

00-0-0583

(Do Not Write Above This Line)

AN ORDINANCE Z-00-22  
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE I-2 (HEAVY INDUSTRIAL) DISTRICT TO THE RG-3 (RESIDENTIAL GENERAL-SECTOR 3) DISTRICT, PROPERTY LOCATED AT 951 GLENWOOD AVENUE, S.E., FRONTING 344.28 FEET ON THE SOUTH SIDE OF GLENWOOD AVENUE. PROPERTY ALSO FRONTS 49.83 FEET ON THE SOUTH SIDE OF GLENWOOD AVENUE BEGINNING 150.05 FEET WEST FROM THE SOUTHWEST CORNER OF GLENWOOD PLACE. DEPTH: VARIES; AREA: 11.2385 ACRES; LAND LOT 12, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: 951 DEVELOPMENT ASSOCIATES, LLC

APPLICANT: KEVIN R. MOATS  
NPU-W COUNCIL DISTRICT 1

REFERRED BY MAY 01 2000  
CITY COUNCIL

ADOPTED BY  
OCT 16 2000

McCarthy COUNCIL  
SUBSTITUTE AS AMENDED

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER

Date Referred 5/1/00  
Referred To: ZRB & Zoning

First Reading

Committee  
Date  
Chair

Committee  
Date  
Chair

Committee  
Date  
Chair

Actions  
Fav, Adv, Held (see rev. side)

Other  
Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

COUNCIL ACTION

- 2nd
- 1st & 2nd
- 3rd
- Readings
- Consent
- V Vote
- RC Vote

CERTIFIED

CERTIFIED  
OCT 16 2000  
ATLANTA CITY COUNCIL PRESIDENT

CERTIFIED  
OCT 16 2000  
Municipal Clerk

MAYOR'S ACTION

APPROVED

OCT 25 2000  
WITHOUT SIGNATURE  
BY OPERATION OF LAW

City Council  
Atlanta, Georgia

**00-O-0583**

A SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

Z-00-22  
DATE FILED: 6/8/00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **951 Glenwood Avenue, S.E.** be changed from the **I-2 (Heavy Industrial)** District, to the **RG-3-C (Residential General-Sector 3-Conditional)** District, to wit:

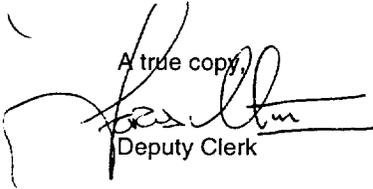
ALL THAT TRACT or parcel of land lying and being in Land Lot **12** of the **14<sup>th</sup>** District, Fulton County, Georgia being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-20.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

  
Deputy Clerk

ADOPTED as amended by the Council  
RETURNED WITHOUT SIGNATURE OF THE MAYOR  
APPROVED as per City Charter Section 2-403

OCT 16, 2000

OCT 25, 2000

Conditions for Z-00-22

- 1. Site plan entitled "Conceptual Site Plan Glenwood Green ASI Development Associates, LLC, City of Atlanta" prepared by Niles Bolton Associates, dated 9-1-2000 and marked received by the Bureau of Planning September 26, 2000.**
2. The attached letter from Herbie Lanoux, President, South Atlantans for Neighborhood Development, Inc. (SAND), to John Bell, City of Atlanta Zoning Administrator, dated June 6, 2000, marked received by the Bureau of Planning June 6, 2000 and identified as Exhibit A is hereby considered a condition of this rezoning and its provisions shall be enforced as such.
3. A member of the SAND neighborhood organization shall be appointed to the Glenwood Park Condominium Association.

Amendment Incorporated by tcp 10/23/00



# SAND

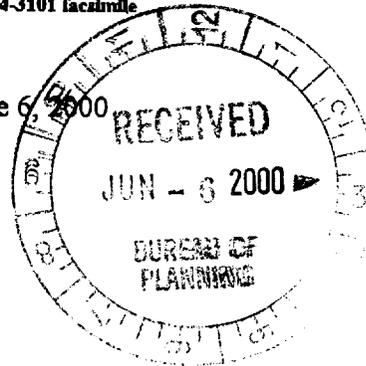
## South Atlantans for Neighborhood Development, Inc.

