

Zoning Map Proposed Changes to June 21 Draft

07/06/2017

Note	Location	Shown on June 21 Draft	Current Zoning	Request & Explanation	Recommended by	Shown on July 6 Draft
1	Apartments at River Exchange	CX-3	A, A-L, O-I, C-1	RM-3; for consistency with existing use (apartment complexes)	Staff	RM-3
2	2690 Mt Vernon Rd	RE-1	AG-1	RE-2, for consistency with existing use (place of worship)	Staff	RE-2
3	Winding River Dr	RT-3	A	RM-3/8, for consistency with existing use (condominiums)	Staff	RM-3
4	8711 Dunwoody Place	SX-3	C-1	CX-3, for consistency with Commercial/Mixed Use Character Area	Staff	CX-3
5	8469 Hightower Trail	OX-3	O-I	RM-3, to improve consistency with existing use (assisted living facility)	Staff	RM-3
6	Huntridge Center, Bojangles	CC-3	C-1	CX-3, to improve consistency with existing use (mostly restaurants)	Staff	CX-3
7	8475 Roswell Rd (former gas station)	CC-3	C-2	CX-3, lot is currently vacant	Staff	CX-3
8	8457 Roswell Rd (Wendy's site), 8435 Roswell Rd, 8433 (Excel Carpet) Roswell Rd (Chick-fil-A)	CC-3	C-1	CX-3, to improve consistency with existing uses	Staff	CX-3
9	Heritage Plaza Office Park	RM-3	O-I	OX-3, for consistency with existing nonresidential use (office)	Staff	OX-3
10	8340 Roswell Rd (Shell station)	RM-3	C-1	CX-3, for consistency with existing nonresidential use	Staff	CX-3
11	7877, 7875 Roswell Rd (Shoppes at Morgan Falls)	CC-3	C-1, C-2	CX-3, for consistency with existing uses (restaurants and services mostly)	Staff	CX-3
12	7855 Roswell Rd	CC-3	C-1	CX-3, to improve consistency with existing use (shopping strip)	Staff	CX-3

Note	Location	Shown on June 21 Draft	Current Zoning	Request & Explanation	Recommended by	Shown on July 6 Draft
13	7530 Roswell Rd (Walgreens)	CC-3	C-1	CX-3, to improve consistency with existing use	Staff	CX-3
14	O Trowbridge Rd (remnant parcel across Walgreens)	CX-3	C-1	RD-12, for consistency with ownership (Princeton Falls HOA)	Staff	RD-12
15	Trowbridge Crossing shopping strip (Publix, Post Office, etc.)	CC-3	CX-3	CX-3, to improve consistency with existing uses	Staff	CX-3
16	7455 Trowbridge (Sewell Appliances)	CC-3	C-2	CX-3, to improve consistency with existing use	Staff	CX-3
17	7460 Trowbridge (synagogue)	CC-3	C-2	RE-2, like other large places of worship	Staff	RE-2
18	7450 Trowbridge (daycare)	CC-3	C-2	CX-3, to improve consistency with existing use	Staff	CX-3
19	Sutton Pines S/D off Dalrymple	CX-3	CUP	RM-3, to improve consistency with existing use (residential condo)	Staff	RM-3
20	Northwest corner of Johnson Ferry Rd and Riverside Dr intersection	RD-27	R-2A	CON, for consistency with plans for greenspace	Staff	CON
21	Marsh Creek Village	RM-3	C-1	CX-3, to improve consistency with existing uses (retail, self-storage)	Staff	CX-3
22	6919 Peachtree Dunwoody Rd (aka Charlie Roberts property)	OX-8, CON	MIX	RM-3/8, OX-6 and CON for consistency with proposed and existing uses	Staff	RM-3/8, OX-6 and CON
23	N/A					
24	80Johnson Ferry Rd	RT-3	O-I	CS-6, to allow for topographical challenges, for future redevelopment	Owner	RT-3
25	Beson Senior Center	CX-3	C-1, O-I	OX-3, to increase consistency with existing use	Staff	OX-3
26	Back of Marshall's Plaza	CX-3	R-3, R-4	RD-18, to maintain existing zoning	Public	RD-18

Note	Location	Shown on June 21 Draft	Current Zoning	Request & Explanation	Recommended by	Shown on July 6 Draft
27	Sandy Springs North Shopping Center	CX-3	C-1	CS-3, for consistency with Character Area (City Springs)	Developer	CS-3
28	330 Johnson Ferry Rd	CX-3	R-4	RX-10, for consistency with existing ownership Mt Vernon Towers Condo Association)	Staff	RX-10
29	Aria West	RD-18	CUP	RT-3, for consistency with existing zoning and current construction	Council	RT-3
30	Northplace S/D	PR-3	MIX	PR-5, for consistency with existing structures	Public	PR-5
31	Northeast corner of Abernathy/Barfield	PX-10/12	MIX	Lowered building height limit	Public	PX-10/12
32	151 Hilderbrand	CON	C-1	CS-3, for consistency with existing use	Staff	CS-3
33	6111 Boylston	RD-18	A-1	RM-3, for consistency with existing use	Staff	RM-3
34	Hammond corridor, between Boylston and Glenridge	RD-18	R-3	RU, for redevelopment potential	Owner, Developer	RD-18
35	75, 85 Allen Rd	RD-27	R-3, O-I	Nonresidential zoning district, for redevelopment potential	Owner	RD-27
36	Funeral home (west parcel)	RD-27	C-1	CX-3, for consistency with existing use	Staff	CX-3
37	Codos at Riversedge Dr	RM-3	MIX	RM-5, for consistency with height of existing development	Staff	RX-5
38	Townhouses at Riversedge Dr	RM-3	MIX	RT-3, for consistency with existing development	Staff	RT-3
39	Rio Bravo restaurant site	RM-3	MIX	CX-3, for consistency with existing development	Owner	CX-3
40	6445 Powers Ferry Rd	OX-3	MIX	OX-5, for consistency with existing conditions of zoning	Owner	OX-5
41	5550 Northside Dr (Suntrust bank)	CC-3	C-1	CX-3, to increase consistency with existing use	Staff	CX-3
42	Heards Ferry ES	OX-6	O-I	RE-2, for consistency with other school campuses in the city	Staff	RE-2

Note	Location	Shown on June 21 Draft	Current Zoning	Request & Explanation	Recommended by	Shown on July 6 Draft
43	Office at Glenridge, Glenridge Conn and Johnson Ferry	PM-12/15	O-I	PM-5, to allow for lower maximum height	Public	PM-12/15 for western part with existing taller office buildings, PM-5 for property on the corner
44	Clementstone S/D	RE-1	R-2	PM, for redevelopment potential	Owner	RE-1
45	Courtyards of Glenridge condos	CX-3	A-1	RM-3, to increase consistency with existing development	Staff	RM-3
46	5285 Roswell Rd (Bellini furniture store)	ON-3	C-1	CX-3, for consistency with existing use	Staff	CX-3
47	154 W Belle Isle	RD-9	C-1	CX-3, for consistency with existing zoning	Staff	CX-3
48	Office on Roswell Rd between Mystic Dr and Mystic Pl	ON-3	O-I	RT-3, for redevelopment potential	Public	RT-3
49	4605 Roswell Rd (State Farm agent)	ON-3	C-1	CX-3, for consistency with existing zoning	Owner	ON-3
50	261 Hedden Dr	ON-3	O-I	CX-3, for redevelopment potential	Owner	ON-3
51	275 Hedden Dr	RD-9	R-4	CX-3, for redevelopment potential	Developer	RD-9