

CITY COUNCIL
ATLANTA, GEORGIA

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-01-41

DATE FILED: 11-5-01

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 be amended and the maps established in connection therewith be changed so that the following property located at **980-1034 Pulliam Street, S.W. and 1046 Ridge Avenue, S.W.** be changed from the **R-5 (Two-Family Residential) and C-1-C (Community Business-Conditional)** District to the **C-1-C (Community Business-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **74** of the **14th** 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 16-02.003 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 74 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE INTERSECTION OF WASHINGTON STREET AND RIDGE AVENUE THENCE ALONG RIDGE AVENUE NORTH 42 DEGREES 22 MINUTES 08 SECONDS WEST A DISTANCE OF 205.59 FEET TO A POINT; THENCE NORTH 42 DEGREES 22 MINUTES 08 SECONDS WEST, A DISTANCE OF 143.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 42 DEGREES 22 MINUTES 08 SECONDS WEST, A DISTANCE OF 32.81 FEET TO A POINT; THENCE NORTH 47 DEGREES 37 MINUTES 53 SECONDS EAST A DISTANCE OF 5.63 FEET TO A POINT; THENCE NORTH 25 DEGREES 23 MINUTES 10 SECONDS WEST A DISTANCE OF 59.76 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 27 DEGREES 17 MINUTES 34 SECONDS WEST A DISTANCE OF 41.16 FEET TO A POINT; THENCE NORTH 18 DEGREES 04 MINUTES 12 SECONDS WEST A DISTANCE OF 90.18 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 01 DEGREES 21 MINUTES 39 SECONDS WEST A DISTANCE OF 96.04 FEET TO A POINT; THENCE NORTH 01 DEGREES 21 MINUTES 39 SECONDS WEST A DISTANCE OF 21.24 FEET TO A POINT; THENCE ALONG AN ARC DISTANCE OF 114.64 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 21 DEGREES 01 MINUTES 19 SECONDS EAST A DISTANCE OF 114.20 FEET AND A RADIUS OF 378.89 FEET) TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 36 SECONDS EAST A DISTANCE OF 8.91 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 34 SECONDS WEST A DISTANCE OF 100.38 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 34 SECONDS WEST A DISTANCE OF 84.74 FEET; THENCE SOUTH 41 DEGREES 34 MINUTES 25 SECONDS WEST A DISTANCE OF 76.78 FEET; THENCE NORTH 73 DEGREES 47 MINUTES 16 SECONDS EAST A DISTANCE OF 21.52 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 09 SECONDS WEST A DISTANCE OF 39.39 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 54 SECONDS WEST A DISTANCE OF 148.84 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 51 SECONDS EAST A DISTANCE OF 108.97 FEET TO A POINT; THENCE SOUTH 00 DEGREES 20 MINUTES 54 SECONDS WEST A DISTANCE OF 357.51 FEET TO A POINT; THENCE SOUTH 36 DEGREES 20 MINUTES 03 SECONDS EAST A DISTANCE OF 50.12 FEET TO A POINT; THENCE SOUTH 89 DEGREES 45 MINUTES 39 SECONDS WEST A DISTANCE OF 89.50 FEET TO A POINT; THENCE SOUTH 04 DEGREES 01 MINUTES 43 SECONDS WEST A DISTANCE OF 128.99 FEET TO THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINING 76,625 SQ. FT. OR 1.76 ACRES.

Z-01-41

1775 The Exchange
Suite 215
Atlanta, Georgia 30339



City Council
Atlanta, Georgia

01-0-1098

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-01-41
8-2-01

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 996-1034 Pulliam Street, S.W. be changed from the R-5 (Two-family Residential and C-1-C (Community Business-Conditional) Districts to the C-1-C (Community Business-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 74 of the 14th District, of Fulton County, Georgia, being more particularly described by the attached legal plat.

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 conditional 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.

Conditions for Z-01-41

1. The medical clinic shall be no more than 3-stories and no more than 48,000 square feet.
2. The parking garage shall be no more than 2 levels and shall contain no more than 152 spaces.
3. The parking garage shall be screened in a manner that shields adjoining properties from light and views of cars, subject to approval by the Bureau of Planning.

