2) Street trees, Japanese Zelkova variety, shall be provided adjacent to Avalon Parkway/Haworth Parkway/proposed rights-of-way which are a minimum of three (3) inches in caliper at the time of planting and six (6) feet in height.
- (3) Provide a five (5) foot landscape strip adjacent to all external property lines (non-residential, non-multi-family) comprised of mixed hardwoods (over story/under story); evergreens; ornamental; shrubbery except for approved ingress/egress points.
- (4) Provide a ten (10) feet landscape strip between internal property lines comprised of mixed hardwoods (over story/under story); evergreens; ornamental; shrubbery except for approved ingress/egress points.

- (5) Provide a fifty (50) feet structure setback where abutting residential zoned properties which shall contain a twenty (20) feet replanted buffer as per code definition.
- (6) Provide a ten (10) foot replanted buffer where abutting multi-family zoning as per code definition.
- (7) Foundation plantings, minimum three (3) gallon in size at the time of planting, shall be required adjacent to the facades of structures where facing public rights-of-way except areas necessary for ingress/egress.
- (8) The site (pin to pin) shall be fully sodded with the exception of natural planting areas per an approved landscape plan. All other areas outside of the site area (e.g. right-of-way) that are disturbed pertaining to the development of the subject properties shall also be sodded.
- (9) Landscape plan shall be reviewed and approved by the Community Development Director and/or designee that shall evidence diversity of species selection and continuity with adjacent developed Avalon properties.

Human:

- (1) Provide five (5) feet sidewalks and bicycle path adjacent to Avalon Parkway/Haworth Parkway/proposed rights-of-way which shall include a uniform planted groundcover strip, Dwarf Mondo Grass, between the curb and the sidewalk/bicycle path. Decorative stamped concrete inserts shall be provided upon review and approval of the Community Development Director and/or designee.
- (2) A raised pedestrian path (hard surface) minimum of five (5) feet in width shall direct patrons to the front door of the business from the Avalon Parkway frontages and interlink with the required sidewalk. Surfacing material shall consist of pavers which shall compliment the built structures.
- (3) Pedestrian pathways, minimum five (5) feet in width, shall be provided to adjacent properties upon review and approval of the Community Development Director and/or designee.
- (4) Hard surface pedestrian pathways, minimum five (5) feet in width, shall be provided on the site to inter link vehicular corridors/service areas with pedestrian uses.
- (5) Architectural designed street lights along Avalon Parkway and Haworth Parkway per review and approval of the Community Development Director.

- (6) Outdoor loud speakers shall be prohibited.
- (7) Site lighting shall not trespass onto adjacent residential or multi-family zoned properties.

Build:

- (1) Structures shall be residential in appearance with pitched roves (real or simulated) and architectural features which provide connectivity to other Avalon properties if developed as two (2) or less stories. Structures shall be constructed of four (4) side brick and/or stone and/or glass. Glass surfaces shall not be permitted within three (3) feet of the finished floor unless an ingress/egress door. Glass surfaces shall be either true-divided or true divided effect. Neon and neon accents shall be prohibited.
- (2) Multi-story structures of three (3) or more stories shall be compatible with that of Avalon Office Park (all brick) as previously approved by Council.
- (3) All proposed structures shall be reviewed and approved by Mayor and Council per recommendation of the Façade Committee.
- (4) Dumpster enclosures shall be required and shall be constructed of three (3) sided brick and/or stone with screening gates.
- (5) Eighty (80) percent of the site parking shall be located in the side or rear yards with twenty (20) percent allowed in the front yard.
- (6) Double row parking shall require a lineal shrubbery planting island, minimum of five (5) feet in width, to separate parking spaces.
- (7) Ground mounted signs shall be monument style, maximum twelve (12) feet in height with a reader board, with the property address identified in a minimum eight (8) inch copy. Only one (1) monument sign shall be permitted per public road frontage regardless of the number of subdivided commercial parcels.
- (8) Wall signage shall be limited to one (1) sign per tenant elevation of heated exterior wall with a maximum permissible amount of two (2) wall signs per tenant or occupant if a two (2) story structure or less with square footage allowance as per code. Multi-story structure over of three (3) or more stories shall be permitted one (1) identification wall sign with square footage allowance as per code. Neon signage and accents shall be prohibited. Roof mounted signage or signs that protrude above the fascia shall be prohibited.

- (9) On premise directional signage shall, when approved by the Community Development Director and/or designee, shall have a masonry base (brick and/or stone) and be monument style not to exceed two (2) square feet.
- (10) Temporary signs including but not limited to banners, temporary/portable signs, pennants, and streamers shall be prohibited. Flags shall be limited to not more than one (1) United States flag and/or one (1) State of Georgia flag. Balloons and other inflatable advertising device shall be prohibited. At no time shall vehicles, including delivery trucks, be utilized as a means of advertising.
- (11) Window signage exceeding the total area of one (1) square feet shall be prohibited.
- (12) Inter-parcel access shall be required through all subdivided commercial parcels.
- (13) Shared parking shall be required where commercial parcels are subdivided.
- (14) No vehicular ingress/egress to Industrial Parkway. Vehicular ingress/egress to sites shall be from Haworth Parkway and via required inter-parcel access. Sight distance certifications shall be required for all curb cuts commensurate with site development permit.
- (15) Outdoor storage and display of vehicles, supplies, products, and equipment shall be prohibited.
- (16) Detention/retention facilities, where provided, shall be located to the rear of the lot, except required buffers, and shall be incorporated into the approved landscape plan.
- (17) Drive through/drive in facilities shall be prohibited.
- (18) All other requirements of the McDonough Zoning Ordinance, Subdivision Ordinance, Construction/development standards not specifically exempted or varied herein shall be required.