



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: November 05, 2019, 6:30 P.M.
Board of Commissioners Hearing Date: November 19, 2019, 6:30 P.M.**

STAFF ANALYSIS

Case No.: Z-19-1243386 **Agenda #:** D.6

Location/Address: The south side of Clifton Springs Road, approximately 323 feet west of the southwest intersection of Clifton Springs Road and Flat Shoals Parkway at 3101 Clifton Springs Road, Decatur, GA. **Commission District:** 3 **Super District:** 6

Parcel ID: 15-090-01-013

Request: To rezone property from MU-4 (Mixed Use High Density) District to M (Light Industrial) District to develop a 350,000 square feet distribution warehouse.

Property Owners: Otto Tract No. 10, LLC

Applicant/Agent: Otto Tract No. 10, LLC/Battle Law, P.C.

Acreage: 26.89 Acres

Existing Land Use: Undeveloped

Surrounding Properties: East & North is zoned C-1 (Local Commercial) District and is developed with a QuikTrip convenience store with gas outlet, various retail commercial uses and DeKalb County Board of Health. Southeast along Flat Shoals Parkway is zoned NS (Neighborhood Shopping) District and developed with retail uses. Further east near the intersection of Columbia Drive and Flat Shoals Parkway is zoned RSM (Residential Medium Lot) District and MR-1 (Medium Density Residential-1) District. Residential developments include Orchard Lane Condominiums, Vinings Crest Townhomes and The Life apartment homes. DeKalb County Library is located east of the site on Flat Shoals Parkway on property zoned R-100 (Residential Medium Lot) District.

Comprehensive Plan: Neighborhood Center (NC) Inconsistent X Proposed: LP-19-1243387

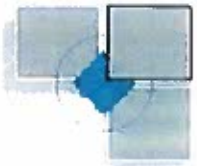
Proposed Sq. Feet: 350,000	Existing Commercial Sq. Footage: None
Proposed Lot Coverage: <80%	Existing Lot Coverage: None



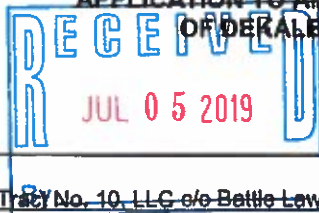
DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA



Date Received: _____ Z/CZ No. _____
Application No.: 1243380 Filing Fee: _____

Applicant: Otto Tract No. 10, LLC c/o Battle Law, P.C. E-Mail: mlb@battlelawpc.com

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

Applicant Phone: 404.601.7616 Fax: 404.745.0045

Owner(s): Otto Tract No. 10, LLC E-Mail: maxieprice1@gmail.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:
1261 Hammond Creek Trail Watkinsville, GA 30677

Owner(s) Phone: 770.317.3000 Fax: _____

Address/Location of Subject Property: 3101 Clifton Springs Road Decatur, GA 30034

District(s): 15 Land Lot(s): 090 Block: 01 Parcel(s): 013

Acreage: 29.58 +/- 26.891 Commission District(s): 3 & 6

Tract 1A

Present Zoning Category: MU-4 Proposed Zoning Category: M

Present Land Use Category: NC

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

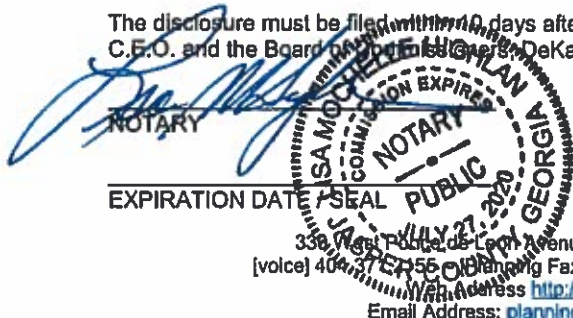
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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

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

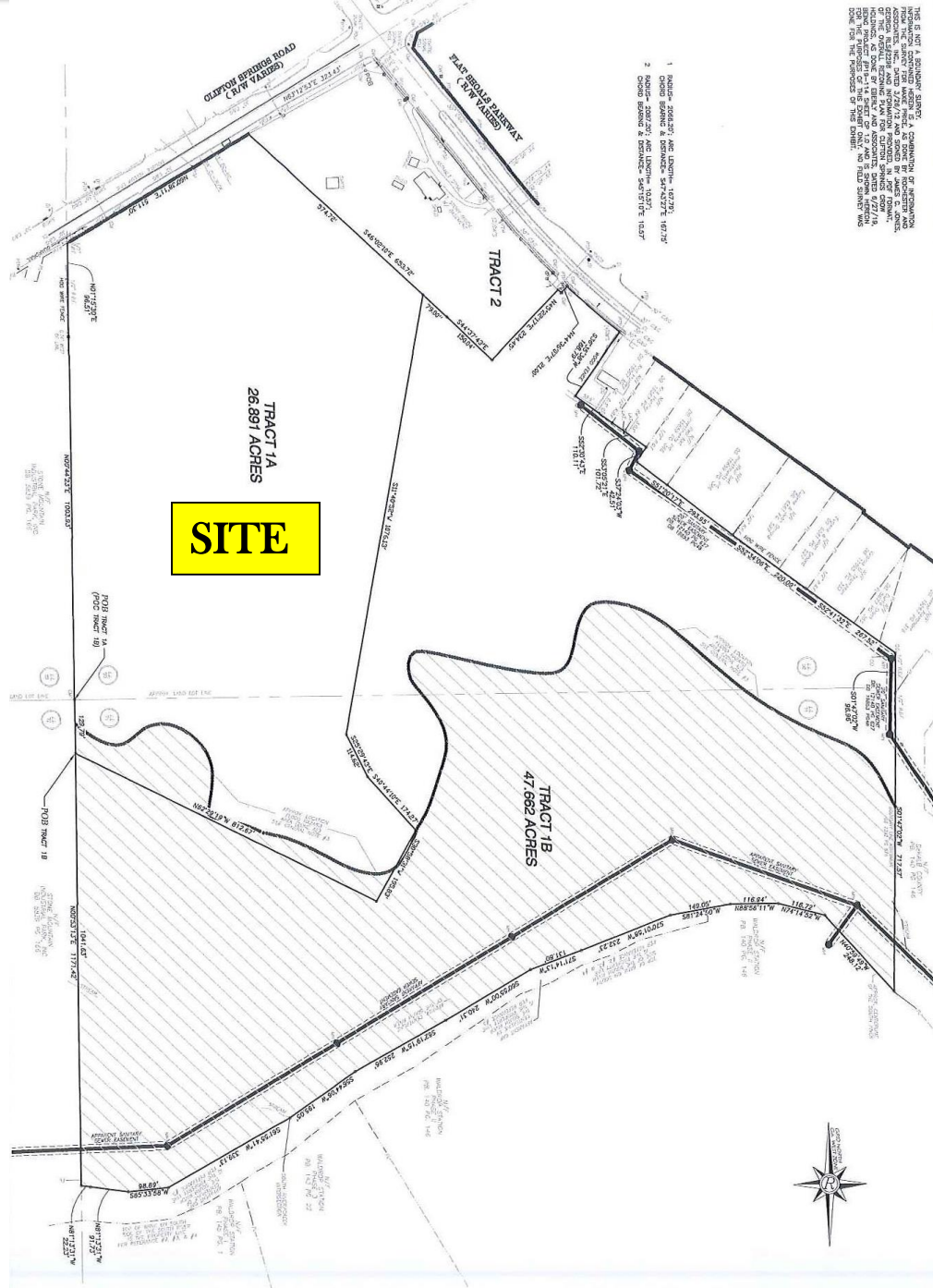
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

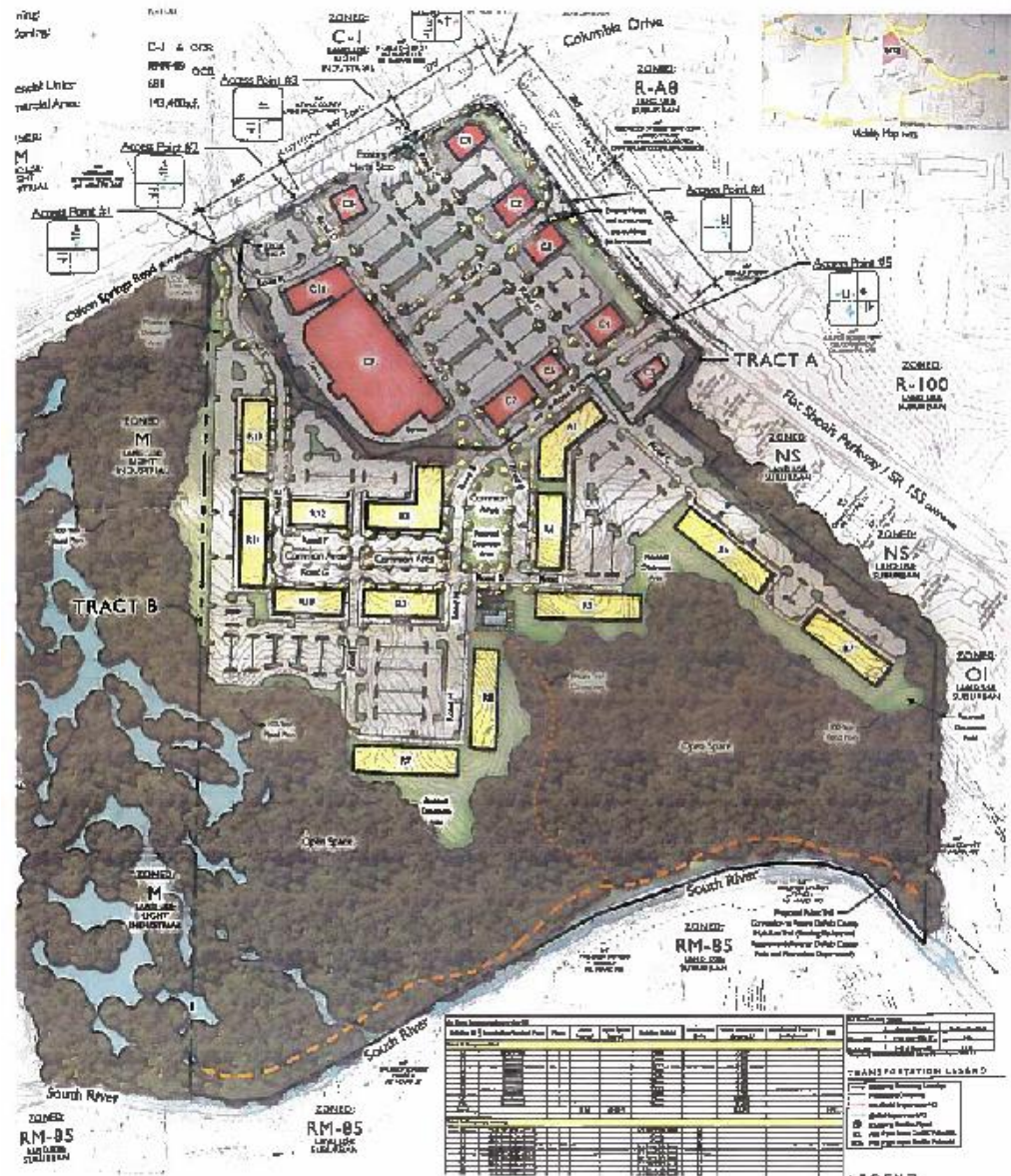
The disclosure must be filed within 60 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

