

**NOVEMBER 20, 2012 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 3**

ITEM # 10

PURPOSE

To consider a site plan amendment for the Retail Planning Corporation regarding rezoning application Z-124 of 1999 (Spectrum Realty Advisors, Inc.), for property located at the southeast intersection of Johnson Ferry Road and Shallowford Road in Land Lots 467, 468, 469 and 470 of the 16th District.

BACKGROUND

The subject property was rezoned to PSC in 1999 to the site plan to allow this shopping center to be redeveloped with a Kroger. This request involves the eastern most driveway on Shallowford Road that is located at the existing traffic signal. The applicant would like to reconfigure this driveway to make it easier for customers to enter and exit the shopping center with a smoother traffic flow. No other changes are being proposed and the number of required parking stalls is still being met. If approved, all previous zoning stipulations would remain in effect.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed site plan amendment.

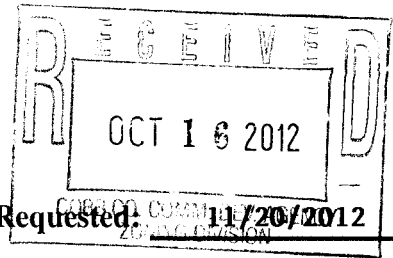
ATTACHMENTS

Other Business application and stipulations.

Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: 11/20/2012



Applicant: Retail Planning Corporation Phone #: (770) 956-8383
(applicant's name printed)

Address: 35 Johnson Ferry Road, Marietta, GA 30068 **E-Mail:** _____

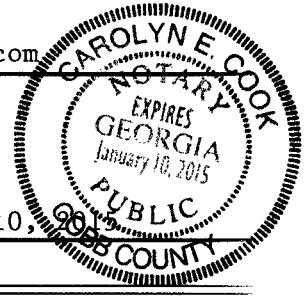
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
John H. Moore Address: Marietta, GA 30060

(representative's name, printed)

BY: [Signature] Phone #: (770) 429-1499 E-Mail: jmoore@mijs.com
(representative's signature) Georgia Bar No. 519800 w7@mijs.com

Signed, sealed and delivered in presence of:

Carolyn E. Cook My commission expires: January 10, 2015
Notary Public



Titleholder(s): Sun Life Assurance Company of Canada Phone #: _____
(property owner's name printed)

Address: _____ **E-Mail:** _____

See Attached Exhibit "A" for Titleholder's Signature and Contact Information
(Property owner's signature)

Signed, sealed and delivered in presence of:

Notary Public My commission expires: _____

Commission District: 3 (Birrell) **Zoning Case:** Z-124 (1999)

Date of Zoning Decision: 10/28/1999 **Original Date of Hearing:** 09/21/1999

Location: Southeasterly intersection of Johnson Ferry Road and Shallowford Road (3162 Johnson Ferry Road, a/k/a Shallowford Falls Shopping Center)
(street address, if applicable; nearest intersection, etc.)

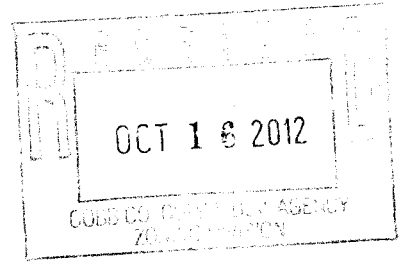
Land Lot(s): 467, 468, 469, 470 **District(s):** 16th

State specifically the need or reason(s) for Other Business: _____
See Exhibit "B" attached hereto and incorporated herein by reference.

(List or attach additional information if needed)

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR OTHER BUSINESS
(SITE PLAN AMENDMENT)

Sun Life Assurance Company of Canada



By: Thomas V. Pedulla
Thomas V. Pedulla
Sr. Managing Director, Head of Global Property Investments

Address: One Sun Life Executive Park, SC1307
Wellesley Hills, MA 02481

Signed, sealed and deliver in the presence of:

Donna M. Callahan

Donna M. Callahan
Notary Public

Commission Expires: April 4, 2019

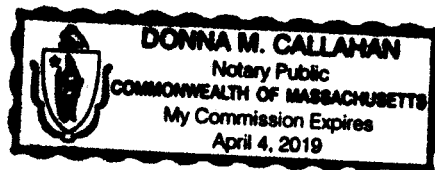
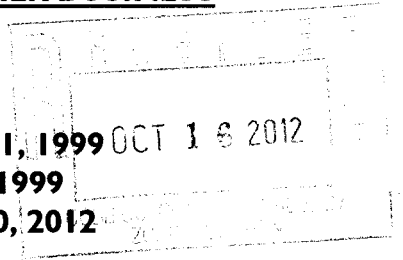


EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR OTHER BUSINESS
(SITE PLAN AMENDMENT)

Application No.: Z-124 (1999)
Original Hearing Date: September 21, 1999
Date of Zoning Decision: October 28, 1999
Current Hearing Date: November 20, 2012



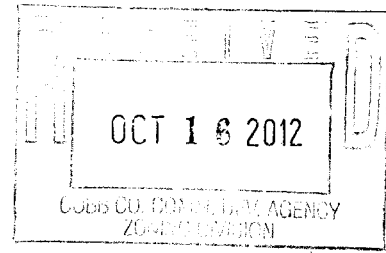
BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant: Retail Planning Corporation
Titleholder: Sun Life Assurance Company of Canada

Applicant seeks to amend and replace the previously approved site plan for the development now known as Shallowford Falls Shopping Center located at the intersection of Johnson Ferry Road and Shallowford Road. The purpose of amending the site plan to the proposed Site Plan submitted with this Application for "Other Business" is to re-configure the entrance area located at the traffic signal to improve traffic flow, both into and out of the center. The approval of the proposed Site Plan shall be "site plan specific" as to that certain "Proposed Site Plan," last revised September 10, 2012, prepared for Applicant and Property Owner by Hill Foley Rossi & Associates.

