City Council
Atlanta, Georgia

02-O-0360

A SUBSTITUTE ORDINANCE BY ZONING COMMITTEE AS AMENDED BY FULL COUNCIL

Z-02-01/Z-86-34

AN ORDINANCE TO AMEND ORDINANCE Z-86-34, ADOPTED BY CITY COUNCIL JULY 7, 1986 AND APPROVED BY THE MAYOR JULY 8, 1986, REZONING FROM THE C-3 (COMMERCIAL-RESIDENTIAL) AND C-1-C (COMMUNITY BUSINESS-CONDITIONAL) DISTRICTS TO THE PD-OC (PLANNED DEVELOPMENT-OFFICE COMMERCIAL) DISTRICT, PROPERTY LOCATED AT **3260-3316 PEACHTREE ROAD, N.E. AND 3317 AND 3349 PIEDMONT ROAD, N.E.** FOR THE PURPOSE OF APPROVING A REVISED SITE PLAN AND CHANGE OF CONDITIONS.
OWNER: BRE/ATLANTA, LLC
APPLICANT: SAME
BY: CHARLES F. PALMER, ESQ., ATTORNEY
NPU-B COUNCIL DISTRICT 7

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

SECTION 1. That all currently approved site plans and conditions governing the development of the property located at **3260-3316 Peachtree Road, N.E. and 3317 and 3349 Piedmont Road, N.E.**, more particularly described by the attached legal description marked Exhibit A, are hereby deleted in their entirety and a new site plan entitled "City Center Master Plan, BRE/Atlanta, LLC, Atlanta, Georgia" prepared by Niles Bolton Associates, Architects and Planners, dated January 10, 2002, last revised May 7, 2002 and marked received by the Bureau of Planning May 7, 2002 is hereby adopted in lieu thereof. Said plan consisting of three (3) sheets.

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 That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

A true copy,

Deputy Clerk

ADOPTED as amended by the Council JUN 03, 2002
APPROVED by the Mayor JUN 10, 2002

Z-02-01/Z-86-34

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LEGAL DESCRIPTION
CITY CENTER BUCKHEAD

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 61 and 62 of the 17th District, City of Atlanta, Fulton County, Georgia, being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the projected point of intersection of the northeastern right-of-way line of Piedmont Road (State Highway 239) (having a variable right-of-way width) with the northwestern right-of-way of Peachtree Road (State Highway 141) (having a variable right-of-way width), as if said northeastern right-of-way line of Piedmont Road were extended South 24° 31' 46" East a distance of 74.12 feet to said point of intersection and said northwestern right-of-way line of Peachtree Road were extended South 55° 56' 26" West a distance of 74.22 feet to said point of intersection, said lines of extension forming an angle; run thence North 24° 31' 46" West a distance of 74.12 feet to a point on said northwestern right-of-way line of Piedmont Road, said point being the TRUE POINT OF BEGINNING. From the True Point of Beginning as thus established, run in a generally northwesterly direction along said northeastern right-of-way line of Piedmont Road the following courses and distances: North 24° 31' 46" West a distance of 316.17 feet to a point; thence along the arc of an 8,044.51-foot radius curve an arc distance of 319.53 feet to a point (said arc being subtended by a chord lying to the east thereof, bearing North 23° 23' 29" West and having a length of 319.51 feet); thence along the arc of an 8,044.51-foot radius curve an arc distance of 108.97 feet to a point (said arc being subtended by a chord lying to the east thereof, bearing North 21° 51' 56" West and having a length of 108.97 feet); thence North 21° 28' 39" West a distance of 15.21 feet to a point; thence departing said northeastern right-of-way line of Piedmont Road, run North 60° 19' 47" East a distance of 326.40 feet to a point; thence North 60° 19' 39" East a distance of 363.09 feet to a point; thence South 13° 14' 05" West a distance of 70.94 feet to a point; thence South 58° 01' 43" East a distance of 657.39 feet to a point on the existing northwestern right-of-way line of Peachtree Road; run thence in a generally southwesterly direction along said right-of-way line along the arc of a 555.93-foot radius curve an arc distance of 370.06 feet to a point on the existing northwestern right-of-way line of Peachtree Road (said arc being subtended by a chord lying to the northwest thereof, bearing South 36° 52' 18" West and having a length of 363.26 feet); thence South 55° 56' 22" West a distance of 88.80 feet to a point; thence departing said existing northwestern right-of-way line of Peachtree Road, run North 47° 12' 00" West a distance of 136.83 feet to a point; thence North 42° 48' 00" East a distance of 62.94 feet to a point; thence North 47° 12' 00" West a distance of 132.17 feet to a point; thence North 42° 48' 00" East a distance of 39.52 feet to a point; thence North 44° 18' 31" West a distance of 165.97 feet to a point; thence South 42° 47' 44" West a distance of 157.99 feet to a point; thence South 62° 48' 00" West a distance of 147.64 feet to a point; thence South 27° 12'

Exhibit A

Z-02-01/2-86-34

00" East a distance of 204.50 feet to a point; thence North 62° 48' 00" East a distance of 26.00 feet to a point; thence South 27° 12' 00" East a distance of 75.00 feet to a point; thence North 62° 48' 01" East a distance of 74.50 feet to a point; thence South 27° 12' 00" East a distance of 141.79 feet to a point on the existing Northwestern right-of-way line of Peachtree Road; thence South 55° 56' 26" West a distance of 304.27 feet to a point; thence departing said existing northwestern right-of-way line of Peachtree Road, run North 74° 20' 32" West a distance of 95.82 feet to a point on the northeastern right-of-way line of Piedmont Road, said point being the TRUE POINT OF BEGINNING.

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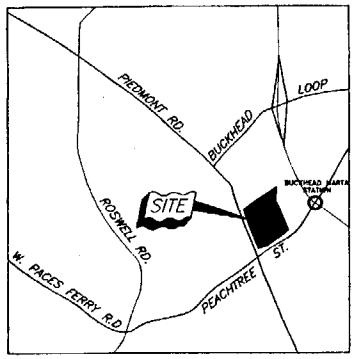
Exhibit A
Page 2 of 2



VICINITY MAP

0' 1000' 3000'

1" = ±1000'

SITE PLAN AMENDMENT: PD-OC

SPI 12 BUCKHEAD/LENOX SPI DISTRICT:
RESIDENTIAL, OFFICE AND RETAIL

PROPOSED LAND USE INTENSITY RATIOS

RESIDENTIAL LAND AREA (LESS HOTEL, D1 & D2) =	591,788 SF
MAX. RESIDENTIAL FLOOR AREA OPTION =	2,350,000 SF
MAX. RESIDENTIAL FLOOR AREA RATIO =	3.97
COMMERCIAL SITE AREA (LESS HOTEL) =	549,481 SF
MAX. COMMERCIAL FLOOR AREA OPTION =	1,600,000 SF
MAX. COMMERCIAL FLOOR AREA RATIO =	2.91

LANDSCAPE AREA:

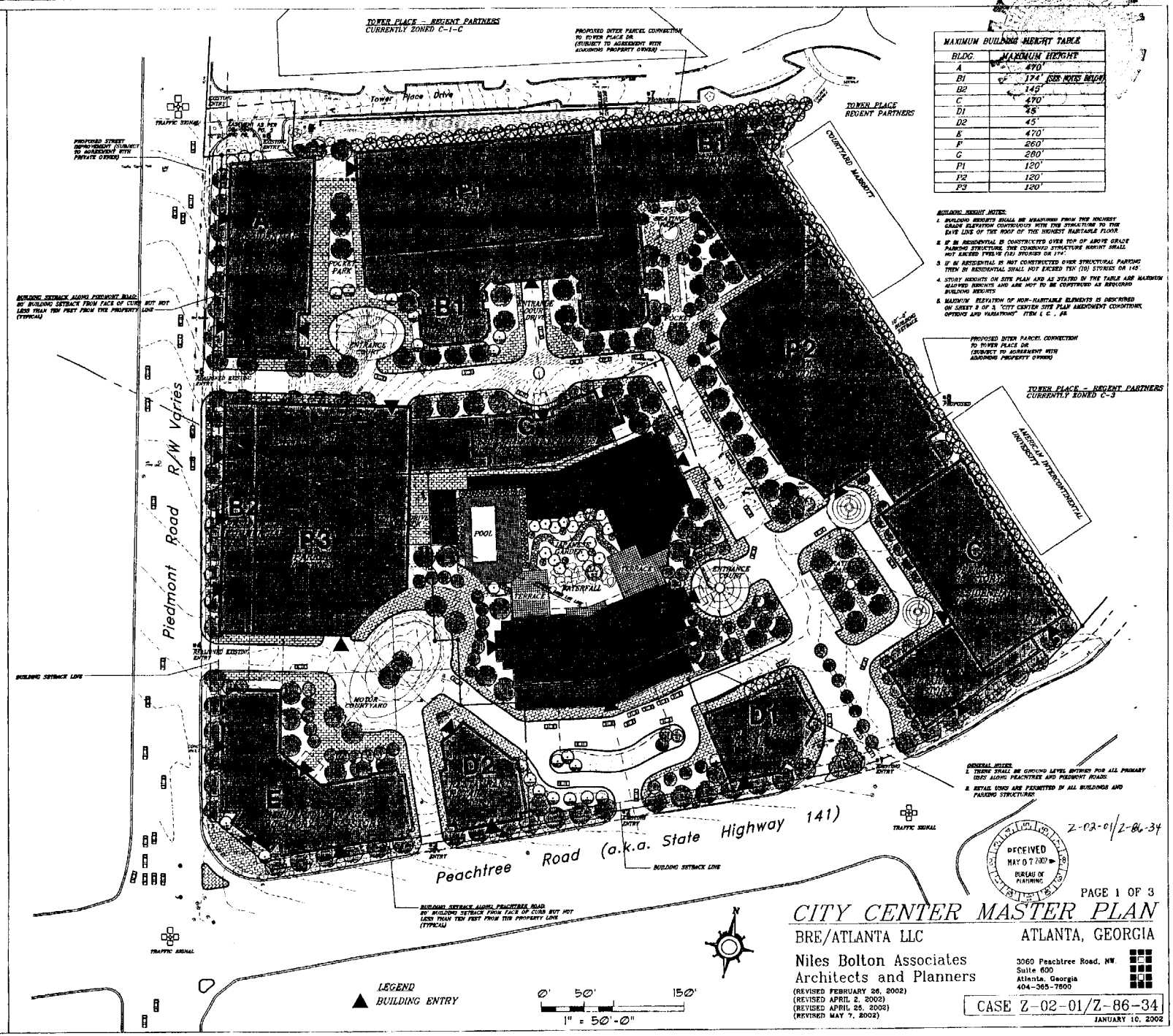
MAXIMUM SITE AREA (Maximum Residential with D1 and D2, less hotel)	607,084 SF
10% MINIMUM LANDSCAPE REQUIRED, 15% PROVIDED	91,063 SF

