

Municipal Clerk
Atlanta, Georgia

04-0-1406

AN ORDINANCE
BY: ~~ZONING COMMITTEE~~

Z-04-87
August 16, 2004

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 **908-930 Canterbury Road, N.E.** be changed from **the PD-H (Planned Development-Housing) District and R-3 (Single-Family Residential) District**, to the **PD-H (Planned Development-Housing) District**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 6 and 7 of the 17th 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.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 Daughin Johnson
Municipal Clerk, CMC

ADOPTED as amended by the Council
APPROVED by the Mayor

DEC 06, 2004
DEC 10, 2004



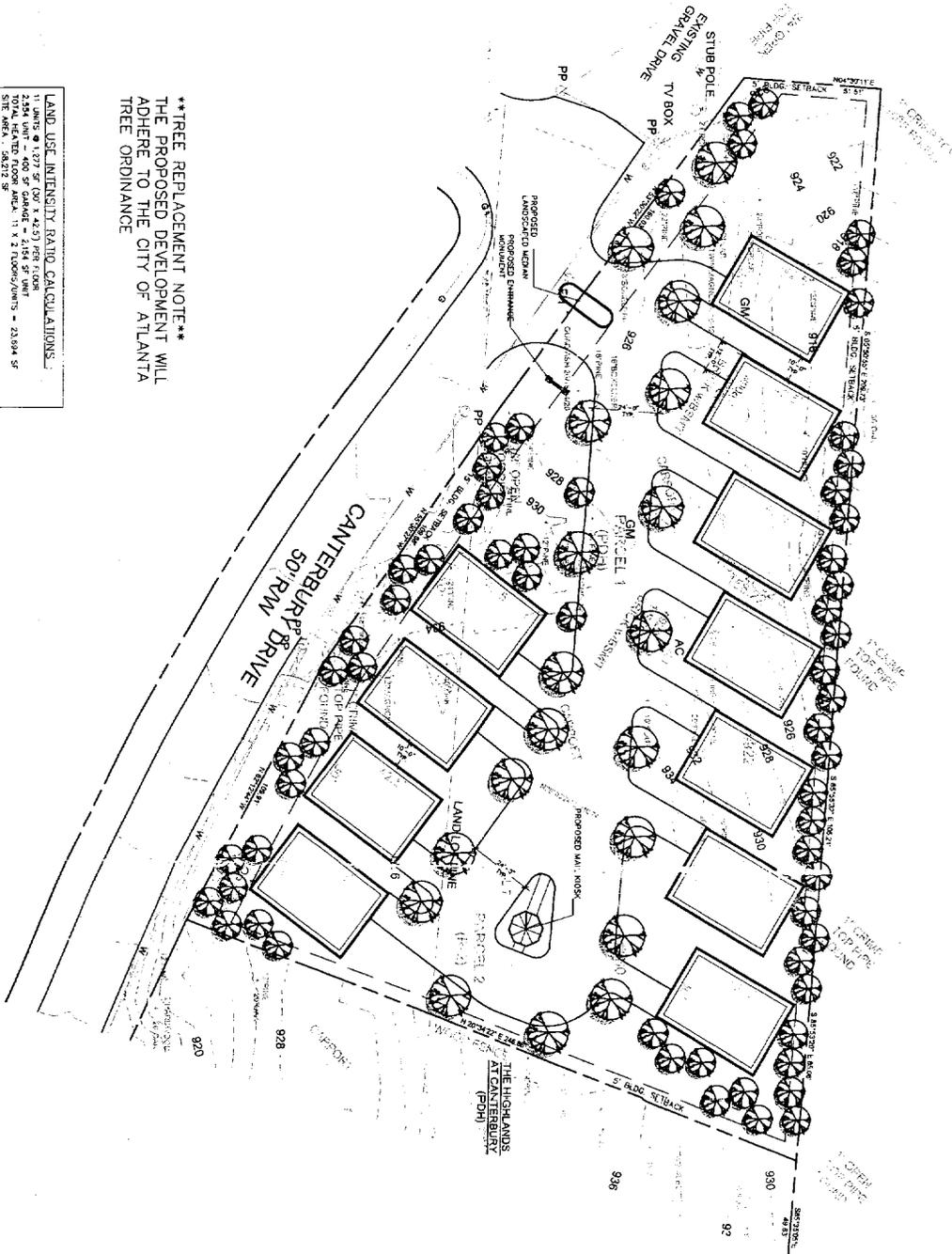
Conditions for Z-04-87

1. A site plan entitled "Preliminary Site Plan Canterbury Road II" prepared by Bilson & Associates, dated 09/02/04 and marked received by the Bureau of Planning September 2, 2004
2. The Floor Area Ratio shall not exceed 0.348.

