

Z-18
(2016)

CONTINUED BY
STAFF



REGISTERED ARCHITECT
STATE BOARD OF ARCHITECTURE
GEORGIA

ZONING SITE PLAN

JOB NUMBER
DRAWN BY
CHECKED BY

Z1-01

dwell studio
2825 BROOKSIDE PARKWAY, SUITE 150, ALPHARETTA, GA 30208
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www.dwellstudio.com

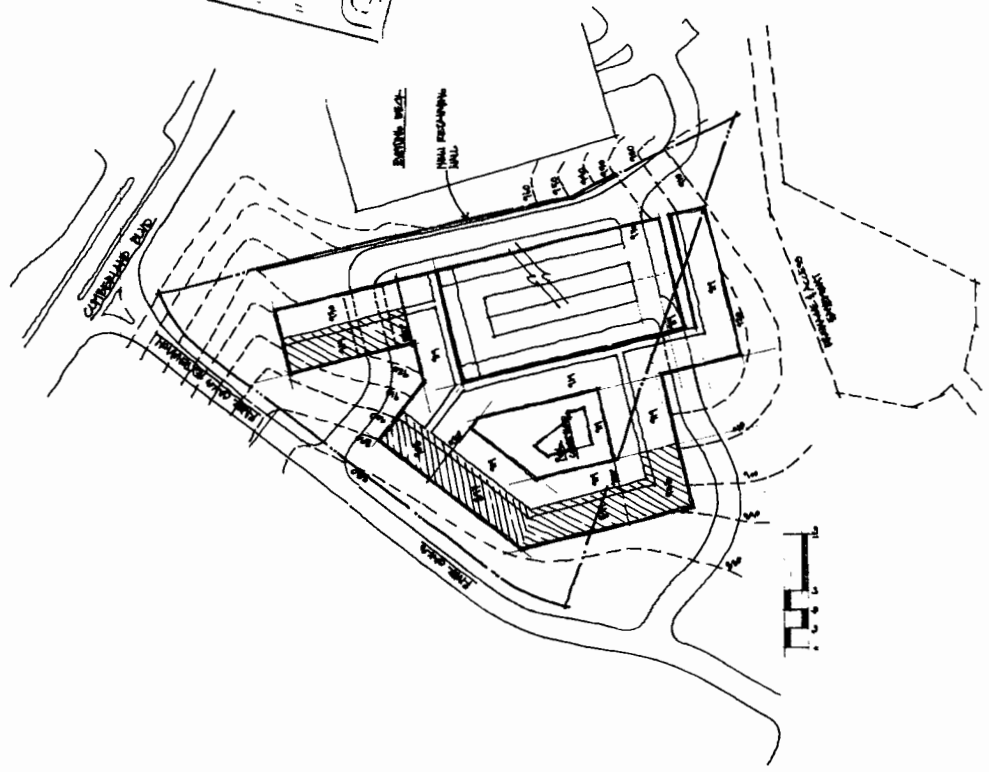
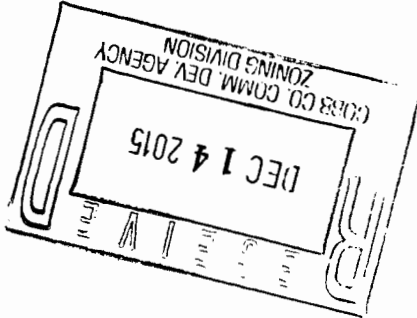
CUMBERLAND BLVD

NOTES:
1) THIS IS A CONCEPTUAL SITE PLAN. THE BUILDING FOOTPRINT MAY ADJUST IN COMPLIANCE WITH ZONING REGULATIONS.
2) ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.

SITE DATA: CUMBERLAND BLVD
BUILDING DATA
6 STORY BUILDING
6 STORY PARKING DECK
RESIDENTIAL DATA
7,500 RETAIL/OFFICE SF
220,125 TOTAL NET RENTABLE SF
UNIT DATA
MIN SF 700 RANGING UP TO 1400 SF
PARKING DATA
PARKING SPACES REQUIRED MINIMUM:
RESIDENTIAL: 259 UNITS x 1.75 PER UNIT = 453 MIN.
PARKING SPACES PROVIDED:
510 SPACES PROVIDED IN 6 LEVEL DECK



1 VICINITY PLAN



2 ZONING SITE PLAN

APPLICANT: Pope & Land Enterprises, Inc.

PHONE#: 770-980-0808 EMAIL: lkelly@popeandland.com

REPRESENTATIVE: John H. Moore

PHONE#: 770-429-1499 EMAIL: jmoore@mijs.com

TITLEHOLDER: John M. Struhar, Jr., Edward K. Murphy and

Denise D. Murphy

PROPERTY LOCATION: Easterly side of River Oaks Drive, north
of Stillhouse Lane.

ACCESS TO PROPERTY: River Oaks Drive

PHYSICAL CHARACTERISTICS TO SITE: Wooded acreage

PETITION NO: Z-18

HEARING DATE (PC): 03-01-16

HEARING DATE (BOC): 03-15-16

PRESENT ZONING: RM-8

PROPOSED ZONING: RRC

PROPOSED USE: Mixed-Use
Development

SIZE OF TRACT: 3.183 acres

DISTRICT: 17

LAND LOT(S): 977

PARCEL(S): 9

TAXES: PAID X DUE

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: UC and CRC/Walton Riverwood and Delta Community Credit Union

SOUTH: O&I and OHR/Undeveloped

EAST: OMR/First Citizens Bank building

WEST: OHR/Undeveloped; R-80/Single-family house; UVC

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

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:

