



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300
 Decatur, GA 30030
 (404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: September 6, 2018, 6:30 P.M.
Board of Commissioners Hearing Date: September 25, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.:	LP-18-1235089	Agenda #: N.7
Location/Address:	1473 Columbia Drive	Commission District: 3 Super District: 7
Parcel IDs:	15 186 01 004	
Request:	To amend the Land Use Plan Map from Suburban (SUB) to Town Center (TC)	
Property Owner(s):	Aaron & Laura Pettiford	
Applicant/Agent:	Battle Law, PC	
Acreage:	2.366 acres.	
Existing Land Use:	Suburban (SUB)	
Surrounding Properties:	Suburban (SUB) & Town Center (TC)	
Adjacent Zoning:	North: R-75 (SUB) South: R-75 (SUB) East: R-75 (SUB) West: R-75 (SUB) Northeast: R-75 (SUB) Northwest: MR-2 (TC) Southeast: R-75 (SUB) Southwest: R-75 (SUB)	
Comprehensive Plan:	<input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Inconsistent
Proposed Density: 10.5 units/acre	Existing Density: 1 dwelling unit	
Proposed Units/Square Ft.: 25 units/1,000 sq.ft.	Existing Units/Square Feet: 4 du/acre	
Proposed Lot Coverage: N/A	Existing Lot Coverage: N/A	

Companion Application:

The applicant has filed a companion application (Z-18-22313) to amend the zoning of the subject property from R-75 (Single-family residential) to MR-2 (Medium Density Residential - 2).

STAFF RECOMMENDATION:

The intent of the Town Center Character Area is to promote the concentration of residential and commercial structures, which serve many communities in order to reduce automobile travel, promote walkability and increased transit usage. The areas consist of a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians. This character area is similar to neighborhood center, but at a larger scale. The preferred density for areas of this type is up to 60 dwelling units per acre.

The subject property abuts an existing Town Center, is on a transit route, and is in walking distance to commercial uses. Therefore, staff's recommendation is 'APPROVAL'.

SUBJECT PROPERTY AND SURROUNDING AREA

The subject property is currently a 2.633 acre single-family lot that abuts single-family residential on the North, South, and Southwest. The Northwest corner of the lot abuts an existing Townhome Development (Lauren Parc). The subject property is located approximately 360 feet South of the intersection of Columbia Drive and Bobolink Drive and approximately 360 feet North of the intersection of Columbia Drive and Santa Monica Drive.

PROPOSED PROJECT

The proposed project is to construct a 25-unit Townhouse development with proposed enhanced open space on a 2.366 acre parcel.

LAND USE ANALYSIS

Land Use Policies

Land Use Compatibility - Development intensity shall transition from the most dense toward the edge/periphery of the activity center. Smaller scale professional services and residential developments may serve as transitions to existing neighborhoods. Staggered heights, greater setbacks, increased screening/buffers can help mitigate compatibility issues. The “preferred intensity” listed in the DeKalb County 2035 Comprehensive Plan (Chapter 7, Land Use) that applies to this site is up to 12 dwelling units per acre (outer ring). The proposed project site is 10 dwelling units per acres.

Neighborhood Compatibility - Commercial and office uses that would have a negative or blighting influence on adjacent residential neighborhoods or individual residence shall not be permitted.

(See attached Supplemental Land Use Report)

Attachments:

1. Department and Division Comments
2. Supplemental Land Use Report
3. Application
4. Site Plan
5. Zoning Map
6. Land Use Plan Map
7. Aerial Photograph
8. Site Photographs

DeKalb County Long Range Planning Division
Supplemental Land Use Report (for developments proposed in Activity Centers)

Case No. Project Name:	Existing FLU: Suburban (SUB) Proposed FLU: Town Center (TC)	BOC Hearing Date 9/26/2018	Staff Recommendation: Approval
LP-18-1235089	<p>Town Center Premise - These policies are primarily applicable to activity centers that do not have adopted studies. Studies that are adopted for Town Centers are referred to as Small Area Plans (SAP), and they provide more detailed guidelines and recommendations for land use, zoning, development, transportation, housing, economic development, and green space. If there are conflicts between SAP and Town Center policies, SAP policies shall take precedence.</p> <p>Town Center Intent - The intent of the Town Center Character Area is to promote the concentration of residential and commercial structures, which serve many communities in order to reduce automobile travel, promote walkability and increased transit usage. The areas consist of a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians. This character area is similar to neighborhood center, but at a larger scale. The preferred density for areas of this type is up to 60 dwelling units per acre.</p>		

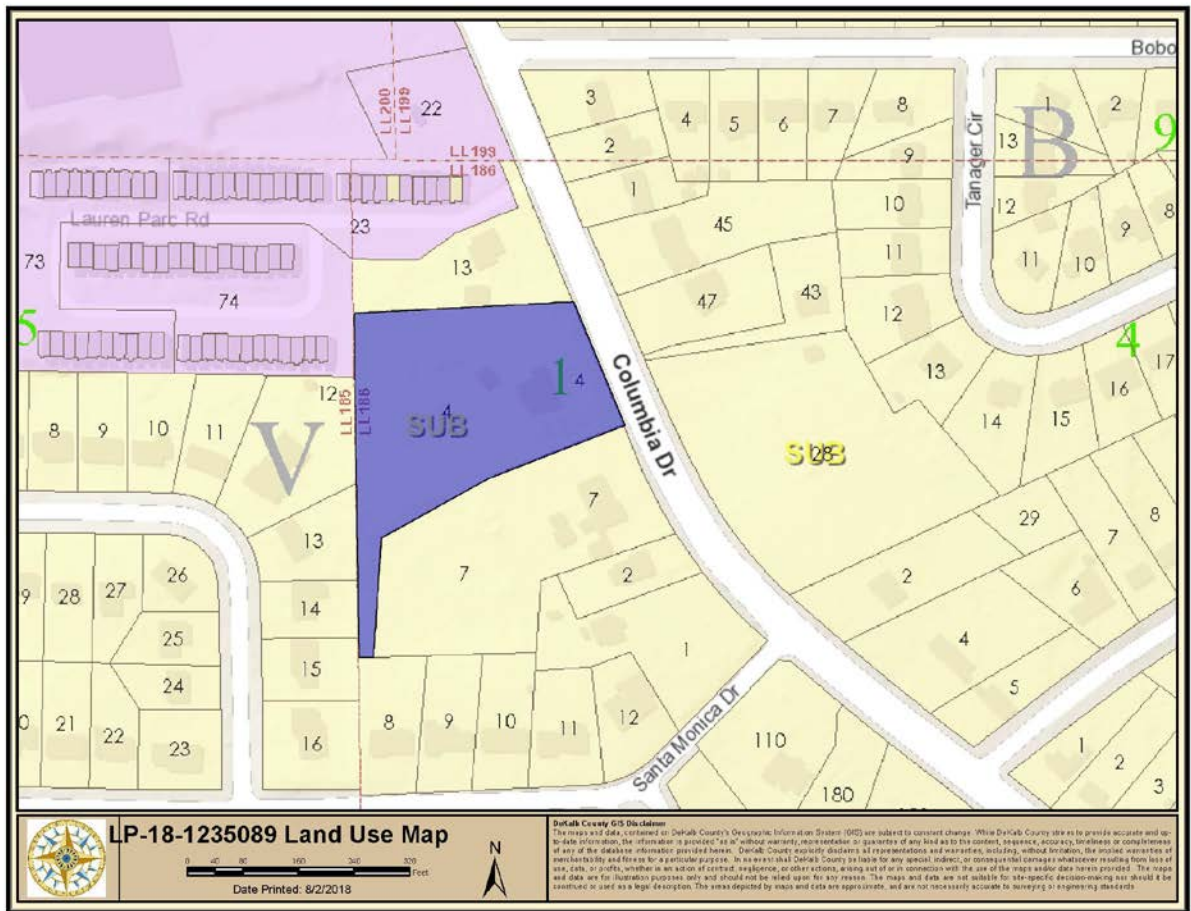
MAPS

Land Use

Town Center
60 dwelling units per acre

Primary Uses

- Townhomes
- Condominiums
- Apartments
- Health Care Facilities
- Retail and Commercial
- Office
- Institutional
- Entertainment and Cultural Facilities
- Park and Recreational Facilities
- Public and Civic Facilities



DeKalb County Long Range Planning Division
Supplemental Land Use Report *(for developments proposed in Activity Centers)*

Project Description

Location: This proposed development is in unincorporated DeKalb County on West side of Columbia Drive at 1473 Columbia Drive.

Developer/Owner: Grandview Residential, LLC/Aaron and Laura Pettiford

Estimated Completion: N/A

Project Size (Acres, Square Footage, etc.) Acres: 2.366 Acres

- Residential SF: N/A Units: 25 (Townhomes)
- **Total SF: N/A (41% Enhanced Open Space)**

DeKalb County Long Range Planning Division
Supplemental Land Use Report *(for developments proposed in Activity Centers)*

Land Use Policy Analysis				
<i>(Based on Chapter 7 Land Use of the DeKalb County 2035 Comprehensive Plan)</i>				
Town Center Policies	Compliant with Comprehensive Plan			Additional comments that justify staff recommendation
	YES	NO	Not Applicable	
1. Protect Single Family Neighborhoods - Preserve and enhance the integrity and quality of existing residential neighborhoods.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This project adds more dense single family development to the existing single family neighborhood.
2. Maximum Density — Encourage the maximum density of residential in mixed use projects not to exceed 60 dwelling units per acre, with the most intense development located towards the commercial and/or office core of the Town Center. Properties located along the outer edges of the Town Center shall be sensitive to the building height and density of adjacent single family residential. (Refer to Figure 7.3, page 60 of the comprehensive plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Retrofitting - Foster retrofitting for conformity with traditional neighborhood principles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See elevations and renderings.
4. Pedestrian Scale Development - Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping and people.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Mixed Use Development - Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Transitional Buffers - Require greater setbacks and/or transitional buffers for developments when located adjacent to lower density residential uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Enhanced Buffers - Require the incorporation of enhanced buffers in efforts to protect single family neighborhoods.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Staggered Heights - Require the consideration of staggered height implementation when developments are adjacent to single family residential neighborhoods.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Streetscaping - Improve street character with consistent signage, lighting, landscaping and other design features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Pocket Parks - Create focal points through the use of existing pocket parks and squares for community activities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dog park and common areas are shown on the site plan.
11. Cultural Diversity - Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. Infill Development - Utilize vacant properties in the neighborhood as an opportunity for infill development of compatible structures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Parking - Clearly define road edges by locating buildings near the roadside with parking in the rear.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Includes rear alley parking for units.
14. Open Space and linkages - Encourage that all development and redevelopment in activity centers provide open space and/or contribute to the public realm with wider public sidewalks, pedestrian linkages and other design features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15. Healthy Neighborhoods - Promote healthy living in neighborhoods by incorporating a	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DeKalb County Long Range Planning Division
Supplemental Land Use Report (for developments proposed in Activity Centers)

pedestrian environment that encourages socialization, walking, biking and connectivity. Implement the recommendations of the Master Active Living Plans (MALPs).				
16. High Density Residential - Residential development shall reinforce the center by locating higher density housing options adjacent to the center. Housing in Town Center shall be targeted to a broad range of income levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Pedestrian Enhancements - Create a pedestrian-friendly environment by adding sidewalks that link neighborhood amenities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18. Traffic Calming - Organize circulation patterns through traffic calming techniques and access management. Add traffic calming improvements, sidewalks, and increased street interconnections to increase safety and improve walkability.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
19. Pedestrian Oriented Design - Design shall be pedestrian-oriented with walkable connections between different uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
20. VMT - Promote new and redevelopment at or near activity centers as a means of reduce vehicle miles traveled (VMT).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Columbia Drive has transit access and is within a half mile of a retail center.
21. High Density Development - Each Town Center shall include a very high-density mix of retail, office, services, and employment opportunities to serve several neighborhoods.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Percentage of mixed use: __ Residential __ Office __ Retail __ Open Space Job Creation Numbers: __ Construction __ Permanent Jobs __ Wages
22. Small Area Plans (SAPs) -Implement appropriate sub-policies (pages 85-114 in the comprehensive plan) and development guidelines in Town Centers that have Small Area Plans, which provide more guidance to the development of mixed use and transition down to single family residential.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Medline Activity Center <input type="checkbox"/> Wesley Chapel LCI <input type="checkbox"/> Candler Road Flat Shoals LCI <input type="checkbox"/> Redan Road Indian Creek Master Active Plan <input type="checkbox"/> Toco Hills Node of the North Druid Hills LCI <i>This project is in close proximity to the Belvedere Master Active Living Plan Study.</i>
23. Preferred Uses – Each Town Center shall include a high density mix of retail, office, services, and employment to serve neighborhoods.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Percentage of mixed use: __ Residential __ Office __ Retail __ Open Space Job Creation Numbers: __ Construction __ Permanent Jobs __ Wages

Impact Analysis

(In support of Section 27-7.3.4 of the DeKalb County Code states that the following standards and factors shall govern the review of all proposed amendments to the Official Zoning Map.)

