



CITY COUNCIL
ATLANTA, GEORGIA

02-0-0080

City Council
Atlanta, Georgia

A ZONING ORDINANCE
BY: ZONING COMMITTEE

Z-01-70
11-8-01

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 **1721 DeKalb Avenue, N.E.** be changed from the **I-2 (Heavy Industrial) and I-1 (Light Industrial)** District to the **I-1-C (Light Industrial Conditional) and C-2-C (Commercial Service Conditional)** District, as shown on the attached legal description.

ALL THAT TRACT or parcel of land lying and being in Land Lot **210** of the **15th** District of **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 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 That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughkin Johnson
Municipal Clerk, CMC

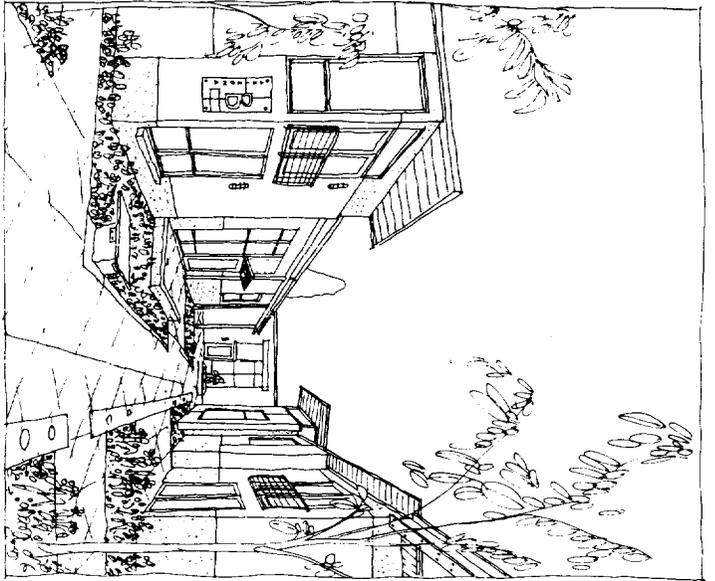
ADOPTED by the Council
APPROVED by the Mayor