The balance and remainder of the stipulations and conditions enumerated in the official minutes, and attachments thereto, of the Board of Commissioners Zoning Hearing held on October 28, 1999, in Application No. Z-124 (1999), are unaltered and unchanged by this request for site plan amendment.

The proposed amendment presented herein in no way adversely impacts or affects the quality of the overall development approved in the original rezoning of the Subject Property. If the requested amendments are approved, as submitted, they shall become an additional part of the final rezoning and shall be binding upon the proposed development.



**FINAL, OFFICIAL MINUTES OF BOARD
OF COMMISSIONERS Z ONING
HEARING PURSUANT TO
Z-124 (1999) – SEPTEMBER 21, 1999**

Application for Rezoning Cobb County

Application No. Z-124
PC Hearing: 09-07-99
BOC Hearing: 09-22-99

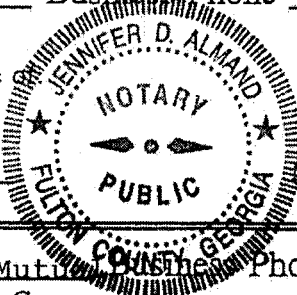
Spectrum Realty Advisors, Inc.
Applicant Jon Barry Business Phone (404) 252-2288 Home Phone N/A
Katherine James

Jon Barry / Katherine James Address 5871 Glenridge Dr. Suite 400, Atlanta,
(representative's name, printed) GA 30328

Katherine James Business Phone (404) 252-2288
(representative's signature)

Signed, sealed and delivered in presence of

Jennifer Almand
Notary Public



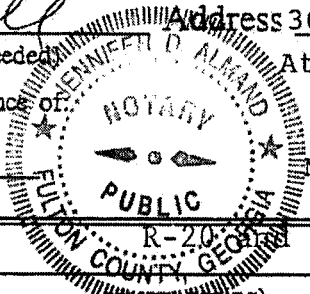
My commission expires: July, 2001

Titleholder Massachusetts Mutual Business Phone (404) 303-8080 Home Phone N/A
Life Insurance Company

Signature Laura Hall Address 300 Two Premier Plaza, 5605 Glenridge Dr.
(attach additional signatures, if needed) Atlanta, GA 30342

Signed, sealed and delivered in presence of

Jennifer Almand
Notary Public



My commission expires: July, 2001

Zoning Request From R-20 PSC to PSC
(current zoning) (proposed zoning)

For the Purpose of Renovation of Shopping Center Size of Tract 14.06 Acre(s)
(subdivision, restaurant, warehouse, apt., etc.)

Location 3162 Johnson Ferry Road; Johnson Ferry/Shallowford Roads
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 467, 468, 469 and 470 District 16th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any, they are as follows:

[Signature]
(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is/is not such a cemetery. If any, they are as follows:

[Signature]
(applicant's signature)

PAGE 2 OF 26

APPLICATION NO. Z-124

ORIGINAL DATE OF APPLICATION: 09-21-99

APPLICANTS NAME: SPECTRUM REALTY ADVISORS, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 09-21-99 ZONING HEARING:

SPECTRUM REALTY ADVISORS, INC. for Rezoning from **R-20 and PSC** to **PSC** for the purpose of Renovation of a Shopping Center in Land Lots 467, 468, 469 and 470 of the 16th District. Located at the southeast intersection of Johnson Ferry Road and Shallowford Road. *(Held by the Planning Commission; therefore was not considered by the Board of Commissioners)*

ORIGINAL DATE OF APPLICATION: 09-21-99APPLICANTS NAME: SPECTRUM REALTY ADVISORS, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 10-28-99 ZONING HEARING:

SPECTRUM REALTY ADVISORS, INC. for Rezoning from **R-20** and **PSC** to **PSC** for the purpose of Renovation of Shopping Center in Land Lots 467, 468, 469 and 470 of the 16th District. Located at the southeast intersection of Johnson Ferry Road and Shallowford Road. Mr. Carl Westmoreland stated agreeable conditions. Following this presentation, the Board of Commissioners **approved** rezoning of a portion of the R-20 buffer area to the PSC zoning district subject to: **1) conditions contained in letter dated September 3, 1999 and as shown on site plan submitted (letter and reduced copy of site plan attached and made a part hereof); 2) landscape plan within the 25 foot buffer area to be approved by Staff; 3) Stormwater Management Division comments and recommendations; 4) REVISED Cobb DOT comments and recommendations (as contained in the Zoning Analysis); 5) owner/developer to enter into a Development Agreement pursuant to O.C.G.A. 36-71-13 for dedication of system improvements to mitigate traffic concerns.** Motion by Olens, carried 5-0.
Clerk's Note: Commissioner Olens asked DOT to investigate alternative means to control speeding along Shallowford Road.



