

Drawing name: K:\ATLANTA\017481004\_3084 Briarcliff Road\CAD\Exhibits\2022-08-25 REZONING PLAN\Z1.00 ZONING SITE PLAN.dwg Z1.00 SITE PLAN Aug 25, 2022 5:50pm by: Brad Horbal



N/F  
FC OAKS, LLC  
DB 24257, PG 200  
TAX ID: 18 196 03 009  
ZONED: MR-2

N/F  
FC OAKS, LLC  
DB 24257, PG 200  
TAX ID: 18 196 03 009  
ZONED: MR-2

N/F  
CORDOBA PROPERTY  
GROUP II, LLC  
DB 21484, PG 143  
TAX ID: 18 196 03 003  
ZONED: C1

N/F  
FC OAKS, LLC  
DB 24257, PG 200  
TAX ID: 18 196 03 009  
ZONED: MR-2

### ZONING SUMMARY:

<b>SITE AREA</b>	EXISTING	6.0 ACRES
<b>ZONING</b>	ZONING CLASSIFICATION	
	CURRENT	C1
	PROPOSED	HR-3
<b>OVERLAY DISTRICT</b>	N/A	
<b>FUTURE LAND USE (COMPREHENSIVE PLAN)</b>	EXISTING	CORE MIXED USE
	PROPOSED	CORE MIXED USE (NO CHANGE)
<b>OPEN SPACE</b>	REQ'D	15%
	PROVIDED	15%
<b>OUTDOOR RECREATION AREA (5.7.7(G))</b>	REQ'D	5%
	PROVIDED	5%
<b>LOT COVERAGE (PERCENT IMPERVIOUS)</b>	MAX	85%
	PROPOSED	85%
<b>SETBACKS*</b>	FRONT	10' MIN. / 20' MAX
	SIDE-CORNER	10' MIN. / 20' MAX
	SIDE-INTERIOR	0'
	REAR	20'
*MEASURED FROM EXISTING PROPERTY BOUNDARY		
<b>TRANSITIONAL BUFFER</b>	HR-3 TO MR-2	30' (TYPE 'B')

### DEVELOPMENT SUMMARY:

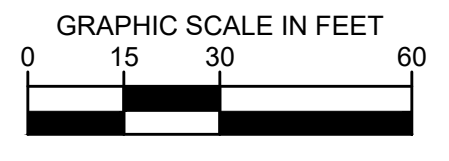
<b>LAND USE</b>	APARTMENTS ALLOWED	HR-3 MAX + BONUS TO SAP MAX 60 UNITS/ACRE - 90/ACRE 360 UNITS - 540 UNITS
	PROPOSED	392 UNITS (65.3 UNITS/ACRE)
<b>BUILDING SUMMARY</b>	MULTI-FAMILY	329,928 NRSF
	COMMERCIAL	38,800 GSF
<b>PARKING SUMMARY</b>	MULTI-FAMILY	REQ'D 588 SPACES (1.5 PER UNIT) PROVIDED 549 (1.4 PER UNIT)
	COMMERCIAL	REQ'D 183 SPACES (COMPOSITE 1/212 SF) PROVIDED 183 SPACES (COMPOSITE 1/212 SF)
<b>LOADING SUMMARY</b>	REQUIRED	4 SPACES (INCL. 1 x XL SPACE)
	PROVIDED	2 SPACES (12' x 35' x 14' CLEAR)
<b>BUILDING HEIGHT</b>	MAX (BASE / BONUS)	PROPOSED 8 STORIES / NO LIMIT
	PROVIDED	1 TO 7 STORIES
<b>FLOOD PLAIN</b>	BASED ON GRAPHICAL INTERPRETATION, THIS PROPERTY IS SITUATED IN FLOOD ZONE "X" AS DEPICTED BY THE NFIP FLOOD INSURANCE RATE MAP NO. 13121C0241F HAVING AN EFFECTIVE DATE OF MAY 16, 2013.	

### STREETSCAPE SUMMARY:

<b>BRIARCLIFF ROAD NORTHEAST</b> (MINOR ARTERIAL - DEKALB CLASSIFICATION)	EDGE OF EXISTING TRAVEL LANE 24" CURB AND GUTTER 5' LANDSCAPE STRIP 10' MULTI-USE PATH 5' LANDSCAPE STRIP
<b>CLAIMONT ROAD</b> (STATE ROUTE 155 (MAJOR ARTERIAL - DEKALB CLASSIFICATION))	EDGE OF PROPOSED TRAVEL LANE 30" CURB AND GUTTER 4' LANDSCAPE STRIP 10' MULTI-USE PATH 6' LANDSCAPE STRIP

Paver (or similar) parking spaces instead of asphalt. Removable bollards (or similar) to be installed to allow for flexible use of parking spaces for non-vehicular purposes.

Approximate location of removable bollards (or similar) to allow for flexible use of the driveway and parking spaces in this area for non-vehicular purposes.



6500 WILSON AVENUE, SUITE 300  
3830 EAST JONES BRIDGE ROAD  
THE FORUM, SUITE 350  
NORCROSS, GEORGIA 30092  
PHONE: (770) 825-0744  
WWW.KIMLEY-HORN.COM

3500 LENOX ROAD, SUITE 1250  
ATLANTA, GA 30326  
PHONE: 770-580-2480

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT

**BRIARCLIFF EAST**  
3084 BRIARCLIFF ROAD, ATLANTA, GA 30329  
LAND LOT 196, 18TH DISTRICT  
PARCEL ID: 18-196-03-008 & 18-196-03-010  
18-196-03-010

PROJECT

GSWCC NO. (LEVEL II) 0000022363  
DRAWN BY AB  
DESIGNED BY BH  
REVIEWED BY BH  
DATE 2022-08-25  
PROJECT NO. 017481004  
TITLE  
**ZONING SITE PLAN**  
SHEET NUMBER  
**Z1.00**

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.