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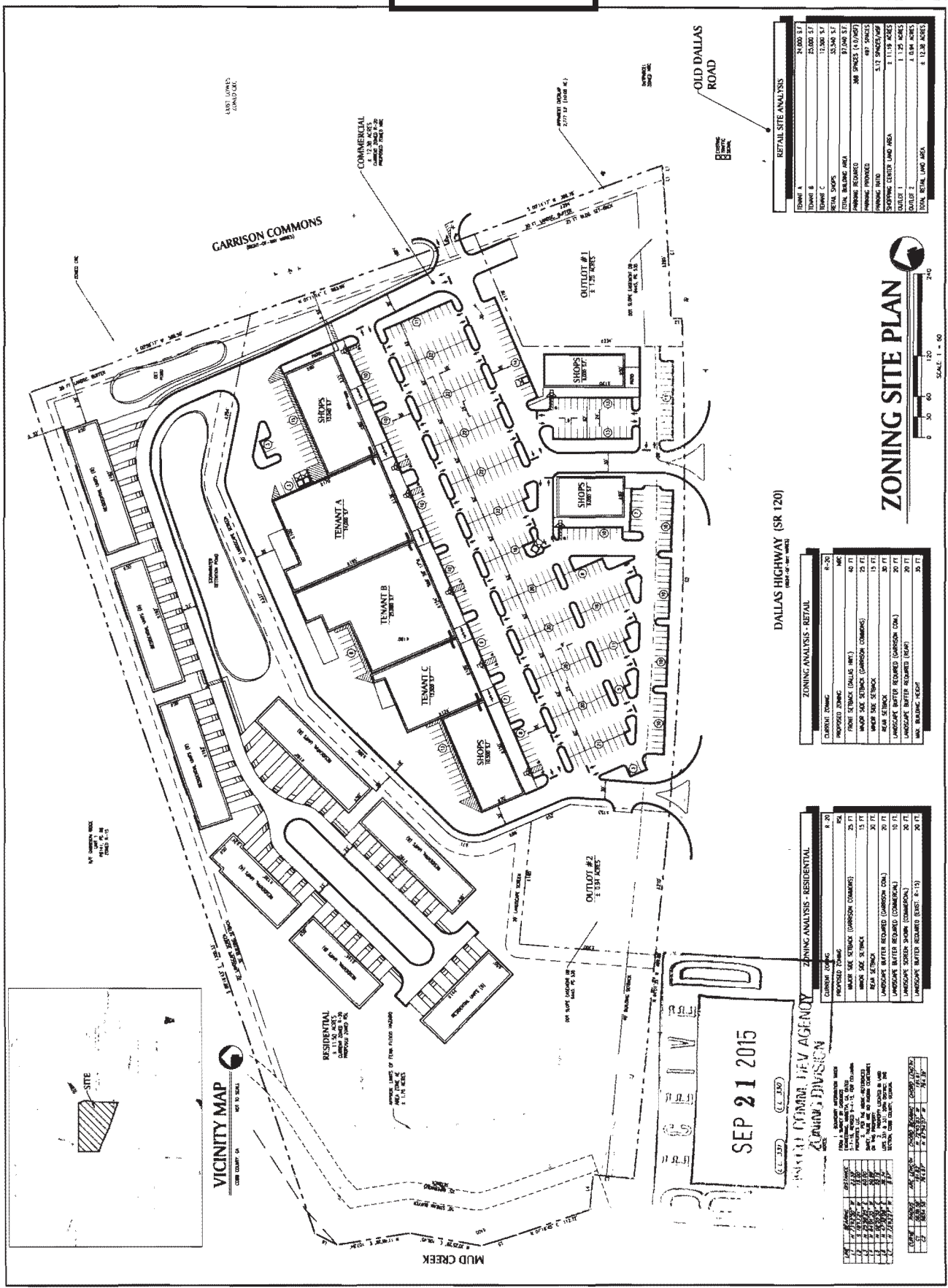
PROJECT:
PROPOSED
DEVELOPMENT
DALLAS HIGHWAY AT
GARRISON COMMONS

Z-98
(2015)
CONTINUED BY
STAFF



REVISIONS

20151001 (Aug)
09/17/15
ZONING
SITE PLAN
SHEET
Z-1



RETAIL SITE ANALYSIS

TENANT A	24,000 S.F.
TENANT B	24,000 S.F.
TENANT C	12,000 S.F.
TOTAL SHOPS	32,000 S.F.
TOTAL BUILDING AREA	87,000 S.F.
MINIMUM REQUIRED	MM SPACES (4.4/100)
PARKING PROVIDED	487 SPACES
PARKING REQUIRED	512 SPACES/100
SHOPPING CENTER LAND AREA	1.11/18 ACRES
OUTLOT #1	1.12/18 ACRES
OUTLOT #2	1.12/18 ACRES
TOTAL RETAIL LAND AREA	4.12/18 ACRES

ZONING SITE PLAN
SCALE: 1" = 60'
240'

DALLAS HIGHWAY (SR 120)
(PART OF LOT AREA)

ZONING ANALYSIS - RETAIL	
CURRENT ZONING	R-20
PROPOSED ZONING	SR
MINIMUM LOT AREA	40,000
MINIMUM LOT WIDTH	120 FT
MINIMUM LOT DEPTH	120 FT
MINIMUM LOT AREA	14,400
MINIMUM LOT WIDTH	120 FT
MINIMUM LOT DEPTH	120 FT
MINIMUM LOT AREA	14,400
MINIMUM LOT WIDTH	120 FT
MINIMUM LOT DEPTH	120 FT
MINIMUM LOT AREA	14,400
MINIMUM LOT WIDTH	120 FT
MINIMUM LOT DEPTH	120 FT

DALLAS HIGHWAY (SR 120)
(PART OF LOT AREA)

ZONING ANALYSIS - RESIDENTIAL	
CURRENT ZONING	R-20
PROPOSED ZONING	SR
MINIMUM LOT AREA	40,000
MINIMUM LOT WIDTH	120 FT
MINIMUM LOT DEPTH	120 FT
MINIMUM LOT AREA	14,400
MINIMUM LOT WIDTH	120 FT
MINIMUM LOT DEPTH	120 FT
MINIMUM LOT AREA	14,400
MINIMUM LOT WIDTH	120 FT
MINIMUM LOT DEPTH	120 FT
MINIMUM LOT AREA	14,400
MINIMUM LOT WIDTH	120 FT
MINIMUM LOT DEPTH	120 FT

SEP 21 2015
CITY OF ATLANTA
PLANNING DIVISION

APPLICANT: Columbia Properties Capital, LLC

PHONE#: (770) 422-7016 **EMAIL:** phuff@slhb-law.com

REPRESENTATIVE: Parks F. Huff

PHONE#: (770) 422-7016 **EMAIL:** phuff@slhb-law.com

TITLEHOLDER: Herbert A. Collins, as Trustee of the Herbert A.

Collins Revocable Living Trust

PROPERTY LOCATION: Northwest intersection of Dallas Highway

and Garrison Commons

(2720, 2780 and 2782 Dallas Highway)

ACCESS TO PROPERTY: Dallas Highway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

*****CONTINUED BY STAFF*****

PETITION NO: Z-98

HEARING DATE (PC): 12-01-15

HEARING DATE (BOC): 12-15-15

PRESENT ZONING R-20

PROPOSED ZONING: RSL & NRC

PROPOSED USE: Residential Senior Living
(non-supportive) and Retail Shopping Center

SIZE OF TRACT: 23.94 acres

DISTRICT: 20

LAND LOT(S): 330, 331

PARCEL(S): 5,8, 10

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:

