



City Council  
Atlanta, Georgia

01-0-0233

SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

Z-01-03  
3-8-01

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 **1430-1450 Memorial Drive, S.E.**, be changed from the **R-4A (Single-Family Residential)** 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 **208** of the **15<sup>th</sup>** District, **DeKalb** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

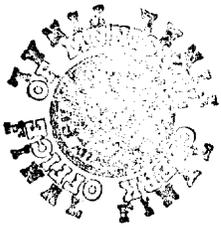
A true copy,

*Shonda Dauphin Johnson*  
Municipal Clerk, CMC

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

JUL 02, 2001

JUL 11, 2001



### Conditions for Z-01-03

1. Site plan entitled "1430-1450 Memorial Drive, Atlanta, Georgia" prepared by Brock Green, Architects and Planners, dated January 8, 2001, last revised February 24, 2001, and marked received by the Bureau of Planning March 1, 2001.
2. Trees or other tall landscaping shall be planted and maintained around the refuse dumpster, subject to the approval by the Bureau of Planning.



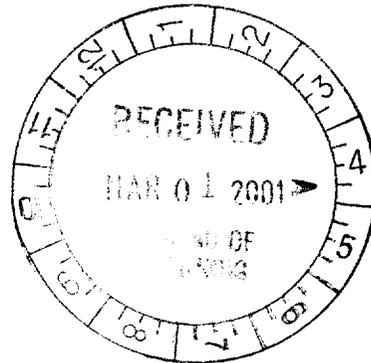
2-01-03

1430-1450 MEMORIAL DRIVE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 208 OF THE 15<sup>TH</sup> DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOTS 10, 11, 12 AND 13 OF THE C.G. HANNAH PROPERTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHERLY RIGHT OF WAY OF MEMORIAL DRIVE (HAVING A 60 FOOT RIGHT OF WAY) 350.60 FEET SOUTHEASTERLY AS MEASURED ALONG THE NORTHERLY RIGHT OF WAY OF MEMORIAL DRIVE FROM THE INTERSECTION FORMED BY THE NORTHERLY RIGHT OF WAY OF MEMORIAL DRIVE AND THE RIGHT OF WAY OF WHITEFOORD AVENUE; THENCE LEAVE SAID RIGHT OF WAY AND PROCEED NORTH 00 DEGREES, 36 MINUTES, 07 SECONDS WEST AT A DISTANCE OF 147.99 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF A 10 FOOT ALLEY; THENCE PROCEED SOUTH 89 DEGREES 20 MINUTES, 08 SECONDS EAST A DISTANCE OF 200.15 FEET TO AN IRON PIN; THENCE PROCEED SOUTH 00 DEGREES, 43 MINUTES, 24 SECONDS EAST A DISTANCE OF 143.64 FEET TO AN IRON PIN LOCATED ON THE NORTHERLY RIGHT OF WAY OF MEMORIAL DRIVE; THENCE PROCEED SOUTH 89 DEGREES, 25 MINUTES, 08 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY OF MEMORIAL DRIVE A DISTANCE OF 200.40 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING.

SAID PROPERTY CONTAINING .67 ACRES MORE OR LESS BEING MORE PARTICULARLY DESCRIBED BY PLAT OF SURVEY PREPARED BY SOLAR LAND SURVEYING COMPANY FOR ATLANTA COMMUNITY HOMES DATED APRIL 21, 1999 WHICH PLAT OF SURVEY IS HEREBY INCORPORATED HEREIN AND MADE A PART HEREOF REFERENCE.