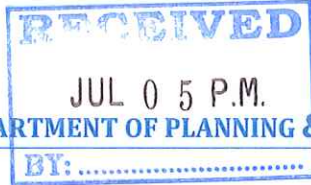
Questions	Compliant			Comments to support zoning proposal
	YES	NO	N/A	
A. Zoning proposal is in conformity with the policy and intent of the comprehensive plan:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal requires the extension of an existing Town Center.
B. The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C. The property to be affected by the zoning proposal has a reasonable economic use as currently zoned:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
D. The zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
E. There are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F. The zoning proposal will adversely affect historic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

DeKalb County Long Range Planning Division
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buildings, sites, districts, or archaeological resources:				
G. The zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
H. The zoning proposal adversely impacts the environment or surrounding natural resources.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Transportation Planning Analysis (Based on the DeKalb County 2014 Comprehensive Transportation Plan)				
Policies	Compliant with the CTP			Additional comments that justify staff recommendation
	Yes	No	N/A	
Functional Classification for the project site: <input type="checkbox"/> Freeway <input type="checkbox"/> Major Arterial <input checked="" type="checkbox"/> Minor Arterial <input type="checkbox"/> Collector <input type="checkbox"/> Local	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Freight <input type="checkbox"/> Located on a truck or sanitation route <input type="checkbox"/> Proximity of Landfill or Transfer Station <input type="checkbox"/> Located on a state route <input type="checkbox"/> Located in proximity of rail lines and / or crossings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Access Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Complete Streets Policy County / Developer will consider installing bicycle and / or pedestrian facilities, and Transit facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Belvedere MALP Study recommends increased walkability.
Design: The following street design guidelines and best practices are listed on page 16 in the Appendix document of the CTP.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Application: See page 16 in the Appendix document of the CTP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Exemptions: <input type="checkbox"/> Roadway corridor legally prohibits specific users (e.g. bicyclists and pedestrians on interstate) <input type="checkbox"/> Cost of providing bicycle or pedestrian facilities is excessively disproportionate to the need or probable use <input type="checkbox"/> Absence of current and future need is documented <input type="checkbox"/> Roadways not owned or operated by DeKalb County.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Performance Measures. Success of complete streets include: <input type="checkbox"/> Miles of new on-street bicycle routes <input type="checkbox"/> Miles of new or reconstructed sidewalks <input type="checkbox"/> Percentage completion of bicycle and pedestrian networks as envisioned by the latest DeKalb County Comprehensive Transportation Plan <input type="checkbox"/> Increase in pedestrian and bicycle volumes along key corridors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Human Services Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Bicycle and Pedestrian Level of Service Goals and Connectivity <input checked="" type="checkbox"/> LOS B (within an activity center) <input type="checkbox"/> LOS C (not within an activity center) <input type="checkbox"/> Existing PATH Trail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Located within a Town Center.
Priority Bicycle Network <input type="checkbox"/> First Tier Priority Network <input type="checkbox"/> Second Tier Priority Network <input type="checkbox"/> Existing PATH <input type="checkbox"/> Future PATH	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
MARTA and TOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bus Routes <input checked="" type="checkbox"/> Project is on a bus route <input checked="" type="checkbox"/> Project is near a bus route <input type="checkbox"/> Project is not close to a bus route	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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<p>Transit Stations</p> <p><input type="checkbox"/> Project is on a transit station site</p> <p><input checked="" type="checkbox"/> Project is near a transit station</p> <p><input type="checkbox"/> Project is not close to a transit station</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Project is 'near' the Avondale and Kensington MARTA Stations.</p>
<p>Priority Projects for DeKalb County</p> <p><input type="checkbox"/> Tier 1 <input type="checkbox"/> Tier 2 <input type="checkbox"/> Tier 3 <input type="checkbox"/> None</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

APPLICATION TO AMEND COMPREHENSIVE LAND USE PLAN
OF DEKALB COUNTY, GEORGIA

Application No.: LP 18 1235089 Date Received: _____

Applicant's Name: Grandview Residential, LLC c/o Battle Law, PC E-Mail: mlb@battlelawpc.com

Applicant's Mailing Address: One West Court Square, Suite 750, Decatur, GA 30030

Applicant's Daytime Phone #: 404-601-7616 Fax: 404-745-0045

(If more than one owner, attach information for each owner as Exhibit "A")