EAST COBB CIVIC ASSOCIATION INC.

P.O. Box 72151
Marietta, Georgia 30007-2151
242-4555

PAGE 4 OF 4

September 3, 1999

Min. Bk. 13 Petition No. Z-124
Doc. Type Stipulated letter
Meeting Date 10/28/99

The East Cobb Civic Association would not be opposed to Z-124, 1999 application for rezoning of the former Winn Dixie shopping center at the intersection of Johnson Ferry and Shallowford Roads, if the applicant would agree to the following:

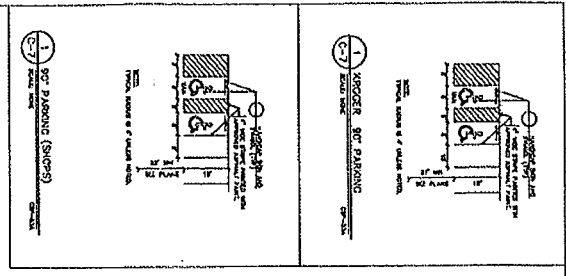
1. It is important to the homeowners on the eastern side and the surrounding subdivisions that the strip behind the store remain an R20 or R30. ~~We suggest that the application be amended so that the shopping center be rezoned to NRC~~ but the strip remain an R20. *Zoning Administrator does NOT support NRC for this pto.*
2. A landscape buffer should be provided along the eastern side *you King* of the parcel with a six foot tall cypress fence. The landscape plan should provide a mix of evergreen and hardwood trees and vegetation. The owners or its management company will be responsible for maintenance.
3. Light poles in the parking area and rear of the building should not exceed 40' and should be an attractive shoe box style.
4. Truck deliveries and trash pickup should conform with the County regulations so that deliveries be from 7 a.m. to 10 p.m.
5. The site plan will conform with the new County tree ordinance by providing for trees throughout the parking lot and around the perimeter of the parcel.

We support our member subdivisions in this request for these stipulations. Thank your for your consideration.

Vicki Plunkett
President

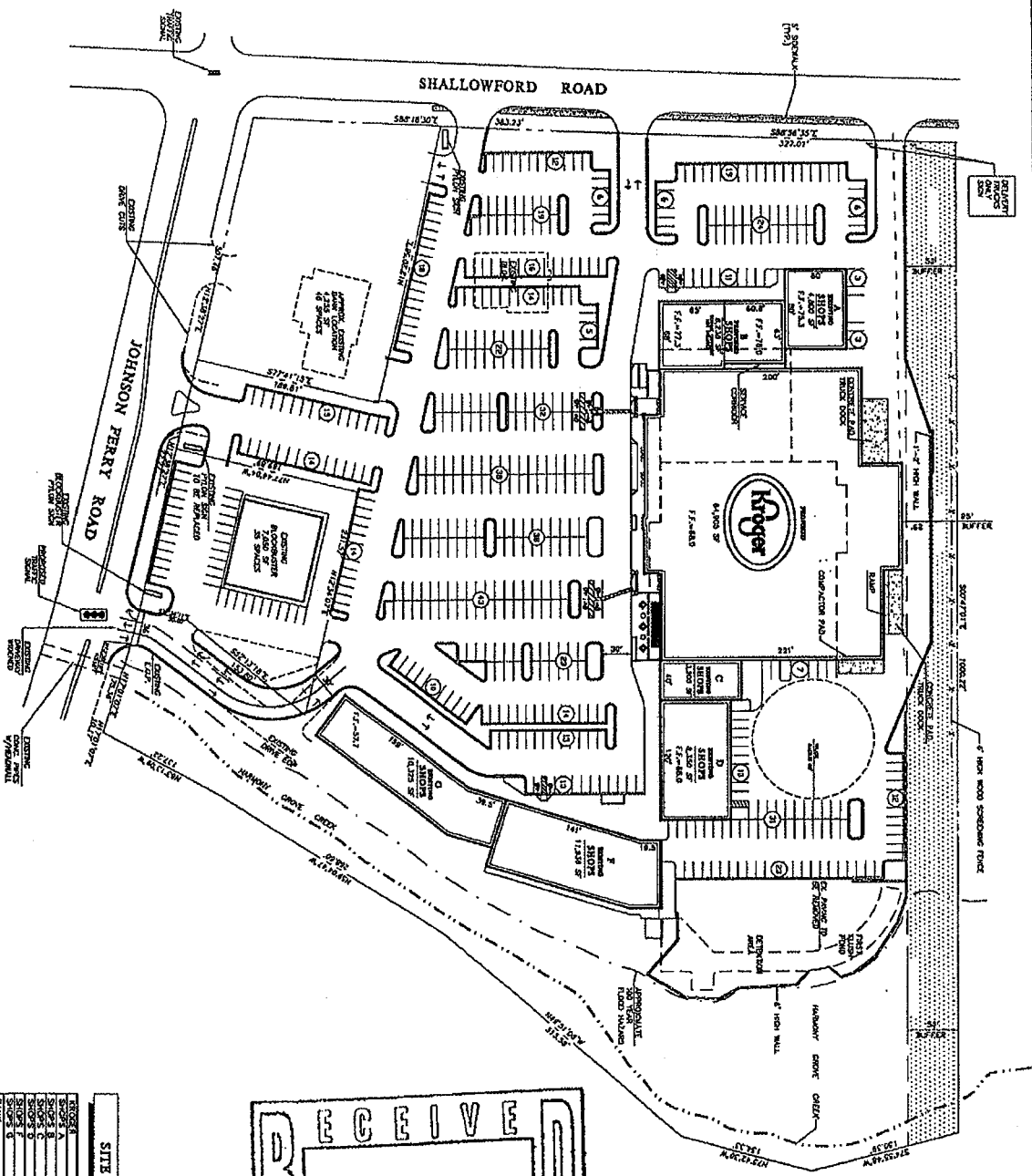
cc: Edwin Thomas, Principal Planner

Min. Bk. 13 Petition No. 2-124
 Doc. Type Site plan referenced
in minutes
 Meeting Date 10/28/99



PRELIMINARY SITE PLAN

SCALE: 1" = 50'



SITE ANALYSIS	
LOT 1	41,500 SF
LOT 2	4,800 SF
LOT 3	4,100 SF
LOT 4	4,100 SF
LOT 5	4,100 SF
LOT 6	4,100 SF
LOT 7	11,300 SF
LOT 8	11,300 SF
LOT 9	11,300 SF
LOT 10	11,300 SF
LOT 11	11,300 SF
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LOT 96	11,300 SF
LOT 97	11,300 SF
LOT 98	11,300 SF
LOT 99	11,300 SF
LOT 100	11,300 SF

RECEIVED
 AUG - 4 1999
 COBB CO. COMM. DEV. DEPT.
 ZONING DIVISION

P-17

PRELIMINARY SITE PLAN

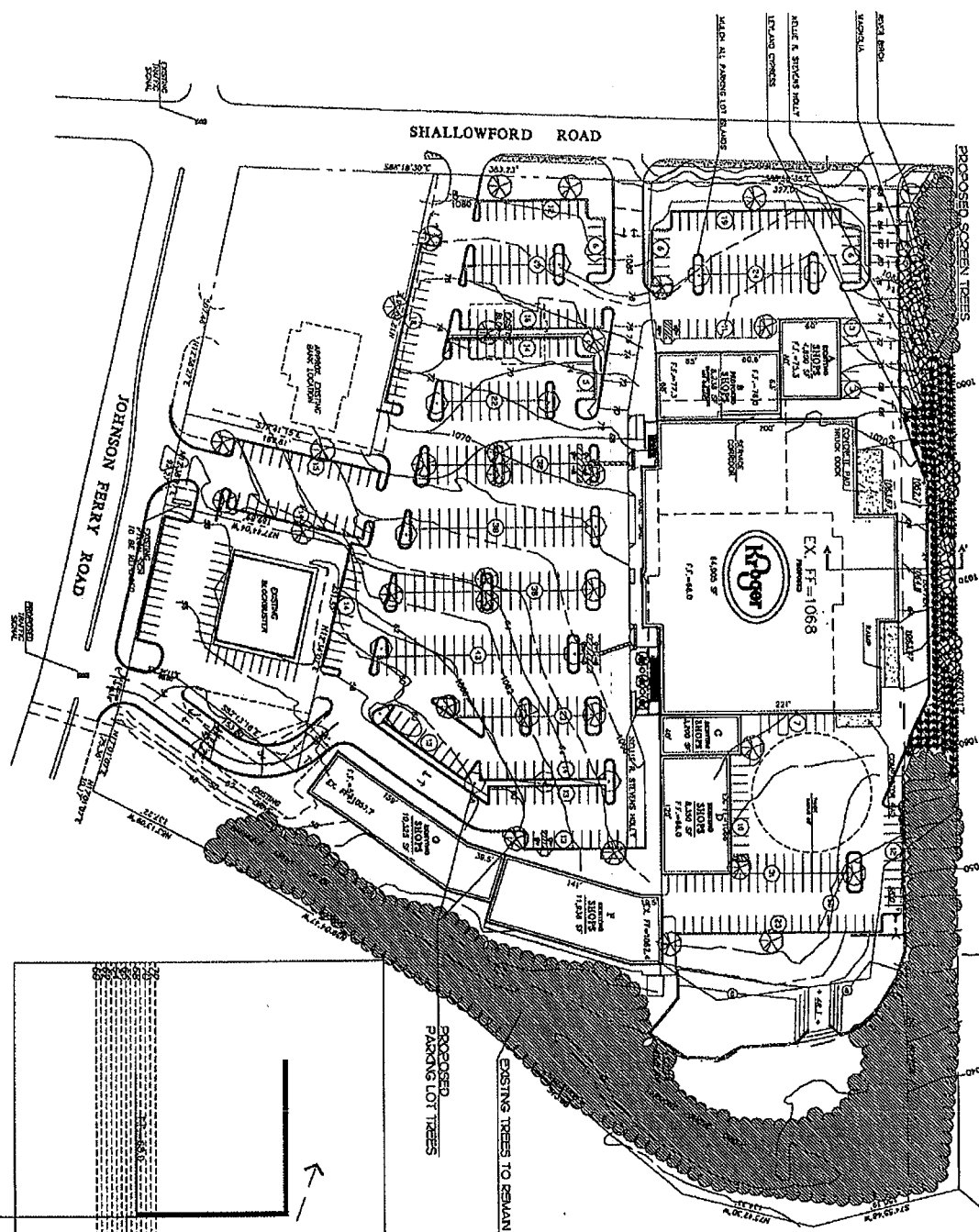
PROPOSED RENOVATION
 SHALLOWFORD FALLS CTR.
 COBB COUNTY, GEORGIA
 FOR
 CORNERSTONE
 REAL ESTATE ADVISERS
 ATLANTA, GEORGIA

