

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

04-0-0265
Z-04-01
3-11-04

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 Constitution Road, SE (a.k.a. 2120 Forrest Park Road, SE) be changed from the I-2 (Heavy Industrial), R-4 (Single Family Residential) & R-5 (Two Family Residential) District(s), to the RG-3-C (Residential General-Sector 3-Conditional)

ALL THAT TRACT or parcel of land lying and being in the Land Lot 6 of the 14th District of Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If 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 suffice "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 attached conditions. Any conditions here by approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulations variance 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 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 That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.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,
Rhonda Daughin Johnson
Municipal Clerk

ADOPTED by the Council
APPROVED by the Mayor

April 19, 2004
April 27, 2004



Conditions for Z-04-01

1. Site plan entitled "Constitution Road, A Rezoning Plan for Columbia Residential" prepared by Planners and Engineers Collaborative, dated January 6, 2004, last revised February 25, 2004 and marked received by the Bureau of Planning March 2, 2004.
2. The applicant shall provide external 6 foot wide sidewalks, street trees and 5 foot wide landscape strips. Internal sidewalks shall be 5 feet wide.

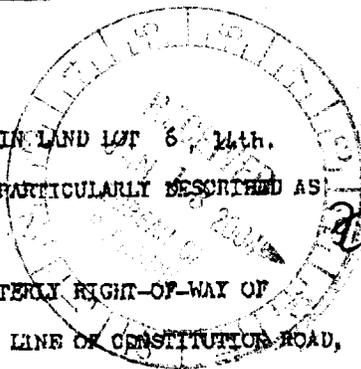
SAFETY RAILWAY SERVICE CORP.