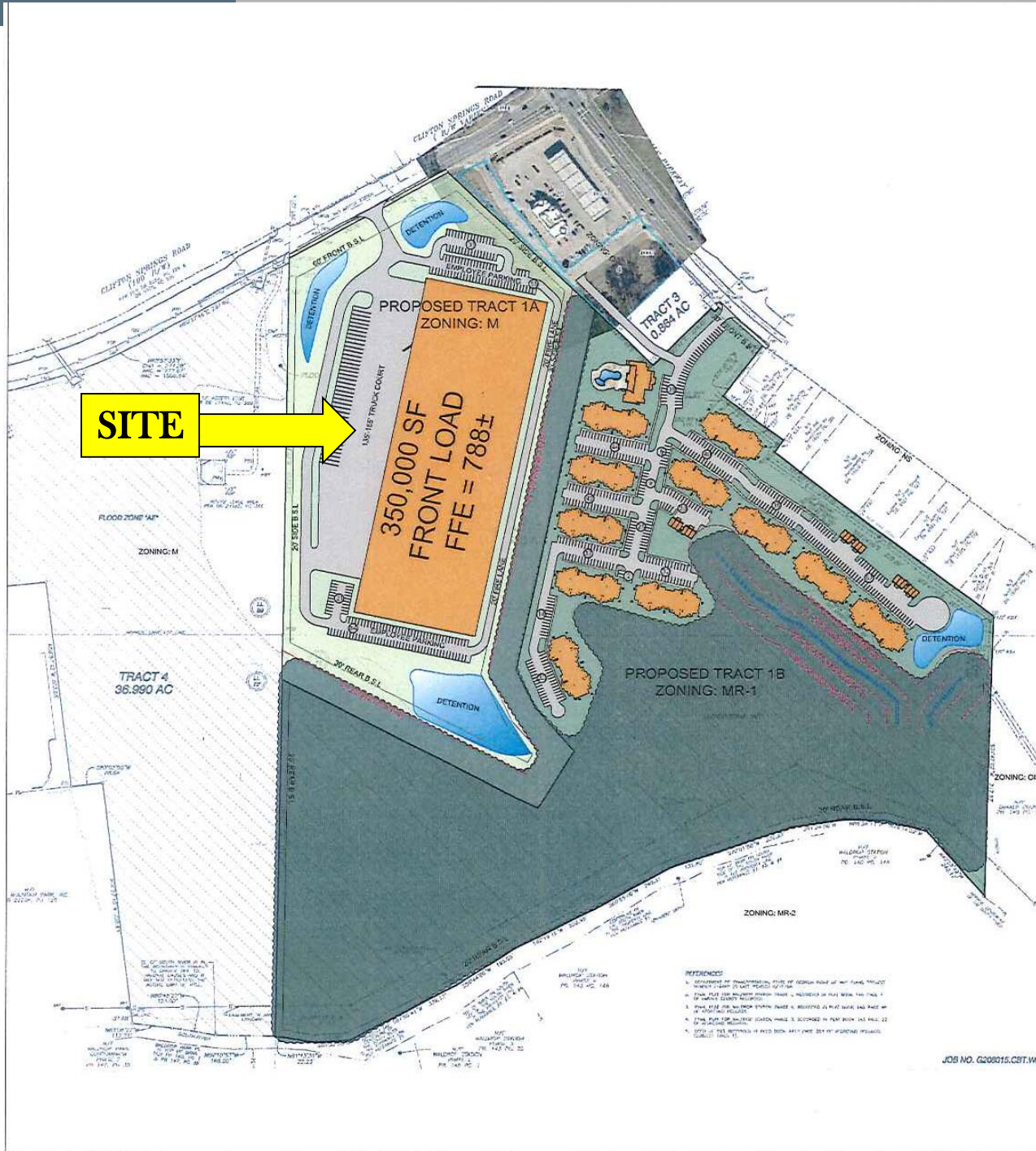


By: Battle Law, P.C. *7/2/19*
SIGNATURE OF APPLICANT / DATE

Check One: Owner X Agent _____







LOCATION MAP
N.T.S.

EXISTING SITE DATA

CURRENT ZONING: MU-4
 TOTAL ACREAGE: 75± ACRES
 DEKALB COUNTY, GA
 LAND LOT 72 & 89; 15th DISTRICT
 PARCEL #: 15 090 01 013

PROPOSED TRACT 1A SITE DATA

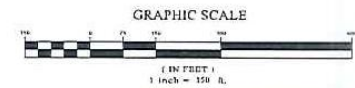
PROPOSED ZONING: M (LIGHT INDUSTRIAL)
 PROPOSED ACREAGE: 27± ACRES
 BUILDING SQUARE FOOTAGE: 350,000 sq. ft.
 REQUIRED OPEN SPACE: 20%
 PROVIDED OPEN SPACE: 32%
 REQUIRED PARKING
 MINIMUM ALLOWABLE: 1 PER 2,500 SF
 = 140 SPACES
 MAXIMUM ALLOWABLE: 1 PER 500 SF
 = 700 SPACES
 PARKING PROVIDED
 191 TOTAL SPACES