NO. OF PLOTS	100
TOTAL AREA	1,130,000 SF
TOTAL PARKING	113,000 SF
TOTAL DRIVE	113,000 SF
TOTAL SITE AREA	1,356,000 SF

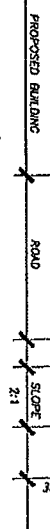
ROBERTSON LOIA ROOF
 ARCHITECTS ENGINEERS
 5780 Peachtree-Dunwoody Road
 Suite 185
 Atlanta, Georgia 30342
 Phone (404) 257-8790
 Fax (404) 851-1732

PRELIMINARY
LANDSCAPE PLAN

SCALE: 1" = 50'



SECTION A-A'



SCALE: 1" = 10'

RECEIVED
 AUG - 4 1999
 COBB CO. COMM. DEV. DEPT.
 ZONING DIVISION

- LEGEND**
- ⊗ PARKING LOT TREES
 - ⊗ SUGAR MAPLE
 - ⊗ RED MAPLE
 - ⊗ ATHENA FLM
 - PARKING LOT TREES
 - TRIDENT MAPLE
 - WHITE OAK
 - WILLOW OAK
 - SCREEN TREES
 - NELLE R. STEVENS HOLLY
 - RIVER BIRCH
 - LETLAND CYPRESS
 - MAGNOLIA

Min. Bk. 13 Petition No. 2-124
 Doc. Type *Ordinance to 576*
 Plan - Prelim Landscape plan
 Meeting Date 8/8/01

LA-1	PRELIMINARY LANDSCAPE PLAN	PROPOSED RENOVATION SHALLOWFORD FALLS CTR. COBB COUNTY, GEORGIA FOR CORNERSTONE REAL ESTATE ADVISERS ATLANTA, GEORGIA	ROBERTSON LOIA ROOF ARCHITECTS ENGINEERS	5780 Peachtree-Dunwoody Road Suite 195 Atlanta, Georgia 30342 Phone (404) 257-9780 Fax (404) 851-1732
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APPLICANT: Spectrum Realty Advisors, Inc.

PETITION NO.: Z-124

PRESENT ZONING: R-20, PSC

PETITION FOR: PSC

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Harmony Grove Cr. FLOOD HAZARD INFO: undefined @ creek

- FEMA Designated 100 year Floodplain Flood
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: within flood hazard

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway)
- Chattahoochee River Corridor Tributary Area - County review (25' undisturbed buffer each side)
- Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review
- Georgia DNR Variance may be required to work in 25 foot streambank buffers

DOWNSTREAM CONDITION

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream _____
Additional BMP's for erosion sediment controls will be required
- Lake Study needed to document sediment levels
- Stormwater discharges through an established residential neighborhood downstream
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream culvert @ Mountain Creek Drive.

APPLICANT: Spectrum Realty Advisors, Inc.

PETITION NO.: Z 124

PRESENT ZONING: R 20

PETITION FOR: PSC

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of outparcels.
- Submit all proposed site improvements to Plan Review
- Any spring activity uncovered must be addressed by a qualified geotechnical engineer (PE)
- Structural fill in flood hazard must be placed under the direction of a qualified geotechnical engineer (PE)
- Existing facility
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site
- Revisit design, reduce pavement area to reduce runoff and pollution

INSUFFICIENT INFORMATION

- No Stormwater controls shown Required @ Plan Review
- Copy of survey is not current - Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit

ADDITIONAL COMMENTS/SUGGESTIONS

- **Current shopping center was constructed years ago with underground detention. Due to Clean Water Act mandates this form of stormwater controls must be revisited and WQ-BMP provided in new design.**
- **The southern part of this project is immediately downstream from a large lake/dam. Proposed design must accommodate requirements of Flood Damage Prevention Ordinance.**

APPLICANT: Spectrum Realty Advisors, Inc.

PETITION NO.: Z-124

PRESENT ZONING: R-20 & PSC

PETITION FOR: PSC

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	CLASSIFICATION	MIN. R.O.W. REQUIREMENTS
Johnson Ferry Road	31,650	Arterial	100'
Shallowford Road	14,380	Arterial	100'

Johnson Ferry Road and Shallowford Road are both classified as Arterials. According to the available information, the existing rights-of-way do not meet the minimum requirements for this classification.

DOT recommends that the owner/developer/applicant provide a warrant analysis at the easternmost access location on Johnson Ferry Road. If a traffic signal is warranted, recommend that the owner/developer/applicant be 100% responsible for all costs associated with the installation of the traffic signal.

To provide a continuous pedestrian network, DOT recommends the installation of sidewalk along the entire Shallowford Road property frontage.

To minimize operational, safety and sight distance concerns, DOT recommends that the northernmost driveway location on Shallowford Road be closed. Additionally, recommend a maximum of two driveways on Johnson Ferry road.

