



City Council
Atlanta, Georgia

04- 0 -1136

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-52
5-11-04

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, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **Brenda Drive, S.W.** be changed from the **R-4 (Single-Family Residential)** 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 **36** of the **14thFF** District of **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 Chapters 19A through 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.

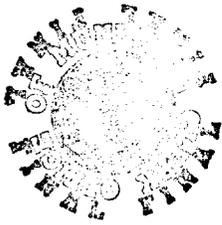
SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Shonda Daughtrio Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

AUG 16, 2004
AUG 20, 2004



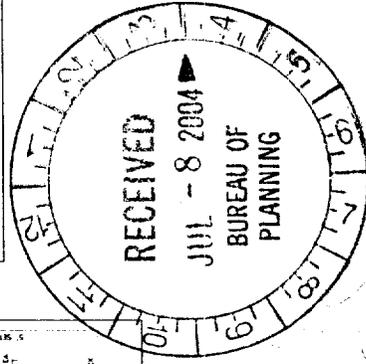
Conditions for Z-04-52

1. Site plan entitled "Zoning Plan, Princeton Lakes – Phase IV, City of Atlanta, Georgia" prepared by Southeastern Civil Engineering, LLC, dated June 15, 2004 and marked received by the Bureau of Planning July 8, 2004.
2. Provisions for maintaining the common areas, including open space and driveways, shall be through a homeowners association to be formed and created under terms and provisions of executed restrictive and protective covenants to be filed at the appropriate time.

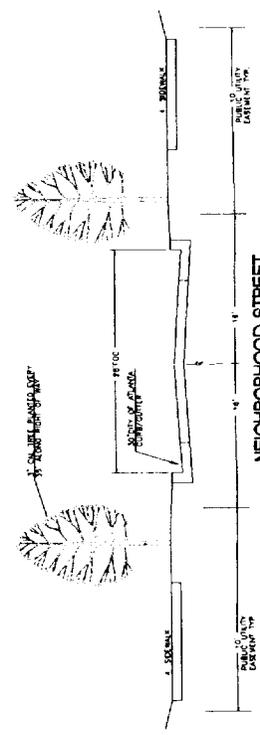
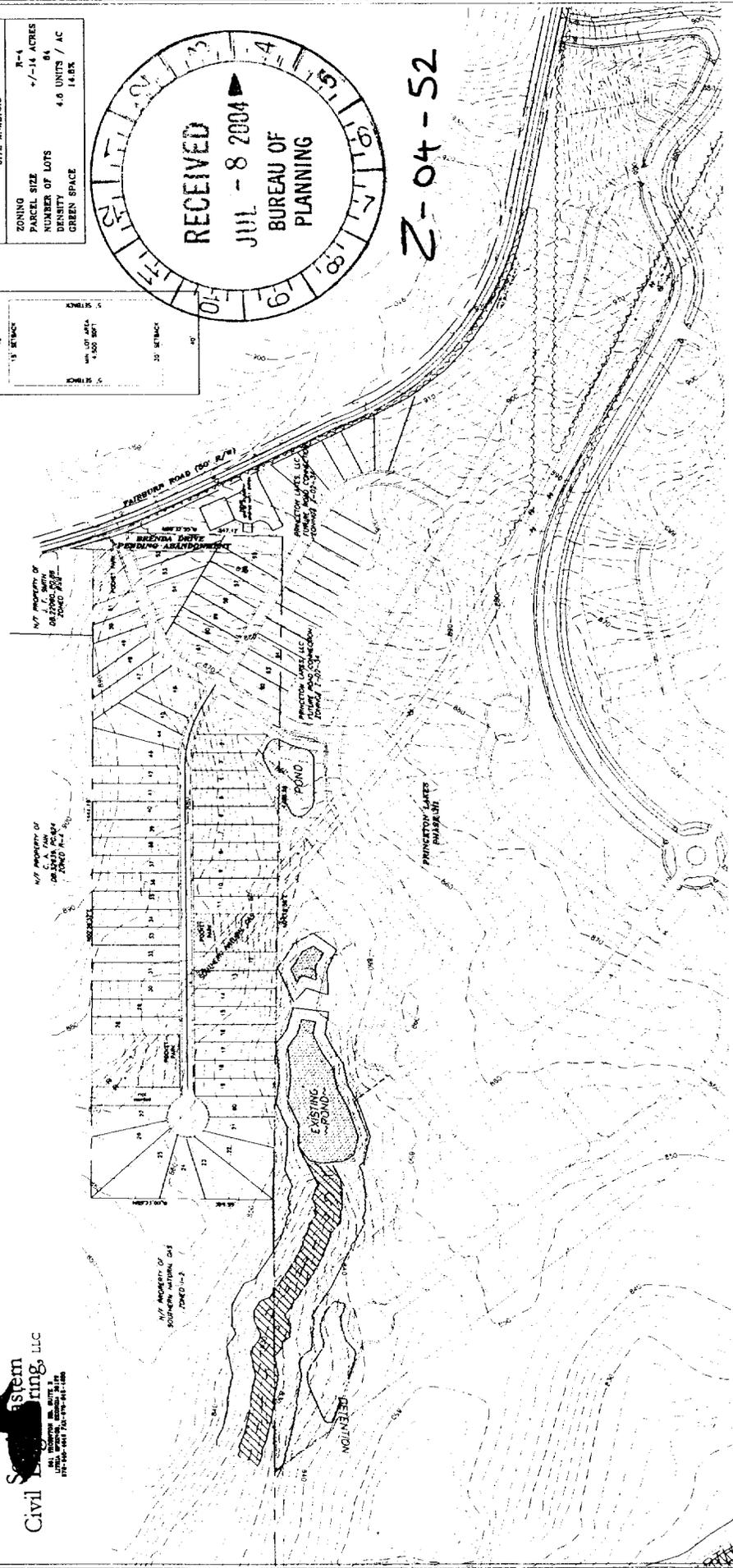


