



CITY COUNCIL
ATLANTA, GEORGIA

02-0-0869

**AN AMENDED ORDINANCE
BY ZONING COMMITTEE**

Z-02-29

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 **810 Lake Avenue, N.E.** be changed from the I-2 (Heavy Industrial) District, to the PD-MU (Planned Development-Mixed Use) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 19 of the 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

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.

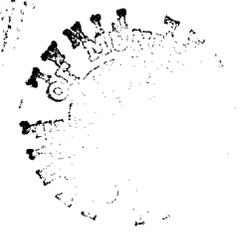
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Dauphin Johnson
Municipal Clerk, CMC

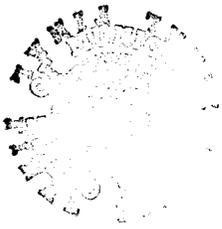
ADOPTED as amended by the Council
APPROVED by the Mayor

SEP 16, 2002
SEP 24, 2002



Conditions for Z-02-29

1. Site plan entitled "810 Lake Avenue" prepared by Surber Barber Choate and Hertlein, Architects, Inc., dated April 9, 2002, last revised June 18, 2002, and marked received by the Bureau of Planning July 16, 2002.



02-O-0869

CONDITIONS FOR Z-02-29

- (1) PROVIDE FOR ONGOING MAINTENANCE OF WATER QUALITY POND (INCLUDING SILT AND MOSQUITO CONTROL).
- (2) DIRECT PRIMARY CONSTRUCTION TRAFFIC TO HIGHLAND AVENUE DURING DEMOLITION AND GRADING WORK.
- (3) CONTINUE TO WORK WITH NEIGHBORHOOD ON TRAFFIC CALMING MEASURES.
- (4) AGREE NOT TO PROVIDE ON-SITE PARKING TO ANY OFF-SITE PROPERTIES.
- (5) WORK WITH NEIGHBORHOOD IN EFFORTS TO RELOCATE/REINSTATE BUS NUMBER 3 TO HIGHLAND AVENUE.
- (6) SUPPORT NEIGHBORHOOD EFFORTS TO REMEDY DOWNSTREAM SEWER PROBLEMS.

Exhibit "E"

Z-02-29

LEGAL DESCRIPTION

All that Tract or Parcel of Land lying and being in Land Lot 19 of the 14th District, City of Atlanta, Fulton County, Georgia, being more particularly described as follows;

To find the point of beginning commence at the intersection of the southeastern right-of-way line of Highland Avenue (r/w varies) and the eastern land lot line of Land Lot 19, and proceed southwesterly 299.2 feet along the said southeastern right-of-way line to THE POINT OF BEGINNING;

THENCE leaving the said southeastern right of way line of Highland Avenue, proceed South 00° 03' 02" West a distance of 577.41 feet to a one inch open top pipe found on the northerly right of way line of Lake Avenue (60 foot right of way);

THENCE continuing along the said northerly right of way line of Lake Avenue the following courses and distances:

South 36° 04' 57" West for a distance of 238.29 feet to a point;

THENCE along a curve to the right having a radius of 258.36 feet and an arc length of 32.88 feet, being subtended by a chord of South 39° 42' 24" West for a distance of 32.66 feet to a point;

THENCE South 43° 19' 51" West for a distance of 173.55 feet to a point;

THENCE along a curve to the right having a radius of 385.04 feet and an arc length of 59.60 feet, being subtended by a chord of South 47° 45' 55" West for a distance of 59.54 feet to a point;

THENCE South 52° 11' 57" West for a distance of 493.04 feet to a one half inch-reinforcing bar found;

THENCE leaving the said northerly right of way line of Lake Avenue and proceeding North 75° 18' 01" West for a distance of 534.66 feet to a five eighth inch reinforcing bar set;

THENCE North 89° 52' 46" West for a distance of 133.93 feet to a five eighth inch reinforcing bar set;

