

A SUBSTITUTE ORDINANCE

03-O-0765

BY: COMMITTEE ON COUNCIL

AN ORDINANCE TO CORRECT CONDITION 23 TO Z-97-58, 98-0-0080, WHICH INADVERTENTLY REQUIRED A TRANSPORTATION MANAGEMENT PLAN BASED UPON ACTUAL TRAFFIC COUNTS FROM OCCUPIED BUILDINGS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT; AND FOR OTHER PURPOSES

WHEREAS, Z-97-58, 98-0-0080, rezoning property at 1300 Mecaslin Street, N.W. from I-2 to C-4-C for the development of Atlantic Station was adopted by City Council on April 6, 1998 and approved by the Mayor on April 13, 1998;

WHEREAS, Section 2 of said ordinance provides that the Director, Bureau of Buildings, shall issue a building permit for the development of said property only in compliance with the conditions to the rezoning and said ordinance enumerates site plans as conditions in subsections 1 through 4 and references in subsection 5 the attached written conditions, Nos. 1-27;

WHEREAS, Condition 23 requires a transportation management plan (TMP) be developed through the implementation of an annual commute mode survey taken from the day of initial occupancy of each tenant employing more than 50 employees;

WHEREAS, Condition 23 also provides that the Bureau of Buildings shall not issue a building permit until such time as the applicant has submitted the TMP;

WHEREAS, it is impossible to comply with Condition 23 since a TMP based on occupancy of buildings cannot be accomplished until building permits are issued to construct the buildings;

NOW THEREFORE BE AND IT IS HEREBY ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA AS FOLLOWS:

Section 1. Condition 23 shall remain as originally stated except that the first sentence of Condition 23 which reads as follows is hereby deleted:

The Bureau of Buildings shall not issue a building permit until such time as the applicant has submitted a transportation management plan (TMP) for all non-residential components.

and replaced with the following sentence:

The applicant is required to submit a transportation management plan (TMP) for all non-residential components within sixty (60) days of completion of the annual commute mode survey as set forth herein.

Section 2. That all ordinances or parts of ordinances in conflict with this ordinance shall be repealed.

A true copy,

Rhonda Daughin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

MAY 19, 2003

MAY 28, 2003

98-0-0080

Municipal Clerk
Atlanta, Georgia

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-97-58

AN ORDINANCE TO REZONE PROPERTY FROM THE I-2 (HEAVY INDUSTRIAL) DISTRICT TO THE C-4-C (CENTRAL AREA COMMERCIAL RESIDENTIAL-CONDITIONAL) DISTRICT, PROPERTY LOCATED AT 1300 MECASLIN STREET, N.W. AND FOR OTHER PURPOSES.

APPLICANT: ATLANTIS 16TH, L.L.C.

OWNER: AUTHORITY LAND COMPANY, FOURTEENTH
LAND CORP., ATLANTIC STEEL INDUSTRIES, INC.

NPU-E

COUNCIL DISTRICT 7&8

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS:

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 1300 Mecaslin Street, N.W., be changed from the I-2 (Heavy Industrial) District to the C-4-C (Central Area Commercial Residential-Conditional) District to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 108, 148, and 149 of the 17th District, Fulton County, Georgia, being more particularly shown on the attached map.

SECTION 2. 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 following conditions:

1. The Use Diagram ("Diagram") attached hereto and titled "Proposed Atlantic Steel Redevelopment for Jacoby Development Incorporated, prepared by Thompson, Ventulett, Stainback and Associates, and stamped received by the Bureau of Planning April 3, 1998.
2. The plan drawing of proposed 16th and 17th Streets, stamped received by the Bureau of Planning April 3, 1998.
3. The drawing of a section through 16th Street, stamped received by the Bureau of Planning April 3, 1998.
4. The drawing of a section through 17th Street, stamped received by the Bureau of Planning April 3, 1998.
5. The attached written conditions, Nos. 1 - 27.

The conditions hereby approved 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 Municipal Clerk, be changed to conform with the terms of this ordinance.

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

A true copy,

Rhonda Daughin Johnson
Deputy Clerk, CMC

ADOPTED as amended
APPROVED by the Mayor

April 06, 1998
April 13, 1998



**ATLANTIC STEEL
Z-97-58 CONDITIONS**

1. The property will be rezoned to the C-4-C zoning classification with a maximum development limitation of 50 percent of the allowable residential FAR and 30 percent of the allowable non-residential FAR under such classification. These development limitations shall apply to the property as a whole and not to any component tract.
2. The property shall be developed in accordance with the Use Diagram ("Diagram") attached hereto and titled "Proposed Atlantic Steel Redevelopment for Jacoby Development Incorporated, prepared by Thompson, Ventulett, Stainback and Associates stamped received by the Bureau of Planning April 3, 1998, more particularly as follows:
 - A. The Street system will be constructed as indicated on the Diagram. Bike lanes shall be included on 17th Street, State Street (including loop north of 17th Street), and Center Street.
 - B. The Area south of 16th Street as shown on the Diagram and east of State Street will be developed in accordance with the standards of the R-5 zoning classification.
 - C. The area south of 16th Street as shown on the Diagram and between State and Mecalvin Streets will be developed in accordance with the standards of the RG-3 zoning classification with a maximum 35' height restriction on the State Street side and those units facing State Street.
 - D. Areas north of 16th Street as indicated on the Diagram and specified as "Low Rise Residential" will be restricted to residential use except for a maximum of 10 percent accessory retail use and shall be contained in buildings not greater than four (4) stories in height.
 - E. Not less than 90 percent of the developed square footage in the area designated as "Predominantly Residential" on the Diagram shall contain residential and accessory uses.
3. The development will be subject to restrictive covenants which will provide for maintenance of open space areas and architectural control, through an architectural review board, of all buildings. The developer will include a representative from Home Park neighborhood and a representative from Loring Heights neighborhood on the architectural review board.
4. The developer will work with the City and Home Park to limit cut-through traffic on residential streets perpendicular to and south of 16th Street by means of cul-de-sacs, speed humps, gates, control arms, and other traffic-calming devices. The developer will work with the City and Loring Heights neighborhood to limit cut-through traffic on Bishop Street.