PROPOSED TRACT 1B SITE DATA

PROPOSED ZONING: MR-1 (MEDIUM DENSITY RESIDENTIAL-1)
 PROPOSED ACREAGE: 48± ACRES
 NUMBER OF UNITS: 300± UNITS
 NUMBER OF STORIES: 4 STORIES
 SITE DENSITY: 6.25± UNITS PER ACRE
 REQUIRED OPEN SPACE: 20%
 PROVIDED OPEN SPACE: 78%
 REQUIRED PARKING
 MINIMUM ALLOWABLE: 1.5 PER UNIT
 = 450 SPACES
 MAXIMUM ALLOWABLE: 3 PER UNIT
 = 900 SPACES
 PARKING PROVIDED
 450 TOTAL SPACES

- REFERENCES:**
1. CITY OF ATLANTA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2011 EDITION.
 2. CITY OF ATLANTA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION, 2011 EDITION.
 3. CITY OF ATLANTA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR UTILITIES CONSTRUCTION, 2011 EDITION.
 4. CITY OF ATLANTA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE, 2011 EDITION.
 5. CITY OF ATLANTA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL DEVICES, 2011 EDITION.
 6. CITY OF ATLANTA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR SIGNAGE, 2011 EDITION.
 7. CITY OF ATLANTA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR UTILITIES CONSTRUCTION, 2011 EDITION.

JOB NO. G20015.C8T.VK



CALL 811
 FREE THROUGHOUT
 THE U.S.A.
 THREE WORKING DAYS
 BEFORE YOU DIG.

GEORGIA811
www.Georgia811.com

Know what's below.
 Call before you dig.

GLASS SCHEDULE

<p>① 1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" HEAT STRENGTHENED GLASS STRENGTHENED GLASS FABRICATOR: T&B STYLE: SOLARBAY WITH SOLARBAN 88 OR EQUAL. COLORED TO MATCH 102</p> <p>COATINGS: LOW-E ON #2 SURFACE</p> <p>UNANLITE: 28 SHGC: 0.4</p>	<p>② 1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" HEAT STRENGTHENED GLASS STRENGTHENED GLASS FABRICATOR: T&B STYLE: SOLARBAY WITH SOLARBAN 88 OR EQUAL. COLORED TO MATCH 102</p> <p>COATINGS: LOW-E ON #2 SURFACE</p> <p>UNANLITE: 28 SHGC: 0.3</p>	<p>③ 1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" HEAT STRENGTHENED GLASS STRENGTHENED GLASS FABRICATOR: T&B STYLE: SOLARBAY WITH SOLARBAN 88 OR EQUAL. COLORED TO MATCH 102</p> <p>COATINGS: #4 SURFACE SPRANDREL</p> <p>UNANLITE: 28 SHGC: -</p>
---	---	--

NOTE: PROJECTS LOCATED WITHIN A MILE OF THE COASTAL MEAN HIGH WATER LINE AND HAVE DESIGN WIND SPEEDS OVER 130 MPH ARE TO BE CONSIDERED WIND-BORNE DEBRIS REGIONS. PROVIDE IMPACT RATED GLASS IN WIND-BORNE DEBRIS REGIONS. I.E. TO CORPDM.

EXTERIOR FINISH SCHEDULE

<p>101 EXTERIOR TEXTURE COATING PAINTED CONCRETE (COLOR VENDOR SEE ELEVATION)</p> <p>102 EXTERIOR TEXTURE COATING PAINTED CONCRETE (COLOR VENDOR SEE ELEVATION)</p> <p>103 EXTERIOR TEXTURE COATING PAINTED CONCRETE (COLOR VENDOR SEE ELEVATION)</p> <p>104 PREFINISHED METAL (GENERAL STOP, GUTTER, COPING, AND DOWNSPOUTS) COLOR: PAC-CLAD-T&B</p> <p>105 ALUMINUM STORE FRONT CURTAIN WALL AS MANUFACTURED BY GUNNEBERG COLOR: CLEAR ANODIZED</p>

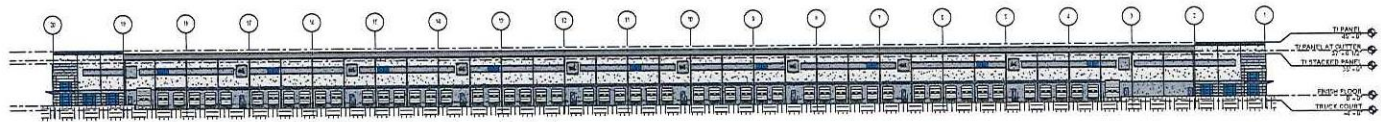
<p>106 JOINT SEALER: ALUM. STOREFRONT TRACKS (CONCRETE, BRICK OR EQUAL) COLOR: ANODIZED ALUMINUM</p> <p>107 JOINT SEALER: S.C.F.P. JOINTS (TIMBER OR TYPICAL) SIPS OR EQUAL COLOR: T&B</p> <p>108 EXPOSED METAL DOORS & FRAMING COLOR: PAINTED TO MATCH 102</p> <p>109 PRE-ENGINEERED METAL CANOPY COLOR: T&B</p> <p>110 PRE-ENGINEERED ALUMINUM SUNSHADE COLOR: PAC-CLAD-T&B</p> <p>111 PRE-ENGINEERED BULLDOZE CANOPY COLOR: PAC-CLAD-T&B</p>

GENERAL NOTES

- ALL GLASS TO BE TYPE "A" UNO. ALL GLASS IN DOORS TO BE TEMPERED.
- ALL GLASS WITHIN 2' OF DOOR DOORS TO BE TEMPERED.
- RAMMED OR TERRAZZO SLABS OF CONCRETE FOR STOREFRONT.
- STOREFRONT SYSTEMS TO BE COORDINATED WITH ALL LOCAL AND DESIGN LOADS. SEE STRUCTURAL DRAWINGS FOR DESIGN LOAD REQUIREMENTS.
- EXTERIOR WALL PACKS ARE INCLUDED - SEE ELECTRICAL DRAWINGS FOR LOCATIONS.