LEGAL DESCRIPTION - PARCEL II

27.03 ACRE TRACT

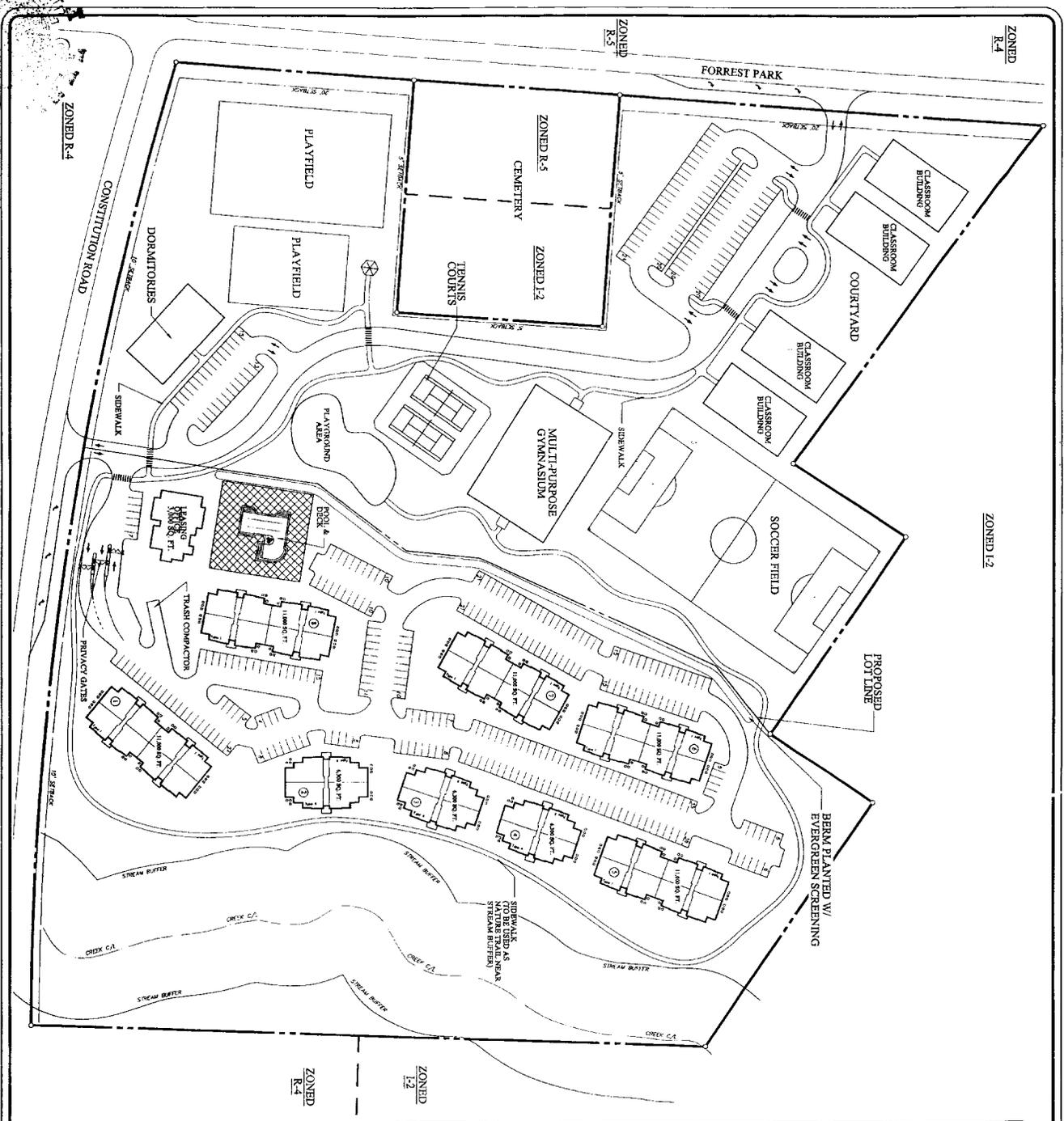
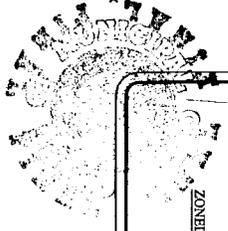
ALL THAT TRACT OR PARCEL OF LAND INTING AND BEING IN LAND LOT 6, 14th. DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF FOREST PARK ROAD WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CONSTITUTION ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, NORTH 04°-13' EAST, MEASURED ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FOREST PARK ROAD, SAID LINE BEING PARALLEL TO AND 20 FEET EASTWARDLY FROM, AS MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF SAID ROAD, A DISTANCE OF 311.0 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SOUTH BEARD CEMETERY; THENCE, SOUTH 25°-47' EAST, MEASURED ALONG THE SOUTHERLY LINE OF SAID CEMETERY, A DISTANCE OF 306.3 FEET TO A POINT; THENCE, NORTH 04°-03' EAST, MEASURED ALONG THE EASTERLY LINE OF SAID CEMETERY, A DISTANCE OF 271.9 FEET TO A POINT; THENCE, NORTH 25°-47' WEST, MEASURED ALONG THE NORTHERLY LINE OF SAID CEMETERY, A DISTANCE OF 305.5 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF FOREST PARK ROAD; THENCE, NORTH 04°-13' EAST, MEASURED ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FOREST PARK ROAD, SAID LINE BEING PARALLEL TO AND 20 FEET EASTWARDLY FROM, AS MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF SAID ROAD, A DISTANCE OF 549.91 FEET TO A POINT; RUNNING THENCE SOUTH 54°-07'-04" EAST 548.15 FEET TO A POINT; RUNNING THENCE NORTH



23°-13'-34" EAST 175 FEET TO A POINT; RUNNING THENCE SOUTH 55°-43' EAST 312.42 FEET TO A POINT; RUNNING THENCE NORTH 34°-17' EAST 160.66 FEET TO THE SOUTHERN RAILWAY RIGHT-OF-WAY LINE; RUNNING THENCE SOUTH 55°-43' EAST 385.63 FEET ALONG THE SOUTHERN RAILWAY RIGHT-OF-WAY TO A POINT; RUNNING THENCE SOUTH 1°-46' WEST 893.34 FEET TO THE NORTH SIDE OF CONSTITUTION ROAD; RUNNING THENCE WESTERLY ALONG THE NORTH SIDE OF CONSTITUTION ROAD 1281.6 FEET TO FOREST PARK ROAD AND THE POINT OF BEGINNING, CONTAINING 27.03 ACRES ACCORDING TO PLAT PREPARED BY A. S. GICETTI & ASSOCIATES, INC. DATED 11-16-82.