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5. There will be open space of not less than seven acres which will include a lake and landscaped area as indicated in the "Predominantly Residential" area of the Diagram.

Design standards with dimensions for streetscape, pedestrian circulation and bike paths will be indicated on the attached drawing from Thompson, Ventulett and Stainback (TVS), and pedestrian and bicycle elements will be installed concurrently with the street system. These standards are shown in the attached drawings dated February 2, 1998, stamped received by the Bureau of Planning April 3, 1998, and respectively include: (a) a plan drawing of proposed 16th and 17th Streets; (b) a section through 16th Street; and (c) a section through 17th Street.

7. The development will not utilize the existing at-grade crossing over the railroad at Mecaslin Street, and will not pursue any other crossing into Mecaslin Street north of the railroad, except to provide for a trail link, and will support closure of the crossing by the City. However, the crossing will be retained as a signalized bike/pedestrian crossing and the developer shall construct a 12 foot concrete multi-use trail connection to this crossing from the bike lanes on 17th Street and from the multi-use trail running parallel to the Southern railroad right-of-way.
8. The developer will incorporate public art as possible into the development.
9. The Bureau of Buildings shall not issue permits for any buildings or structures on the property, except for infrastructure improvements (defined as bridge/road access and water/sewage projects and remediation of existing utilities) until a contract is approved for construction of the 17th Street bridge over I-75/85.
10. The developer will incorporate people movers and other alternative forms of public transportation into its plans, subject to the required approvals by federal, state, City of Atlanta, and MARTA, including plans for access to the Marta Arts Center station as well as provision for connection to the rail corridor to the west and will use its best efforts to see that such transportation is provided.
11. All buildings along the new 17th Street in the area of the property designated as "Mixed Use" on the Diagram will contain ground level retail facing the street.
12. Service and loading areas, will be placed underground or in otherwise inconspicuous areas.
13. All utilities will be underground.
14. The developer will use its best efforts to ensure that development is phased so that the proposed residential space is developed in advance of, or concurrent with, retail/commercial space in such a manner that when 100 percent of the proposed retail/commercial space has been built, 100 percent of the proposed residential space shall also have been built.
15. The primary pedestrian entrance to any building shall face toward the public sidewalk.

16. Along the new 17th Street in the area of the property designated as "Mixed Use" on the Diagram, no parking or driveways shall be permitted between any building and the sidewalk; provided, however, that hotels may have circular driveways in the front of a building for the purpose of providing for the arrival and departure of guests; and that a building surrounded on more than one side by public streets may have a circular drive on any one except 17th Street.
17. Along the new 17th Street in the area of the property designated as "Mixed Use" on the Diagram, the number of curb cuts shall be limited to one per building per street, provided, however, that properties fronting on 17th Street shall not be permitted to have curb cuts onto 17th Street, with the exception of parking garages and hotels with circular driveways, which may have a maximum of two curb cuts from any street frontage which serve a circular driveway.
18. Along the new 17th Street in the area of the property designated as "Mixed Use" on the Diagram, buildings shall be set back no more than 25 feet from the edge of the street curb, except to provide for public plazas, pedestrian space, or usable public green space.
19. The Bureau of Buildings shall not issue a building permit until such time as the Commissioner of the Department of Public Works has certified that for each prospective phase of development the sanitary sewer capacity is sufficient to carry the projected additional flow, and such building permit shall require the installation of non-bypass style grease traps for all proposed restaurants.
20. A final landscape plan, including a phasing plan, shall be approved by the Bureau of Planning. The Bureau of Buildings shall not issue temporary or permanent Certificates of Occupancy unless and until it has inspected the property and verified that the entire landscape plan has been fully implemented, in accordance with the applicant's phasing plan.
21. All proposed pedestrian and open space improvements, as required in condition 6 above, shall be fully implemented prior to temporary or permanent Certificates of Occupancy being issued, in accordance with the phasing plan to be approved by the Bureau of Planning.
22. The Department of Public Works shall not issue any clearing and grading permits for any building components of this project until such time as the Bureau of Buildings has issued a building permit which includes a stormwater drainage plan, approved by the Department of Public Works.
23. The Bureau of Buildings shall not issue a building permit until such time as the applicant has submitted a transportation management plan (TMP) for all non-residential components. The number of single occupancy vehicle trips proposed to be generated by this project exceeding 5,366 peak period a.m. trips will be mitigated by the development of a TMP. This plan will be developed through the implementation of an annual commute mode survey. Said survey will be submitted on an annual basis from the day of initial occupancy of each tenant employing more than 50 employees. The survey will be based on a continuous five-day work week for all employees arriving at the work site between 6:00 a.m. and 10:00 a.m., Monday through Friday. Based upon the survey information, the employer will develop a



TMP. The TMP will contain strategies and implementation programs for reducing the number of single occupant vehicle trips by 25 percent during a five year period from the first day of initial occupancy. Said TMP shall include, but not be limited to:

- A. An estimate of the number of employees and visitors per hour estimated to use rail and bus transit throughout the day, and a bus and rail schedule showing the frequencies of stops near the property.
 - B. A description of how information regarding new or existing transit stops and building access to such stops will be displayed on the property in indoor or outdoor locations.
 - C. A program to promote and maintain employee participation in carpooling, van-pooling and use of mass transit, including a system for monitoring the number of, and travel patterns of, ride sharers.
 - D. Identification of nearby land uses that are projected to generate high volumes of pedestrian traffic and an illustration of the means of pedestrian access an assurance of continuity to these land uses from within the property.
 - E. An illustration of the means of ingress and egress for motorized vehicles.
 - F. A statement committing to support for, and participation in a Transportation Management Association (TMA) and the funding mechanism necessary to support its activities.
 - G. During the construction of the project, the developer will post and issue notices directing all construction traffic to avoid all residential streets surrounding the development.
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24. The Bureau of Buildings shall not issue a building permit for any structures until such time as confirmation that the Phase II (environmental) Work-plan has been fully implemented and that the applicant has certified to the Commissioner of Planning Development and Neighborhood all other necessary site remediation has been fully executed. Said work-plan is a matter of public record according to August 25, 1997, letter from State of Georgia Environmental Protection Division.
 25. The developer shall encourage residential developers to provide residential units for owner occupancy, particularly on the low-rise units both north and south of 16th Street and in at least one of the high-rise residential structures.
 26. The developer(s) or member of the property owners association shall meet with the NPU on an annual basis, or at such time that a building permit is requested, to report on the status of the project.
 27. It is the intent of the City Council to pursue adoption of a Special Public Interest District (SPI) for an area that includes, but is not limited to, the Atlantic Steel property that incorporates the conditions herein contained.

RECEIVED
APR 03 1998
BUREAU OF
PLANNING

130'-0"

100'-0"

RETAIL

20'-0"

SERVICE

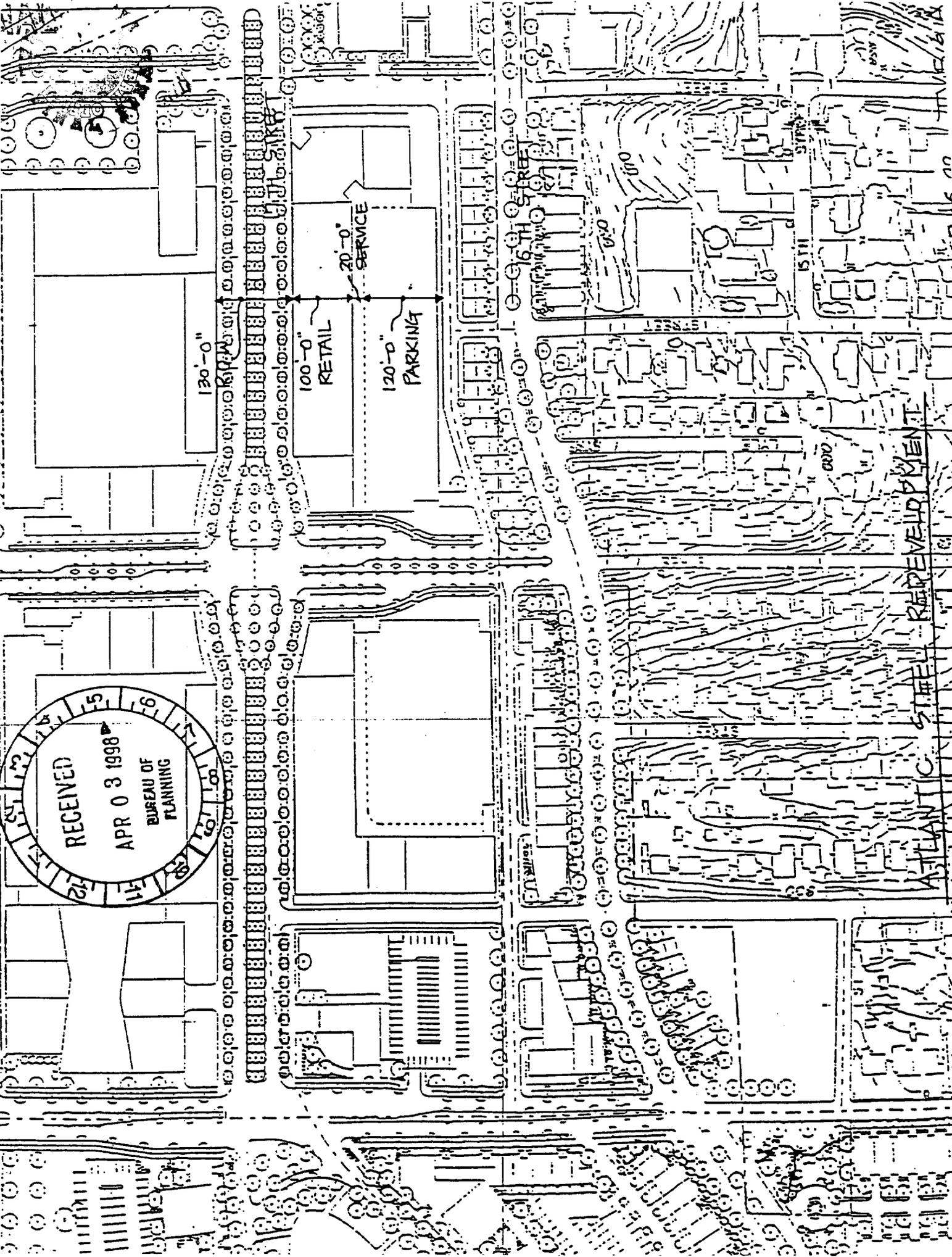
120'-0"