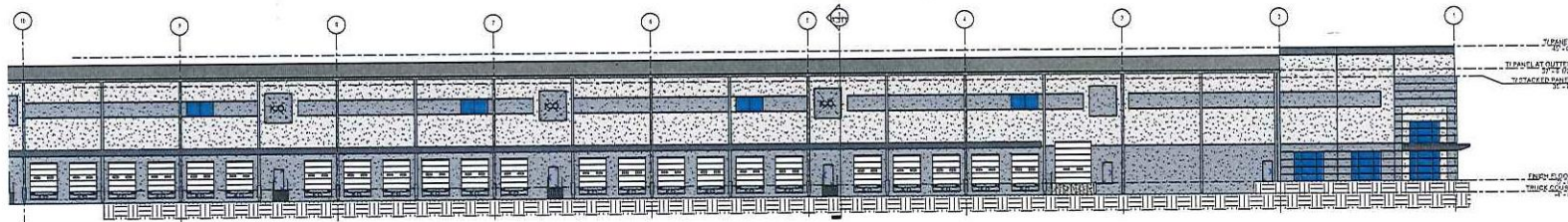
KEYNOTES

- 11 CONCRETE SERVICE RAMP. SEE 10A(1)
- 12 STAIR AND GARAGE RAMP. TYP. SEE 01A.01, 0A.01, 10A.01, 10A.01
- 13 DOCK BUMPER - SEE WALL SECTIONS
- 14 PIPE DOWNSPOUTS THRU RAMP TO TRUCK COURT. PROVIDE BIRD SCREEN AT RAMP WALL
- 15 LOWER - SEE MECHANICAL DRAWINGS
- 16 LED WALL PACK - SEE ELECTRICAL DRAWINGS



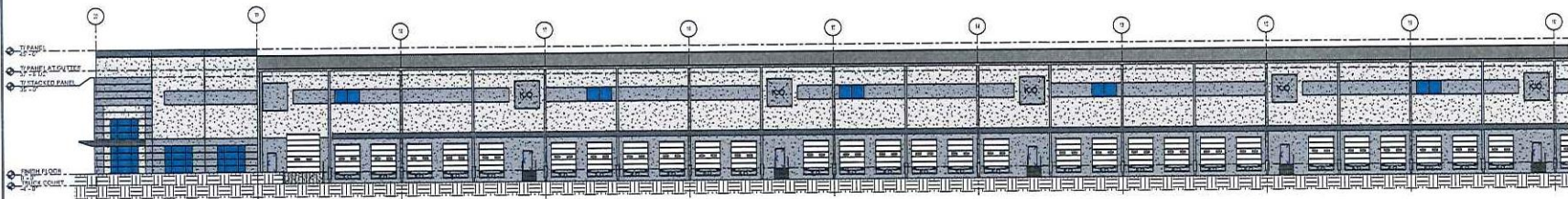
1 OVERALL NORTH ELEVATION

SCALE: 1" = 48'-0"



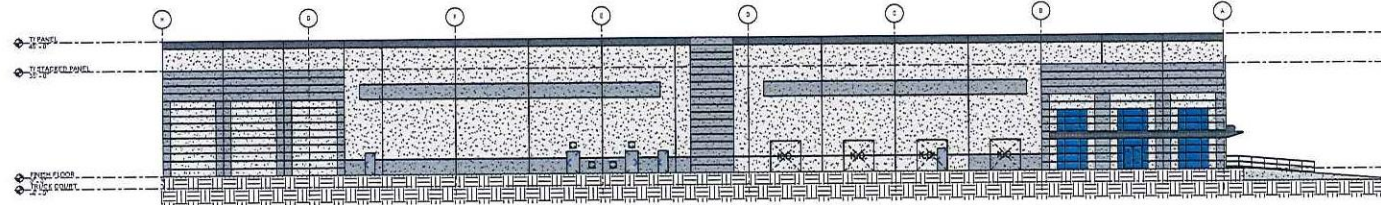
2 PARTIAL NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3 PARTIAL NORTH ELEVATION

SCALE: 1/8" = 1'-0"



4 OVERALL EAST ELEVATION

SCALE: 1/8" = 1'-0"



CLIFTON SPRINGS DC

DECATUR, GA

NOTES: All notes shall apply. These drawings are prepared by the Architect/Engineer. These drawings are the property of the Architect/Engineer. No part of these drawings shall be reproduced or transmitted in any form or by any means without the prior written consent of the Architect/Engineer.