PROPOSED PARKING RATIOS:

RESIDENTIAL PARKING RATIO =	1.5 SP / 1000 SF
COMMERCIAL PARKING RATIO =	2.75 SP / 1000 SF
RETAIL PARKING RATIO =	5 SP / 1,000 SF
RESTAURANT PARKING RATIO =	10 SP / 1,000 SF
HOTEL PARKING	EXISTING

LAND LOTS 61 & 62, 17th DISTRICT
CITY OF ATLANTA FULTON COUNTY
SITE SURVEY DATA FROM SURVEY BY
METRO ENGINEERING AND SURVEYING CO, INC.

NOTE:
SEE ZONING CONDITIONS DOCUMENT "CITY CENTER SITE PLAN AMENDMENT, CONDITIONS, OPTIONS AND VARIATIONS" ON SHEET 2 OF 3.



MAXIMUM BUILDING HEIGHT TABLE	
BLDG.	MAXIMUM HEIGHT
A	470'
B1	174' (SEE NOTES BELOW)
B2	145'
C	470'
D1	45'
D2	45'
E	470'
F	260'
G	280'
P1	120'
P2	120'
P3	120'

BUILDING HEIGHT NOTES:

1. BUILDING HEIGHTS SHALL BE MEASURED FROM THE HIGHEST GRADE ELEVATION CONTIGUOUS WITH THE STRUCTURE TO THE EAVE LINE OF THE ROOF OF THE HIGHEST HABITABLE FLOOR.
2. IF B1 RESIDENTIAL IS CONSTRUCTED OVER TOP OF ABOVE GRADE PARKING STRUCTURE, THE COMBINED STRUCTURE HEIGHT SHALL NOT EXCEED TWELVE (12) STORIES OR 174'.
3. IF B1 RESIDENTIAL IS NOT CONSTRUCTED OVER STRUCTURAL PARKING THEN B1 RESIDENTIAL SHALL NOT EXCEED TEN (10) STORIES OR 145'.
4. STORY HEIGHTS ON SITE PLAN ARE AS STATED IN THE TABLE ABOVE MAXIMUM ALLOWED HEIGHTS AND ARE NOT TO BE CONSTRUED AS REQUIRED BUILDING HEIGHTS.
5. MAXIMUM ELEVATION OF NON-HABITABLE ELEMENTS IS DESCRIBED ON SHEET 3 OF 3 "CITY CENTER SITE PLAN AMENDMENT CONDITIONS, OPTIONS AND VARIATIONS" ITEM I. C. , 6B.

GENERAL NOTES:

1. THERE SHALL BE GROUND LEVEL ENTRIES FOR ALL PRIMARY USES ALONG PEACHTREE AND PIEDMONT ROADS.
2. RETAIL USES ARE PERMITTED IN ALL BUILDINGS AND PARKING STRUCTURES.

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CITY CENTER MASTER PLAN

BRE/ATLANTA LLC

ATLANTA, GEORGIA

Niles Bolton Associates
Architects and Planners
3060 Peachtree Road, NW
Suite 600
Atlanta, Georgia
404-365-7600

(REVISED FEBRUARY 26, 2002)
(REVISED APRIL 2, 2002)
(REVISED APRIL 25, 2002)
(REVISED MAY 7, 2002)

CASE Z-02-01/Z-86-34

JANUARY 10, 2002

BRE/ATLANTA LLC
CITY CENTER
SITE AMENDMENT CONDITIONS, OPTIONS
AND
VARIATIONS
Revised 02/26/02
Second Revision 04/17/02
Third Revision 05/07/02

The following site amendment conditions, options, and variations shall be applicable to the City Center project.

