

02-0-0069

CITY COUNCIL  
ATLANTA, GEORGIA

A SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

Z-01-72/Z-70-121

AN ORDINANCE TO AMEND ORDINANCE Z-70-121, AS AMENDED, ADOPTED BY THE BOARD OF ALDERMEN ON OCTOBER 2, 1972 AND APPROVED BY THE MAYOR ON OCTOBER 6, 1972 REZONING FROM THE C-L (COMMERCIAL LIMITED) DISTRICT TO THE C-1-C (COMMUNITY BUSINESS-CONDITIONAL) DISTRICT, PROPERTY LOCATED AT **CONTINENTAL COLONY PARKWAY, S.W.** FOR THE PURPOSE OF APPROVING A REVISED SITE PLAN AND CHANGE OF CONDITIONS.

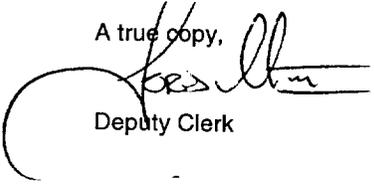
OWNER: CONTINENTAL COLONY, LLC  
APPLICANT: OTG PARTNERS, LLC  
BY: CARL E. WESTMORELAND, JR., ATTORNEY  
NPU-R COUNCIL DISTRICT 11

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

SECTION 1. That all previously adopted development plans and conditions governing the development of the property described by the attached legal description identified as Exhibit A are hereby deleted in their entirety a new development plan entitled "Village on the Green, Continental Colony Parkway, Atlanta, GA" prepared by Martin Riley Associates – Architects, PC, dated August 7, 2001, last revised November 8, 2001 and marked received by the Bureau of Planning November 14, 2001 is hereby adopted in lieu thereof.

SECTION 2. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

A true copy,

  
Deputy Clerk

**ADOPTED by the Council**  
**APPROVED by the Mayor**

JAN 22, 2002  
JAN 29, 2002

**PROPERTY DESCRIPTION  
TRACT A**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 229 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS LOCATED AT THE INTERSECTION OF THE RIGHT-OF-WAY LINE OF GREENBRIAR PARKWAY AND THE WESTERLY RIGHT-OF-WAY LINE OF CONTINENTAL COLONY PARKWAY (AN 80 FOOT RIGHT-OF-WAY), THENCE, FOLLOWING SAID WESTERLY RIGHT-OF-WAY LINE OF CONTINENTAL COLONY PARKWAY, SOUTHWESTERLY, FOR A DISTANCE OF 560.28 FEET, TO A POINT AND THE TRUE POINT OF BEGINNING (FOR TRACT A).

FROM SAID TRUE POINT OF BEGINNING, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 30 DEGREES 12 MINUTES 58 SECONDS WEST A DISTANCE OF 18.82 FEET, TO A POINT; THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 33 DEGREES 15 MINUTES 45 SECONDS WEST A DISTANCE OF 120.68 FEET, TO A POINT; THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 33 DEGREES 53 MINUTES 46 SECONDS WEST A DISTANCE OF 121.32 FEET, TO A POINT; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 50 DEGREES 38 MINUTES 08 SECONDS WEST A DISTANCE OF 305.00 FEET, TO A POINT; THENCE NORTH 88 DEGREES 38 MINUTES 08 SECONDS WEST A DISTANCE OF 245.00 FEET, TO A POINT; THENCE SOUTH 22 DEGREES 21 MINUTES 52 SECONDS WEST A DISTANCE OF 465.00 FEET, TO A POINT; THENCE SOUTH 01 DEGREES 21 MINUTES 52 SECONDS WEST A DISTANCE OF 170.30 FEET, TO A POINT; THENCE NORTH 88 DEGREES 38 MINUTES 08 SECONDS WEST A DISTANCE OF 86.67 FEET, TO A POINT; THENCE SOUTH 01 DEGREES 20 MINUTES 10 SECONDS WEST A DISTANCE OF 400.37 FEET, TO AN IRON PIN FOUND ON THE SOUTH LINE OF LAND LOT 229; THENCE, ALONG SAID SOUTH LINE, NORTH 88 DEGREES 33 MINUTES 49 SECONDS WEST A DISTANCE OF 471.87 FEET, TO AN AXLE FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 228, 229, 252 AND 253; THENCE, ALONG THE WEST LINE OF LAND LOT 229, NORTH 01 DEGREES 42 MINUTES 31 SECONDS EAST A DISTANCE OF 1099.62 FEET, TO AN IRON PIN FOUND; THENCE, LEAVING SAID WEST LINE OF LAND LOT 229, SOUTH 87 DEGREES 54 MINUTES 44 SECONDS EAST A DISTANCE OF 1066.29 FEET, TO A POINT; THENCE SOUTH 78 DEGREES 39 MINUTES 22 SECONDS EAST A DISTANCE OF 279.83 FEET, TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINING 16.15 ACRES (703,260 SQ. FT.).