Owner's Name: Aaron and Laura Pettiford E-Mail lauraepet@gmail.com

Owner's Mailing Address 5277 Rosser Road, Stone Mountain, GA 30087

Owner's Daytime Phone # 770-934-5705 Fax: _____

Address/Location of Subject Property: 1473 Columbia Drive, Decatur, GA

District(s): 15 Land Lot(s): 186 Block(s): 01 Parcel(s): 004

Acreage: 2.366 Commission District(s): 3 & 7

Current Land Use Designation: SUB Proposed Land Use Designation: ~~XX~~ Town Center (TC)

Current Zoning Classification(s): R-75

PLEASE READ THE FOLLOWING BEFORE SIGNING

- I. This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.
- II.
- III. Disclosure of Campaign Contributions: In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered: Have you, the applicant, made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? _____ Yes X No
- IV.

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

- 1. The name and official position of the local government official to whom the campaign contribution was made.
- 2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

NOTARY
May 04, 2020
EXPIRATION DATE / SEAL

SIGNATURE OF APPLICANT
Check One: Owner _____ Agent ✓ DATE _____





ONE WEST COURT SQUARE, SUITE 750
DECATUR, GA 30030

What is a Community Meeting?

Community meetings are designed to inform the surrounding communities of current rezoning, and special land use permit applications. It's an opportunity for the community to learn about the proposed projects, ask questions, present concerns, and make suggestions. We take this opportunity to encourage you to come out and participate. Owner? Renter? Doesn't matter. All are welcome.

For More Info Contact Batoya Clements at:

Phone: 404-601-7616 ext. 2

Fax: 404-745-0045

Email: bdc@battlelawpc.com

LAND USE CHANGE TO TRADITIONAL NEIGHBORHOOD & REZONING TO MR-1 FOR 25 UNITS TOWNHOME COMMUNITIES

Community Meeting
Monday, July 2, 2018
6:30 pm until 7:30 pm
1473 Columbia Drive
Decatur, Georgia 30032

PROPOSED LOCATION:
1473 Columbia Drive
Decatur, Georgia 30032

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 186 of the 15th Land District of DeKalb County, Georgia, and being more particularly described as follows:

Commencing at the corner formed by the intersection of the North side of said Land Lot 186 with the southwestern side of Columbia Drive, at a point, thence run southeastern along southwestern Right of Way of Columbia Drive 214 feet to a 0.5"RBF,

Thence run North 89 Degrees 44 Minutes 35 Seconds West a distance of 6.30 feet to a 0.5"RBS,
The True Point of Beginning;

From The True Point of Beginning established run southeasterly along said Right of Way of Columbia Drive South 23 Degrees 12 Minutes 30 Seconds East a distance of 193.46 feet to a 0.5"RBS,

Thence leaving said Right of Way run South 67 Degrees 14 Minutes 05 Seconds West a distance of 199.90 feet to a 0.5"RBS,

Thence run South 58 Degrees 14 Minutes 05 Seconds West a distance of 179.00 feet to a 0.5"RBS,

Thence run South 03 Degrees 59 Minutes 05 Seconds West a distance of 152.45 feet to a 0.5"RBF,

Thence run South 89 Degrees 19 Minutes 33 Seconds West a distance of 22.50 feet to a 0.5"RBF,

Thence run North 02 Degrees 05 Minutes 50 Seconds West a distance of 28.99 feet to a 0.5"RBF,

Thence run North 01 Degrees 31 Minutes 02 Seconds West a distance of 79.96 feet to a 0.5"RBF,

Thence run North 01 Degrees 33 Minutes 35 Seconds West a distance of 138.17 feet to a 0.5"RBF,

Thence run North 01 Degrees 20 Minutes 10 Seconds West a distance of 142.89 feet to a 1" ROD,