THENCE North 01° 37' 14" East for a distance of 289.70 feet to a one half inch-reinforcing bar found on the southerly right of way line of Southern Railway (right of way varies);

THENCE along the said southerly right of way line of Southern Rail the following courses and distances:

THENCE along a curve to the right having a radius of 1812.63 feet and an arc length of 395.22 feet, being subtended by a chord of North 48° 15' 25" East for a distance of 394.44 feet to a point;

THENCE North 54° 30' 12" East for a distance of 198.21 feet to a point;

THENCE along a curve to the left having a radius of 1853.72 feet and an arc length of 57.56 feet, being subtended by a chord of North 53° 36' 49" East for a distance of 57.56 feet to a five eighth inch reinforcing bar set at the intersection of the southerly right of way line of Southern Rail and the southerly right of way line of Highland Avenue (r/w varies);

THENCE along the said southerly right of way line of Highland Avenue (r/w varies) the following courses and distances:

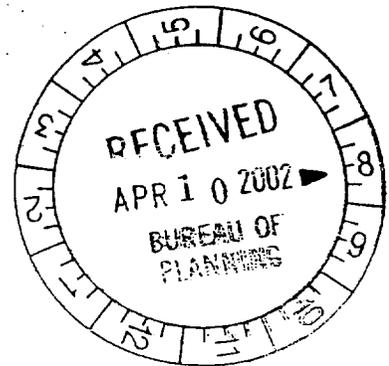
North 89° 55' 02" East for a distance of 77.73 feet to a point;

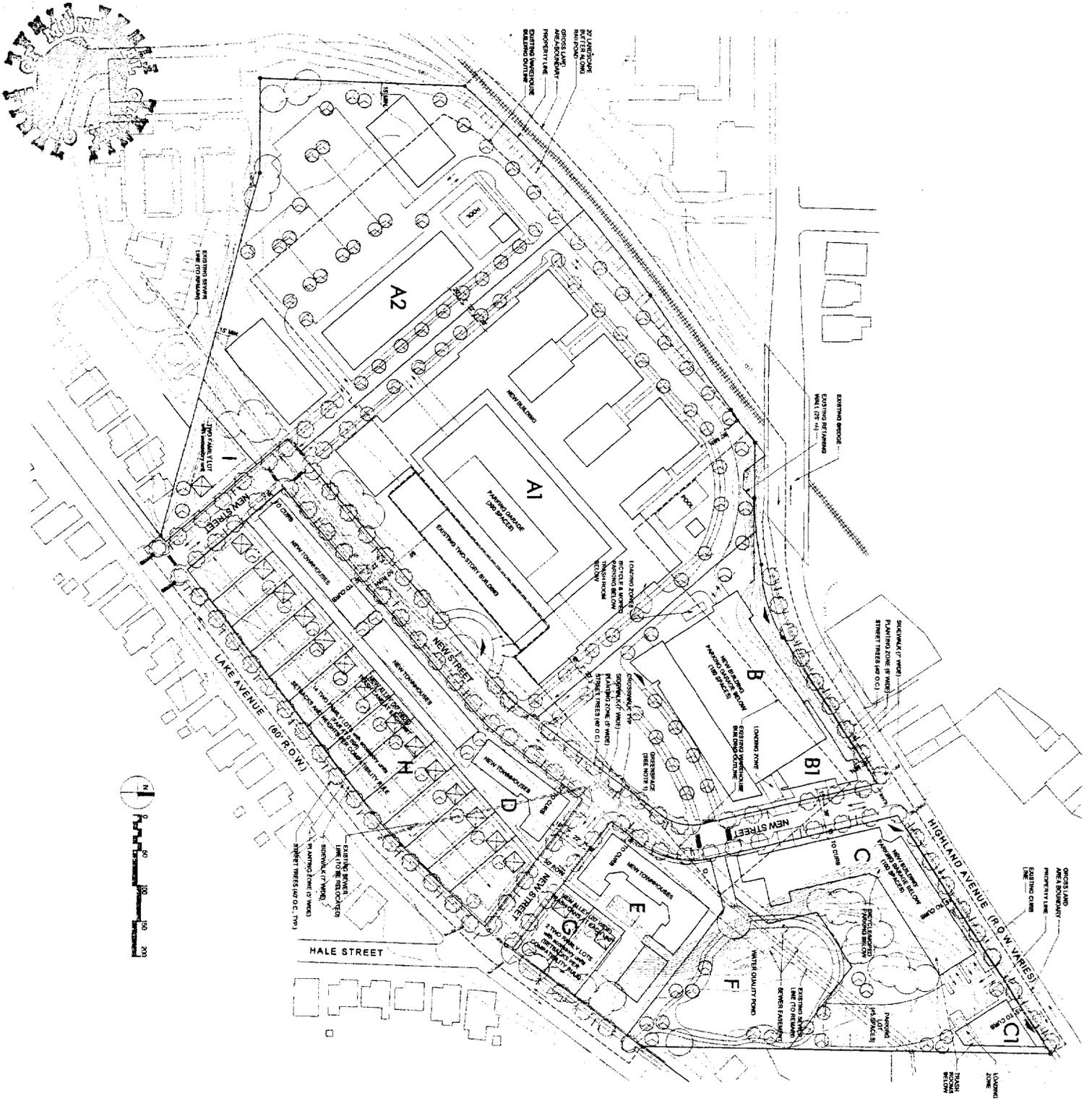
THENCE along a curve to the left having a radius of 450.25 feet and an arc length of 95.18 feet, being subtended by a chord of North 83° 51' 40" East for a distance of 95.00 feet to a point;