2-01-72/2-70-121

Exhibit A  
Sheet 1 of 1

01-0-1676

(Do Not Write Above This Line)

AN ORDINANCE Z-01-72/Z-70-121  
BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND ORDINANCE  
Z-70-121, AS AMENDED, ADOPTED  
BY THE BOARD OF ALDERMEN ON  
OCTOBER 2, 1972 AND APPROVED BY  
THE MAYOR ON OCTOBER 6, 1972  
REZONING FROM THE C-L (COMMERCIAL  
LIMITED) DISTRICT TO THE C-1-C  
(COMMUNITY BUSINESS-CONDITIONAL)  
DISTRICT, PROPERTY LOCATED AT  
CONTINENTAL COLONY PARKWAY, S.W.  
FOR THE PURPOSE OF APPROVING A  
REVISED SITE PLAN AND CHANGE OF  
CONDITIONS.

OWNER: CONTINENTAL COLONY, LLC  
APPLICANT: OTG PARTNERS, LLC  
BY: CARL E. WESTMORELAND, JR.,  
ATTORNEY  
NPU-R COUNCIL DISTRICT 11

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

Date Referred 10/15/01

Referred To: ZRB & ZONING

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_

First Reading

*See above*  
*10-9-01*  
*John M. Starns*

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

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Refer To

Committee

Date

Chair

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Fav, Adv, Held (see rev. side)

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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

MAYOR'S ACTION

ZONING REVIEW BOARD

DEFERRED

ON November 8, 2001

UNTIL December, 2001

CHM. Jale Wannen / JS

DEPARTMENTAL AUTHORIZATION



01-0-1676

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BY: ZONING COMMITTEE

Z-01-72/Z-70-121

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SECTION 2. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

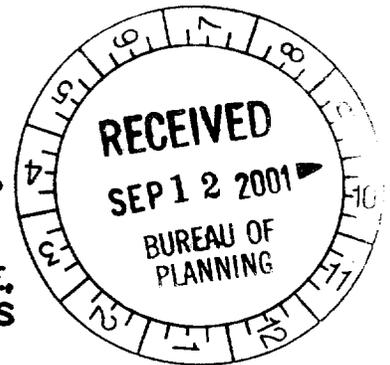
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2-01-72/2-70-121

Exhibit A  
sheet 1 of 1

01-0-1676

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BY: ZONING COMMITTEE

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ATTORNEY  
NPU-R COUNCIL DISTRICT 11