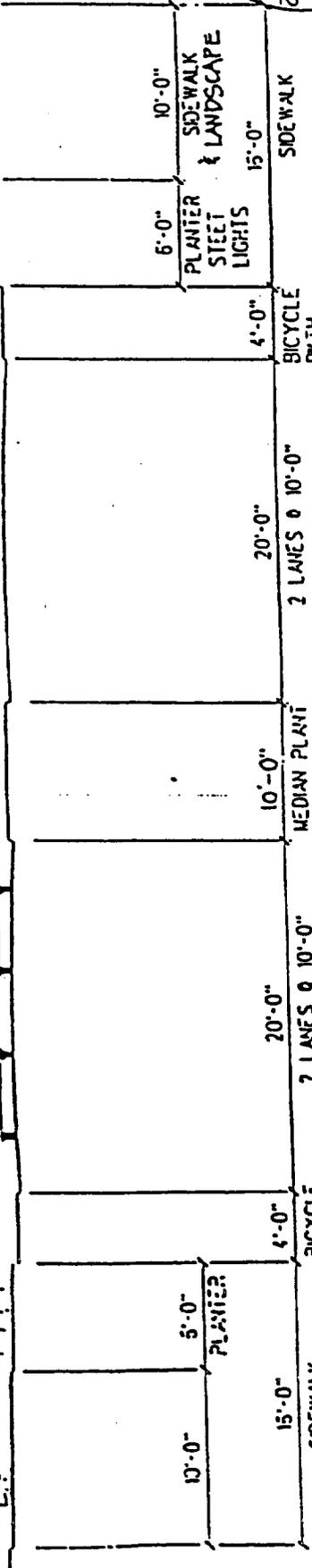
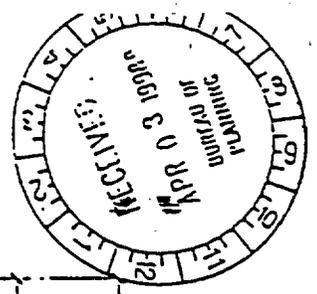
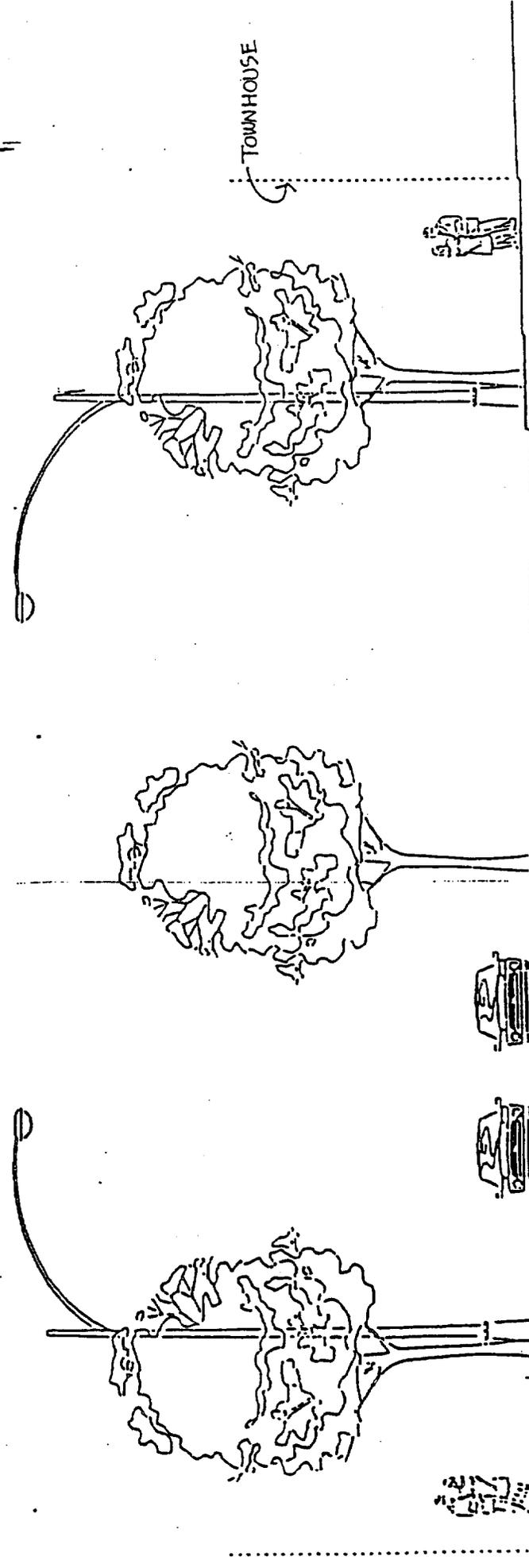
PARKING

6TH STREET

15TH

ATLANTIC STREET REDEVELOPMENT

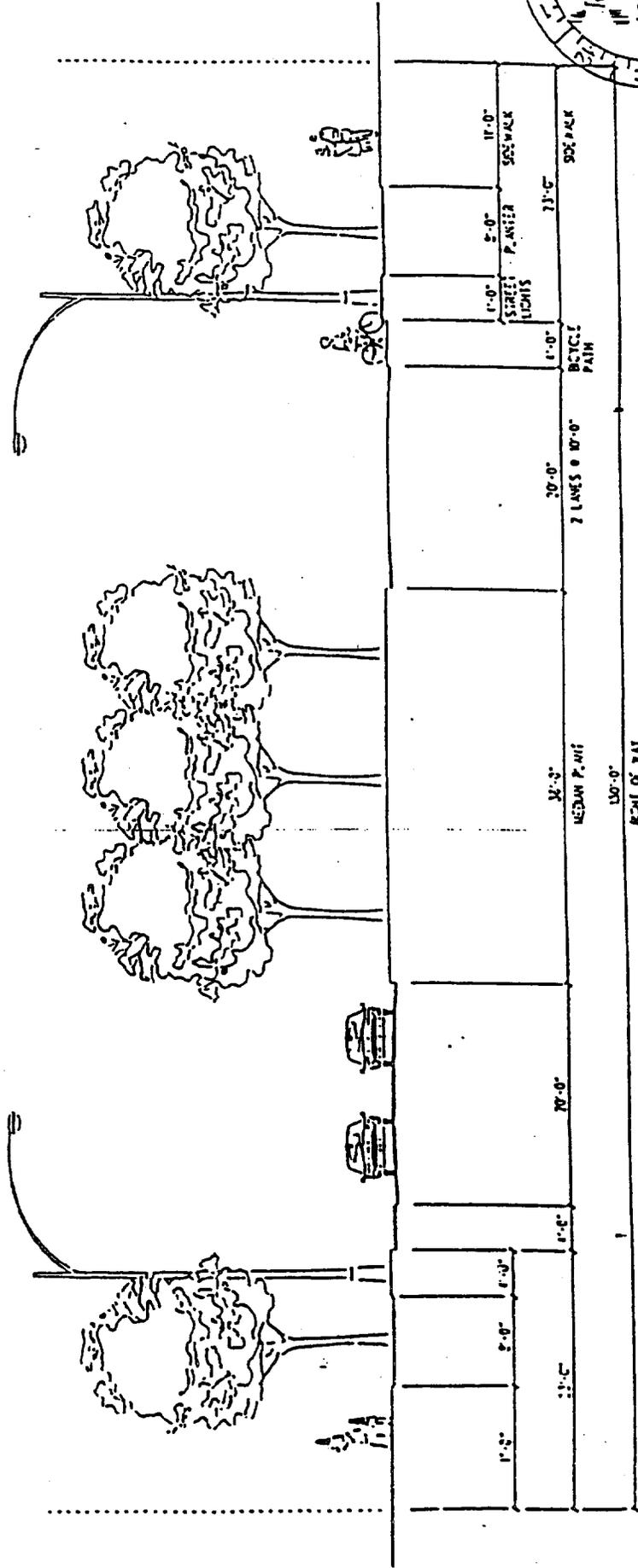
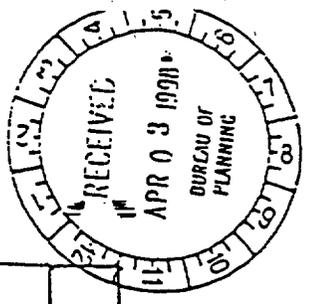




