



**CITY COUNCIL  
ATLANTA, GEORGIA**

**02-O-0828**

**A Substitute Ordinance  
by: Zoning Committee**

**Z-02-20  
6-6-02**

**NOW, THEREFORE 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 1111-1119 Memorial Drive, SE be changed from the **I-1 (Light Industrial)** District, to the **C-1-C (Community Business-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 12 & 13 of the 14<sup>th</sup> 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 Suffix "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 zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

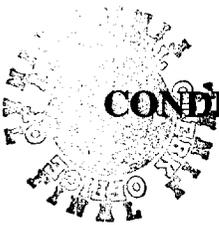
**SECTION 3:** That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

A true copy,

*Rhonda Doughter Johnson*  
Municipal Clerk, CMC

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

JULY 01, 2002  
JULY 09, 2002



**CONDITIONS FOR 02-O-0828**

**Z-02-20**

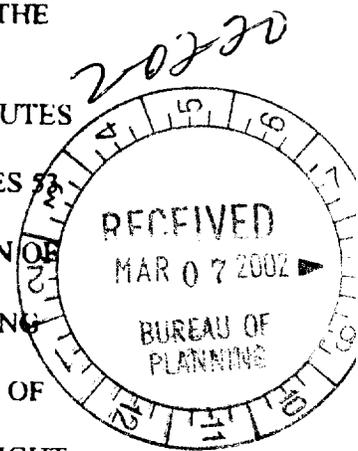
- 1. Site Plan titled, "Proposed Mixed-Use Development at Intersection Memorial Drive & Howell Street", by Preston & Associates, Inc., dated 5/20/02 stamped as received by the Bureau of Planning on May 22, 2002.**
- 2. All ground level, street-fronting uses shall have entrances directly adjacent and accessible to the sidewalk. A minimum of 5 feet wide landscape strip with trees shall be place adjacent to the curb or applicant shall provide on street parking with landscape bulbouts subject to approval by the Department of Traffic and Transportation.**
- 3. ADA accessible parking shall be provided.**
- 4. There shall be sidewalks along Memorial Drive and Howell Street as indicated on the site plan.**