The applicant will have to verify that minimum intersection sight distance is available at each access location. If it is not, the applicant will have to implement remedial measures, subject to approval by the Department, to achieve the minimum requirements of 475' for each proposed access at its intersection with the Arterial.

RECOMMENDATIONS:

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side of Johnson Ferry Road, a minimum of 50' from the roadway centerline; b) donation of right-of-way on the east side of Shallowford Road, a minimum of 50' from the roadway centerline; c) provide a warrant analysis and be 100% responsible for all costs associated with the installation of the traffic signal, if warranted.

Recommend the installation of sidewalk along the entire Shallowford Road property frontage.

Recommend that the northernmost driveway location on Shallowford Road be closed. Additionally, recommend a maximum of two driveways on Johnson Ferry Road.

APPLICANT: Spectrum Realty Advisors, Inc.

PETITION NO.: Z-124

PRESENT ZONING: R-20 & PSC

PETITION FOR: PSC

TRANSPORTATION COMMENTS Cont'd

Applicant verify that minimum intersection sight distance is available at each access location and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirements of 475'.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to the project improvements.

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES

COBB COUNTY PLANNING COMMISSION

Date of Application December 30, 1978 Date of Hearing, Wed. February 1, 1978:00
W. K. Peek as Administrator of the P.M.
Titleholder Estate of L. C. Peek Estate /S/ W. K. Peek

Address 251 Grover Street, Marietta, Georgia Phone 428-6409

Applicant Hal W. Lamb/Lamb & Associates, Inc. /S/ Hal Lamb

Address 3109 Maple Drive, Suite 408 Atlanta, Ga. 30305 Phone 231-0579

To Zone From R-20, R-30 Agricultural To N-S LAND USE

FOR THE PURPOSE OF Neighborhood Shopping Center

Land Lot (s) 467,468,469,470, District 16, Sec., _____ Cobb County, Ga.

CONTAINING 16.547 acres

LOCATED At the intersection of Shallowford & Johnson Ferry Road/S.E. Quadrant

This property being more particularly described as follows:
All that tract or parcel of land lying and being in Land Lot 467, 468, 469, & 470 of the 16th District of Cobb County, Georgia. Beginning at a point at the Southeast intersection of the right of way of Johnson Ferry Road & Shallowford Road thence S 84 degrees 37'15" E a distance of 600.0' to an iron pin thence S 84 degrees 37'15" E a distance of 122.6' to an iron pin thence S 03 degrees 12'45" W a distance of 1015.6' to an iron pin then S 78 degrees 49'30" W 150.5' to a manhole thence N 71 degrees 31' 00" N 134.5' to a manhole thence N 45 degrees 55'00" N 313.6' to a manhole thence N 55 degrees 06' 00" W 268.8' to a manhole thence N 55 degrees 38' 00" W 152.9' to an iron pin on the easterly right-of-way of Johnson Ferry Road then along said right-of-way N 18 degrees 06'45" E 147.5' to an iron pin thence N 16 degrees 27'00' E 489.8' to the point of beginning said parcel containing 16.547 acres.

Recommendation of Planning Commission: 2/1/78 Planning commission recommended application be rejected for the following reasons: spot zoning and roads are inadequate to handle the increased traffic flow. Motion by Nixon, seconded by Fowler; carried 7-0.

[Signature], Chairman

Final Decision of Board of Commissioners: 2/1/78 Board of Commissioners rejected application for the following reason as stated above. Motion by Lankford, seconded by Jones; carried 5-0. 7-10-79 Per court order see

attached sheet

[Signature], Chairman

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES
COBB COUNTY PLANNING COMMISSION

Date of Application December 20, 1978 Date of Hearing February 1, 1978

Applicant's Name Hal W. Lamb & Assoc. Inc.

Address 3109 Maple Drive Suite 408

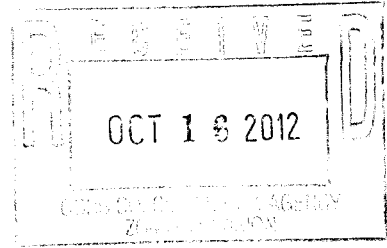
Recommendation of Planning Commission (Cont'd from page 1):

Bill Atkins _____, Chairman

Final Decision of Board of Commissioners (Cont'd from page 1):

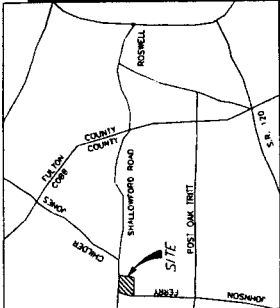
7-10-79, On a motion by Carson, seconded by Lankford, the commission approved application for PSC with the following stipulations: a. a 50' natural undisturbed buffer along the east property line, be zoned R-20. b. two out parcels only, fronting on Johnson Ferry Road. c. a 50' setback is allowed on the Johnson Ferry Road frontage. as shown on site plan marked exhibit A on file in zoning office. vote 5-0.