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

Date Referred 10/15/01  
Referred To: ZRB & ZONING

First Reading

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair Debra M. Starns

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

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

MAYOR'S ACTION

ZONING REVIEW BOARD

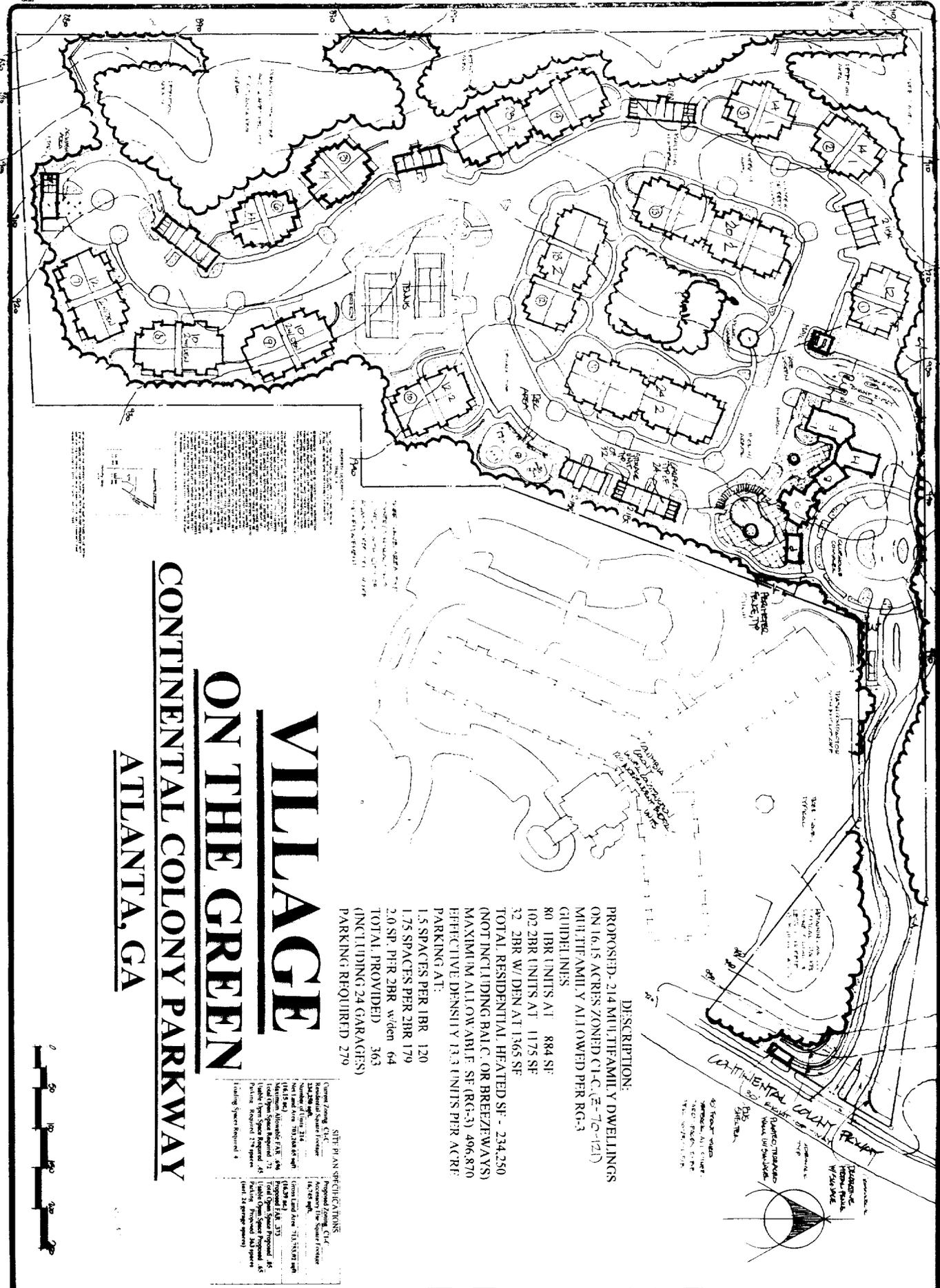
DEFERRED

ON November 8, 2001

UNTIL December, 2001

CHM. Dale Wanner/ys

DEPARTMENTAL AUTHORIZATION



# VILLAGE ON THE GREEN

## CONTINENTAL COLONY PARKWAY ATLANTA, GA

**DESCRIPTION:**  
 PROPOSED: 214 MULTI-FAMILY DWELLINGS  
 ON 16.15 ACRES ZONED C-1-C (E-70-121)  
 MULTI-FAMILY ALLOWED PER RG-3  
 GUIDELINES:  
 80 1BR UNITS AT 884 SF  
 102 2BR UNITS AT 1175 SF  
 32 2BR W/DEN AT 1365 SF  
 TOTAL RESIDENTIAL HEATED SF - 234,250  
 (NOT INCLUDING BALCONY OR BREEZEWAYS)  
 MAXIMUM ALLOWABLE SF (RG-3) 496,870  
 EFFECTIVE DENSITY 13.3 UNITS PER ACRE  
 PARKING AT:  
 1.5 SPACES PER 1BR 120  
 1.75 SPACES PER 2BR 179  
 2.0 SP. PER 2BR w/den 64  
 TOTAL PROVIDED 363  
 (INCLUDING 24 GARAGES)  
 PARKING REQUIRED 279

**SITE PLAN SPECIFICATIONS**

Current Zoning: C-1-C	Proposed Zoning: C-1-C
Residential Single-Family	Residential Single-Family
Maximum Lot Area: 314,000 sq ft	Maximum Lot Area: 314,000 sq ft
Minimum Lot Area: 10,000 sq ft	Minimum Lot Area: 10,000 sq ft
Maximum Height: 45 ft	Maximum Height: 45 ft
Maximum Floor Area Ratio: 0.25	Maximum Floor Area Ratio: 0.25
Maximum Open Space Required: 45%	Maximum Open Space Required: 45%
Maximum Parking: 279 spaces	Maximum Parking: 279 spaces
Maximum Parking: 279 spaces	Maximum Parking: 279 spaces



