

Conditions for Z-02-70

Site plan entitled "Highlands School Lofts," prepared by Smith Dalia Architects, LLC, dated October 14, 2002, last revised November 25, 2002 and marked received by the Bureau of Planning November 25, 2002.

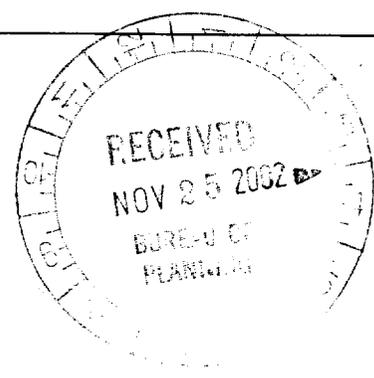
SUMMARY OF LAND USE INTENSITY CALCULATIONS

CURRENT ZONING:	R-4
PROPOSED ZONING:	RG-2
SQUARE FOOTAGE:	39,252 sf (proposed residential)
NUMBER OF UNITS:	32 Units (estimated)
FLOOR HEIGHTS:	Basement & First Floors - approx. 14' floor to floor Second Floor - approx. 20' floor to floor Mezzanine Level - approx. 10' floor to floor
BUILDING HEIGHT:	50 FEET (MAXIMUM)
NET LAND AREA:	99,217 sf
GROSS LAND AREA:	114,742 sf
PROPOSED MAXIMUM SQUARE FOOTAGE REQUIREMENTS UNDER RG-2 (SECTOR 2):	0.348 x 114,742 sf (GLA) = 39,930 sf

PROJECT DATA:	
Net Land Area (Actual Site):	99,217 sf
Parking Area:	25,500 sf
Gross Land Area (w/ R/Ws):	114,742 sf
Building Footprint:	13,096 sf
Total Building Area:	39,252 sf
Total Dwelling Units:	32
FLOOR AREA RATIO (FAR):	
Residential Unit Size Calculations - Typical	
16 x 1 bedroom (approx 835 sf per unit)	
16 x 2 bedroom (approx 1,240 sf per unit):	

UOSR & TOSR REQUIREMENTS:	
Total Building Area/GLA:	0.342
Maximum FAR:	0.348 (per section 2/LUI table)
TOSR Required:	0.73 (LUI Table) x GLA = 83,762
TOSR Proposed:	GLA - Footprint + Balcones & Roof terraces = 101,646
UOSR Required:	0.45 (LUI Table) x GLA = 51,634
UOSR Proposed:	GLA - Footprint - Parking + Balcones & Roof terraces = 76,146
PARKING REQUIREMENTS:	
Residential Parking Required:	1.3 (LUI Table) x 32 (# of Dwelling Units) = 42 spaces
Total Parking Proposed	48 spaces
4 additional spaces per neighborhood review	
52 total spaces proposed	

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LEGAL DESCRIPTION

ALL that tract or parcel of land lying and being in Land Lot 16 of the 14th Land District, City of Atlanta, Georgia, and being Lots 7, 8, 9, 10, 11, 12, 13, 14, and 15 of Block 31 of Map of Copenhill recorded in Plat Book 5, pages 64 and 655, and Plat Book 6, page 196, and being more particularly described as follows:

COMMENCING at the point formed by the intersection of the eastern Right-of-Way of Linwood Avenue, a 50' R/W and the northern Right-of-Way of North Avenue, a 50' R/W;

THENCE running easterly along the northern Right-of-Way of North Avenue for 318.00' to a 'PK' nail set in the side walk at the the corner with Lot 16 and the POINT OF BEGINNING;

THENCE departing the Right-of-Way and running along the side line of Lot 16, N 00° 12' 37" E for 220.43' to an iron pin set on the southern margin of a 20' alley;

THENCE running along the southern margin of the alley, S 89° 59' 52" E for 450.00' to an iron pin set at the corner with Lot 6;

THENCE running long the side line with Lot 6, S 00° 11' 32" W for 220.50' to an iron pin found on the northern Right-of-Way of North Avenue;

THENCE running along the Right-of-Way of North Avenue, N 89° 59' 18" W for 450.07' to a 'PK' nail set and the POINT OF BEGINNING.

SAID tract containing 99,217 square feet or 2.2777 acres.



2-02-70

02-1807

(Do Not Write Above This Line)

AN ORDINANCE Z-02-70
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE RG-2 (RESIDENTIAL GENERAL-SECTOR 2) DISTRICT, PROPERTY LOCATED AT 978 NORTH AVENUE, N.E., FRONTING 450.07 FEET ON THE NORTH SIDE OF NORTH AVENUE BEGINNING 318 FEET EAST FROM THE NORTHEAST CORNER OF LINWOOD AVENUE. DEPTH: 220.50 FEET; AREA: 2.2777 ACRES; LAND LOT 16, 14TH DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: ATLANTA PUBLIC SCHOOLS
APPLICANT: BLAIR SCHLOSSBERG AND STEVEN DEMBY
NPUN COUNCIL DISTRICT 2

ADOPTED BY
DEC 0 2 2002

COUNCIL
substitute

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

Date Referred 10/21/02

Referred To: ZRB & Zoning

First Reading

Committee Zoning
Date Nov. 16, 2002
Chair Samuel Starks

Committee	_____
Date	<u>Nov. 26, 2002</u>
Chair	<u>Samuel Starks</u>
Actions:	_____
Fav, Adv, Held (see rev. side)	_____
Other:	<u>substitute</u>
Members	_____
Refer To	_____

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

COUNCIL ACTION

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

CERTIFIED

DEC 0 2 2002

CERTIFIED

DEC 0 2 2002

Ronald B. Hamilton Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

Shirley Franklin
APPROVED
DEC 10 2002