THENCE along a curve to the left having a radius of 191.96 feet and an arc length of 108.98 feet, being subtended by a chord of North 72° 46' 12" East for a distance of 107.52 feet to a point;

THENCE North 56° 30' 35" East for a distance of 696.02 feet to the POINT OF BEGINNING;

Containing 914,122 Square Feet or 20.98536 ACRES, more or less.





810 LAKE AVENUE

SITE PLAN SPECIFICATIONS

CURRENT ZONING: PMU (RESIDENTIAL/COMMERCIAL)
 PROPOSED ZONING: PMU (RESIDENTIAL/COMMERCIAL)

SQUARE FOOTAGE
 RESIDENTIAL: 719,338 sq ft
 NON-RESIDENTIAL: 61,000 sq ft
 NUMBER OF UNITS: 600 MAX.

NET LOT AREA: 914,122 sq ft
 GROSS LAND AREA: 1,005,090 sq ft
 FAR ALLOWED: 1.196 total
 RESIDENTIAL: 0.696 + streetfront retail bonus
 NON-RESIDENTIAL: 0.500

FAR PROPOSED: 0.782 total
 RESIDENTIAL: 0.716
 NON-RESIDENTIAL: 0.067

TOS PROPOSED: 710,000 sq ft > 693,912 sq ft required
 UOS PROPOSED: 510,000 sq ft > 402,036 sq ft required

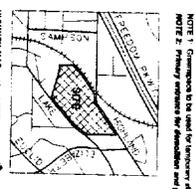
LAND AREA / BUILDING HEIGHTS

AREA A1:	233,850 sq ft	5.2
AREA A2:	174,502 sq ft	5.2
AREA A3:	97,347 sq ft	7.6 (52' above Highland)
AREA B:	96,678 sq ft	7.6 (52' above Highland)
AREA C:	33,477 sq ft	3.5
AREA D:	43,124 sq ft	3.5
AREA E:	12,925 sq ft	based on Compatibility Rule
AREA F:	79,742 sq ft	based on Compatibility Rule
AREA G:	11,564 sq ft	based on Compatibility Rule
AREA H:		
AREA I:		