Project Name: CLIFTON SPRINGS DC

Project No: 2019-0001

Project Location: DECATUR, GA

Project Description: EXTERIOR ELEVATIONS

Project Status: IN PROGRESS

Project Date: 08/20/2019

Project Owner: CLIFTON SPRINGS DC

Project Architect: ATLAS COLLABORATIVE

Project Engineer: ATLAS COLLABORATIVE

Project Designer: ATLAS COLLABORATIVE

Project Checker: ATLAS COLLABORATIVE

Project Approver: ATLAS COLLABORATIVE

Project Date: 08/20/2019

Project No: 2019-0001

Project Location: DECATUR, GA

Project Description: EXTERIOR ELEVATIONS

Project Status: IN PROGRESS

Project Date: 08/20/2019

Project Owner: CLIFTON SPRINGS DC

Project Architect: ATLAS COLLABORATIVE

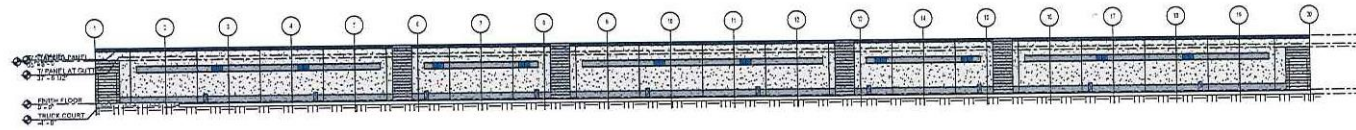
Project Engineer: ATLAS COLLABORATIVE

Project Designer: ATLAS COLLABORATIVE

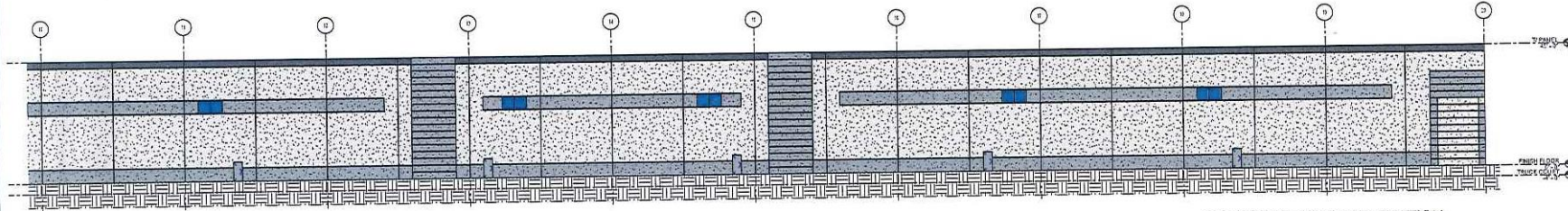
Project Checker: ATLAS COLLABORATIVE

Project Approver: ATLAS COLLABORATIVE

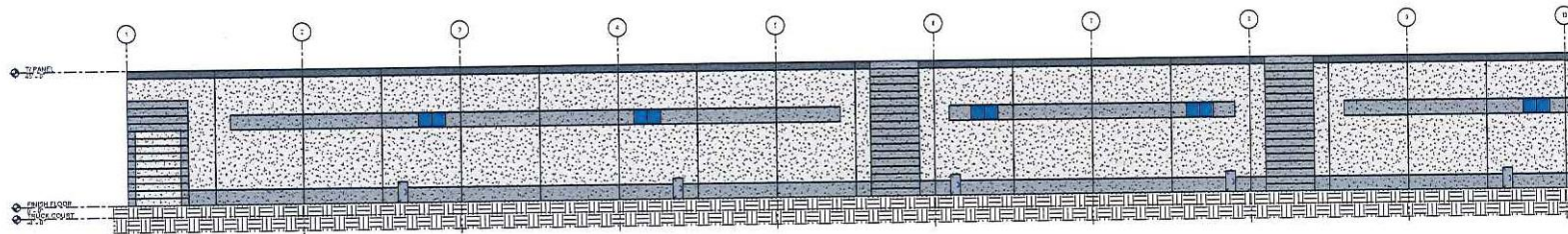
Issue Date: 08/20/2019
Job No: 2019-0001
Sheet Title: EXTERIOR ELEVATIONS
Sheet No: A.201
NOT ISSUED FOR CONSTRUCTION



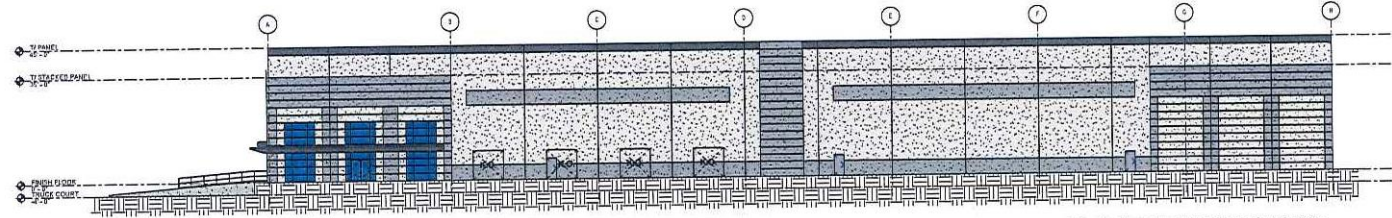
1 OVERALL SOUTH ELEVATION
SCALE: 1" = 48'-0"



2 PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 OVERALL WEST ELEVATION
SCALE: 1/8" = 1'-0"



ATLAS COLLABORATIVE

CLIFTON SPRINGS DC

DECATUR, GA

© 2019 Atlas Collaborative, LLC. These drawings are provided by the architect based on the owner's data. These drawings are not to be used for any purpose not intended or specified in these terms of the contract without the written consent of Atlas Collaborative, LLC.