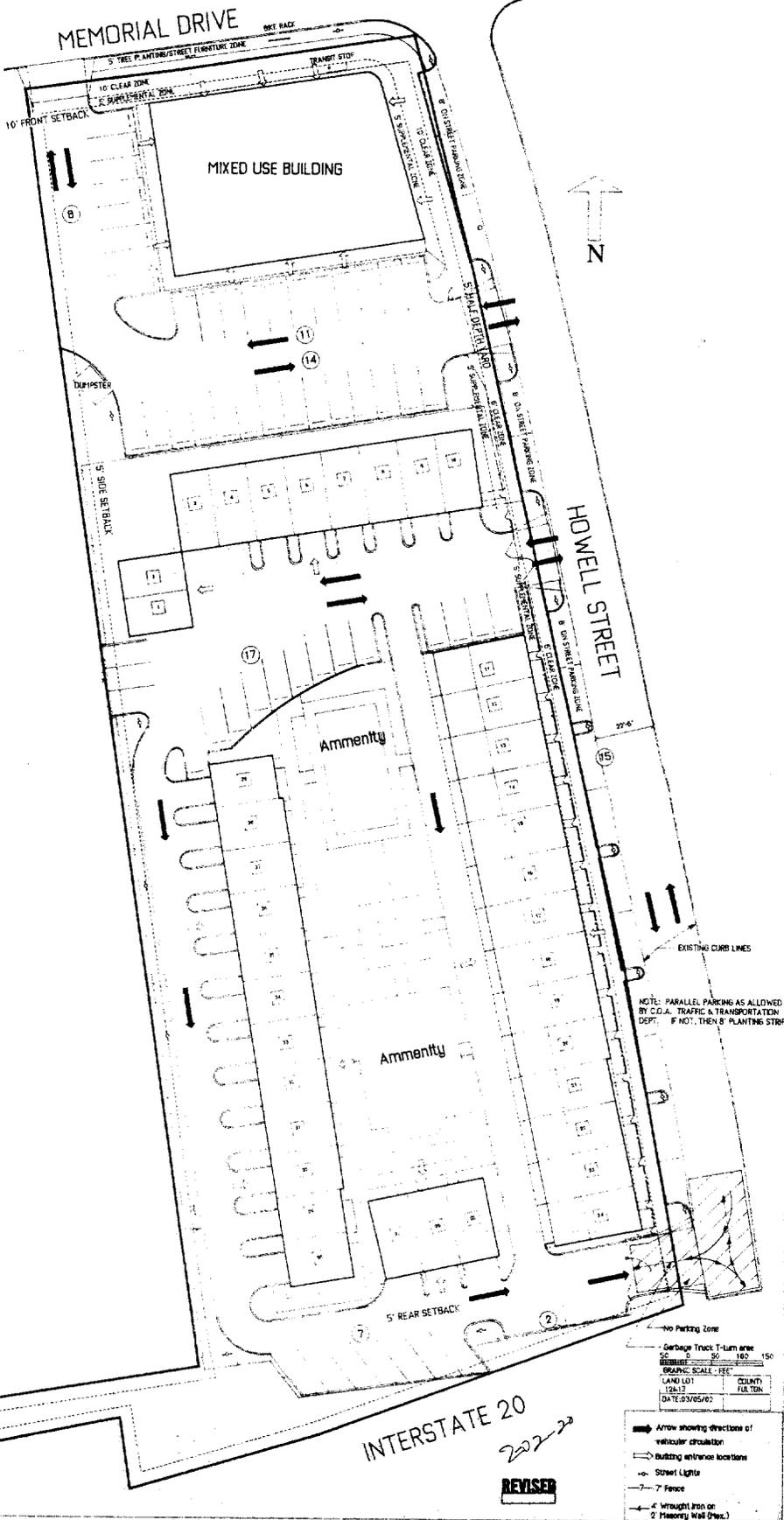
# 1119 MEMORIAL DRIVE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 12 AND 13 OF THE 14th DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MEMORIAL DRIVE AND HOWELL DRIVE; THENCE RUNNING SOUTH 15 DEGREES 57 MINUTES 10 SECONDS EAST ALONG THE RIGHT-OF-WAY OF HOWELL DRIVE AN ARC DISTANCE OF 130.20 FEET (HAVING A CHORD DISTANCE OF 130.08 FEET) TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 12 DEGREES 26 MINUTES 53 SECONDS EAST A DISTANCE OF 291.15 FEET TO A POINT; THENCE RUNNING ALONG SAID RIGHT-OF-WAY SOUTH 08 DEGREES 51 MINUTES 52 SECONDS EAST AN ARC DISTANCE OF 78.94 FEET (HAVING A CHORD DISTANCE OF 78.91 FEET) TO A POINT WHICH IS AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF WAY OF INTERSTATE 20 AND THE SOUTHWESTERLY RIGHT OF WAY OF HOWELL DRIVE; THENCE RUNNING SOUTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY OF INTERSTATE 20 AN ARC DISTANCE OF 23.47 FEET, A CHORD DISTANCE OF 23.47 FEET AND A BEARING OF SOUTH 70 DEGREES 49 MINUTES 11 SECONDS WEST TO A POINT; CONTINUING ALONG THE NORTHERLY RIGHT OF WAY OF INTERSTATE 20, SOUTH 69 DEGREES 32 MINUTES 00 SECONDS WEST AN ARC DISTANCE OF 53.04 FEET (HAVING A CHORD DISTANCE OF 53.04 FEET) TO A POINT; THENCE RUNNING SOUTH 69 DEGREES 43 MINUTES 00 SECONDS WEST A DISTANCE OF 73.69 FEET TO A POINT; CONTINUING ALONG THE NORTHERLY RIGHT OF WAY OF INTERSTATE 20, SOUTH 73 DEGREES 29 MINUTES 00 SECONDS WEST AN ARC DISTANCE OF 78.30 FEET (HAVING A CHORD DISTANCE OF 78.26 FEET) TO A POINT; RUNNING THENCE NORTH 13 DEGREES 18 MINUTES 00 SECONDS WEST ALONG INTERSTATE 20 RIGHT OF WAY A DISTANCE OF 28.01 FEET TO A POINT; CONTINUING ALONG THE NORTHERLY RIGHT OF WAY OF INTERSTATE 20, SOUTH 80 DEGREES 16 MINUTES 00 SECONDS WEST AN ARC DISTANCE OF 200.94 FEET (HAVING A CHORD DISTANCE OF 200.90 FEET) TO A POINT; THENCE RUNNING SOUTH 80 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 62.32 FEET TO A POINT; THENCE LEAVING THE RIGHT OF WAY OF INTERSTATE 20 AND RUNNING NORTH 08 DEGREES 12 MINUTES 00 SECONDS WEST A DISTANCE OF 20.92 FEET TO A POINT; THENCE RUNNING NORTH 82 DEGREES 12 MINUTES 54 SECONDS EAST A DISTANCE OF 300.00 FEET TO A REBAR FOUND; THENCE RUNNING NORTH 08 DEGREES 11 MINUTES 56 SECONDS WEST A DISTANCE OF 500.42 FEET TO AN OPEN TOP PIPE FOUND; THENCE RUNNING NORTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF MEMORIAL DRIVE NORTH 81 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 149.95 FEET TO A REBAR FOUND AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2.22 ACRES ACCORDING TO A SURVEY PREPARED FOR ORNSTEIN DEVELOPMENT, INC., DATED FEBRUARY 9th, 2002.