MAR 18, 2002
MAR 26, 2002

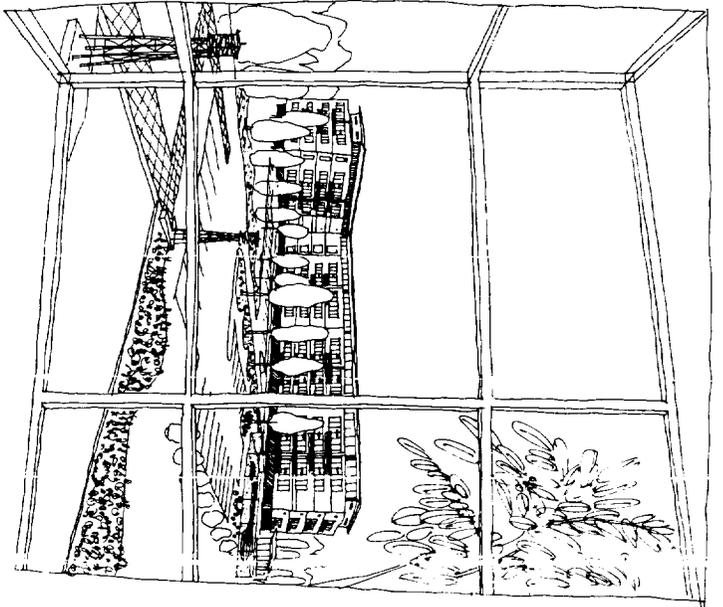


Conditions for Z-01-70

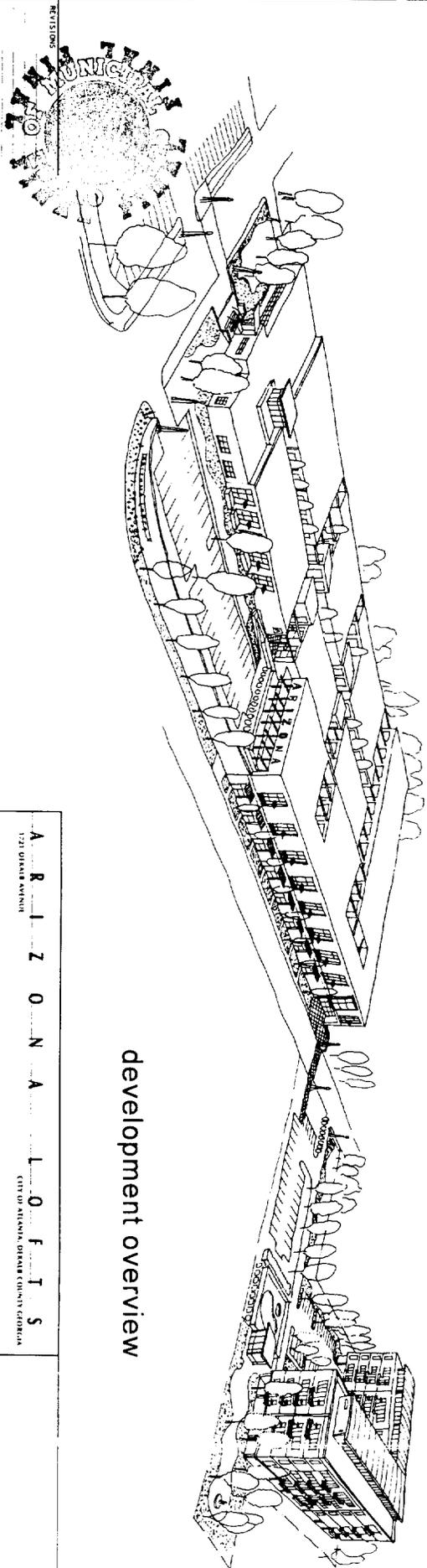
1. Site Plan entitled "Arizona Lofts" prepared by Rowhouse Architects, Inc., dated September 11, 2001, last revised October 11, 2001, and marked received by the Bureau of Planning October 22, 2001.
2. Renderings entitled "Arizona Lofts" prepared by Rowhouse Architects, Inc., dated September 11, 2001 and marked received by the Bureau of Planning October 22, 2001.
3. The attached document entitled "Conditions for Approval of The Arizona Lofts Located at 1721 College Ave.", identified as Exhibit B and consisting of three (3) pages and marked received by the Bureau of Planning November 8, 2001 is hereby considered a condition of this rezoning and its provisions shall be enforced as such.



courtyard perspective



building 1 perspective



development overview

REVISIONS

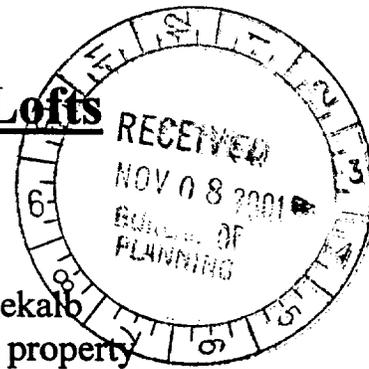
A R L Z O N A L O F T S
 1201 GRAND AVENUE
 CITY OF MISSOURI, GRAND COUNTY, GEORGINA

SEPTEMBER 11, 200



ROW
 HOUSE
 ARCHITECTS
 1111 GRAND AVENUE
 SUITE 100
 GEORGINA, MO 64455
 417.533.8811
 www.rowhouse.com

Conditions for Approval of The Arizona Lofts
Located at 1721 Collage Avenue.



MA SD ME

SD MS

Both organized Neighbors of Edgewood (ONE) and 1721 Dekalb Investments L.L.C. (Developer) or any other entity developing the property agree to the following conditions for approval of the Arizona lofts located at 1721 Collage Avenue. These conditions are permanent in nature and shall govern future development on the site regardless of any changes that may occur in the future:

Under no circumstances whatsoever, now or in the future shall tract 1 building 1 ever:

- 1) Contain more than 74 units
- 2) Have a structure that will be over 70 feet in height. The 70 feet shall include four (4) levels of residential over parking with the top (approximately) ten feet in height reserved for the purpose of a "pop up" and roof garden. The total height includes this "pop up" and can not/will not ever reflect the ability to increase the number of units beyond the 74 agreed to by the Developer and the neighborhood.
- 3) There will be no additional improvements to tract 1 with the sole exception of a small "cafe" to be located at the entrance to tract one (as per figure 1). The cafe will be approximately 2000 square feet plus a deck for outside seating.
- 4) The Developer will complete all of these improvements to this tract in the architectural style consistent with the drawings it has provided the neighborhood, provided to the staff and dated September 11, 2001
- 5) All of the above conditions apply to tract 2. The total number of units on tract 2 agreed upon by the neighborhood and developer is 12. There will never, now or in the future, be more than 12 units constructed on Tract 2.

6) See Margin M.J SD

General Conditions

~~ONE~~ ONE is approving the project as depicted on the site plan dated October 22, 2001 and the rendering dated September 11, 2001 by Row House Architects. If the city planning department suggests any changes to the site plan, they will not affect the density or any other condition agreed to above.