90'-0" RIGHT OF WAY

SECTION THRU 16th STREET

2-6-98 TVS & A



SECTION THRU 17th STREET



ATTACHMENTS
ON FILE
IN THE OFFICE OF
MUNICIPAL CLERK



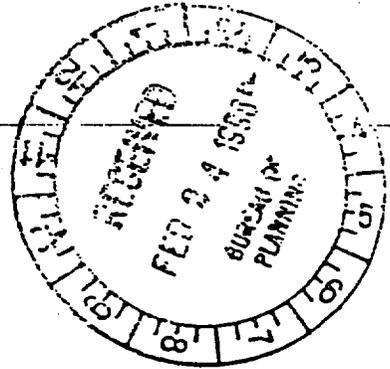
Property Description

All that tract or parcel of land located in the City of Atlanta in the 17th District of Fulton County, Georgia, and being in Land Lots 108, 148, and 149 described on a boundary survey for Atlantic Steel prepared by Rosser Lowe dated February 18, 1998.

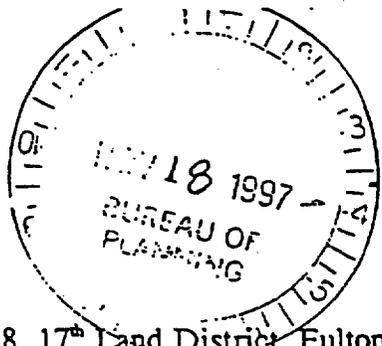
Beginning at a concrete monument located along the Eastern Right of Way Northside Drive (variable right of way) and the southern right of way of the Norfolk Southern Railroad thence along an arc curving to the right, having an arc length of 2044.25 feet with a chord distance of 2043.62 feet, with a radius of 23,768.60 feet on a bearing of North 58°50'23" East to a point along the southern right of way of the Norfolk Southern Railroad; Thence along an arc curving to the left having an arc length of 718.41 feet with a chord distance of 718.35 feet with a radius of 15,572.54 feet on a bearing of North 59°31'32" East to a point along the southern right of way of the Norfolk Southern Railroad; Thence along an arc curving to the left, having an arc length 1982.76 feet with a chord distance of 1976.75 feet with a radius of 7286.28 feet on a bearing of North 47°21'48" East to a point on the southern right of way of the Norfolk Southern Railroad and the western right of way of Interstate I-75; Thence continue a distance of 720.90 feet on a bearing of South 28°31'13" East to a point along the western right of way of Interstate I-75; Thence continue a distance of 151.20 feet on a bearing of South 08°29'28" East to a point on the western right of way of Interstate I-75; Thence continue a distance of 21.83 feet on a bearing of South 54°16'25" West to a point along the western right of way of Techwood Drive; Thence continue a distance of 146.91 feet on a bearing of South 09°29'11" East to a point along the western right of way of Techwood Drive; Thence continue a distance of 232.91 feet on a bearing of South 16°53'00" East to a point on the western right of way of Techwood Drive; Thence continue a distance of 304.11 feet on a bearing of South 19°44'31" East to a point on the western right of way of Techwood Drive; Thence continue a distance 54.76 feet on a bearing of South 04°08'12" East to a point on the western Right of Way of Techwood Drive; Thence continue a distance of 433.65 feet on a bearing of South 23°38'52" East to a point on the western right of way of Techwood Drive; Thence continue a distance of 318.32 feet on a bearing of South 24°08'49" East to a point on the western right of way of Techwood Drive; Thence continue a distance of 62.37 feet on a bearing of South 59°46'08" West to a point on the northern right of way of Sixteenth Street; Thence continue a distance of 2309.95 feet on a bearing of North 89°17'12" West to a point on the northern right of way of Sixteenth Street and the western right of way of Mecaslin Street; thence continue a distance of 514.70 feet on a bearing of South 00°05'26" West to an iron pin found on the western right of way of Mecaslin Street; Thence continue a distance of 821.00 feet on a bearing of South 89°53'12" West to a point; Thence continue a distance of 223.35 feet on a bearing of South 35°06'47" West to a point; Thence continue a distance of 705.00 feet on a bearing of South 51°19'26" West to a point; Thence continue a distance of 245.26 feet on a bearing of North 38°19'22" West to an iron pin found; Thence a distance of 611.07 feet on a bearing of North 89°47'24" West to a point on the Eastern right of way of Northside Drive; Thence continue a distance of 86.55 feet on a bearing of North 04°29'17" West to a point on the Eastern Right of Way of Northside Drive; Thence continue a distance of 250.03 feet on a bearing of North 82°39'01" East to a point;

Thence continue a distance of 279.98 feet on a bearing of North 07°22'17" West to a point; Thence continue a distance 82.61 feet on a bearing of South 82°34'07" West to a point; Thence continue a distance of 9.88 feet on a bearing of South 06°01'28" East to a point; Thence continue a distance of 112.05 feet on a bearing of South 82°38'24" West to a point; Thence continue a distance of 58.64 feet on a bearing on South 62°38'38" West to an iron pin found on the eastern right of way of Northside Drive; Thence continue a distance of 50.00 feet on a bearing of North 08°35'48" West to a concrete monument on the western right of way of Northside Drive and the southern right of way of the Norfolk Southern Railroad and the Point of Beginning.