LAND USE INTENSITY RATIO CALCULATIONS:

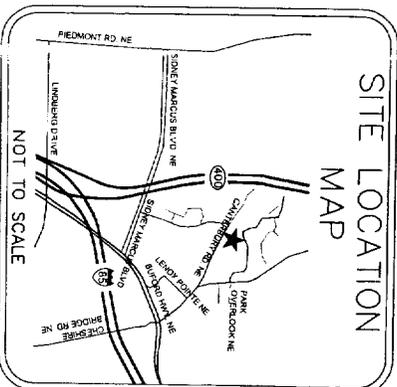
11 UNITS @ 1,577 SF (GV X 4.23) PER FLOOR = 173,070 SF
 TOTAL UNIT FLOOR AREA = 173,070 SF
 TOTAL GROSS FLOOR AREA = 173,070 SF
 TOTAL OPEN SPACE REQUIRED = 64,987 SF X 7.3 = 475,004 SF
 TOTAL AVAILABLE OPEN SPACE SHOWN = 46,492 SF
 TOTAL AVAILABLE OPEN SPACE PER UNIT = 4,227 SF
 TOTAL OPENING REQUIRED = 21 SPACES

****TREE REPLACEMENT NOTE****
 THE PROPOSED DEVELOPMENT WILL
 ADHERE TO THE CITY OF ATLANTA
 TREE ORDINANCE



PRELIMINARY SITE PLAN
 SCALE: 1" = 20'-0"
 0 20 40 80

SITE SUMMARY	
TOTAL GROSS AREA:	1,567,000 SF
TOTAL NUMBER OF UNITS:	11 UNITS
SITE DENSITY:	7.1 UNITS / ACRE
PARKING SHOWN:	2 SPACES / UNIT (22 TOTAL)
EXISTING ZONING:	P.D.H. & R-2
PROPOSED ZONING:	P.D.H.



PRELIMINARY SITE PLAN
CANTERBURY ROAD II
 CITY OF ATLANTA, GEORGIA
 PREPARED FOR
JEDI DEVELOPMENT GROUP LLC



REVISIONS
 17

RCS# 6314
12/06/04
5:30 PM

Atlanta City Council

Regular Session

MULTIPLE

04-O-1830 04-O-1840 04-O-1132 04-O-1406
04-O-1641 04-O-1849 04-O-1301, 1410 1839
ADOPT AS AMEND

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 5
EXCUSED: 0
ABSENT 0

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

MULTIPLE

04-0-1406
(Do Not Write Above This Line)

AN ORDINANCE Z-04-87
BY: ZONING COMMITTEE

An Ordinance to rezone from the PD-H (Planned Development-Housing) District and R-3 (Single-Family Residential) Districts to the PD-H (Planned Development-Housing) District, property located at 908-930 Canterbury Road, N.E. fronting approximately 379.62 feet on the northeasterly side of Canterbury Road beginning 741.09 feet from the northwest corner of Lenox Road, N.E.
Depth: Varies;
Area: Approximately 1.55 acres
Land Lots 6 & 7, 17th District, Fulton County, Georgia.
OWNERS: JASON SHYR AND JOHN LETOURNEAU
APPLICANT: MATT BRUNN

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

Date Referred: 08/16/04
 Referred To: ZRB & zoning
 Date Referred: _____
 Referred To: _____
 Date Referred: _____
 Referred To: _____

AS AMENDED ADOPTED BY

COUNCIL DISTRICT 7

DEC 06 2004

Committee _____
 Date _____
 Chair _____
 Referred To _____

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Handwritten signatures and notes in the first reading section.

First Reading

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

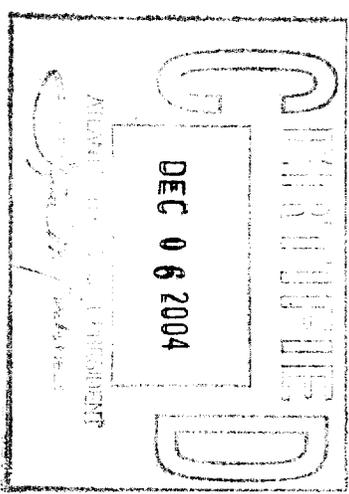
Other

Members

Refer To

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

CERTIFIED



MAYOR'S ACTION

Handwritten signature of Mayor Shirley Franklin
 MAYOR