CITY CENTER PRINCIPAL USE OPTIONS SUMMARY TABLE					
SITE	BASE PLAN USE		OPTIONAL USE		COMMENTS
	USE	DENSITY	USE	DENSITY	
A	RES	500,000	OFF	250,000	If residential option can be low, mid, or high rise multifamily structure
B1	RES	500,000			NO OPTION
B2	RES	N/A	RET	N/A	Cladding for garage; part of B1 density total; can be combination of residential and retail
C	OFF	650,000	RES	650,000	
D1	REST	10,000			NO OPTION
D2	REST	10,000			NO OPTION
E	RES	500,000	OFF	500,000	If residential option can be constructed as one multifamily structure not to exceed 40 stories or as two multifamily structures with combined story heights not to exceed 40 stories
INTEGRATED RETAIL	RET	150,000			NO OPTION
G	RES	200,000	OFF	200,000	

TABLE NOTES:

1. Integrated retail uses are permitted in combination with any allowed principal use.
2. Abbreviations are as follows:
   a. RES – residential
   b. RET – retail
   c. REST – restaurant
   d. OFF – office

I. CONDITIONS

A. USES:

1. City Center principal uses shall be residential, commercial office and hotel uses. City Center ancillary uses shall be retail and restaurant uses. Other allowed uses shall be uses permitted by right as defined by the PD-OC zoning.
2. Buildings for principal uses shall be located generally within their designated site areas as indicated on the site plan.
3. Principal uses, ancillary uses and PD-OC permitted uses may be incorporated within parking structures.
4. Parking and structures for parking may be incorporated into the building structures of the principal uses above and below grade.
5. Combinations of and vertical integration of principal, ancillary and permitted PD-OC uses are permitted.
6. The Piedmont Road perimeter edge of parking structures above grade may be clad with one or more retail, residential, restaurant and/or other permitted PD-OC uses.
7. The Piedmont Road perimeter edge of parking structures above grade shall incorporate one or more retail, residential, restaurant and/or other permitted PD-OC uses at street level.
8. Entitled square footages of principal uses not utilized for constructed improvements may be re allocated to other sites within the property where those uses are permitted, subject to the building height limitations, building set back requirements from external perimeter property lines and the maximum allowable total site parking spaces.
9. The total maximum density of the site, regardless of the combination of uses and options, shall not exceed 2,920,000 square feet subject to No. 11 below.
10. The total number of parking spaces on the site shall not exceed 5,957.
11. The maximum allowable commercial office density permitted for City Center shall not exceed 1,430,000 square feet. The total amount of density allowed on City Center if 1,430,000 square feet of office space is developed shall not exceed 2,670,000 square feet. Under this scenario, the maximum residential density shall not exceed 670,000 square feet. This shall consist of up to 500,000 square feet to be located on Site B1 (exclusive of street level retail and other permitted ancillary uses) and up to 170,000 square feet to be located in any combination on one or more of Sites A, C, E and G.
12. The maximum allowable multifamily residential density, regardless of the combination of uses and options, shall not exceed 2,350,000 square feet.
13. The maximum allowable retail density, regardless of the combination of uses and options, shall not exceed 150,000 square feet.

B. LOCATION AND ORIENTATION OF IMPROVEMENTS:

1. Building footprints, including their orientation and configuration, on the site are conceptual in nature and may be changed, reoriented and reconfigured except that building edges and building improvements above grade may not be any closer to the exterior perimeter property lines than as indicated on the site plan.
2. Building improvements and/or building-to-building connections may be constructed above site curb cuts to Peachtree and Piedmont Roads and over internal streets.
3. Alignments of internal streets are conceptual in nature and may be changed to accommodate specific site and building improvements.
4. The point of termination of the internal street in the northeast corner of the site at the north property line with Tower Place anticipates a future vehicular and pedestrian connection with Tower Place subject to an agreement with Tower Place.
5. The locations of the points of vehicular and/or pedestrian connection along the north property line with Tower Place, if any, are conceptual in nature and are subject to change.
6. The Tower Place Drive vehicular curb cut located in the northeast corner of the site as indicated on the site plan is not mandatory and may be changed, relocated or deleted.
7. Site improvements constructed on Sites D1 and E may be physically connected at street level.

C. BUILDING HEIGHTS:

1. Free standing building structures on Sites D1 and D2 may not be more than two (2) stories in height or 45 feet high as measured from the highest grade elevation contiguous with the structure to the eave line of the roof of the highest habitable floor.
2. Parking structures may be no more than ten (10) levels or 120 feet above the highest grade elevation contiguous with the structure.
3. The commercial office structure for Site A may be no more than fifteen (15) stories or 200 feet high as measured from the highest grade elevation contiguous with the structure to the eave line of the roof of the highest habitable floor.
4. The commercial office structure located on Site C or on Site E may be no more than thirty five (35) stories or 470 feet high as measured from the highest grade elevation contiguous with the structure to the eave line of the roof of the highest habitable floor.
5. Residential multifamily structures located on Sites A, C or E may be no more than forty (40) stories or 470 feet high as measured from the highest grade elevation contiguous with the structure to the eave line of the roof of the highest habitable floor.
6. The building structure located on Site G may be no more than twenty (20) stories or 280 feet high as measured from the highest grade elevation contiguous with the structure to the eave line of the roof of the highest habitable floor.
7. The residential structures located on Site B1 may be no more than ten (10) stories or 145 feet high as measured from the highest grade elevation contiguous with the structure to the eave line of the roof of the highest habitable floor. In the event residential structures located on Site B1 are constructed over and atop exposed, above grade parking structures, the combined elevation of the residential and parking structure shall not exceed twelve (12) stories or 174 feet above the highest grade elevation contiguous with such combination residential/parking structure.
8. The maximum elevation of non habitable elements shall be as follows:

   (a) 125% of the maximum building height for architectural elements constructed on City Center buildings, as such buildings are located in areas which the City of Atlanta's Comprehensive Development Plan has designated for high density commercial development and are not on lots or parcels adjacent to or separated by a public street from existing single family residential districts

   (b) thirty-five feet above the roof of the highest habitable floor to the highest elevation of a mechanical penthouse or roof mounted equipment structure designed to accommodate mechanical, plumbing, electrical, communication and vertical transportation equipment, unless such equipment is incorporated into the architectural element in (a) above

D. INTERIM MEASURES:

1. Interim building measures, such as site and infrastructure improvements, temporary surface parking lots, fencing, screening, grading, construction staging and office compounds and temporary internal streets, to accommodate phased construction, development and use and occupancy of the property shall be permitted.

E. LANDSCAPING AND STREETSCAPING:

1. Landscaping and hardscaping shall be provided for street level buffering of building and parking structures.
2. Main internal streets shall include pedestrian sidewalks on at least one side of the street.
3. The developer shall complete a tree survey prior to the removal of any trees, and notify Peachtree Park in advance of such survey to allow a representative to be present. A copy of the tree survey and tree replacement plan, if required by the City of Atlanta, will be provided to Peachtree Park. An arborist or certified landscape architect shall be engaged to review the tree plans and to advise during the development process as to the protection, removal and relocation of trees. The developer shall replace any trees for which they received preservation credit but died within one year of construction that, as determined by an arborist or certified landscape architect, was the cause of the loss of the tree(s).
4. The Minimum Landscape Requirements for City Center shall be 15.0% of the Maximum Site Area as defined in paragraph 2 Section 16 18L.010 of the Zoning Ordinance of the City of Atlanta. Balconies, roof gardens, and similar non-ground level spaces shall not be included in calculating such Minimum Landscape Requirements.

F. MISCELLANEOUS:

1. No building permit (other than a permit limited to grubbing, grading, the installation of new or changes and modifications to existing site infrastructure, or changes and modifications to existing improvements including the hotel, parking structures, landscaping and hardscaping) shall be issued permitting the construction of new residential, office and retail buildings without written assurance from the City of Atlanta that sewer capacity is or will be available to the site prior to the completion of construction.
2. The zoning conditions shall be printed on any set of approved construction and building permit site plans.
3. The property owners or their respective property owners associations agree to maintain membership in BATMA and to cooperate in good faith with the City in its efforts to introduce BATMA shuttle service into the development's internal street network. The scope and schedule of the BATMA shuttle's use of the development's internal street network is subject to the approval of the property owners or their respective property owners associations.
4. Signs shall be posted notifying the public at least 48 hours in advance of any blasting.
5. All restaurants on the non-residential portion of the site with the exception of restaurants located in the existing hotel and/or which sewer utilizing the hotel's existing sewer discharge system, shall be required to install grease traps or some other device as may be approved by the City and Fulton County that substantially mitigates the discharge of untreated grease into the public sewer system. The grease traps or other approved devices must be adequately maintained.
6. The developer shall provide the maximum of either (i) 25 bicycle parking spaces or (ii) the number of bicycle parking spaces required by City Codes based on the number of automobile parking spaces. The number of bicycle parking spaces installed shall meet the City's minimum requirements during each phase of the build-out. These spaces shall be located as close as practicable to the new residential/office buildings while, in the developer's sole discretion, maintaining the architectural integrity of the buildings and their landscaping and hardscaping schemes.
7. City Center agrees to cooperate with the City in good faith (i) to construct the interparcel pedestrian and vehicular connections as generally indicated on the City Center Master Plan and (ii) to relocate the existing interparcel connection to Tower Place Drive further from Piedmont Road; provided, however, that if the property rights or interests necessary to provide such connections are not reasonably available or practical, in City Center's sole determination, City Center shall not be required to construct or relocate such connections.
8. These conditions of zoning shall be binding upon all successors and assigns of City Center. The subdivision, sale, or partition of all or any part of City Center shall not alter the obligation of City Center in its entirety to comply with these conditions of zoning.
9. At such times as access to sidewalks which are located along City Center's Peachtree Road and Piedmont Road frontages are temporarily closed due to City Center construction, City Center shall comply with City Codes regarding sidewalk closure, including in particular the signage requirements of Sections 138.65 and 138.67.
10. Building permits or land disturbance permits for City Center, exclusive of the existing hotel parcel and existing or future hotel improvements, shall not be issued for clearing, grubbing, grading or tree removal activities which are not required in support of or performed simultaneously with the construction of buildings, interim or permanent site improvements or site infrastructure, repairs, relocation or maintenance of existing site improvements or site infrastructure, or activities required by governmental authorities.

II. OPTIONS:

A. USES:

1. The permitted principal uses for Sites A, C, E and G may be commercial office and/or multifamily residential subject to the building height limitations and building set back requirements from external perimeter property lines.
2. If Site A is developed as commercial office, density shall be reduced from a maximum of 500,000 square feet to no more than 250,000 square feet.
3. Site A may be constructed as a residential low, mid or high rise structure not to exceed 40 stories.
4. Site E residential may be constructed as a residential structure not to exceed 40 stories or as two smaller multifamily structures with combined story heights not to exceed 40 stories.