**LEGEND**

IPF	IRON PIPE SET	CMF	CONCRETE MANHOLE FOUND
IPF	IRON PIPE FOUND	OHU	OVERHEAD UTILITY LINE(S)
OT	OPEN TOP PIPE	SMH	SEWER MAN HOLE
OT	OPEN TOP FOUND	ST	STREET
RB	REINFORCING BAR	CB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DL	DROP INLET
L	LINE LOT	HL	HEAD LOT LINE
R	RADIUS	CP	CORRUGATED METAL PIPE
CONC	CONCRETE	CCP	REINFORCED CONCRETE PIPE
PP	POWDER POLE	COE	CROSS CONNECTION
SP	SERVICE POLE	DE	DRAINAGE ESTABLISHMENT
GV	GAS VALVE	HI	FIRE HYDRANT
GM	GAS METER	WA	WATER VALVE
LS	LAND SURVEY	WC	WATER CURB
N&C	NAIL & CAP	PC	POINT OF BEGINNING
PC	POLE CORNER	POB	POINT OF BEGINNING
PC	POLE CORNER	POI	POINT OF INTERSECTION
PC	POLE CORNER	POI	POINT OF INTERSECTION

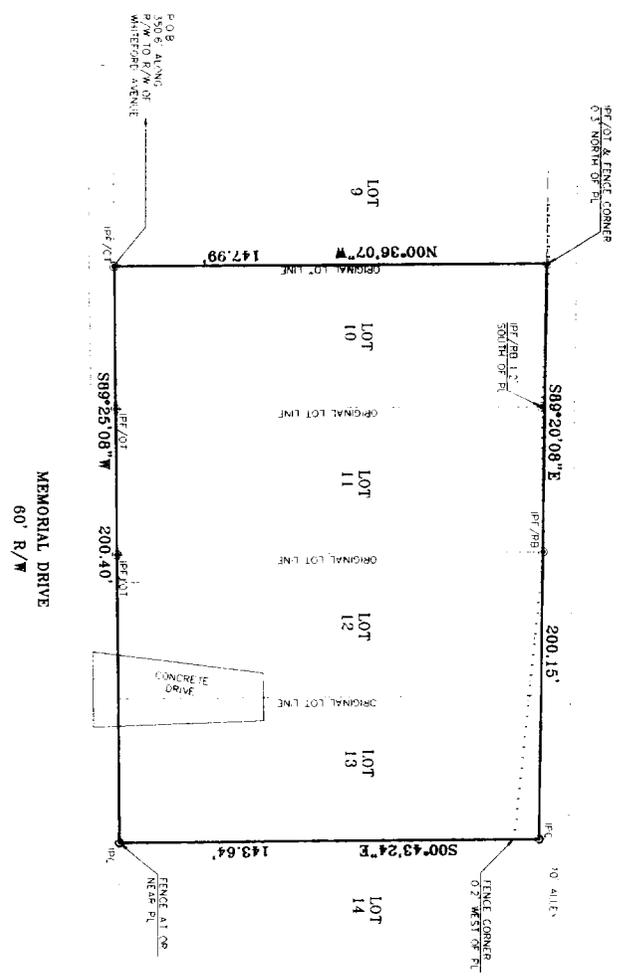
**GENERAL NOTES**

1. INFORMATION REGARDING THE REPORTED PRESENT, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND DIFFERENT FROM THE ACTUAL SITUATION. THE SURVEYOR AND/OR ENGINEER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION OF TRAVEL, UNLESS NOTED OTHERWISE.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PAVES OR TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO THIS ARE EXCEPTED.

**AREA**  
29,198 sq.ft.  
0.67 acres



The field data upon which this plat is based has a closure of 1 foot in 10,000 feet, an angular error of 0.2 seconds per angle point, and was obtained using the Least Squares Method. This plat has been calculated for closure and found to be accurate to 1 foot in 100,000 feet. No other known conditions (magnets) found within 500 ft of this property.