Civil Engineering, LLC
 1111 WOODRIDGE DR. SUITE 111
 ATLANTA, GA 30328
 404-525-1111 FAX 404-525-1100

SITE ANALYSIS	
ZONING	R-4
PARCEL SIZE	7.14 ACRES
NUMBER OF LOTS	64
DENSITY	4.6 UNITS / AC
GREEN SPACE	14.8%



Z-04-52

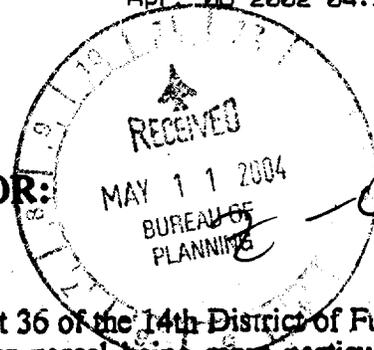


ZONING PLAN
 PRINCETON LAKES - PHASE IV
 CITY OF ATLANTA, GEORGIA

Scale: 1" = 100'
 8/18/04



**LEGAL DESCRIPTION FOR:
TRACT "A" & "B"**



All that tract or parcel of land lying or being in Land Lot 36 of the 14th District of Fulton County, Georgia, being within the City of Atlanta said tract or parcel being more particularly described as follows:

Beginning at the point of intersection of the Southeast right-of-way of Fairburn Road (40' R/W) with the South right-of-way of Brenda Drive (apparent 30' R/W); thence, westerly along the South right-of-way of Brenda Drive a distance of 50.01 feet to a point, said point being the **TRUE POINT OF BEGINNING**; thence, continue along said right-of-way S.89°56'21"E. a distance of 24.54 feet to a point; thence, N.89°57'23"E. a distance of 53.68 feet to a point; thence, N.89°44'14"E. a distance of 47.10 feet to a point; thence, N.89°33'03"E. a distance of 51.16 feet to a point; thence, S.88°49'42"E. a distance of 51.23 feet to a point; thence, S.89°56'24"E. a distance of 49.52 feet to a point; thence, S.89°38'27"E. a distance of 38.36 feet to a point; thence, S.89°38'27"E. a distance of 12.89 feet to a point; thence, S.87°39'47"E. a distance of 48.41 feet to a point; thence, S.85°23'10"E. a distance of 38.89 feet to a point; thence, departing the South right-of-way of Brenda Drive S.01°40'20"W. a distance of 1444.43 feet to an iron pin found (2" axle); thence, N.89°00'00"W. a distance of 399.58 feet to an iron pin found (1" crimp top pipe); thence, N.01°02'08"E. a distance of 1442.97 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 13.5303 acres, and is shown as Tract "A" & "B" on the Boundary Survey for: Alpharetta Realty, prepared by David A. Burre Engineers & Surveyors, Inc. dated February 27, 2002.

04-0-1136
 (Do Not Write Above This Line)

AN ORDINANCE BY: ZONING COMMITTEE 2-04-52

AN ORDINANCE TO REZONE FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-MU (PLANNED DEVELOPMENT-MIXED USE) DISTRICT, PROPERTY LOCATED AT BRENDA DRIVE, S.W., FRONTING 415.78 FEET ON THE SOUTH SIDE OF BRENDA DRIVE BEGINNING 50 FEET EAST FROM THE SOUTHEAST CORNER OF FAIRBURN ROAD. DEPTH: 1444.43 FEET; AREA: 13.5303 ACRES; LAND LOT 36, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: PRINCETON LAKES, LLC APPLICANT: JAMES R. BAILEY NPU-P COUNCIL DISTRICT 11

ADOPTED BY

AUG 16 2004

COUNCIL

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

Date Referred 8/21/04

Referred To: ZRB + Zoning

Date Referred

Referred To:

Date Referred

Referred To:

First Reading
 Committee ZONING
 Date 8/16/2004
 Chair James R. Bailey
 Referred To James R. Bailey

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

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Refer To

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

CERTIFIED

CERTIFIED
 AUG 16 2004

ATLANTA CITY COUNCIL PRESIDENT

James R. Bailey

AUG 16 2004

James R. Bailey
 MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED
James R. Bailey
 AUG 20 2004
 MAYOR