Said parcel containing 119.9 acres more or less.



2-97-58



TRACT TWO

(Parcels I, II and III)

All that tract of parcel of land lying and being in Land Lot 148, 17th Land District, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point formed by the intersection of the southern margin of the right-of-way of Sixteenth Street and the eastern margin of the right-of-way of Mecaslin Street; thence running in an easterly direction along the southern margin of the right-of-way of Sixteenth Street a distance of 279 feet to a point located on the western margin of the right-of-way of State Street; thence running in a southerly direction along the western margin of the right-of-way of State Street a distance of 304.8 feet to a point located on the northern margin of the property now or formerly owned by Wiley J. Waters, Sr.; thence running in a westerly direction along the northern margin of the property now or formerly owned by Wiley J. Waters, Sr. a distance of 135 feet to a point; thence running in a southerly direction along the eastern boundary of the property now or formerly owned by Wiley J. Waters, Sr., Patricia P. Estes and Sibyle L. Herod a distance of 150 feet to a point located on the northern margin of the right-of-way of Fifteenth Street; thence running in a westerly direction along the northern margin of the right-of-way of Fifteenth Street a distance of 141.1 feet to a point located on the eastern margin of the right-of-way of Mecaslin Street; thence running in a northerly direction along the eastern margin of the right-of-way of Mecaslin Street a distance of 454 feet to the POINT OF BEGINNING.

7-97-58
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TRACT THREE

(Parcel IV)

All that tract or parcel of land lying and being in Land Lots 148 and 149, 17th Land District, Fulton County, Georgia and being more particularly described as follows:

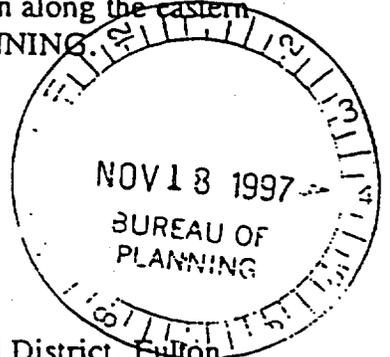
Beginning at a point formed by the intersection of the eastern margin of the right-of-way of Mecaslin Street and the southern margin of the right-of-way of Fifteenth Street; thence running in an easterly direction along the southern margin of the right-of-way of Fifteenth Street a distance of 275.8 feet to a point located on the western margin of the right-of-way of State Street; thence running in a southerly direction along the western margin of the right-of-way of State Street a distance of 400 feet to a point located on the northern margin of the right-of-way of Laurent Street; thence running in a westerly direction along the northern margin of the right-of-way of Laurent Street a distance of 274 feet to a point located on the eastern margin of the right-of-way of Mecaslin Street; thence running in a northerly direction along the eastern margin of Mecaslin Street a distance of 400 feet to the POINT OF BEGINNING.

TRACT FOUR

(Parcel V)

All that tract or parcel of land lying and being in Land Lot 148, 17th Land District, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point formed by the intersection of the eastern margin of the right-of-way of State Street and the southern margin of the right-of-way of Sixteenth Street; thence running in an easterly direction along the southern margin of the right-of-way of Sixteenth Street a distance of 271.4 feet to a point located on the western margin of the right-of-way of Atlantic Drive; thence running in a southerly direction along the western margin of the right-of-way of Atlantic Drive a distance of 302.3 feet to a point located on the northern boundary of the property now or formerly owned by Carol King Rodriguez et al.; thence running in a westerly direction along the northern boundary of the property now or formerly owned by Carol King Rodriguez et al. and Home Park Homes Inc. a distance of 271 feet to a point on the eastern margin of the right-of-way of State Street; thence running in a northerly direction along the eastern margin of the right-of-way of State Street a distance of 304.8 feet to the POINT OF BEGINNING.



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TRACT FIVE

(Parcel VI)

All that tract or parcel of land lying and being in Land Lot 108, 17th Land District, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point formed by the intersection of the eastern margin of the right-of-way of Atlantic Drive and the southern margin of the right-of-way of Sixteenth Street; thence running in easterly direction along the southern margin of the right-of-way of Sixteenth Street a distance of 235.1 feet to the western margin of the right-of-way of Francis Street; thence running in a southerly direction along the western margin of the right-of-way of Francis Street a distance of 150 feet to a point located on the northern boundary of the property now or formerly owned by Darcel A. Cosgrove; thence running in a westerly direction along the northern boundary of the property now or formerly owned by Darcel A. Cosgrove a distance of 115 feet to a point; thence running in a southerly direction along the western boundary of the property now or formerly owned by owned by Darcel A. Cosgrove a distance of 50 feet to a point; thence running in a westerly direction along the northern boundary of the property now or formerly owned by Douglas S. Wood a distance of 125 feet to a point located on the eastern margin of the right-of-way of Atlantic Drive, said point being 200 feet southerly as measured along the eastern margin of the right-of-way of Atlantic Drive from the point of beginning; thence running in a northerly direction along the eastern margin of the right-of-way of Atlantic Drive a distance of 200 feet to the POINT OF BEGINNING.