Better Tract 1 or Tract 2 shall ever be used for laundry and dry cleaning, collection stations or plants, building and dry cleaning establishments. More equipment is operated by customers, more wash, fueral houses, repair garages, paint, body shops or structures and used required for operation of water or a public utility.

MA SD ME

Exhibit B
 page 1 of 3

Int SD MS.
 Int MA

1 of 3 MA



- 2) New Sidewalks- Will be in the hexagonal pattern of the neighborhood.
- 3) Bike friendly curbs- the entire complex should be bike friendly and have sloped curbs where applicable for easy access.
- 4) Crosswalks- there will be crosswalks across Arizona and Rogers streets. The complex should be pedestrian friendly with access for pedestrians on all buildings.
- 5) There will be an entrance for each building that will not require access through a parking deck, etc. With the exception of Building 2 which is located in a parking structure.
- 6) All lighting will be done in a traditional style.
- 7) All signage will be done in a "traditional loft style"
- 8) Any new utilities will be placed underground. All new utilities will be adequate for the current and future needs of the property.
- 9) Public trash cans- will be like those around L5P and will be traditional and decorative in nature. They will be placed around the Cafe and in other select locations.
- 10) All dumpsters will be screened.
- 11) Any fencing will be done in a traditional fashion. Fences that are visible from the street will be black "wrought iron style". Any fences behind the property will not be one sided in nature so that any neighbor will have to look at the unattractive "backside of a fence. Fences will range from 4-9 feet in height.

These conditions will be attached to the October 22, 2001 site plan and the September 11, 2001 rendering that will be submitted to the city. They will become a permanent attachment to the developer's plan and zoning.