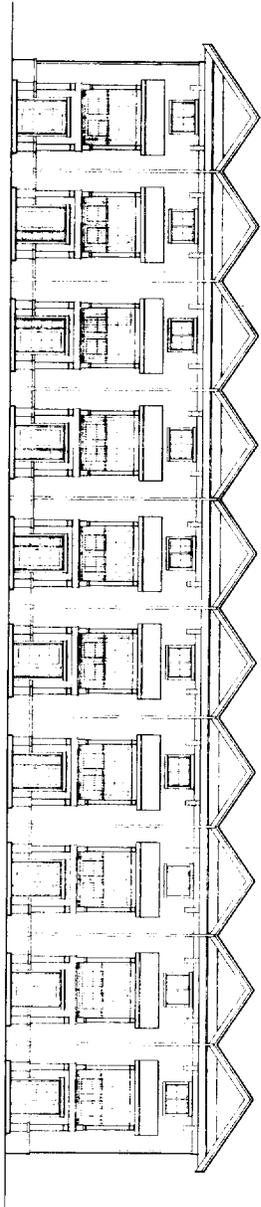
Z-01-03

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

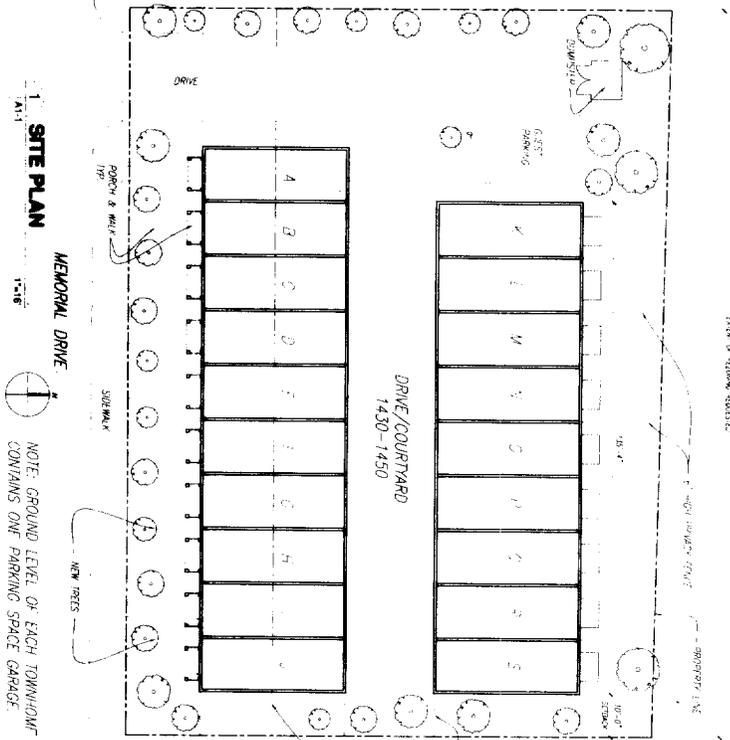
*C. G. Hannah*

MAGNETIC (1999)

	ABOVE THE GROUND SURVEY PREPARED FOR <b>ATLANTA COMMUNITY HOMES</b>	DATE: APRIL 21, 1999	<b>SOLAR LAND SURVEYING COMPANY</b> 12345 ATLANTA, GEORGIA 30339-0993 PHONE: (404) 123-4567 FAX: (404) 123-4568
	OWNER/PURCHASER: <b>ATLANTA COMMUNITY HOMES</b>	SCALE: " = 30'	
LAND LOT 208 15TH DISTRICT SECTION DEKALB COUNTY, GEORGIA	SUBDIVISION C. G. HANNAH PROPERTY	REVISION BY: DATE	ALL MATTERS PERTAINING TO THIS ARE EXCEPTED
LOTS 9, 10, 11, 12 & 14 BLOCK UMC	SURVEYED DRAFTED	PLOTTED DISC #	
PLAT BOOK PAGE	APPROVED	DEED BOOK PAGE	



2 FRONT ELEVATION  
1/8"=1'-0"



1 SITE PLAN  
1/8"=1'-0"

MEMORIAL DRIVE  
DRIVE/COURTYARD  
1430-1450  
NOTE: GROUND LEVEL OF EACH TOWNHOMES  
CONTAINS ONE PARKING SPACE GARAGE.