B. CURB CUTS:

1. The existing curb cut on Peachtree Road in front of the Grand Hyatt Hotel may be eliminated and closed.
2. At the time it seeks to acquire permits to construct or re-align curb cuts along Peachtree Road and Piedmont Road, City Center shall use good faith efforts to acquire governmental approvals to construct new curb cut No. 3 and re-aligned curb cuts Nos. 4 and 5 incorporating signage, pavement articulation, traffic control devices and design techniques as indicated on the attached PBSJ detail sheets or other such reasonable elements to calm traffic entering and exiting City Center and to promote and enhance pedestrian safety, provided, however, in the event that City Center has exercised good faith efforts to acquire the approvals for these elements, but such approvals are not acquired or are issued with conditions which are not reasonable, in City Center's sole determination, then City Center shall not be obligated to construct these elements and may construct the curb cuts to standards otherwise generally required by such governmental authorities.
3. The proposed City Center curb cut No. 3 shall be limited to right-in and right-out vehicular movements only. Left hand turn movements for vehicles exiting City Center onto eastbound Peachtree Road shall be prohibited.
4. Vehicle turning movements for City Center re-aligned curb cut No. 4 shall be limited to right-in, right-out and left in turning movements only. Left hand turning movements for vehicular traffic exiting City Center onto southbound Piedmont Road shall be prohibited.
5. At the time it seeks to acquire permits to construct or re-align curb cuts along Peachtree Road and Piedmont Road, City Center shall use good faith efforts to acquire governmental approvals to construct improvements to the existing dedicated right hand turn lane of curb cut No. 1 incorporating signage, pavement articulation, traffic control devices and design techniques as indicated on the attached detail sheets prepared by PBS&J, or other such reasonable elements to calm traffic exiting City Center and to promote and enhance pedestrian safety; provided, however, in the event that City Center has used good faith efforts to acquire the approvals for these elements but such approvals are not acquired or are issued with conditions which are not reasonable, in City Center's sole determination, then City Center shall not be obligated to construct any improvements to the existing dedicated right hand turn lane. If governmental approvals are acquired to construct the improvements, City Center shall construct the improvements at such time that it commences the construction of building improvements for Site C or D1.

III. VARIATIONS:

A. SETBACKS:

1. Residential Building Front Yard Setbacks, Side Yard Setbacks, Rear Yard Setbacks, and Spacing Between Buildings. It is the intent of the Atlanta City Council that the provisions of Chapter 8 and of Chapter 28, and specifically Sections 16-28.009, 16-28.010, and 16-28.011 notwithstanding, the building setbacks, including front, side, and rear yard setbacks, and the requirements for spacing between buildings may be as shown on the site plan. Interior lot lines shall not be subject to any setback requirements.
2. SPI-12 Primary Pedestrian District Building Setbacks. It is the intent of the Atlanta City Council that Site E shall have no maximum setback requirement and, in particular, shall not be subject to the 45 foot maximum building setback as defined in Section 16-18L.009(c). Areas of Site E behind the public street curb of Peachtree Road or Piedmont Road which are not utilized for the construction of building improvements may be utilized, at the sole option and discretion of City Center, for landscaping, hardscaping, street tree plantings, sidewalk furniture or other street and pedestrian oriented uses.

B. OPEN SPACE:

1. Open Space Requirements. The proposed residential floor area ratio for the site under the maximum residential scenario, based on the entire 15.32 acre parcel less the hotel parcel and the D1 and D2 parcels, is 3.97. The proposed residential floor area ratio for the site under the maximum office scenario is 4.96. The Required Total Open Space ratio shall be no less than 0.358 and the Required Usable Open Space ratio shall be no less than 0.322. (Applicant is proposing a series of park spaces throughout the site that will provide both open spaces and sidewalks for all components of this mixed use development. The proposed site plan complies with the sidewalk and landscaping standards of the SPI-12 district as is required. In addition, the same sidewalk and landscaping standards that are required on the Peachtree Road frontage have also been applied to the Piedmont Road frontage of the site.)

C. EXISTING TREES:

1. The administrative variation previously granted by Commissioner Michael Dobbins by Special Administrative Permit dated August 4, 2000, as it relates to maintenance of existing trees along the Peachtree Road frontage of the property, shall remain in full force and effect.

RECEIVED MAY 0 7 2002 BUREAU OF PLANNING

PAGE 2 OF 3

CITY CENTER MASTER PLAN

BRE/ATLANTA LLC ATLANTA, GEORGIA

Niles Bolton Associates
Architects and Planners
3060 Peachtree Road, NW
Suite 600
Atlanta, Georgia
404-365-7600

(REVISED MAY 7, 2002)

CASE Z-02-01/Z-86-34

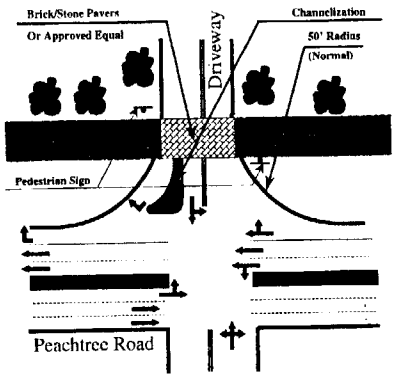
APRIL 25, 2002

City Center
Driveway Signage
For Pedestrian Safety

Notes:

1. To be placed at all driveways from public roads.
2. Sign Specifications In accordance with Georgia Department of Transportation Sign Specifications.
3. Sign Placement Locations Approved By City of Atlanta and Georgia Department of Transportation.