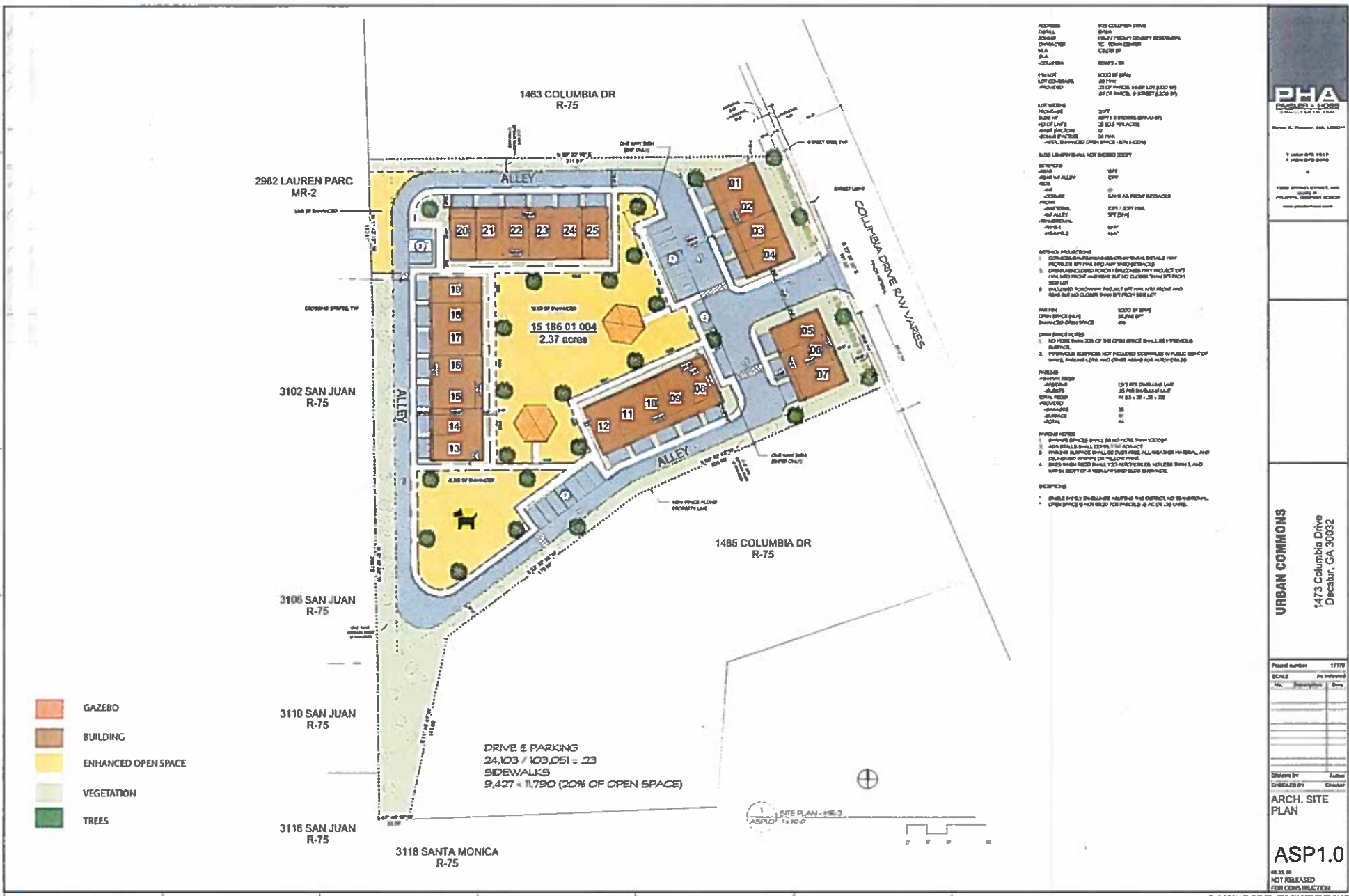
Thence run North 01 Degrees 42 Minutes 09 Seconds West a distance of 113.29 feet to a 0.5"RBS,

Thence run South 89 Degrees 44 Minutes 35 Seconds East a distance of 307.01 feet to a 0.5"RBS,
said point being the True Point of Beginning.

Land Area = 2.263 AC

Survey completed by Survey Land Express, Inc., dated February 28, 2018

The End



ADDRESS: 1473 COLUMBIA DRIVE
 CITY: DECATUR
 COUNTY: DECATUR COUNTY
 STATE: GA
 ZIP: 30032

LOT AREA: 103,051 SQ FT
 LOT COVERAGE: 25%
 MAXIMUM HEIGHT: 35 FT

SETBACKS:
 FRONT: 10 FT
 REAR: 10 FT
 SIDE: 5 FT

OPEN SPACE: 2.37 ACRES
 SIDEWALKS: 9,427 SQ FT (20% OF OPEN SPACE)

LEGEND:
 GAZEBO
 BUILDING
 ENHANCED OPEN SPACE
 VEGETATION
 TREES



URBAN COMMONS
 1473 Columbia Drive
 Decatur, GA 30032

Project number	17179
SCALE	As Indicated
DATE	08/11/11
DESIGNED BY	Author
CHECKED BY	Checker
ARCH. SITE PLAN	
ASP1.0	
NOT FOR CONSTRUCTION	