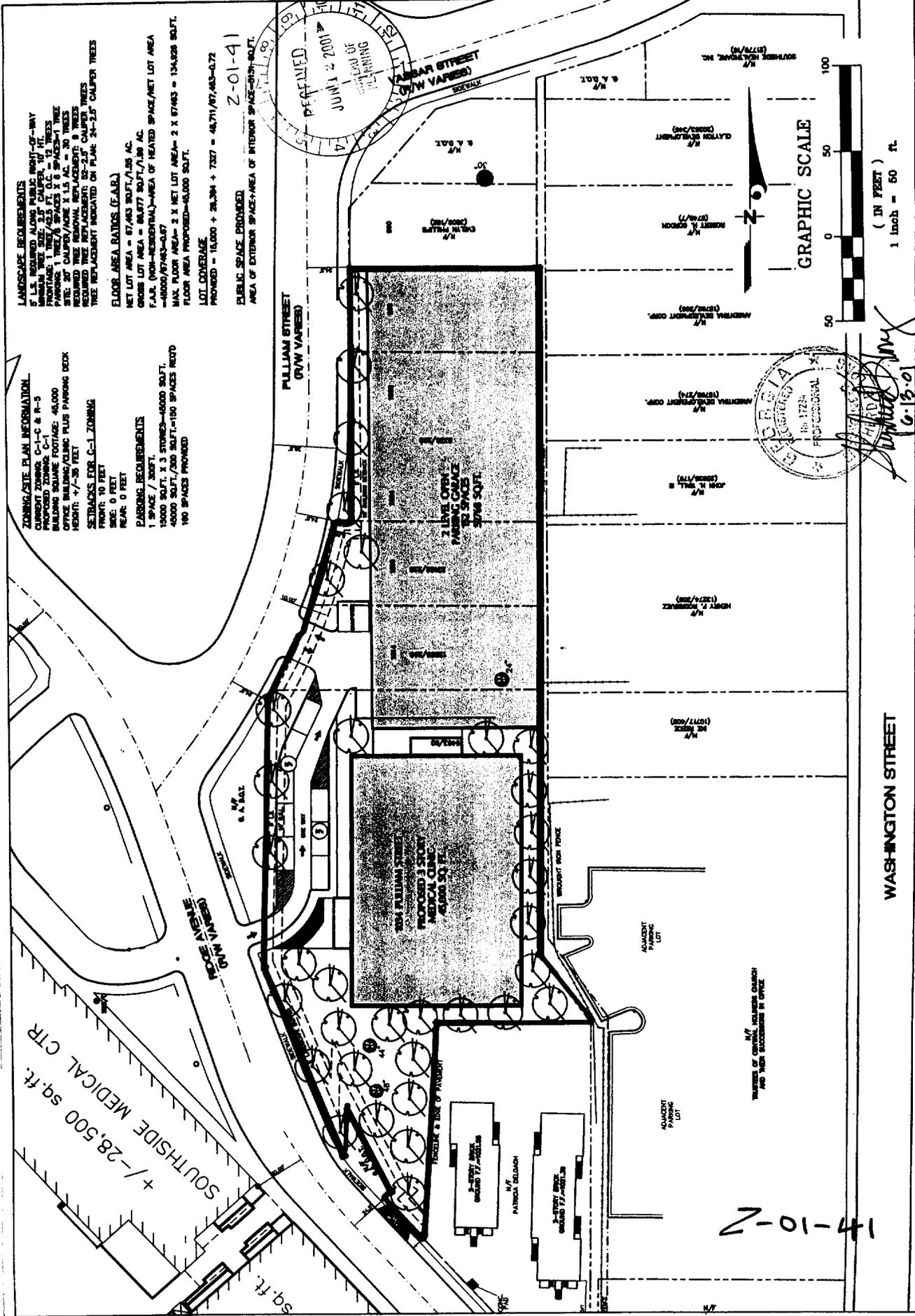
ZONING/SITE PLAN INFORMATION
 CURRENT ZONING: C-1-C & R-6
 PROPOSED ZONING: C-1
 BUILDING SQUARE FOOTAGE: 46,000
 OFFICE BUILDING/CLINIC PLUS PARKING DECK
 HEIGHT: +/- 38 FEET
 SETBACKS FOR C-1 ZONING
 FRONT: 10 FEET
 SIDE: 0 FEET
 REAR: 0 FEET

PARKING REQUIREMENTS
 1 SPACE / SUITE
 15,000 SQ.FT. X 3 STORIES = 45,000 SQ.FT.
 4,000 SQ.FT./200 SQ.FT. = 150 SPACES REQ'D
 150 SPACES PROVIDED