**ZONING ANALYSIS**

Location: 1118 Memorial Dr  
 Land Lot 12 & 13, 14th District of Fulton County  
 Atlanta, GA

Zoning: R-1  
 Proposed Rezoning: C-1

Lot Area: 88901  
 Net Lot Area: 88901  
 Gross Lot Area - Net Lot Area + Memorial Dr. R.O.W. + Howell St. R.O.W. + I-20 R.O.W. = 86,003 + 4,239 + 10,276 + 10,394 = 111,312

Floor Area:  
 Mixed Use Building residential floor area proposed: 21600  
 Five stories residential floor area proposed: 59744  
 Non-residential floor area proposed: 6400  
 Total area mixed use building: 28000

F.A.R. for residential: Floor Area proposed/G.L.A. = 0.54  
 F.A.R. for non-residential: Floor Area proposed/Net Lot Area = 0.07  
 F.A.R. for mixed use residential F.A.R. = non-residential F.A.R. = Maximum F.A.R. = 2.0

Number of Dwelling Units Proposed: 67

Open Space Requirements:  
 Total Open Space = 0.71 x G.L.A. = 79,451 S.F.  
 Available Open Space = 0.41 x G.L.A. = 49,335 S.F.  
 Open Space Provided:  
 Total Open Space = 87,228 S.F.  
 Available Open Space = 46,641 S.F. (1500 sq ft roof deck)

Setbacks:  
 Front Yard (Memorial Dr.): 70'  
 West Side Yard: 5'  
 East Side Depth Front Yard (Howell St): 5'  
 Rear Yard: 5'

Maximum Allowable Building Height: 225'  
 Building Height Proposed: 72'

Parking Requirements:  
 Residential: 1.1 spaces per unit, 63 units x 1.1 = 69 spaces required  
 Retail: 5.7, Annual Space/2000 = 3700/2000 = 1.85 spaces required  
 Office: 5.1, Office Space/2000 = 3200/2000 = 1.6 spaces required  
 Total parking required: Residential + Retail + Office = 96 spaces required  
 Total parking provided: Residential + Retail + Office = 96 spaces provided on-site  
 Street Parking Provided: 15 spaces additional off-site

I hereby certify that I am familiar with the Zoning Ordinance of the City of Atlanta, as amended, and further certify that to the best of my knowledge and ability, these plans are accurate and comply with the provisions of the Ordinance of the City of Atlanta.

Signature: *[Signature]* Date: \_\_\_\_\_

NOT RELEASED FOR CONSTRUCTION  
 ZONING RELEASE

INTERSTATE 20  
 2022  
 REVISED

**PRESTON & ASSOC., INC. ARCHITECTURE**

SHEET #	SHEET TITLE	DATE	BY	RELEASE	DATE
		03/05/01	BA	ZONING DEPARTMENT NOTES	2-29-02
			SA	URBAN DESIGN GUIDELINE CHANGES	5-7-02
			SA	TURNETC CHANGES	5-20-02

Proposed Mixed-Use Development  
 at  
 Intersection Memorial Dr  
 & Howell St

Drawings Prepared for  
 Oranstein Investment LLC  
 PMB #181  
 1266 West Paces Ferry Rd  
 Atlanta Ga



483 Moreland Ave. Suite 4 Atlanta, Georgia 30307  
 FAX 404-525-420 Phone 404-525-4828  
 Rchitect@aol.com

RCS# 3847  
7/01/02  
2:09 PM

Atlanta City Council

Regular Session

02-O-0828

Z-02-20; 1111-1119 Memorial Dr., SE  
(n-5); I-1 to C-1-C  
ADOPT ON SUB

YEAS: 14  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 2  
EXCUSED: 0  
ABSENT 0

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

02-O-0828

02-0-0828

(Do Not Write Above This Line)

AN ORDINANCE Z-02-20

BY: ZONING COMMITTEE

*Dawn Stone*

AN ORDINANCE TO REZONE FROM THE I-1 (LIGHT INDUSTRIAL) DISTRICT TO THE C-1 (COMMUNITY BUSINESS) DISTRICT, PROPERTY LOCATED AT 1111-1119 MEMORIAL DRIVE, S.E., FRONTING 149.95 FEET ON THE SOUTHEASTERLY SIDE OF MEMORIAL DRIVE BEGINNING AT THE SOUTHWEST CORNER OF HOWELL DRIVE. DEPTH: VARIES; AREA: 2.22 ACRES; LAND LOTS 12 AND 13, 14TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: PATRICIA ELMORE  
APPLICANT: ORNSTEIN INVESTMENTS, LLC  
AND PRESTON AND ASSOCIATES

BY: MATT ORNSTEIN  
MPC-N COUNCIL DISTRICT 5

ADOPTED BY  
JUL 01 2002  
COUNCIL

*Subcommittee*

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

Date Referred 5/6/02

Referred To: ZRB + Zoning

First Reading

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

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

COUNCIL ACTION

2nd  1st & 2nd  3rd  
Readings

Consent  V Vote  RC Vote

CERTIFIED

CERTIFIED  
JUL 01 2002  
PATRICIA ELMORE  
CITY COUNCIL PRESIDENT  
*Patricia Elmore*

MAYOR'S ACTION

APPROVED  
*Shirley Johnson*  
JUL 9 2002  
MAYOR