2
A3.1 Big Elverson Garage



1
A3.1 Big Elverson Road

PHA
 PLANNING + ARCHITECTURE
 7 HUNTERS HILL
 FARMERS BRIDGE RD
 ATLANTA, GEORGIA 30328
 www.phaonline.com

**COLUMBIA DRIVE
 TOWNHOMES**
 1473 Columbia Drive
 Decatur, GA 30032

Project number	17179
SCALE	MTS
NO.	Description

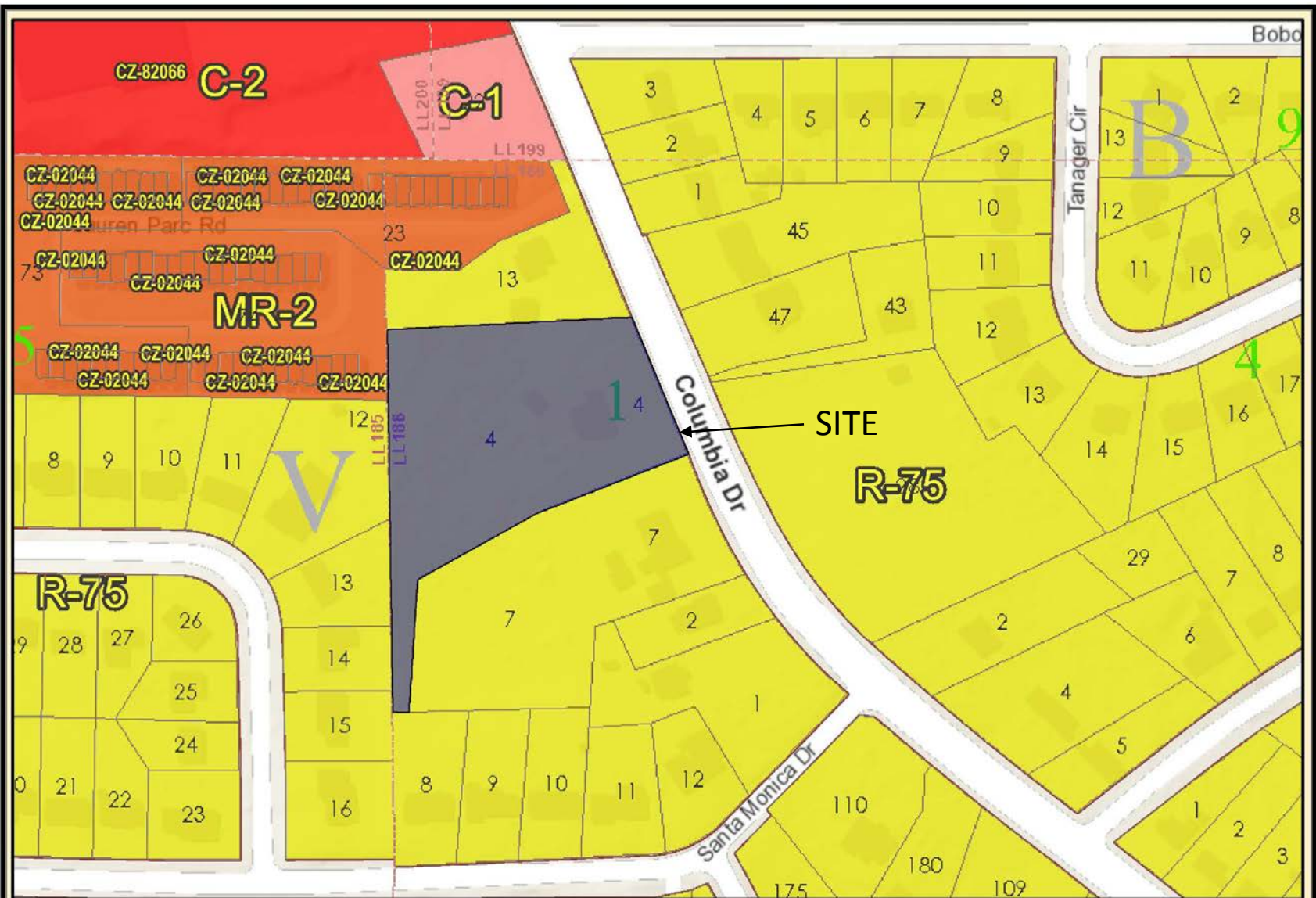
DRAWN BY: [blank] Architect
 CHECKED BY: [blank] Designer