TRACT SIX

(Parcel VII)

All that tract or parcel of land lying and being in Land Lot 108, 17th Land District, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point located at the intersection of the eastern margin of the right-of-way of Francis Street and the southern margin of the right-of-way of Sixteenth Street; thence running easterly along the southern margin of the right-of-way of Sixteenth Street a distance of 239.8 feet to a point located on the western margin of the right-of-way of Holly Street; thence running in a southerly direction along the western margin of the right-of-way of Holly Street a distance of 300 feet to a point located on the northern boundary of the property now or formerly owned by Hazel K. McCrary et al.; thence running in a westerly direction along the northern boundary of the property now or formerly owned by Hazel K. McCrary et al. a distance of 120 feet; thence running in a northerly direction along the eastern boundary of the

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property now or formerly owned by Fourteenth Land Corp. and Mary Louise Shirley a distance of 100 feet to a point; thence running in a westerly direction along the property now or formerly owned by Mary Louise Shirley a distance of 120 feet to a point located on the eastern margin of the right-of-way of Francis Street; said point being 200 feet southerly as measured along the eastern margin of the right-of-way of Francis Street from the point of beginning; thence running in a northerly direction along the eastern margin of Francis Street a distance of 200 feet to the POINT OF BEGINNING.

TRACT SEVEN

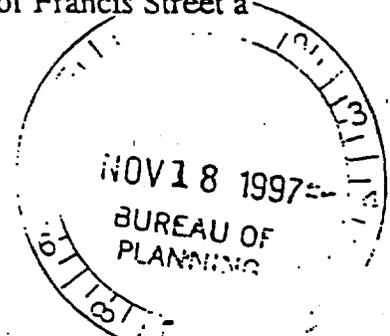
(Parcel VIII)

All that tract or parcel of land lying and being in Land Lot 108, 17th Land District, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point formed by the intersection of the southern margin of the right-of-way of Sixteenth Street and the eastern margin of the right-of-way of Holly Street; thence running in a southerly direction along the eastern margin of Holly Street a distance of 106 feet to a point located on the northern boundary of the property now or formerly owned by Ivan D. Hussey Life Estate; thence running in an easterly direction along the northern boundary of the property now or formerly owned by Ivan D. Hussey Life Estate a distance of 86 feet to a point located on the western boundary of the property now or formerly owned by Hoyt Palmer et al.; thence running in a northerly direction along the western boundary of the property now or formerly owned by Hoyt Palmer et al. a distance of 38 feet to a point; thence running in an easterly direction along the northern boundary of the property now or formerly owned by Hoyt Palmer et al. a distance of 67.5 feet to a point located in the western margin of the right-of-way of Lyle Place; thence running in a northerly direction along the western margin of the right-of-way of Lyle Place a distance of 68 feet to a point formed by the intersection of the western margin of the right-of-way of Lyle Place and the southern margin of the right-of-way of Sixteenth Street; thence running in a westerly direction along the southern margin of the right-of-way of Sixteenth Street a distance of 146.8 feet to the POINT OF BEGINNING.

TRACT EIGHT

All that tract or parcel of land lying and being in Land Lot 108, 17th Land District, Fulton County, Georgia and being more particularly described as follows:



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CDP-97-31

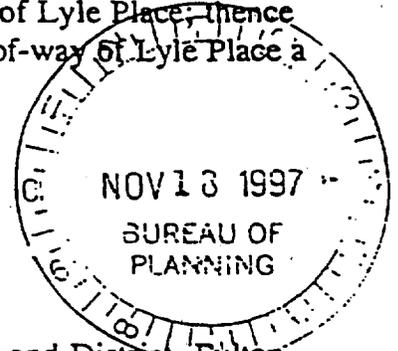
Beginning at a point formed by the intersection of the southern margin of the right-of-way of Sixteenth Street and the eastern margin of the right-of-way of Lyle Place; thence running in an easterly direction along the southern margin of the right-of-way of Sixteenth Street a distance of 153.9 feet to a point located on the western margin of the right-of-way of Barnes Street; thence running in a southerly direction along the western margin of the right-of-way of Barnes Street a distance of 180 feet to a point located on the northern boundary of the property now or formerly owned by Dennis W. Hamilton; thence running in a westerly direction along the northern boundary of the property now or formerly owned by Dennis W. Hamilton a distance of 93.9 feet to a point located on the eastern boundary of the property now or formerly owned by Philip A. and Ann S. Watkins; thence running in a northerly direction along the eastern margin of the property now or formerly owned by Philip A. and Ann S. Watkins a distance of 14 feet to a point located on the northern margin of the property now or formerly owned by Philip A. and Ann S. Watkins; thence running in a westerly direction along the northern boundary of the property now or formerly owned by Philip A. and Ann S. Watkins a distance of 60 feet to a point located on the eastern margin of the right-of-way of Lyle Place; thence running in a northerly direction along the eastern margin of the right-of-way of Lyle Place a distance of 166 feet to the POINT OF BEGINNING.

TRACT NINE

(Parcels IX and X)

All that tract or parcel of land lying and being in Land Lot 108, 17th Land District, Fulton County, Georgia and being more particularly described as follows:

~~Beginning at a point formed by the intersection of the western margin of the right-of-way of~~
Fowler Street and the southern margin of the right-of-way of Sixteenth Street; thence running in a southerly direction along the western margin of the right-of-way of Fowler Street a distance of 243.7 feet to a point located on the centerline of a 10 foot alley; thence running along the centerline of a 10 foot alley a distance of 175 feet to a point located on the centerline of a 10 foot alley; thence running in a northerly direction along the centerline of a 10 foot alley a distance of 95 feet to a point located on the northern boundary of the property now or formerly owned by Web Service Co., Inc. Co.; thence running in a westerly direction along the northern boundary of the property now or formerly owned by Web Service Co., Inc. a distance of 175 feet to a point located on the eastern margin of the right-of-way Barnes Street; thence running in a northerly direction along the eastern margin of the right-of-way of Barnes Street a distance of 158.2 feet to a point located on the southern margin of the right-of-way of Sixteenth Street; thence running in an easterly direction along the southern margin of the right-of-way of Sixteenth Street a distance of 195 feet to a point located on the western boundary of the property now or formerly owned by Robert L. Nagle; thence running in a southerly direction along the western boundary of the property now or formerly owned by Robert L.



