02- O -0058

City Council
Atlanta, Georgia

AN ORDINANCE U-01-52
BY: ZONING COMMITTEE 11-13-01

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

SECTION 1. Under the provisions of Section 16-06A.005(1)(b) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Child Development Center** is hereby approved. Said use is granted to **Early Learning Property Management, Inc.** and is to be located at **2751 Peyton Road, N.W.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **256** of the **17th** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Deputy Clerk

ADOPTED by the Council FEB 04, 2002
APPROVED by the Mayor FEB 12, 2002

Conditions for U-01-52

1. Site plan entitled "Chattahoochee Child Development Center" prepared by Williams-Russell and Johnson, Inc., dated November 19, 2001 and marked received by the Bureau of Planning December 21, 2001.

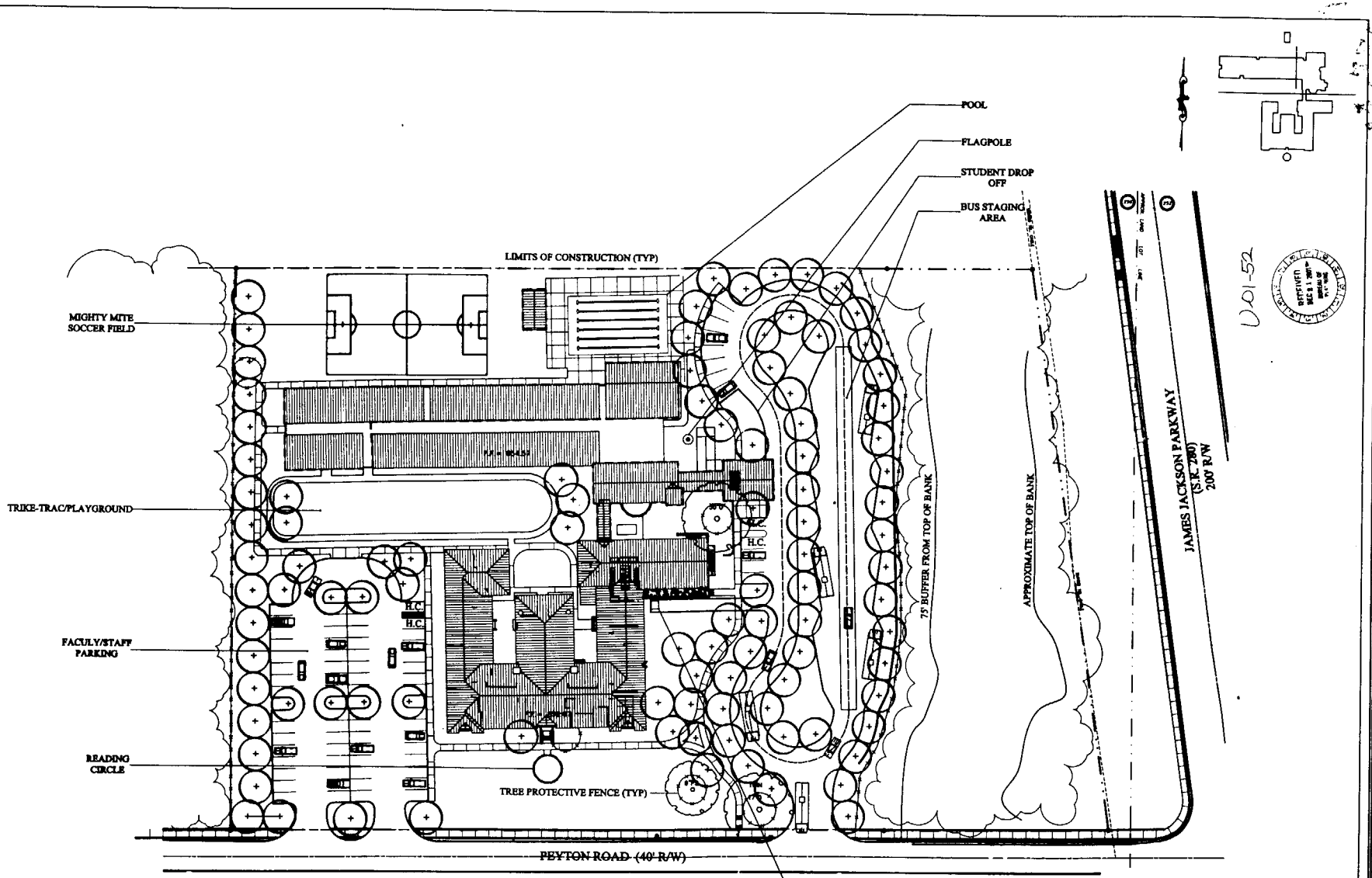
2. A satisfactory landscaping plan be submitted for approval by the City Arborist.

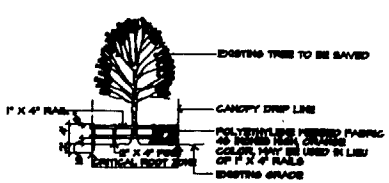
Attachment A
Legal Description of Property
Application for Special Use Permit
Early Learning Property Management, Inc.
and YMCA of Metropolitan Atlanta, Inc.
2751 Peyton Road, N.W.

