

**APPENDIX B
EXISTING ZONING AND USES IN CRABAPPLE CROSSROADS**

Existing Commercial prior to the Plan - 20,408 square feet; Existing Office prior to the Plan- 5,229 square feet

<u>Parcel # on Map</u>	<u>Currently Zoned</u>	<u>Zoning Petition/Name/ Total Acreage</u>	<u>Location</u>	<u>Approved SQ FT and/or Units based on Sub Area Acreage</u>	<u>Approved Density by Land Use Sub Area (++ Exceeds Plan Density)</u>	<u>Approved Overall Density</u>
1	MIX	03Z-115 / Crabapple Crossing 12.66 Acres (Under Development)	Further Southeast	12,000 sq.ft. Vil. Mix 31 units Mix Use/ Office/Res 16 units Sub Vil B	4.94 units/acre 2.5 units/acre	947.87 sq. ft./acre
2	MIX	03Z-156 / Crabapple Crossroads 40.82 Acres (Under Development)	East, North, and West	12,000 sq ft Vil. Mix 7 units Vil Mix Use (4.04 acres) 11 units Vil Off/Res (2.2 acres) 8 units Sub Vil A (2.0 acres) 63 units Sub Vil B (24.5 acres) 5 units Rural Res (3.47 acres) 6 units Res 0-1 u/a (4.61 acres)	2,970.30 sq.ft./acre 1.74 units/acre 5 units/acre 4 units/acre 2.58 units/acre++ 1.5 units/acre 1.31 units/acre++	293.98 sq ft/acre
3	C-1	03Z-146/ Crabapple Tea Room	Further Southeast	800 sq. ft Mix Use	536.92 sq.ft./acre	536.92 sq.ft./acre
4	C-1	04Z-134 /	Further Southeast	1,500 sq.ft Vil Mix	1,153.85 sq ft/acre	1,153.85 sq.ft./acre
5	C-1	04Z-136/ Interior Decoration	Further Southeast	2,500 sq.ft Vil Mix	4,901.06 sq.ft./acre	4,901.06 sq.ft./acre
6	MIX	04Z-093/ Crabapple Station 16.45 Acres	Southeast	19,000 sq.ft Vil Mix (5.63 acres) 3,000 sq.ft. Off/Res (3.22 acres) 28 Units Vil Mix (5.63 acres) 11 Units Vil Off (3.22 acres) 19 Units Sub Vil A (4.86 acres) 7 Units Sub Vil B (2.74 acres)	3,374.77 sq.ft./acre 931.68 sq.ft./acre 5 units/acre 3.42 units/acre 3.91 units/acre 2.56 units/acre*	1,155.02 sq.ft./acre 182.38 sq.ft./acre
7	R-1	05Z-002/ Subdivision 5.96 acres (Under Development)	Far Southeast	8 units Rural Res (5.96 acre)	1.35 units/acre	
8 (See #13)	C-1	05Z-030/ .427 acre	Far East	2,600 sq.ft. Vil Mix	6,089 sq.ft./acre	6,089 sq.ft./acre
9	MIX	05Z-070/ Crabapple Crossing 11.98 acre (this includes rezoning portion of 03Z-156) (Under Development)	East and further Northeas	20,000 sq.ft. Vil Mix (7.84 acres) 20,000 sq.ft Office in Vil Mix 39 Units Vil Mix (7.84 acres) 5 Units Vil Off (1.04 acres) 3 Units Sub Vil B (1.86 acres) 2 Units Rural Res (1.18 acres)	2,551 sq.ft./acre 2,551 sq.ft./acre 5 units/acre 5 units/acre 1.62 units/acre 2.55 units/acre* (*extra unit approved for historic house saved)	1,669.45 sq.ft./acre 1,669.45 sq.ft./acre
10	C-1	05Z-072 / Sally Rich Kolb 1.36 acres	Further Southeast	12,800 sq.ft. Vil Mix (1.36 acres)	9,500 sq.ft. counted 6,985.29 sq.ft/acre 12,800sf-1,850 existing- 1,450 sf bonus for saving historic house	9,411.76 sq.ft./acre

11	C-1	05Z-110 / Larry Davenport 2.10 acres	Further Southeast	8,000 sq.ft Vil Mix 6,300 sq.ft. Vil Off	
12	MIX	05Z-117/ John Wieland 62.87 acres (Under Development)	Further North and East	2,532 sq ft Commercial Vil Mix 36,468 sq ft Office Vil Mix 14 Units Vil Mix 18 Units Vil Off/Res 17 Units Sub Vil B 50 Units Residential 0-1	1.61 units/acre 7.01 units/acre++ 6.35 units/acre++ 1.09 units/acre++
13 (See #8)	MIX	06Z-047 / Bruce Harris 5.27 acres	Far East	20,800 sq.ft. Vil Mix (2,600 sq. ft. Already Counted via 05Z-30) 2 Units Vil Off/Res 4 Units Sub Vil A	3,946.87 sq.ft./acre 0.75 units/acre 3.37 units/acre
14	C-1	06Z-074 / Patton 1.61 acres	Further Southeast	12,000 sf Vil Mix Comm. previously approved 03Z-115 8,203 sf Vil Mix	7,453.42 sq.ft./acre 5,095.04 sq.ft./acre
15	C-1	06Z-079 .941 acre	Far East	1,953 sf Vil Mix Comm. Converted historic structure to non residential	
16	NUP	05Z-025 8.79 acres	West	32 units	3.64 units/acre
17	R-3 (Residential)	84Z-079/ Crabapple Chase S/D	South (City of Alpharetta)		1.7 units/acre MHFA: 1,750 sf
18	AG-1	U95-75/Cell Tower Crabapple Knoll Vet Clinic	Further West		
19	R-4 (Residential)	Z94-079 Arbor North S/D	Further Southwest	31 units	2.0 units/acre
20	C-1	Z81-78 Family Dentistry (City of Alpharetta)	Further Southeast		
21		Alpharetta Gov't Center (City of Alpharetta)	Further Southeast		