

00-0-0875

(Do Not Write Above This Line)

AN ORDINANCE Z-00-38
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AS FOLLOWS:

TRACT 1 - 2154 LA DAWN LANE, N.W. FRONTING 190.81 FEET ON THE SOUTHWESTERLY SIDE OF LA DAWN LANE BEGINNING APPROXIMATELY 340 FEET SOUTHEASTERLY FROM THE SOUTHEAST CORNER OF MARIETTA ROAD. DEPTH: VARIES; AREA: 0.690 ACRES;

TRACT 2 - 2101-2109 LA DAWN LANE, N.W. FRONTING 149.85 FEET ON THE NORTH SIDE OF LA DAWN LANE BEGINNING AT THE NORTHWEST CORNER OF MAULDIN STREET. DEPTH: 200.61 FEET; AREA: 0.6895 ACRES;

TRACT 3 - 2095-2099 LA DAWN LANE, N.W., FRONTING 249.60 FEET ON THE NORTH SIDE OF LA DAWN LANE BEGINNING AT THE NORTHEAST CORNER OF MAULDIN STREET. DEPTH: 201.81 FEET; AREA: 1.1533 ACRES;

CONTINUED ON REVERSE **ADOPTED BY**

CONSENT REFER
 REGULAR REPORT REFER NOV 06 2000
 ADVERTISE & REFER
 1st ADOPT 2nd READ & REFER **COUNCIL**

Date Referred 7/5/00

Referred To: ZRBT Zoning

First Reading

Committee Zoning
Date 10-27-00
Chair John A. Starnes

Committee

Date 10-31-00
Chair John A. Starnes
Actions
Fav, Adv, Held (see rev. side)
Other

Members

J. E. McCarty
Blair Muller
C. H. ...

Refer To

Committee

Date
Chair
Actions
Fav, Adv, Held (see rev. side)
Other
Members

Refer To

Committee Zoning
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Other
Members

Members

J. E. McCarty
Blair Muller
C. H. ...

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
NOV 6 2000
ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
NOV 06 2000
[Signature]
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

NOV 15 2000

WITHOUT SIGNATURE
BY OPERATION OF LAW



City Council
Atlanta, Georgia

00-0-0875

AN ORDINANCE
BY: ZONING COMMITTEE

Z-00-38
5-10-00

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:

Tract 1 – 2154 La Dawn Lane, N.W.
Tract 2 – 2101-2109 La Dawn Lane, N.W.
Tract 3 – 2095-2099 La Dawn Lane, N.W.
Tract 4 – 2145 Adams Drive, N.W.

Be changed from the **R-4 (Single-Family Residential)** District to the **PD-H (Planned Development-Housing)** District, to wit:

ALL TRACTS or parcels of land lying and being in Land Lots **230 and 244** of the **17th** District, Fulton County, Georgia, being more particularly described by the attached legal descriptions.

SECTION 1. That this amendment is approved under the provisions of Chapter 19 entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

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,

Rhonda Dauphin Johnson
Municipal Clerk, CMC

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

NOV 06, 2000

NOV 15, 2000



Conditions for Z-00-38

1. Site plan entitled "Adams Crossing" (Tract 1) prepared by Betterton Surveying and Design Inc., dated 10/10/2000 and marked received by the Bureau of Planning October 16, 2000.
2. Site plan entitled "Adams Crossing" (Tracts 2 & 3) prepared by Betterton Surveying and Design, Inc., dated 10/10/2000 and marked received by the Bureau of Planning October 16, 2000.
3. Site plan entitled "Adams Crossing" (Tract 4) prepared by Betterton Surveying and Design, Inc., dated 10/10/2000 and marked received by the Bureau of Planning October 16, 2000.
4. The untitled "Tree Save Plan" marked received by the Bureau of Planning October 5, 2000 (applicable to Tract 4 only).



LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 244 of the 17th District, Fulton County, Georgia, and being in the City of Atlanta; and being more particularly described as follows:

To find the point of beginning, commence at the intersection of the southerly right-of-way of LaDawn Lane (40 foot right-of-way) with the northeasterly right-of-way of Marietta Road (40 foot right-of-way); then following the right-of-way of Marietta Road (40 foot right-of-way) in a southeasterly direction for a distance of 398.00 feet to the point of beginning; then leaving said right-of-way traveling

Tract 1
Z-00-38

THENCE North 24 degrees 56 minutes 45 seconds East for a distance of 132.63 feet to a point on the southerly right-of-way of LaDawn Lane (40 foot right-of-way); then traveling along said right-of-way the following courses and distances:

THENCE South 66 degrees 12 minutes 21 seconds East for a distance of 190.81 feet to a point;

THENCE along a curve to the left having a radius of 388.19 feet and an arc length of 25.12 feet, being subtended by a chord of South 68 degrees 03 minutes 36 seconds East for a distance of 25.11 feet to a point; then leaving said right-of-way traveling

THENCE South 43 degrees 53 minutes 27 seconds West for a distance of 198.60 feet to a point on the northeasterly right-of-way of Marietta Road (40 foot right-of-way); then traveling along said right-of-way

THENCE North 46 degrees 45 minutes 12 seconds West for a distance of 159.44 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.690 acres more or less.



Z-00-38

Tract 2

**Legal Description
Tract 'A'
West of Mauldin Road**

A PARCEL OF LAND LYING IN LAND LOT 244 OF THE 17th DISTRICT OF CITY OF ATLANTA, FULTON COUNTY, GEORGIA AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF LA DAWN LANE (APPARENT 40 FOOT RIGHT-OF-WAY) AND THE WEST RIGHT-OF-WAY LINE OF MAULDIN ROAD (A 40 FOOT RIGHT-OF-WAY); THENCE RUNNING S89°34'49"W ALONG THE NORTH LINE OF LA DAWN ROAD, A DISTANCE OF 149.85 FEET TO A 3/4" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING N00°30'15"W A DISTANCE OF 199.96 FEET TO A 1/2" REBAR; THENCE RUNNING N89°05'09"E A DISTANCE OF 75.43 FEET TO A 1/4" REBAR; THENCE RUNNING N89°34'49"E A DISTANCE OF 74.41 FEET TO A POINT ON THE WEST LINE OF A 20' PARCEL RESERVED FOR STREET AS RECORDED IN PLAT BOOK 69, PAGE 99 OF FULTON COUNTY DEED RECORDS; THENCE RUNNING ALONG SAID WEST LINE, S00°30'34"E A DISTANCE OF 200.61 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.6895 ACRES

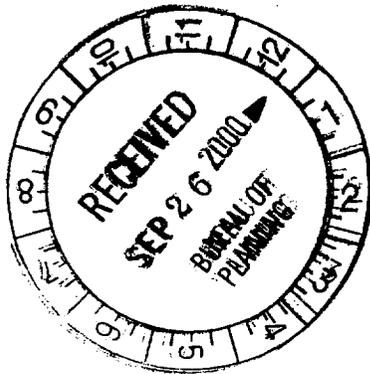
Sheet 2 of 4



Legal Description
Tract "B" "3"
East of Mauldin Road

A PARCEL OF LAND LYING IN LAND LOT 230 OF THE 17th DISTRICT OF CITY OF ATLANTA, FULTON COUNTY, GEORGIA AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF LADAWN LANE (APPARENT 40 FOOT RIGHT-OF-WAY); AND THE EAST RIGHT-OF-WAY LINE OF MAULDIN ROAD (A 40 FOOT RIGHT-OF-WAY); THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF LADAWN LANE AND RUNNING N00° 30'34"W A DISTANCE OF 200.01 FEET TO A POINT; THENCE RUNNING N89°56'02"E A DISTANCE OF 105.00 FEET; THENCE S00° 30'34"W A DISTANCE OF 200.03 FEET TO A 1 ½" OPEN TOP PIPE ON RIGHT-OF-WAY AT LADAWN ROAD, THENCE RUNNING ALONG SAID RIGHT-OF-WAY S89°56'02"W 105.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.482 ACRES.