Signed: Developer Arizona Lofts


 its: Manager


 its: Manager

Signed: Organized Neighbors of Edgewood


 its: Organized Neighbors of Edgewood

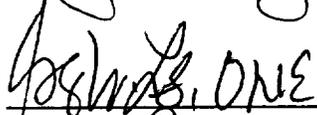

 its: Vice President

Exhibit B

page 2 of 3

2 of 3 

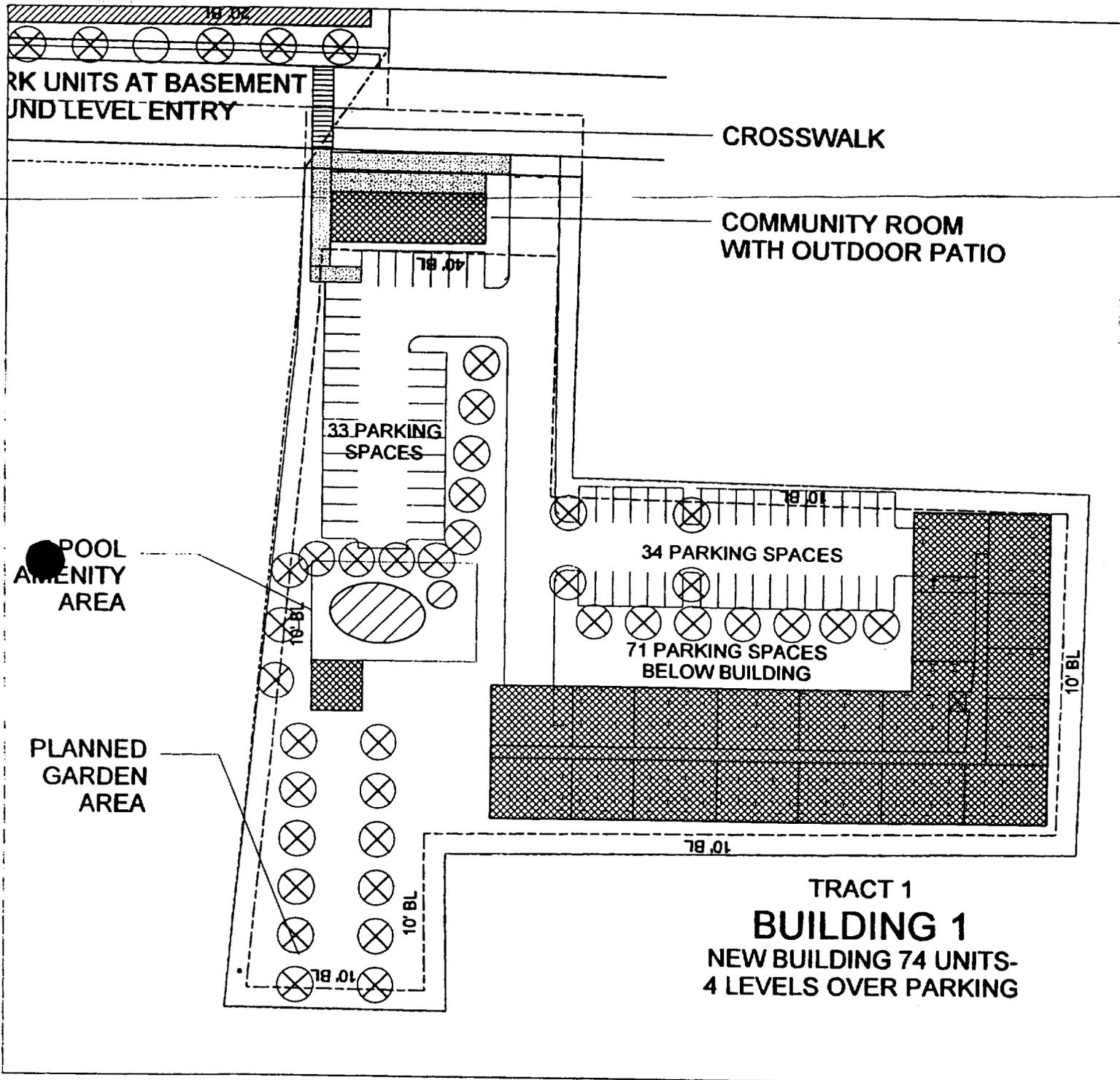


FIG 1

Exhibit B
page 3 of 3

Exhibit "A"

LEGAL DESCRIPTION OF PROPERTY



Description of Property:

All those tracts or parcels of land lying and being in Land Lot 210 of the 18th District of DeKalb County, Georgia and being more particularly described as follows:

TRACT I - Arizona Ave NE - I-2 + I-1 to C-2

To reach the point of beginning: commence at an iron pin found at the intersection formed by the east line of Land Lot 210 (said line being the line common to Land Lots 210 & 211) and the southerly r/w of Rogers Street (50' r/w) and proceed thence South 61°55'28" East along the east line of Land Lot 210 a distance of 498.01 feet to a point; proceed thence South 86°41'48" West, and departing the east line of Land Lot 210, a distance of 5.73 feet to a point; proceed thence South 42°47'47" West a distance of 57.38 feet to a point; proceed thence South 86°12'46" West a distance of 319.80 feet to a point on the easterly r/w of Arizona Avenue (50' r/w); proceed thence North 57°23'57" West a distance of 71.98 feet to a iron pin found on the westerly r/w of Arizona Avenue and the point of beginning. From the point of beginning: run established running thence South 01°00'00" East along the westerly r/w of Arizona Avenue a distance of 134.39 feet to a point; thence leaving said r/w and running South 86°41'48" West a distance of 158.00 feet to a point; running thence South 82°00'00" East a distance of 100.00 feet to a point; running thence South 80°15'28" West a distance of 141.75 feet to an iron pin found; leaving thence North 02°34'56" West a distance of 304.39 feet to an iron pin found; running thence South 87°03'07" West a distance of 77.42 feet to a point; running thence North 01°22'08" West a distance of 198.00 feet to an iron pin found; running thence South 86°41'48" East a distance of 351.62 feet to an iron pin found; running thence South 86°41'48" East a distance of 67.22 feet to the westerly r/w of Arizona Avenue (50' r/w) and the point of beginning; said tract containing 2.34063 acres or 102,829 square feet.

TRACT II - NE Corner of Arizona Ave. NE + Rogers St. NE

Beginning at a punch hole found at the intersection formed by the southerly r/w of Rogers Street (50' r/w) and the east line of Land Lot 210 (said line being the line common to Land Lots 210 & 211) and running thence westerly along the southerly r/w of Rogers Street (50' r/w) and variable r/w) the following courses and distances: South 86°41'48" West, 245.88 feet to an iron pin found; thence along the arc of a curve to the right 34.48 feet to a tree pin found on the southeasterly r/w of Arizona Avenue (50' r/w) (said arc having a chord distance of 30.26 feet on a bearing of North 42°03'33" West and a radius of 30,000 feet); thence leaving said r/w of Rogers Street and running North 07°03'45" East along the southeasterly r/w of Arizona Avenue a distance of 163.92 feet to the southwesterly r/w of the CSX Railroad; thence leaving the r/w of Arizona Avenue and running South 86°51'48" East along the southwesterly r/w of the CSX Railroad a distance of 343.92 feet to the East line of Land Lot 210; thence leaving said r/w and running South 01°59'41" East along the east line of Land Lot 210 a distance of 28.41 feet to the northerly r/w of Rogers Street (50' r/w) and the point of beginning; said tract containing 0.76773 of an acre or 34,313 square feet.