Plot Sheet
DATE: 01/11/2019 10:58:47 AM

Revisions

Issue Date: 01/11/2019 Job No: 1903004
Sheet Title: EXTERIOR ELEVATIONS

Sheet No: A.202

NOT ISSUED FOR CONSTRUCTION

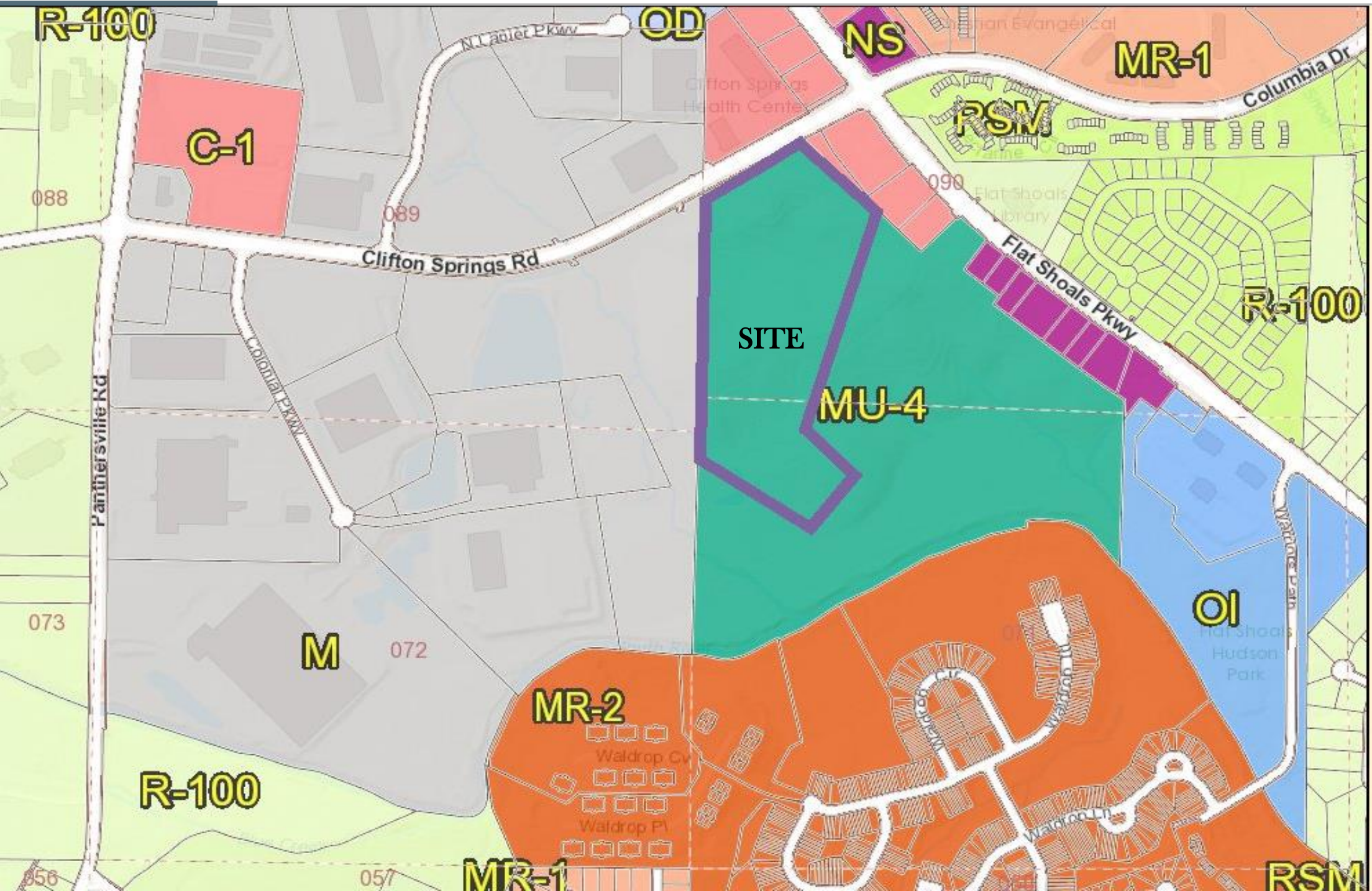
GENERAL NOTES
SEE SHEET A.201 FOR GENERAL NOTES