**BUILDING
 ELEVATIONS**

A3.1

DRAWING NOT TO SCALE
 UNITS ARE 30" W X 40" D X 30" H

original
 NOT RELEASED
 FOR CONSTRUCTION



LP-18-1235089 Zoning Map

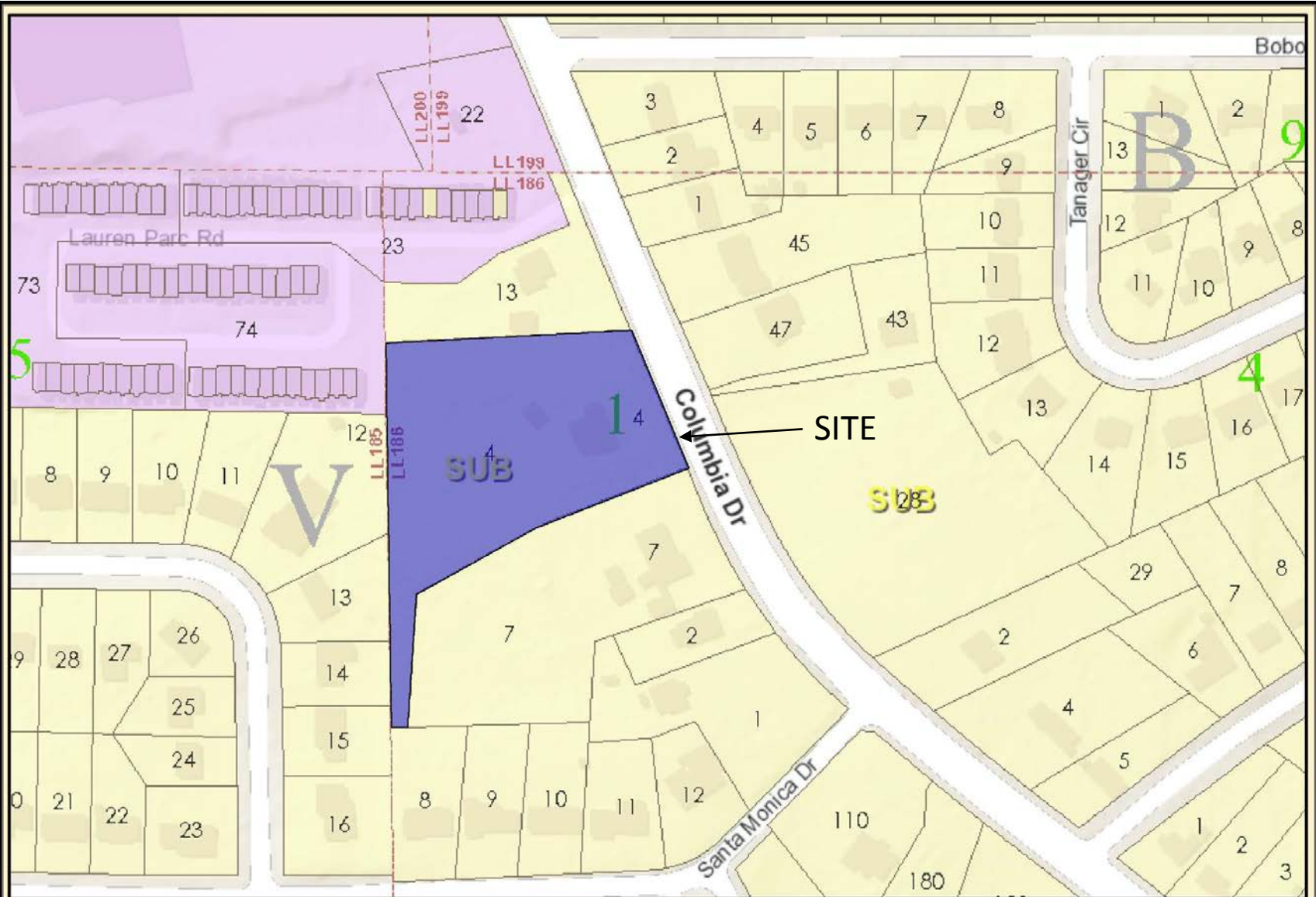


Date Printed: 8/2/2018



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LP-18-1235089 Land Use Map



Date Printed: 8/2/2018

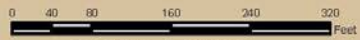


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LP-18-1235089 Aerial Map



Date Printed: 8/2/2018



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