TRACT III - Arizona Ave. NE - I-2 to I-1

Beginning at an iron pin found at the intersection formed by the east line of Land Lot 210 (said line being the line common to Land Lots 210 & 211) and the southerly r/w of Rogers Street (50' r/w) and running thence South 01°55'28" East along the east line of Land Lot 210 a distance of 498.01 feet to a point; running thence South 86°41'48" West, and departing the east line of Land Lot 210, a distance of 5.13 feet to a point; running thence South 42°47'47" West a distance of 57.38 feet to a point; running thence South 86°12'46" West a distance of 319.80 feet to a point on the easterly r/w of Arizona Avenue (50' r/w); running thence northerly along the easterly r/w of Arizona Avenue the following courses and distances: North 00°58'41" West, 413.17 feet; thence along the arc of a curve to the right 100.38 feet to an iron pin found on the southerly r/w of Rogers Street (variable r/w) (said arc having a chord distance of North 02°16'56" East and a radius of 300,330 feet); thence leaving the r/w of Arizona Avenue and running easterly along the southerly r/w of Rogers Street (variable r/w) the following courses and distances: along the arc of a curve to the right 42.33 feet (said arc having a chord distance of 38.90 feet on a bearing of North 45°43'56" East and a radius of 30,000 feet); thence North 86°15'31" East, 322.15 feet to the east line of Land Lot 210 and the point of beginning; said tract containing 4.42884 acres or 192,920 square feet.

RCS# 3592
3/18/02
1:55 PM

Atlanta City Council

Regular Session

02-O-0080

Z-01-70; 1721 DeKalb Ave., NE from
I-2 & I-1 to I-1 & C-2
ADOPT

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 2

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

02-O-0080

02-0-0080

(Do Not Write Above This Line)

Z-01-70

AN ORDINANCE
BY: ZONING COMMITTEE

AN ORDINANCE REZONING FROM THE I-2 (HEAVY INDUSTRIAL) DISTRICT AND THE I-1 (LIGHT INDUSTRIAL) DISTRICT TO THE I-1 (LIGHT INDUSTRIAL) DISTRICT AND THE C-2 (COMMERCIAL SERVICE) DISTRICT, PROPERTY KNOWN AS 1721 DEKALB AVENUE, N.E. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1 - FROM I-2 and I-1 TO C-2, ARIZONA AVENUE, N.E. FRONTING 134.39 FEET ON THE WEST SIDE OF ARIZONA AVENUE BEGINNING 575 FEET SOUTH FROM THE SOUTHWEST CORNER OF LAFRANCE STREET. DEPTH: VARIES; AREA: 2.36063 ACRES;

TRACT 2 - FROM I-2 AND I-1 TO C-2, N.E. CORNER OF ARIZONA AVENUE AND ROGERS STREET, N.E. - FRONTING 153.92 FEET ON THE EASTERLY SIDE OF ARIZONA AVENUE BEGINNING AT THE NORTHEAST CORNER OF ROGERS STREET. DEPTH: VARIES AREA: 0.78773 ACRES;

TRACT 3 - FROM I-2 TO I-1, ARIZONA AVENUE, N.E., FRONTING 513.35 FEET ON THE EAST SIDE OF ARIZONA AVENUE BEGINNING AT THE SOUTHEAST CORNER OF ROGERS STREET. DEPTH: 322.15 FEET;

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

Date Referred 01/07/02 MAR 18 2002

Referred To: Zoning COUNCIL

First Reading

Committee _____
Date _____
Chair _____

Committee Zoning
Date 4/16/02
Chair _____
Action: _____
Fav, Adv, Held (see rev. side) _____
Others 1/50/02
Members 2/13/02

Refer To _____

Committee Zoning
Date 3/13/02
Chair Dennis Stone
Action: _____
Fav, Adv, Held (see rev. side) _____
Others _____
Members _____

Refer To _____

Committee _____
Date _____
Chair _____

Committee _____
Date _____
Chair _____
Action: _____
Fav, Adv, Held (see rev. side) _____
Others _____
Members _____

Refer To _____

Committee _____
Date _____
Chair _____
Action: _____
Fav, Adv, Held (see rev. side) _____
Others _____
Members _____

Refer To _____

COUNCIL ACTION

2nd 1st & 2nd 3rd
Readings

Consent V Vote RC Vote

CERTIFIED

CERTIFIED
MAR 18 2002
ATLANTA CITY COUNCIL PRESIDENT
Catherine W. Woodard

CERTIFIED
MAR 18 2002
Randy Douglas Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

MAR 26 2002

Stanley Franklin