



City Council
Atlanta, Georgia

01- 0 -0770

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-29
Date filed: 4-17-01

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, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **26-40 Boulevard, S. E. & Three (3) Rear Unnumbered Parcels** be changed from the **R-5 (Two-Family Residential)** District to the **C-2-C (Commercial Service—Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **45** of the **14th** District of Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "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 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 That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Phonda Daughin Johnson
Municipal Clerk, CMC

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

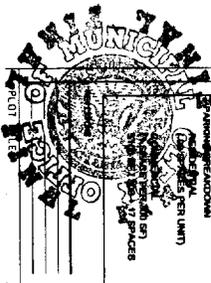
JUL 02, 2001

JUL 11, 2001



CONDITIONS FOR Z-01-29

1. Development of the subject property shall occur according to a site plan titled "Boulevard Lofts Site Plan", which was prepared by Rowhouse Architects, Inc. on November 15, 2000, and was stamped as "RECEIVED" by the Bureau of Planning on April 17, 2001, which is revised only to indicate the following:
 - a. The appropriate number of handicapped parking spaces.
 - b. The correct orientation of the North Arrow.
2. Trees and other tall landscaped buffering shall be maintained along the eastern and southern boundaries of the property.
3. The amenity area/garden/pool shall be regularly and properly maintained.
4. A tree planting plan shall be submitted to the City Arborist for approval.



ZONING APPLICATIONS

ZONING PROPOSED C-2C	ZONING EXISTING FLOOR AREA (LANDMARK TRACT) SUB AREA 5 (THIS PARCEL IS NOT TO BE REZONED)
	PARCELS 18 THRU 26, 28
	PROPOSED BUILDING: 4 STOREY HIGH (APPROXIMATE 50 FEET) WITH COMMERCIAL AND RESIDENTIAL SPACES
	5100 SF COMMERCIAL
	30 RESIDENTIAL UNITS
TOTAL SITE AREA NET	32007 SF
TOTAL SITE AREA	43800 SF
ALLOWABLE RESIDENTIAL FLOOR AREA RATIO	30000 SF
TOTAL OPEN SPACE	3000 SF
USABLE OPEN SPACE	17000 SF
PER DWELLING UNIT 30 UNITS	

PROJECT COMPLIANCE FAR

PROPOSED COMMERCIAL ZONING FOR PROJECT	30000 SF
FLOOR AREA RESIDENTIAL	5100 SF
FLOOR AREA COMMERCIAL	30000 SF
PROPOSED TOTAL FLOOR AREA	
RESIDENTIAL ALLOWABLE AT .088 FAN	
COMMERCIAL ALLOWABLE AT 3.0 (NET)	
WE ARE AT .08 FOR COMMERCIAL SF	

PROJECT COMPLIANCE TOSR

TOTAL SITE SF	43800 SF
80 TOTAL OPEN SPACE REQUIRED	35040 SF
TOTAL UNCOVERED OPEN SPACE	43800 SF
TOTAL SITE SF	43800 SF
BUILDING FOOTPRINT	3000 SF
PERMITS STREETS BACK AT	34320 SF
PERMITS FOOTPRINTS	
TOTAL OPEN SPACE	34320 SF
34320 SF / 43800 SF = 78%	