FX.A



Land Use Intensity Chart - Sector 4

Category	GLA - % Req	% Req	Permitted	% Req
Office	42.11%	1.00%	195,487 sq ft	0.37%
Hotel	42.11%	0.72%	425,411 sq ft	0.88%
Special	42.11%	0.44%	272,003 sq ft	0.59%
Medium Density Residential	42.11%	1.10%	181,000 sq ft	0.38%
Low Density Residential	42.11%	1.10%	181,000 sq ft	0.38%

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	07-27-04	MD	PRELIMINARY
2	07-27-04	MD	PRELIMINARY

RECEIVED
 JUL 28 2 34 PM '04
 CITY OF ATLANTA

REVISIONS:

1. ADDITIONAL PARKING SPACES ALONG FOREST PARK FROM REQUIRED 40 TO 27.
 2. ADDITIONAL PARKING SPACES ALONG FOREST PARK FROM 27 TO 20.
 3. ADDITIONAL PARKING SPACES ALONG FOREST PARK FROM 20 TO 17.
 4. REDUCE STRIPBACK ALONG NORTHERN PROPERTY LINE TO 0.

VIOLATIONS REQUIRED:

1. REDUCE FRONTYARD STRIPBACK ALONG FOREST PARK FROM REQUIRED 40 TO 27.
 2. ADDITIONAL PARKING SPACES ALONG FOREST PARK FROM 27 TO 20.
 3. ADDITIONAL PARKING SPACES ALONG FOREST PARK FROM 20 TO 17.
 4. REDUCE STRIPBACK ALONG NORTHERN PROPERTY LINE TO 0.

REVISIONS:

NO.	DATE	BY	DESCRIPTION
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CONSTITUTION ROAD
 A REZONING PLAN
 FOR
 COLUMBIA RESIDENTIAL
 1718 PEACHTREE STREET
 SUITE 604, SOUTH TOWER
 ATLANTA, GEORGIA 30309
 PHONE: 404-574-5000 FAX: 404-574-0999

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FLORIDA COUNTY
 CITY OF ATLANTA
 GEORGIA

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FLORIDA COUNTY
 CITY OF ATLANTA
 GEORGIA



PROJECT TITLE
ZONING PLAN

SCALE: 1" = 60'
 DATE: JAN. 6, 2004
 PROJECT: 03105.00

PROJECT: 03105.00

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	07-27-04	MD	PRELIMINARY
2	07-27-04	MD	PRELIMINARY

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RCS# 5598
4/19/04
4:49 PM

Atlanta City Council

Regular Session

MULTIPLE

04-O-0265 Z-04-01
04-O-0266 Z-04-02
ADOPT ON SUB

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

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

MULTIPLE

04-0-0265

(Do Not Write Above This Line)

AN ORDINANCE 2-04-01
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE
I-2 (HEAVY INDUSTRIAL), R-4
(SINGLE-FAMILY RESIDENTIAL) AND
R-5 (TWO-FAMILY RESIDENTIAL)
DISTRICTS TO THE RG-4 (RESIDENTIAL
GENERAL-SECTOR 4) DISTRICT,
PROPERTY LOCATED AT
CONSTITUTION ROAD, S.E.
(AKA 2120 FOREST PARK ROAD, S.E.)
FRONTING 1281.6 FEET ON THE
NORTH SIDE OF CONSTITUTION
ROAD BEGINNING AT THE
NORTHEAST CORNER OF
FOREST PARK ROAD. DEPTH:
883.34 FEET; AREA: 27.03 ACRES;
LAND LOT 6, 14TH DISTRICT,
FULTON COUNTY, GEORGIA.
OWNER: YOUTH INCORPORATED, INC.
AND ATLANTA YOUTH ACADEMICS
APPLICANT: COLUMBIA CONSTITUTION,
LP
NPU-2 COUNCIL DISTRICT 1

ADOPTED BY
APR 19 2004

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

COUNCIL

Date Referred

2/16/04

Referred To:

ZRB + Zoning

First Reading

Committee Zoning
Date 2/11/04
Chair [Signature]

Committee

Date

Chair

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

COUNCIL ACTION

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

CERTIFIED

CERTIFIED
APR 10 2004

Acting

MAYOR PRESIDENT PROTEM

CERTIFIED
APR 10 2004

Ronald Davidson Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

[Signature]
MAYOR
APR 27 2004