PARKING

AREA A1:	RESIDENTIAL	390 spaces
AREA A2:	RESIDENTIAL	130 spaces
AREA B:	RESIDENTIAL	160 spaces
AREA C:	RESTAURANT	65 sp. (60 sp. of A1)
AREA D:	RESIDENTIAL	100 spaces (45 sp. of A1)
AREA E:	RESTAURANT	100 spaces (45 sp. of A1)
AREA F:	RESTAURANT	100 spaces (45 sp. of A1)
AREA G:	RESTAURANT	100 spaces (45 sp. of A1)
AREA H:	RESTAURANT	100 spaces (45 sp. of A1)
AREA I:	RESTAURANT	100 spaces (45 sp. of A1)

LOADING SPACES PROPOSED: 1 of A1, 1 of A2, 1 of B, 1 of B1, 1 of C, 1 of C1



SUBER BARBER
 CHOATE & HERTLEN
 ARCHITECTS
 1700 WASHINGTON ST., NEWTON, MASSACHUSETTS 02459
 ALL CITY/COUNTY PERMITS
 TELEPHONE: 617-552-2000 FAX: 617-552-2000



1. These drawings shall be the property of the Architect and shall not be used for any other project without the written consent of the Architect. The Architect shall not be responsible for any errors or omissions in these drawings or for any consequences arising therefrom. The Client shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. The Client shall also be responsible for providing all necessary information and data to the Architect. The Architect shall not be responsible for any delays or cost overruns caused by the Client or by any third parties. The Architect shall not be responsible for any claims or damages arising from the use of these drawings. The Architect shall not be responsible for any claims or damages arising from the use of these drawings.

08 APRIL 2002
 REVISED 18 JUNE 2002



RCS# 4004
9/16/02
3:27 PM

Atlanta City Council

Regular Session

02-O-0869

Z-02-29; 810 Lake Ave., NE (N-2);
I-2 to PD-MU
ADOPT AS AMEND

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 1
ABSENT 1

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

02-O-0869

02-0-0869

(Do Not Write Above This Line)

AN ORDINANCE Z-02-29
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE I-2 (HEAVY INDUSTRIAL) DISTRICT, TO THE PD-MU (PLANNED DEVELOPMENT-MIXED USE) DISTRICT, PROPERTY LOCATED AT 810 LAKE AVENUE, N.E., FRONTING 696.02 FEET ON THE SOUTHWESTERLY SIDE OF NORTH HIGHLAND AVENUE BEGINNING APPROXIMATELY 646.2 FEET FROM THE SOUTHWEST CORNER OF NORTH HIGHLAND AVENUE AND ELIZABETH STREET. PROPERTY ALSO HAVING FRONTAGE OF APPROXIMATELY 904.08 ON THE NORTHWESTERLY SIDE OF LAKE AVENUE. DEPTH: VARIES; AREA: APPROXIMATELY 20.98 ACRES; LAND LOT 19 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: THE MEAD CORPORATION
APPLICANT: WP SOUTH ACQUISITIONS, L.L.C.

BY: NATHAN V. HENDRICKS, III
NPU-N COUNCIL DISTRICT 2

ADOPTED BY
SEP 16 2002
COUNCIL

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

Date Referred 5/20/02
Referred To: ZRB+Zoning

First Reading

Committee ZONING
Date SEPT. 11 2002
Chair Debbie Stans

Committee ZONING
Date SEPT. 11 2002
Chair Debbie Stans
Actions: AS AMENDED
Fav, Adv, Held (see rev. side)
Other
Members Nathan V. Hendricks
David Shuck
Cheryl Hunter
A.P. Hill
Refer To

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
Members
Refer To

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

COUNCIL ACTION

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

CERTIFIED

CERTIFIED
SEP 16 2002
Nathan V. Hendricks
Clerk

CERTIFIED
SEP 16 2002
Nathan V. Hendricks
Clerk

MAYOR'S ACTION

APPROVED

Nathan V. Hendricks
MAYOR