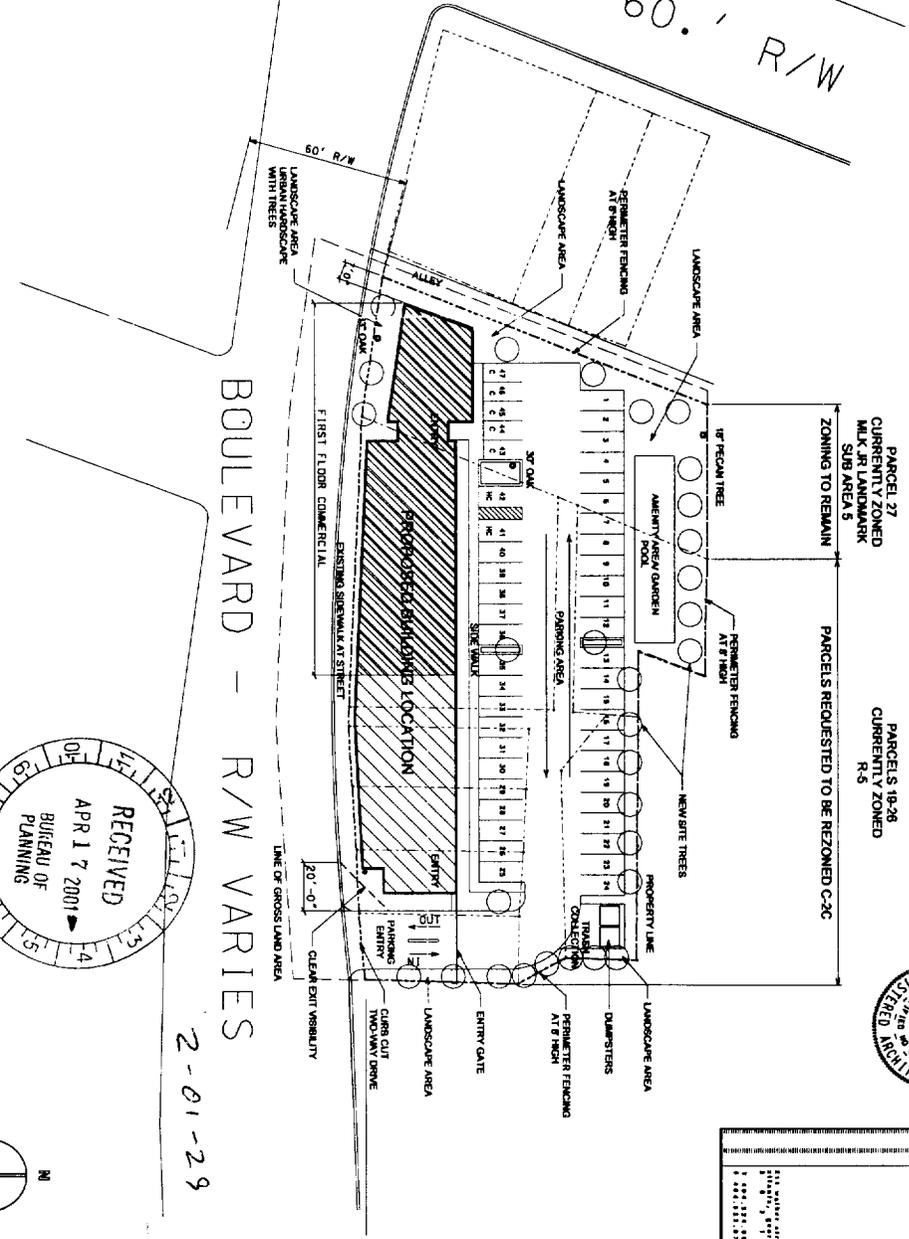
PROJECT COMPLIANCE UOSR

TOTAL SITE SF	43800 SF
40 USABLE OPEN SPACE REQUIRED	17500 SF
TOTAL PARKING ASSESSMENTS	-14100 SF
BUILDING FOOTPRINT	-6000 SF
TOTAL	23600 SF
USABLE OPEN SPACE	20100 SF
20100 SF / 43800 SF = 46%	

PROJECT COMPLIANCE PARKING

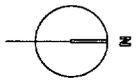
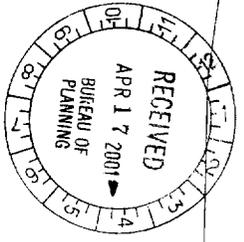
TOTAL PARKING SPACES	47 SPACES
LANDSCAPING	30 UNITS
PERMITS (PER UNIT)	17 SPACES
PROVIDED	17 SPACES

EDGEWOOD AVENUE - 60.1' R/W



PARCEL 27 CURRENTLY ZONED M-1 IN LANDMARK SUB AREA 5 ZONING TO REMAIN

PARCELS 18-28 CURRENTLY ZONED R-5 PARCELS REQUESTED TO BE REZONED C-2C



DATE: 12/15/2000	SCALE: 1" = 50' 0"
SHEET NUMBER: Z1.0	

BOULEVARD LOFTS
SITE PLAN
CITY OF ATLANTA, DALLAS COUNTY GEORGIA

BOULEVARD - R/W VARIES

2-01-29



EXHIBIT 'A'

ALL THAT TRACT or parcel of land lying and being in Land Lot ⁴⁵~~47~~ of the 14th District in the City of Atlanta, Fulton County, Georgia, being more particularly described as follows:

To find the True Point of Beginning, commence at the northeast intersection of Gartrell Street (right-of-way varies) and Boulevard (right-of-way varies), running thence North 25 degrees 56 minutes 00 seconds West a distance of 76.60 feet along the northeast side of Boulevard to a point, said point being the True Point of Beginning;

running thence North 26 degrees 23 minutes 09 seconds West a distance of 27.40 feet to a point;

running thence North 23 degrees 07 minutes 18 seconds West a distance of 26.07 feet to a point;

running thence North 24 degrees 39 minutes 09 seconds West a distance of 26.30 feet to a point;

running thence North 24 degrees 39 minutes 09 seconds West a distance of 24.60 feet to a point;

running thence North 24 degrees 39 minutes 09 seconds West a distance of 8.03 feet to a point;

running thence along an arc of a curve to the right a distance of 120.00 feet, said arc being subtended by a chord bearing North 18 degrees 55 minutes 34 seconds West a distance of 119.94 feet to an iron pin found #4RR;

thence leaving the northeast right-of-way of Boulevard and running thence South 88 degrees 30 minutes 25 seconds East a distance of 154.02 feet to a one inch square rod found;

running thence South 19 degrees 44 minutes 21 seconds East a distance of 48.00 feet to a point;

running thence North 89 degrees 17 minutes 44 seconds West a distance of 29.01 feet to a point;

running thence South 20 degrees 34 minutes 39 seconds East a distance of 26.99 feet to a point;

(continued...)

2-00-29
page 1 of 2



EXHIBIT 'A' (continued)

running thence South 20 degrees 34 minutes 39 seconds East a distance of 21.09 feet to a point;

running thence South 20 degrees 34 minutes 39 seconds East a distance of 32.01 feet to an iron pin found #4RR;

running thence South 20 degrees 34 minutes 39 seconds East a distance of 16.07 feet to a point;

running thence South 20 degrees 34 minutes 39 seconds East a distance of 30.88 feet to an iron pin found #4RR;

running thence South 71 degrees 01 minutes 08 seconds West a distance of 29.24 feet to an iron pin found #2RR;

running thence South 31 degrees 10 minutes 54 seconds West a distance of 19.20 feet to an iron pin found #2RR;

running thence South 70 degrees 40 minutes 50 seconds West a distance of 63.10 feet to a point on the northeast side of Boulevard, said point being the True Point of Beginning;

as shown on survey prepared for Collier Hills Construction, Inc., by James Thomas Nesbitt, GA RLS#2572, dated 12-17-99, last revised 12-28-99.

/bh (4/19/01)
survey (rezoning)
bjh\00-014 survey exh

2-00-29

page 2 of 2

01-0-0770

(Do Not Write Above This Line)

AN ORDINANCE Z-01-29
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-5 (TWO-FAMILY RESIDENTIAL) DISTRICT TO THE C-2-C (COMMERCIAL SERVICE--CONDITIONAL) DISTRICT, PROPERTY LOCATED AT 26-40 BOULEVARD S. E. AND THREE (3) REAR UN-NUMBERED PARCELS FRONTING 232.34 FEET ON THE NORTHEASTERLY SIDE OF BOULEVARD, BEGINNING 76.60 FEET NORTHWESTERLY FROM THE NORTHEAST CORNER OF GARTRELL STREET.

DEPTH: VARIES.
AREA: APPROXIMATELY 32,000 SQ. FT.
LAND LOT 45, 14TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: COMER JENNINGS.
APPLICANT: COMER JENNINGS.

NPU 'M' COUNCIL DISTRICT 2

ADOPTED BY
JUL 0 2 2001

COUNCIL

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

Date Referred 5/22/01

Referred To: ZRB & Zoning

First Reading

Committee Zoning
Date 5-15-01
Chair Dennis Stone

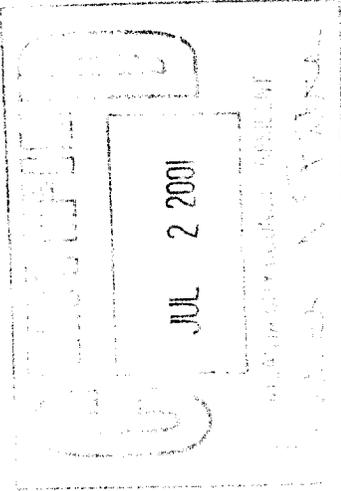
Committee Zoning	Committee
Date 5/29/01	Date
Chair Dennis Stone	Chair
Actions	Actions
Fav, Adv, Held (see rev. side)	Fav, Adv, Held (see rev. side)
Other	Other
Members	Members
Refer To	Refer To

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

COUNCIL ACTION

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

CERTIFIED



CERTIFIED
JUL 0 2 2001

Rachel Douglas Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

JUL 1 1 2001

WITHOUT SIGNATURE
BY OPERATION OF LAW