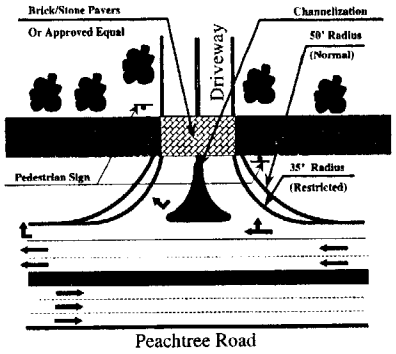
City Center
Driveway Detail For
Curb Cut No. 1



Note:

1. Implementation of restricted turn radii, signage, textured sidewalk treatments and channelization subject to approval By City of Atlanta and Georgia Department of Transportation.

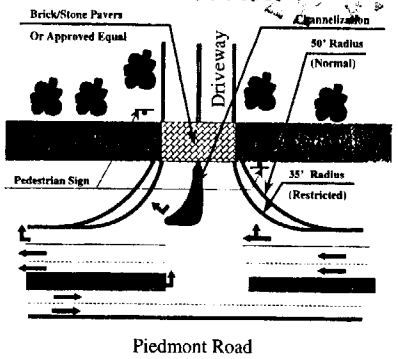
City Center
Driveway Detail For
Curb Cut No. 3



Note:

1. Implementation of restricted turn radii, signage, textured sidewalk treatments and channelization subject to approval By City of Atlanta and Georgia Department of Transportation.

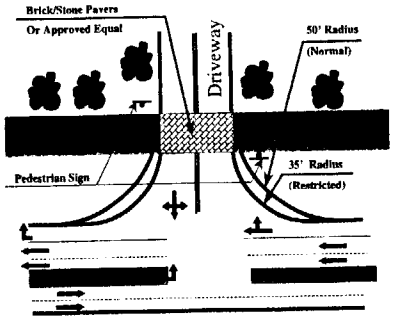
City Center
Driveway Detail For
Curb Cut No. 4



Note:

1. Implementation of restricted turn radii, signage, textured sidewalk treatments and channelization subject to approval By City of Atlanta and Georgia Department of Transportation.

City Center
Driveway Detail For
Curb Cut No. 5



Note:

1. Implementation of restricted turn radii, signage, textured sidewalk treatments and channelization subject to approval By City of Atlanta and Georgia Department of Transportation.

08/08/02 08:33 FAX 4192681332 GA PARTNERS 002

File No. AP-00-194 Date Completed 8/2/00 By

REQUEST FOR SPECIAL ADMINISTRATIVE PERMIT (SAP)
(Private Property)
City of Atlanta, Bureau of Planning, Development Review Division
55 Trinity Avenue, Suite 3350, Atlanta, Georgia 30303-0310

APPLICANT Daniel J. Steinberg
COMPANY BRE / Atlanta LLC
ADDRESS 345 Park Avenue
New York, NY 10154
PHONE NO. 212-583-5342
PROPERTY OWNER SAME
COMPANY
ADDRESS
PHONE NO.
ADDRESS OF PROPERTY 3280 - 3376 Peachtree Road and 3300 - 3349 Piedmont Road
Zoning Classification PDOC Land Lot 61 & 62 Land District 17th

RECEIVED JUL 25 2000 BUREAU OF PLANNING

INSTRUCTIONS:
- Submission: 1) Written summary description of proposed improvements or event; 2) Four (4) copies of the site plan. In SPI districts elevations are required. (Additional plans or documents may be required at the discretion of the Director of the Bureau of Planning); 3) For events which involve tents, a copy of the liability insurance for the tent is required
- Fees: 1) $250.00 for Special Administrative Permit in zoning districts SPI 1, 2, 3, 4, 10, 11, 12 & 13; 2) $100.00 for all other zoning districts

Payments are accepted in the form of a personal check, cashier's check, money order made payable to the "City of Atlanta". Payments may also be made in cash or by credit card

I certify that I am the property owner or that I have attached a notarized written consent of the owner authorizing the filing of this request for a Special Administrative Permit.