P.O. Box 18342, Atlanta, Georgia 30316

(404) 624-3507

(404) 624-3101 facsimile

June 6, 2000



Z-00-22

via facsimile 404-658-7491

Mr. John Bell  
City of Atlanta Zoning Administrator  
55 Trinity Avenue  
Suite 3350  
Atlanta, GA 30303

Re: Z-00-22 951 Glenwood Avenue, S.E. - Application requests the property from I-2 to RG-3 to enable the development of a 205-unit multifamily development

Dear Mr. Bell:

On June 1, 2000, Applicant presented the revised plans for the above referenced development to South Atlantans for Neighborhood Development, Inc. (SAND) for approval. The membership voted 24 in favor, 13 against and 8 abstentions, to approve the development with the following stipulations:

1. A safety zone be established and fenced for the tree buffer zones prior to any grading to protect the remaining tree roots; and
2. Any changes to this approved site plan must be presented to the SAND membership for approval prior to initiation of the changes; and
3. 90% owner-occupancy be included in the recorded declaration of covenants; and
4. Pedestrian and vehicular access to remain as shown on this revised plan.

Our organization would appreciate the support of the Zoning Review Board in approving the revised plans with the recommended stipulations.

I would also like to respectfully request that a copy of this letter be distributed the copies to the Zoning Review Board members' packet prior to the June 8<sup>th</sup> meeting.

Thank you for your continued support of our neighborhoods.

Best regards,  
South Atlantans for Neighborhood Development, Inc.

*Herbie Lanoux*  
Herbie Lanoux  
President

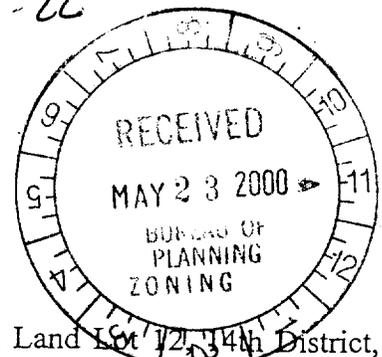
cc: Paul Zucca - NPU-W  
Kevin Moats

Exhibit A  
page 1 of 1

2-00-22

EXHIBIT "A"

Legal Description



ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 12, 14th District, City of Atlanta, Fulton County, Georgia, containing 11.2385 acres (489,548 square feet) and being more particularly described as follows:

BEGINNING at a nail found at the intersection of the Westernmost right-of-way line of Glenwood Place (50 foot right-of-way) and the Southernmost right-of-way line of Glenwood Avenue (50 foot right-of-way); thence from said nail along said Southernmost right-of-way line of Glenwood Avenue, South 87°41'16" West, 150.05 feet to a 1/2" open top pipe found and the TRUE POINT OF BEGINNING; thence leaving said right-of-way line of Glenwood Avenue, South 00°56'34" West, 140.00 feet to a 1/2" rebar found; thence South 00°48'29" West, 626.99 feet to a 1/2" rebar found on the Northernmost right-of-way line of Killian Street (22.5 foot right-of-way); thence along said right-of-way line of Killian Street, North 89°48'40" West, 902.27 feet to a 1/2" rebar found; thence leaving said right-of-way line of Killian Street, North 16°42'42" East, 285.97 feet to a 1/2" rebar found; thence North 51°47'37" East, 83.89 feet to a 3/4" rebar found; thence North 71°11'48" East, 160.28 feet to a P.K. Nail found; thence South 89°20'50" East, 115 feet to a hole in concrete found; thence North 00°39'10" East, 390.16 feet to a 1/2" rebar found on the Southernmost right-of-way line of Glenwood Avenue; thence along said right-of-way line of Glenwood Avenue, South 89°20'00" East, 344.28 feet to a 1/2" rebar found; thence leaving said right-of-way line of Glenwood Avenue, South 00°56'31" West, 150.02 feet to a 1/2" rebar found; thence South 89°17'29" East, 50.00 feet to a 1/2" rebar found; thence North 89°37'59" East, 50.00 feet to a 1/2" rebar found; thence North 00°57'45" East, 150.00 feet to a 1" open top pipe found on the Southernmost right-of-way line of Glenwood Avenue; thence along said right-of-way line of Glenwood Avenue, North 87°42'16" East, 49.83 feet to a 1/2" open top pipe found and the TRUE POINT OF BEGINNING.