LANDSCAPE REQUIREMENTS
 5' L.S. REQUIRED ALONG PUBLIC RIGHT-OF-WAY
 MINIMUM TREE SIZE: 2.5" DBH @ 10' TALL
 PAVEMENT: 1 TREE/6 SPACES X 6 SPACES = 1 TREE
 SITE: 30' CALIPER/TREE X 1.5 AC. = 30 TREES
 REQUIRED TREE REMOVAL REPLACEMENT: 8 TREES
 REQUIRED TREE REPLACEMENT: 8 TREES
 TREE REPLACEMENT LOCATED ON PLANS: 24'-2.5" CALIPER TREES

FLOOR AREA RATIOS (F.A.R.)
 NET LOT AREA = 67,483 SQ.FT./1.36 AC.
 GROSS LOT AREA = 84,577 SQ.FT./1.36 AC.
 F.A.R. (GROSS-RESIDENTIAL)-AREA OF HEATED SPACE/NET LOT AREA
 = 8000/67,483 = 0.119
 MAX. FLOOR AREA = 2 X NET LOT AREA = 2 X 67,483 = 134,966 SQ.FT.
 FLOOR AREA PROPOSED = 46,000 SQ.FT.
 LOT COVERAGE
 PROVIDED = 15,000 + 28,394 + 7327 = 48,711/67,483 = 0.72
 PROMISED

PUBLIC SPACE PROVIDED
 AREA OF EXTERIOR SPACE = AREA OF INTERIOR SPACE = 46,000 SQ.FT.



WASHINGTON STREET

14-10-2

City Council
Atlanta, Georgia

01-0-1098

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-41
Date filed 6-12-01

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 996-1034 Pulliam Street, SW be changed from the R-5 (Two Family Residential) and C-1-C (Community Business-Conditional) Districts to the C-1 (Community Business) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 74 of the 14 District of Fulton County, Georgia, being more particularly described by the attached legal plat.

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 regulations variances can be approved only by application to the Board of Zoning Adjustment.

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

01-0-1098

(Do Not Write Above This Line)

AN ORDINANCE Z-01-41
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-5 (TWO FAMILY RESIDENTIAL) AND C-1-C (COMMUNITY BUSINESS-CONDITIONAL) DISTRICT TO THE C-1 (COMMUNITY BUSINESS) DISTRICT. PROPERTY LOCATED AT 996-1034 PULLIAM STREET, SW FRONTING APPROXIMATELY 190 FEET ON THE NORTHEASTERLY SIDE OF RIDGE AVENUE BEGINNING AT THE NORTHEAST CORNER OF PULLIAM STREET. DEPTH: VARIES. AREA: APPROXIMATELY 2 ACRES. LAND LOT 74, 14th DISTRICT, FULTON COUNTY, GEORGIA
OWNER: SOUTHSIDE MEDICAL CENTER
APPLICANT: STEVE R. BARNES

NPU: "V" COUNCIL DISTRICT: 2

FILED BY
CITY COUNCIL

DEC 03 2001

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

Date Referred 7/16/01
Referred To: ZRB & Zoning

11/05/01
ZRB & ZONING

Committee _____
Date _____
Chair _____

First Reading _____

Committee: James of the table
Date: 9-17-01
Chair: _____
Action: _____
Fav, Adv, Held (see rev. side): _____
Others: _____
Members: _____
Refer To: _____

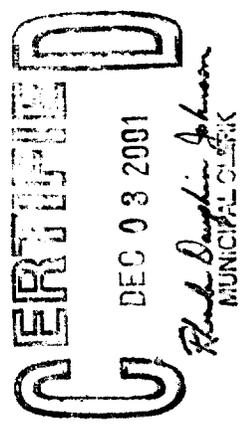
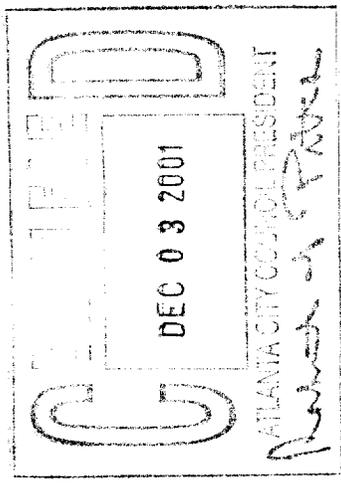
Committee: James of the table
Date: 10-30-01
Chair: Devin M Starns
Action: _____
Fav, Adv, Held (see rev. side): _____
Others: _____
Members: _____
Refer To: _____

2nd 1st & 2nd 3rd
Readings

Consent V Vote RC Vote

COUNCIL ACTION

CERTIFIED



MAYOR'S ACTION

(43)