Date 7/25/00 Signature

The Atlanta City Code provides that the Director of the Bureau of Planning shall review and decide each request for Special Administrative permit within thirty (30) days of the filing of each request. (Atlanta Code Chapter 16, Section 16-25)

(FOR OFFICE USE ONLY)
APPROVED 08/04/00
The above request for Special Administrative Permit was on
As part of the approval, the following variations were granted Improvements at the above address are hereby authorized to apply for a building permit in accordance with Section 16-18.006 of the City of Atlanta Zoning Ordinance
Improvements are granted subject to the following conditions: the existing landscape strip adjacent to Peachtree & Piedmont curbs to remain. The required sidewalk to be located between the landscape strip and the proposed building.
8-4-00
Director, Bureau of Planning

08/08/02 08:33 FAX 4192681332 GA PARTNERS WILLIAM KENNEDY PAGE 02
07/26/2000 13:13 4042315897

William F. Kennedy
Telephone 404-504-9814
Fax 404-231-8897
1924 The Prudential Building
4483 Northside Parkway, N.W.
Atlanta, Georgia 30327

July 25, 2000

VIA FACSIMILE
AND FIRST-CLASS MAIL
404-658-7491

Mr. John Bell, Zoning Administrator
City of Atlanta Bureau of Planning
Suite 3350 City Hall
55 Trinity Avenue, S.W.
Atlanta, Georgia 30335

AP-00-194

Re. Request for Special Administrative Permit
Blackstone/Hines
Northeast corner, Peachtree and Piedmont Roads

Dear Mr. Bell:

This letter is a follow up to our meeting this afternoon in which we requested your approval of the Special Administrative Permit (SAP) for the new office building for Blackstone/Hines which will be built on property located at the northeast corner of Peachtree Road and Piedmont Road.

This letter supplements our SAP application and we are requesting a variation in the SPI-12 provision in Section 16-18L.008 that requires that street trees be planted in a five foot zone adjacent to the curb. The applicant wishes to retain the row of existing mature live oak trees which are located approximately 10-12 feet from the back of curb. This is an action which you are authorized to approve under Section 16-18L.016. This condition is peculiar to the subject piece of property. Relief, if granted, will not cause detriment to the public good and will not impair the purposes and intent of

08/08/02 08:33 FAX 4192681332 GA PARTNERS WILLIAM KENNEDY PAGE 03
07/26/2000 13:13 4042315897

the zoning ordinance. The grant of this variation will in fact promote the public welfare in that it will result in the saving of mature trees located on this site. We therefore respectfully request the approval of this variation in your approval of the Special Administrative Permit.

Thank you for your consideration in this matter and thanks again for meeting with Messrs. Steinberg, Harrison, Zadoretzky and me. If you have any questions please call me at 404-504-9814 or Michael Harrison at 770-206-5330.

Sincerely,

William F. Kennedy
William F. Kennedy
for Blackstone Real Estate Advisors

Copy to
Daniel J. Steinberg
Michael T. Harrison
Peter Zadoretzky

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AP-00-194

PAGE 3 OF 3

CITY CENTER MASTER PLAN

BRE/ATLANTA LLC — ATLANTA, GEORGIA

Niles Bolton Associates
Architects and Planners
3060 Peachtree Road, NW
Suite 600
Atlanta, Georgia
404-365-7600

CASE Z-02-01/Z-86-34
MAY 7, 2002

RCS# 3787
6/03/02
2:59 PM

Atlanta City Council

Regular Session

02-O-0360

Z-02-01/Z-86-34;3260-3316 P'tree Rd, NE
3317 & 3349 Piedmont Rd., NE (B-7)
ADOPT/SUB/AMEND

YEAS:	13
NAYS:	0
ABSTENTIONS:	0
NOT VOTING:	2
EXCUSED:	0
ABSENT	1

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

02-O-0360

(Do Not Write Above This Line)

AN ORDINANCE Z-02-01/Z-86-34
BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND ORDINANCE Z-86-34, ADOPTED BY CITY COUNCIL JULY 7, 1986 AND APPROVED BY THE MAYOR JULY 8, 1986, REZONING FROM THE C-3 (COMMERCIAL-RESIDENTIAL) AND C-1-C (COMMUNITY BUSINESS-CONDITIONAL) DISTRICTS TO THE PD-OC (PLANNED DEVELOPMENT-OFFICE COMMERCIAL) DISTRICT, PROPERTY LOCATED AT **3260-3316 PEACHTREE ROAD, N.E. AND 3317 AND 3349 PIEDMONT ROAD, N.E.** FOR THE PURPOSE OF APPROVING A REVISED SITE PLAN AND CHANGE OF CONDITIONS.
OWNER: BRE/ATLANTA LLC
APPLICANT: SAME
BY: CHARLES F. PALMER, ESQ., ATTORNEY
NPU-B COUNCIL DISTRICT 7

ADOPTED BY
JUN 03 2002
COUNCIL

SUBSTITUTE AS AMENDED

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

Date Referred 3/4/02

Referred To: ZRB & Zoning

First Reading
Committee ZONING
Date Feb. 27, 2002
Chair Derrick Storey

Committee	Committee
ZONING	
Date: May 29, 2002	Date:
Chair: Derrick Storey	Chair:
Action: Fav, Adv, Held (see rev. side)	Action: Fav, Adv, Held (see rev. side)
Other: On substitute as amended	Other:
Members: [illegible]	Members:
Refer To:	Refer To:

Committee	Committee
Date:	Date:
Chair:	Chair:
Action: Fav, Adv, Held (see rev. side)	Action: 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
JUN 03 2002
ATLANTA CITY COUNCIL PRESIDENT
Catherine Woolard

CERTIFIED
JUN 03 2002
[illegible]

MAYOR'S ACTION

APPROVED
Shirley Franklin
JUN 10 2002
MAYOR