_____, Chairman

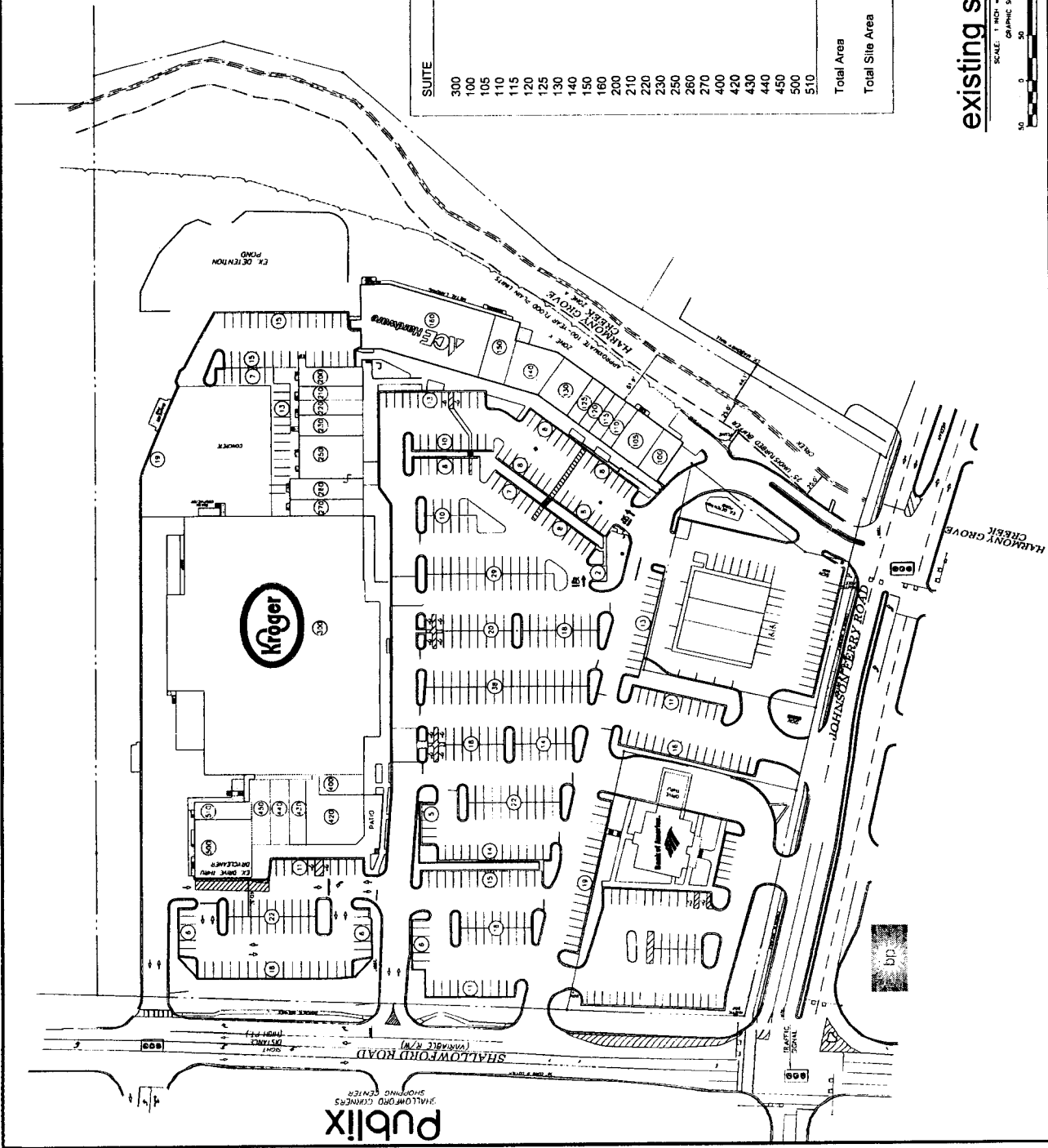
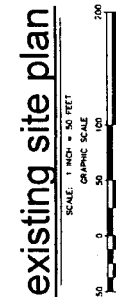
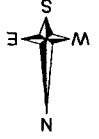


**EXISTING SITE PLAN FOR
SHALLOWFORD FALLS
SHOPPING CENTER**

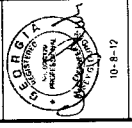
NO.	DATE	REVISION



SUITE	TENANT	SQ. FT.
300	Kroger	55,696
100	Subway	1,200
105	available	1,713
110	available	750
115	available	750
120	available	713
125	Instant Shoe Repair	775
130	available	2,412
140	Biscuits and More	2,013
150	All Dental Care	2,100
160	Ace Hardware	9,836
200	Chique Hair	1,400
210	available	1,075
220	available	1,050
230	Skin Care	1,500
250	Cazadores	3,325
260	Mail Boxes Etc.	1,600
270	Domino's Pizza	1,600
400	Free Your Feet	1,005
420	Fuji Hana	3,924
430	available	1,389
440	available	1,447
450	available	1,489
500	Crown Cleaners	3,900
510	available	900
Total Area		±103,572 S.F.
Total Site Area		14 Acres