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then a distance of 62 feet to a point; thence running in an easterly direction along the southern boundary of the property now or formerly owned by Robert L. Nagle a distance of 48 feet to a point; thence running in a northerly direction along the eastern boundary of the property now or formerly owned by Robert L. Nagle a distance of 62 feet to a point located on the southern margin of the right-of-way of Sixteenth Street; thence running in an easterly direction along the southern margin of the right-of-way of Sixteenth Street a distance of 107 feet to the POINT OF BEGINNING.

TRACT TEN

(Parcel XI)

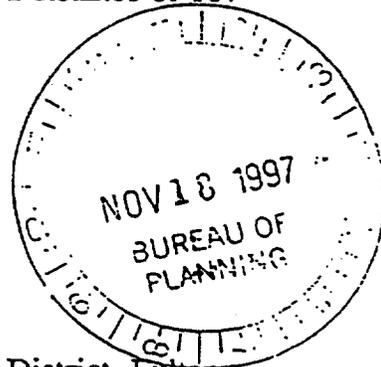
All that tract or parcel of land lying and being in Land Lot 108, 17th Land District, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point formed by the intersection of the southern margin of the right-of-way of Sixteenth Street and the western margin of the right-of-way of Techwood Drive; thence running in a southerly direction along the western margin of the right-of-way of Techwood Drive a distance of 155 feet to a point located on the northern boundary of the property now or formerly owned by Fourteenth Land Corp.; thence running in a westerly direction along the northern boundary of the property now or formerly owned by Fourteenth Land Corp. a distance of 180 feet to a point located on the eastern boundary of the property now or formerly owned by Fourteenth Land Corp.; thence running in a westerly direction along the boundary of the property now or formerly owned by The Coca-Cola Bottlers Assn. a distance of 36.51 feet; thence running northerly along the eastern boundary of the property now or formerly owned by The Coca-Cola Bottlers Assn. a distance of 155 feet to the southern margin of the right-of-way of Sixteenth Street; thence running easterly along the southern margin of the right-of-way of Sixteenth Street a distance of 216 feet to the POINT OF BEGINNING.

PARCEL 4

All that tract or parcel of land lying and being in Land Lot 148, 17th Land District, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point formed by the intersection of the eastern margin of the right-of-way of Mecaslin Street and the southeastern margin of the right-of-way of the Southern Railway System Main Tracks; thence running northeasterly along the southeastern margin of the

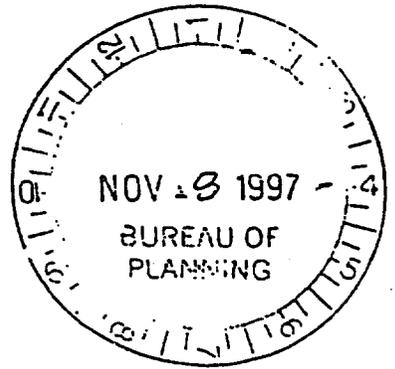


Z-97-58
COB-97-21

FRU-1

Southern Railway System Main Tracks a distance of 329.2 feet to a point; thence running in a southeasterly direction and forming an interior angle of 89 degrees 59 minutes 28 seconds with the preceding course a distance of 237.5 feet to a point located on the northwestern margin of the right-of-way of the Southern Railway System Spur Track; thence running in a southwesterly direction along the northwestern margin of the right-of-way of the Southern Railway System Spur Track a distance of 507.5 feet to a point located on the eastern margin of the right-of-way of Mecaslin Street; thence running in a northerly direction along the eastern margin of the right-of-way of Mecaslin Street a distance of 253.41 feet to the POINT OF BEGINNING.

167968



7-97-58
CD-97-31

RCS# 237
4/06/98
4:27 PM

Atlanta City Council

Regular Session

98-O-0080

1300 MECASLIN STREET, N.W. CHANGE I-2 TO
C-4-C.
ADOPT AS AMEND

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

Y McCarty	Y Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	Y Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

RCS# 236
4/06/98
4:25 PM

Atlanta City Council

Regular Session

98-O-0080

1300 MECASLIN STREET, N.W. CHANGE I-2 TO
C-4-C.
AMEND/STARNES

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

Y McCarty	Y Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	Y Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

RCS# 4746
5/19/03
5:56 PM

Atlanta City Council

Regular Session

03-0-0765 Correct Condition to Z-97-58/98-0-0080
 Re: Transportation Management Plan
 ADOPT ON SUB

YEAS: 9
NAYS: 1
ABSTENTIONS: 0
NOT VOTING: 5
EXCUSED: 0
ABSENT 1

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

03-0-0765

(Do Not Write Above This Line)

A SUBSTITUTE ORDINANCE

BY: COMMITTEE ON COUNCIL

AN ORDINANCE TO CORRECT CONDITION 23 TO Z-97-58, 98-0-0080, WHICH INADVERTENTLY REQUIRED A TRANSPORTATION MANAGEMENT PLAN BASED UPON ACTUAL TRAFFIC COUNTS FROM OCCUPIED BUILDINGS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT; AND FOR OTHER PURPOSES

ADOPTED BY

MAY 19 2003

COUNCIL

- CONSENT REFER *Substitute*
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred

Referred To:

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
Date _____
Chair _____
Referred To _____

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)
Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)
Other

Members

Refer To

Second Reading

Committee _____
Date _____
Chair _____
Referred To _____

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)
Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)
Other

Members

Refer To

- FINAL COUNCIL ACTION
- 2nd
 - 1st & 2nd
 - 3rd
 - Consent
 - V Vote
 - RC Vote

CERTIFIED

CERTIFIED
MAY 19 2003

ATLANTA CITY COUNCIL PRESIDENT
Patricia W. Herbert

CERTIFIED
MAY 19 2003
R. L. ...
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

MAY 28 2003

WITHOUT SIGNATURE
BY OPERATION OF LAW