200-38

Tract 3

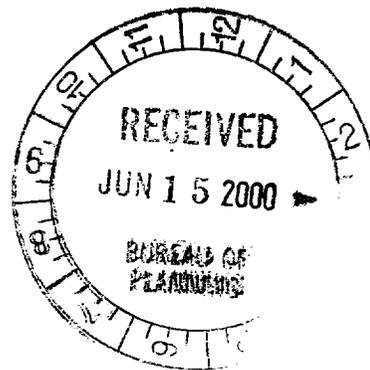
Sheet 3 of 4



ALL THAT TRACT OF LAND lying and being in Land Lot 230, 17th District, Fulton County, Georgia, being in the City of Atlanta, and being more particularly described as follows:

Beginning at a point on the East right-of-way of Adams Drive (40' R/W), said point of being 500.00 feet South of the intersection of the East right-of-way of Adams Drive and the South right-of-way La Dawn Lane (40' R/W); Thence leaving said right-of-way North 89 degrees 28 minutes 15 seconds East 209.25 feet to a point; Thence South 00 degrees 01 minutes 00 seconds East 75.27 feet to a point; Thence South 89 degrees 35 minutes 15 seconds West 207.15 feet to the East right-of-way of Adams Drive; Thence traveling along Adams Drive and along a curve to the left 24.31 feet to a point; Thence continuing along said right-of-way North 00 degrees 37 minutes 55 seconds West 50.57 feet to the TRUE POINT OF BEGINNING.

Said tract contains 0.33 acres.



Z-00-38

Tract 4

Sheet 4 of 4

RCS# 2374
11/06/00
4:46 PM

Atlanta City Council

Regular Session

MULTIPLE

0875; 0869; 1445; & 1450

ADOPT

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 0
ABSENT 1

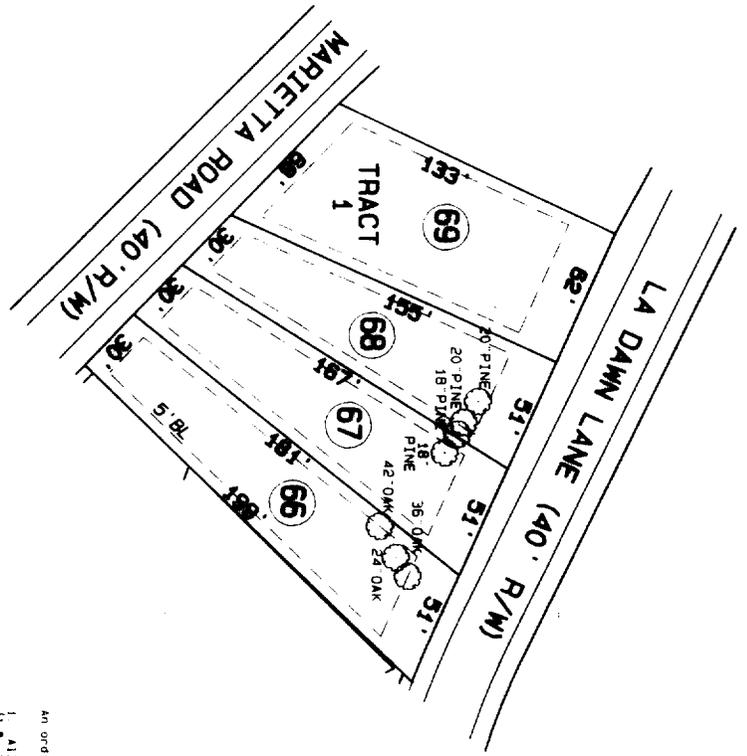
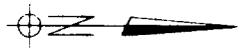
Y McCarty
B Starnes
NV Bond
NV Winslow