**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800

DATE	9/2/80	NO.	93701
BY	M.R.	DATE	9/2/80
CHECKED	M.R.	DATE	9/2/80
SCALE	AS SHOWN	DATE	9/2/80

RCS# 3409  
1/22/02  
1:40 PM

Atlanta City Council

Regular Session

MULTIPLE

02-O-0069; 02-O-0071  
02-O-0072  
ADOPT ON SUB

YEAS: 15  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 1  
EXCUSED: 0  
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

MULTIPLE

02-0-0069

(Do Not Write Above This Line)

Z-01-72/Z-70-121

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AN ORDINANCE TO AMEND ORDINANCE Z-70-121 AS AMENDED, ADOPTED BY THE BOARD OF ALDERMEN ON OCTOBER 2, 1972 AND APPROVED BY THE MAYOR ON OCTOBER 6, 1972 REZONING FROM THE C-1 (COMMERCIAL LIMITED) DISTRICT TO THE C-1-C (COMMUNITY BUSINESS-CONDITIONAL) DISTRICT, PROPERTY LOCATED AT CONTINENTAL COLONY PARKWAY, S.W. FOR THE PURPOSE OF APPROVING A REVISED SITE PLAN AND CHANGE OF CONDITIONS.

OWNER: CONTINENTAL COLONY, LLC
APPLICANT: OTG PARTNERS, LLC
CARL E. WESTMORELAND, JR., ATTORNEY
COUNCIL DISTRICT 11

NEU-R

ADOPTED BY
JAN 2 2 2002

COUNCIL

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

Date Referred 1/7/02
Referred To: Zoning

First Reading

Committee
Date
Chair

Committee
Date
Chair

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

Members

Refer To

Committee

Date

Chair

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Other

Members

Refer To

COUNCIL ACTION

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

CERTIFIED

CERTIFIED
JAN 2 2 2002
ATLANTA CITY COUNCIL PRESIDENT
Catherine W. Woodward

CERTIFIED
JAN 0 9 2002
Flora L. Davidson-Coburn
MUNICIPAL CLERK

MAYOR'S ACTION

JAN 2 9 2002
Marilyn Maxwell