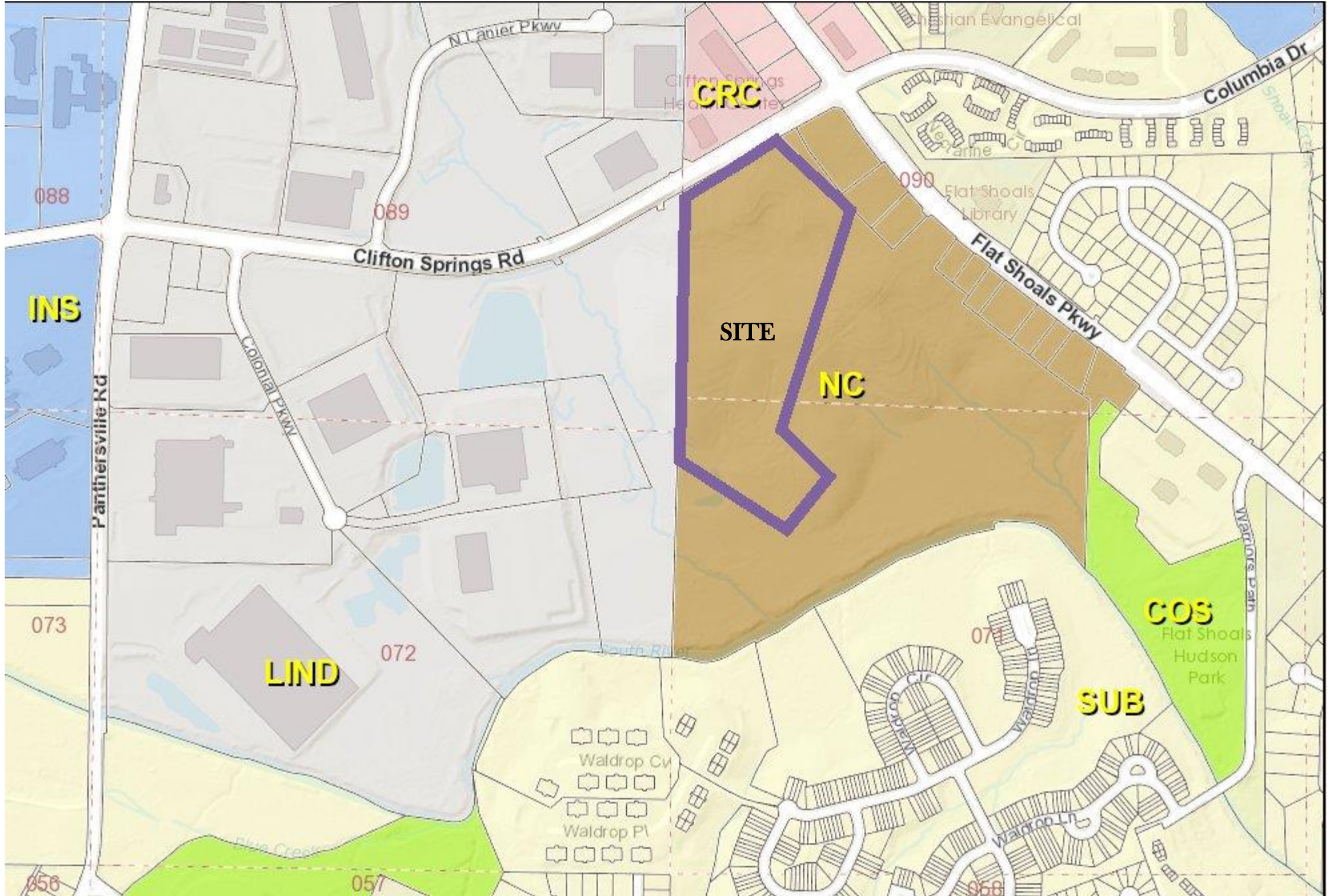
KEY NOTES
SEE SHEET A.201 FOR KEY NOTES

GLASS SCHEDULE
SEE SHEET A.201 FOR GLASS SCHEDULE

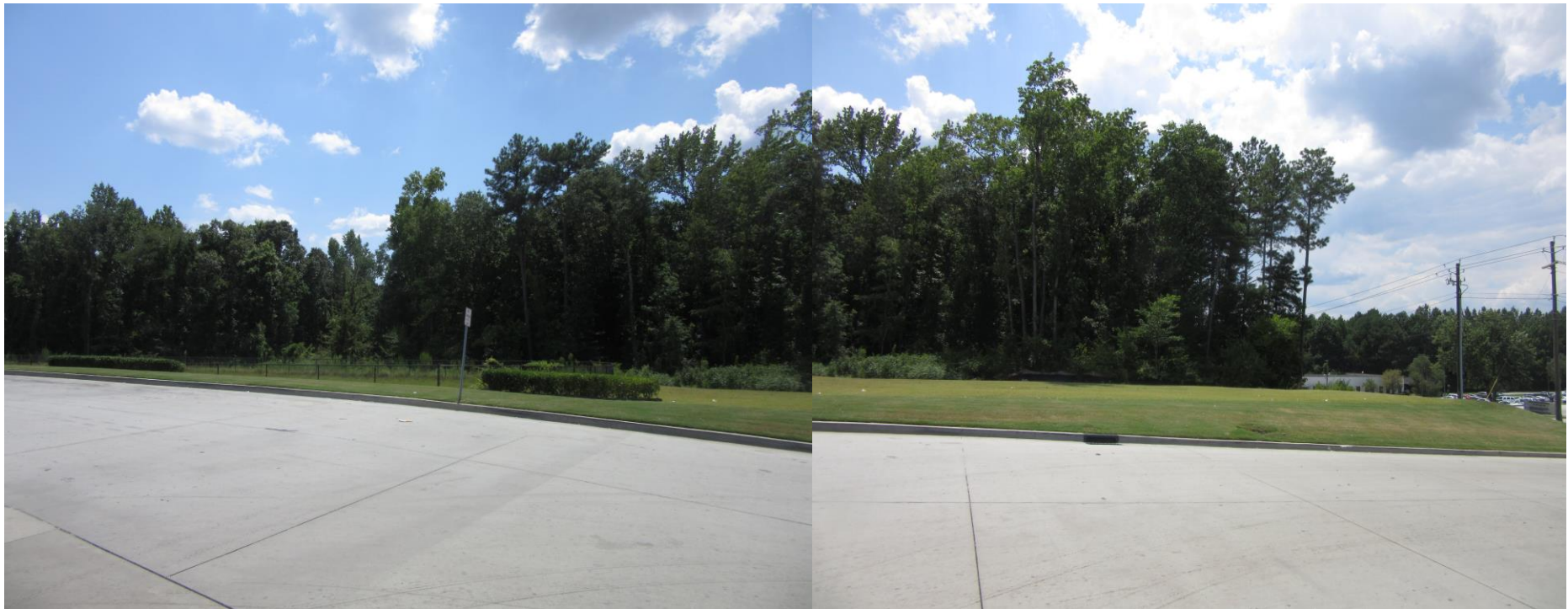
EXTERIOR FINISH SCHEDULE
SEE SHEET A.201 FOR EXTERIOR FINISH SCHEDULE

15.E:\DATA\1\Construction\A.202\Exterior Elevations.dwg 1/11/2019 10:58:47 AM









View from Quik-Trip Driveway along Clifton Springs Road