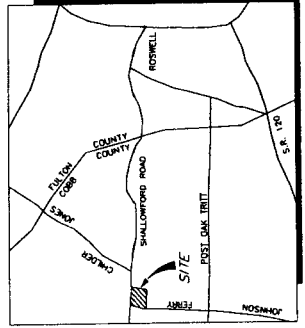


**SITE PLAN PROPOSED FOR APPROVAL
PURSUANT TO APPLICATION FOR
“OTHER BUSINESS”
(SITE PLAN SPECIFIC)**



NO.	DATE	DESCRIPTION	BY	CHK.	DATE	ISSUE
1	11/11/17	CONTRACT COMMENTS				
1	12/12/17	CONTRACT COMMENTS				

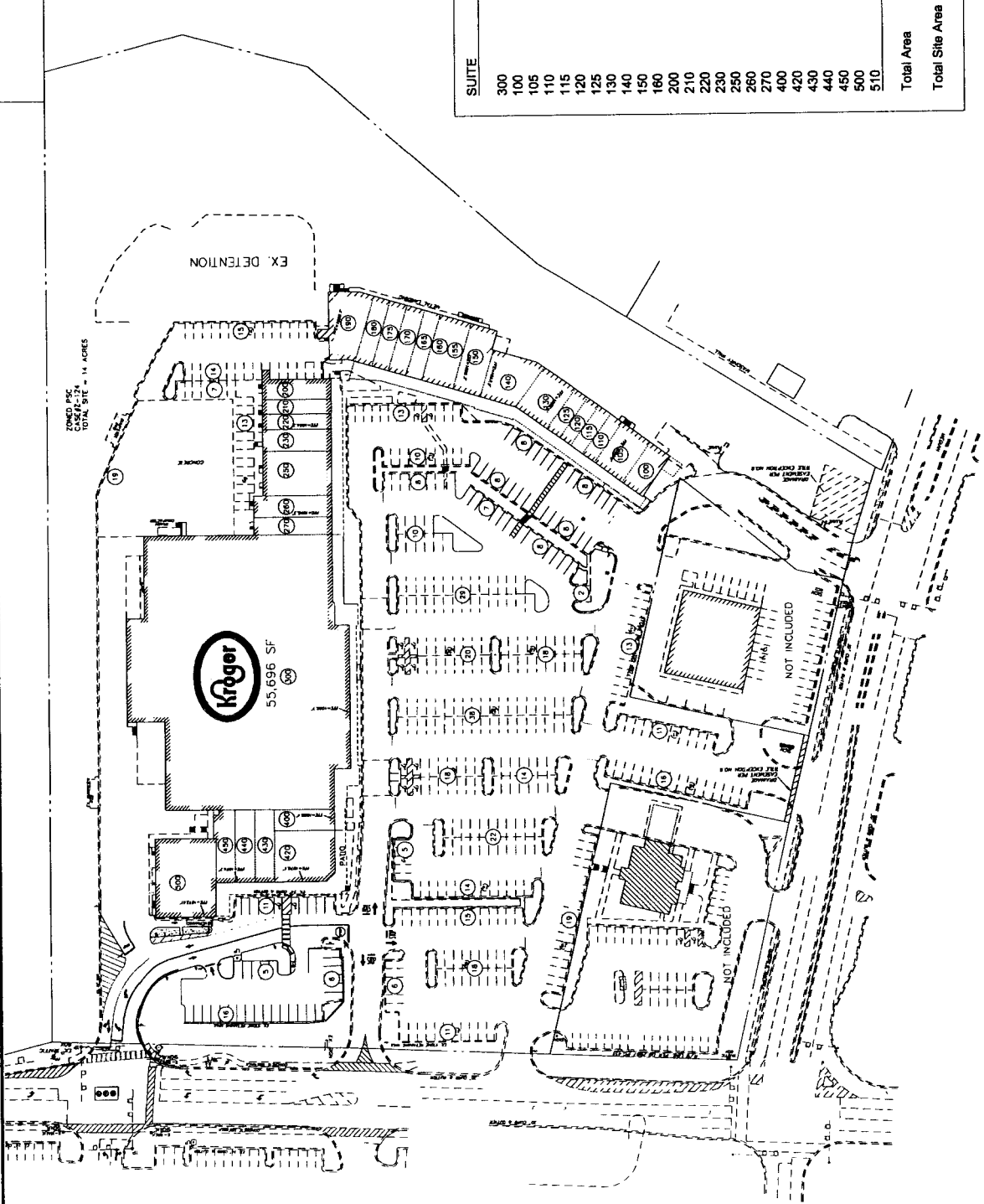
proposed
site plan



VICINITY MAP
NO SCALE

TENANT ROSTER

SUITE	TENANT	SQ. FT.
300	Kroger	55,696
100	Subway	1,200
105	available	1,713
110	available	750
115	available	750
120	available	713
125	Instant Shoe Repair	775
130	available	2,412
140	Biscuits and More	2,013
150	All Dental Care	2,100
160	Ace Hardware	9,836
200	Chique Hair	1,400
210	available	1,075
220	available	1,050
230	Skin Care	1,500
250	Cazadores	3,325
260	Mail Boxes Etc.	1,600
270	Dominos Pizza	1,600
400	Free Your Feet	1,005
420	Fuji Hana	3,924
430	available	1,399
440	available	1,447
450	available	1,489
500	Crown Cleaners	3,900
510	available	900
Total Area		±103,572 S.F.
Total Site Area		14 ACRES



proposed site plan

TOTAL GROSS BUILDING AREA = ±103,572 SF
 TOTAL NET BUILDING AREA = 82,857 SF (80% GROSS)
 TOTAL NET AREA PARKING = 483 SPACES
 5.8 SP/1000 SF