Being shown on plat of survey for 951 Development Associates, LLC, Regions Bank and Chicago Title Insurance Company prepared by Metro Engineering and Surveying Co., Inc., Chester M. Smith, Jr., Registered Georgia Land Surveyor, dated October 22, 1997, last revised March 15, 2000.

LESS: ALL THAT PARCEL OF LAND LYING IN LAND LOT 12, 14 DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FROM TRUE POINT OF BEGINNING AS DEFINED ABOVE,  
THENCE LEAVING SAID RIGHT-OF-WAY LINE OF GLENWOOD AVENUE,  
SOUTH 00°56'34" WEST, 150.00 FT; THENCE ~~N~~ 89°17'29" ~~W~~, 50.00 FT  
THENCE: N 0°57'45" E, 150.00 FT; thence east along the  
south r/w of Glenwood Ave 50 feet to the point of beginning.

CONCEPTUAL SITE PLAN

# GLENWOOD GREEN

## 951 DEVELOPMENT ASSOCIATES L.L.C. CITY OF ATLANTA

2-00-27

**PROJECT DATA**

CURRENT ZONING 1-2  
 PROPOSED ZONING RO-3  
 FAR (FLOOR AREA RATIO) - .556

GROSS LAND AREA 502,143 SF  
 RESIDENTIAL FLOOR AREA 279,578 SF  
 TOTAL OPEN SPACE 360,087 SF  
 (REQUIRED - 356,521 SF)  
 USABLE OPEN SPACE 254,335 SF  
 (REQUIRED - 200,857 SF)

**UNIT MIX**

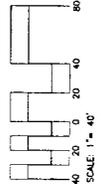
UNIT A (1 BED RM, 1 1/2 BATH) - 86  
 UNIT B (2 BED RM, 2 1/2 BATH) - 48  
 UNIT C (2 BED RM, 2 1/2 BATH) - 51

**TOTAL UNITS - 185**

**PARKING DATA**

TOTAL NUMBER OF SPACES - 627  
 (INCLUDING GARAGES)  
 TOTAL SPACES REQUIRED - 206  
 (1 SPACES PER UNIT)

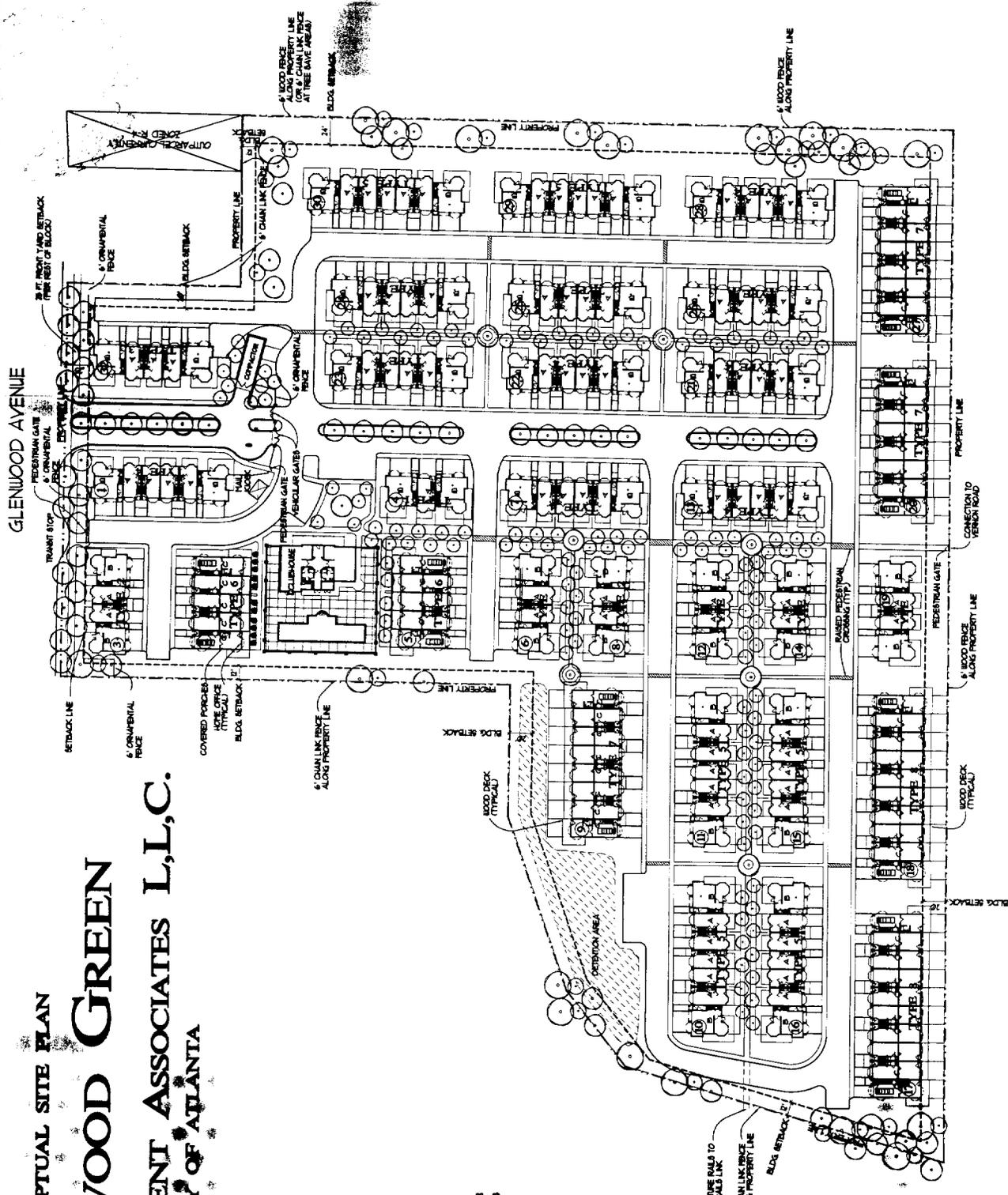
MAXIMUM HEIGHT (3 STORIES)  
 - 45' TO TOP OF ROOF