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 256 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at the northwest corner of the intersection of the north side of Peyton Road with the west side of James Jackson Parkway; running thence west along the north side of Peyton Road a distance of 170.71 feet to a point; continuing thence west along the north side of Peyton Road a distance of 500.83 feet to a point; thence north 429.98 feet to a point; thence east 498.50 feet to a point; thence continuing east 110.68 feet to a point on the westerly side of James Jackson Parkway; thence south along the westerly side of James Jackson Parkway a distance of 433.66 feet to the corner of Peyton Road and the point of beginning, said tract of land containing 6.32 acres of land, and being known as 2751 Peyton Road, N.W., according to the present system of numbering buildings in the City of Atlanta, Georgia.

U-01-52





NOTE: PROTECTIVE TREE FENCE SHALL BE PRIOR TO ANY LAND DISTURBING ACTIVITIES.

TP TREE PROTECTIVE FENCE
N.T.S.

TREES TO BE REMOVED:

24" OAK	9" PINE	30" OAK
25" PINE	6" PINE	8" DOGWOOOD
30" OAK	14" SWEETGUM	8" POPLAR
24" MULBERRY	12" PINE	6" POPLAR
24" PINE	14" SWEET GUM	8" DOGWOOD
14" SWEETGUM	10" PINE	10" DOGWOOD
21" OAK	11" PINE	8" DOGWOOD
30" OAK	8" CRAPE MYRTLE	12" ELM
6" SWEETGUM	11" CRAPE MYRTLE	24" PINE
12" PINE	11" SWEETGUM	

Total: 430" to be removed

101 - 4" caliper trees to be replaced on site.
(Species yet to be determined)

BUILDING SUMMARY:

Proposed New Construction: 14,010 sq. feet
Existing Square footage: ground floor - 25,203 sq. feet
basement - 1,900 sq. feet
Total Square Footage: 41,113 sq. feet

Lot Area: 275,394 sq. feet
Floor area/ lot area ratio: 15%

Building footprint: 39,213 sq. feet
Pavement area: 80,883
Total lot coverage: 120,096 sq. feet
Lot coverage/ Lot area ratio: 43%

New Construction

GRAPHIC SCALE

ALTAMIRA
DESIGN AND COMMON SENSE, INC
Land Planning • Landscape Architecture • Urban Design

Williams-Russell and Johnson, Inc.
ENGINEERS-PLANNERS-ARCHITECTS
Atlanta, Georgia

Early Learning Property Management

Chattahoochee Child Development Center
2751 Peyton Road
Atlanta, Ga.

REVISIONS
NO. | DATE | ITEM

SHEET TITLE

SCALE:

SCHEMATIC SUBMITTAL
PROJ. NO. 9-082 | DATE NOV. 19, 2001
DRAWN BY | CHECKED BY

SHEET NO.

NOT RELEASED FOR CONSTRUCTION

RCS# 3430
2/04/02
2:19 PM

Atlanta City Council

Regular Session

MULTIPLE 02-O-0060; 02-O-0053 & 02-O-0058

ADOPT

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-O-0058

(Do Not Write Above This Line)

AN ORDINANCE U-01-52
BY: ZONING COMMITTEE

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A CHILD DEVELOPMENT CENTER (SECTION 16-06A.005 (1)(b)), PROPERTY LOCATED AT 2751 PEYTON ROAD, N.W. FRONTING 671.54 FEET ON THE NORTH SIDE OF PEYTON ROAD BEGINNING AT THE NORTHWEST CORNER OF JAMES JACKSON PARKWAY. DEPTH: 429.98 FEET; AREA: 6.32 ACRES; LAND LOT 256, 17TH DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: ATLANTA BOARD OF EDUCATION
APPLICANT: EARLY LEARNING PROPERTY MANAGEMENT, INC.
BY: AUDREY DONATELLI, PRESIDENT
NPU-D COUNCIL DISTRICT 9

ADOPTED BY
FEB 04 2002
COUNCIL

☐ CONSENT REFER ☑ Per paper
☐ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred 1/7/02

Referred To: ZRB & Zoning

First Reading
Committee
Date
Chair

Committee	Committee
Zoning	
Date	Date
1/30/02	
Chair	Chair
John M Stone	
Action: Fav, Adv, Held (see rev. side) Other:	Action: Fav, Adv, Held (see rev. side) Other:
Members	Members
Refer To	Refer To

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

COUNCIL ACTION

☑ 2nd ☐ 1st & 2nd Readings ☐ 3rd

☐ Consent ☐ V Vote ☑ RC Vote

CERTIFIED

CERTIFIED
FEB 04 2002
COUNCIL PRESIDENT

CERTIFIED
FEB 04 2002
MUNICIPAL CLERK

MAYOR'S ACTION

Shirley Franklin
FEB 12 2002