Y Dorsey
Y Woolard
Y Morris
NV Muller

Y Moore
Y Martin
Y Maddox
Y Boazman

Y Thomas
Y Emmons
Y Alexander
NV Pitts

MULTIPLE



20038: Site Plan for Tract 1
And Lot of General Carlsons

- Tract 1: 2154 La Dawn Lane
- We agree to the recording of this tract from Rd to Pk, with the following conditions:
1. Adherence to all of the General Conditions
 2. Retain the existing one-story frame house
 3. Face fronts of all houses onto La Dawn Lane
 4. All new houses to be built in such a fashion as to preserve the existing trees
 5. All new houses to be built in such a fashion as to preserve the existing trees
 6. All new houses to be built in such a fashion as to preserve the existing trees
 7. All new houses to be built in such a fashion as to preserve the existing trees
 8. All new houses to be built in such a fashion as to preserve the existing trees
 9. All new houses to be built in such a fashion as to preserve the existing trees
 10. All new houses to be built in such a fashion as to preserve the existing trees



Zoning Conditions for Application 7-00-38
 An ordinance to rezone from R-4 to R-4M District, property located as follows:
 (General) Conditions

1. All conditions must appear on all copies for each phase of the site plan
2. All proposed changes to site plans must be submitted in writing within three days to the City of Atlanta
3. Developer is responsible for communicating all conditions in writing to any builders within this development
4. Throughout the development all City of Atlanta Tree Ordinances will be adhered to, especially but not limited to the installation of trees and the preservation of trees or joints of construction of all trees to be saved. This must be in place prior to the approval of any site development and may not be removed or moved without the approval of the City Arborist. If a tree is to be removed, the City of Atlanta Arborist shall be consulted prior to moving fencing or the arborist will be final.
5. Tree save fencing must be installed to protect trees on any adjacent property where grading, site work or building is within the drip line, or joints of trees, and be in place prior to any site development and may not be removed or moved without the approval of the City Arborist.
6. All four tracts in this rezoning MSJ have a site specific tree save plan and tree replacement plan, approved by the City Arborist, prior to any site work and building.
7. New sidewalk construction will be built in a manner so as to protect existing large specimen trees. Sidewalks will be hand-dug, when required by the City Arborist, around such trees so as to preserve and protect their root systems. Sidewalks will be hand-dug, when required by the City Arborist, around such trees so as to preserve and protect their root systems. Sidewalks will be hand-dug, when required by the City Arborist, around such trees so as to preserve and protect their root systems. Sidewalks will be hand-dug, when required by the City Arborist, around such trees so as to preserve and protect their root systems.
8. Every reasonable precaution will be taken to cause no harm or damage to the property or to the trees of any adjacent neighbors and to bring the property back to its original condition.
9. Best management practices will be utilized to prevent and control erosion and drainage from impacting the property of existing neighbors.
10. Care will be taken in siting new home so as to preserve the natural land features of the site, per Sec 16-19A-006, paragraph 7. Internal relationships, site planning, and siting of new home will be done in a manner that preserves the natural land features and facilities for appropriate relation of space inside and outside buildings for intended uses and structural features, and for preservation of desirable features and to the detriment of the City. The representative of the City and the developer have been notified of these conditions and the representative of the City and the developer have been notified of these conditions and the representative of the City and the developer have been notified of these conditions.



97178
 97178CON 090
 CONSULTATION
 PLAN

BETTERTON
 SURVEYING & DESIGN, INC.
 LAND SURVEYING/PLANNING
 SUBDIVISION & COMMERCIAL SITE DESIGN
 1639 LOWER ROSWELL ROAD, MARIETTA, GEORGIA 30066
 (770) 871-5079



NO.	DATE	REASON FOR REVISION

ADAMS CROSSING
 LOCATED IN:
 LAND LOT 244, 17TH DISTRICT,
 FULTON COUNTY, GEORGIA
 CITY OF ATLANTA
 DATE: 10/10/2000 SCALE: 1"=50'
 PREPARED FOR:
MARIETTA ROAD I, LLC.

97178