09-1-2000

**NILES BOLTON ASSOCIATES**

ARCHITECTURE  
 LANDSCAPE ARCHITECTURE  
 INTERIOR DESIGN  
 PLANNING



CONCEPTUAL SITE PLAN

# GLENWOOD PARK

951 DEVELOPMENT ASSOCIATES L.L.C.  
CITY OF ATLANTA

**PROJECT DATA**

CURRENT ZONING 1-2  
PROPOSED ZONING RD-3  
FAR (FLOOR AREA RATIO) - .554

GROSS LAND AREA 502,143 SF  
RESIDENTIAL FLOOR AREA 278,272 SF  
TOTAL OPEN SPACE 388,896 SF  
(REQUIRED - 351,500 SF)  
USABLE OPEN SPACE 252,687 SF  
(REQUIRED - 200,857 SF)

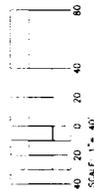
**UNIT MIX**

UNIT A 0 BED RM. 1 1/2 BATH - 83  
UNIT B 2 BED RM. 2 1/2 BATH - 40  
UNIT C 2 BED RM. 2 1/2 BATH - 82  
**TOTAL UNITS - 205**

**PARKING DATA**

TOTAL NUMBER OF SPACES - 675  
(INCLUDING GARAGES)  
TOTAL SPACES REQUIRED - 226  
(11 SPACES PER UNIT)

MAXIMUM HEIGHT (3 STORIES)  
- 45' TO TOP OF ROOF



05-01-2000

**NILES BOLTON ASSOCIATES**  
ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
INTERIOR DESIGN  
PLANNING  
ONE BIRMINGHAM ROAD  
SUITE 200  
ATLANTA, GEORGIA  
30328  
PHONE 404-525-3900

GLENWOOD AVENUE



RCS# 2333  
10/16/00  
8:25 PM

Atlanta City Council

Regular Session

00-0-0583

Z-00-22; Rezone from I-2 to to RG-3  
951 Glenwood Ave., SE  
ADOPT SUB AMEND

YEAS: 10  
NAYS: 0  
ABSTENTIONS: 1  
NOT VOTING: 3  
EXCUSED: 1  
ABSENT 1

A McCarty	Y Dorsey	Y Moore	Y Thomas
Y Starnes	NV Woolard	B Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	E Alexander
Y Winslow	NV Muller	Y Boazman	NV Pitts

00-0-0583