**ZONING ANALYSIS**

Location: 1430-1450 Memorial Drive  
and Lot 200, 15th District of DeKalb County  
Atlanta, GA

Zoning: R-4b  
Proposed Rezoning: R6-3

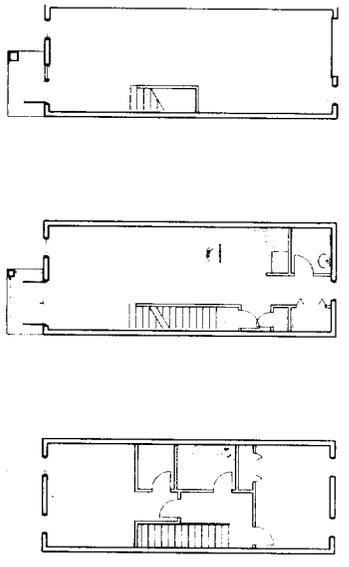
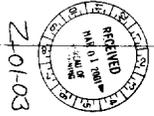
Lot Area: 29,198 S.F.  
Net Lot Area: 29,198 S.F.  
Gross Lot Area: 35,197 S.F.  
Total Area: 0.688 ± Acres = 29,469 S.F.  
Floor Area: 24,420 S.F.  
Number of Dwelling Units Proposed: 19  
SF Per Dwelling Unit: 1,280 S.F.

Open Space Requirements:  
Total Open Space: 0.68 ± Acres = 29,469 S.F.  
1920 Open Space = 21,844 S.F. (64 ± S.F./unit)  
Open Space Provided: 0.46 ± Acres = 19,902 S.F.  
Usable Open Space = 16,075 S.F. (1,890 S.F./unit)

Setbacks:  
Front Yard: 40' (20' minimum)  
Rear Yard: 10' (5' minimum)  
Side Yard: 5' (5' minimum)  
Rear Side Yard: 5' (5' minimum)  
Rear Side Yard: 5' (5' minimum)

Maximum Allowable Building Height: None (5' height above building height provided) = 35'-0"

Height Requirements:  
39' stories per unit  
19 units x 39' = 74' stories req'd  
22' stories proposed



3 EXISTING CONDITIONS  
1/8"=1'-0"

A. GROUND FLOOR  
B. FIRST FLOOR  
C. SECOND FLOOR  
1/8"=1'-0"

4 TYPICAL UNIT LAYOUT  
1/8"=1'-0"



01-0-0233

(Do Not Write Above This Line)

Z-01-03

AN ORDINANCE BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-4A (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE RG-3 (RESIDENTIAL GENERAL-SECTOR 3) DISTRICT, PROPERTY LOCATED AT 1426-1450 MEMORIAL DRIVE, S.E., FRONTING 250 FEET ON THE NORTH SIDE OF MEMORIAL DRIVE BEGINNING 400.20 FEET EASTERLY FROM THE NORTHEAST CORNER OF WHITEFOORD AVENUE. DEPTH: 149.07 FEET; AREA: 0.84 ACRE; LAND LOT 208, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: ATLANTA COMMUNITY HOMES APPLICANT: DAVID E. GREEN NPU-0 COUNCIL DISTRICT 5

ADOPTED BY JUL 02 2001 COUNCIL

Substitute

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

Date Referred 2/19/01  
 Referred To ZRB & Zoning  
 Date Referred  
 Referred To  
 Date Referred  
 Referred To

Committee Zoning  
 Date 2-13-01  
 Chair  
 Referred to ZRB & Zoning

Committee  
 Date  
 Chair  
 Actions Fav, Adv, Held (see rev. slide)  
 Others  
 Members  
 Refer To

Committee Zoning  
 Date 6-29-01  
 Chair  
 Actions Fav, Adv, Held (see rev. slide)  
 Others  
 Members  
 Refer To

FINAL COUNCIL ACTION  
 2nd  1st & 2nd  3rd  
 Readings  
 Consent  V Vote  RC Vote

CERTIFIED  
 JUL 2 2001  
 ATLANTA CITY COUNCIL PRESIDENT  
 Robert A. Parker

CERTIFIED  
 JUL 02 2001

Deputy  
 DEPUTY MUNICIPAL CLERK

MAYOR'S ACTION  
 APPROVED  
 JUL 11 2001  
 WITHOUT SIGNATURE  
 BY OPERATION OF LAW