City Council
Atlanta, Georgia

07-O-0599

Z-07-16
Date Filed: 2-7-07

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

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 **790 Huff Road, N.W.**, be changed from the I-2 (Heavy Industrial) District to the MR4-A-C (Mixed Residential Commercial-Conditional) District,, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 150, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

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 hereby approved (including any conditional site plan) do not authorize the violation of any 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 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-07-16 for 790 Huff Road, N.W.

1. Twelve (12) feet of right of way along the entire Huff Road frontage shall be dedicated to the City of Atlanta.
2. Foster Street shall be improved so as to provide a total of three (3) lanes at its intersection with Huff Road-one (1) dedicated northbound left turn land, one (1) dedicated northbound right turn land and one (1) southbound lane. The coordination and implementation of this condition shall be in accordance with the Department of Public Works regulations and procedures.
3. The development shall be designed in such a manner so as to accommodate interparcel access with the adjacent parcel to the east.
4. The developer will request that the City direct Impact Fees generated by this project to the improvement of Huff Road and related local improvements. Evidence of this request shall be provided to the Bureau of Planning.