

11-0-0229
 (Do Not Write Above This Line)

AN ORDINANCE Z-11-01
 BY ZONING COMMITTEE

An Ordinance to rezone property from the RG 3 (Residential General-Sector 3) to the RG-4 (Residential General-Sector 4), property addressed as a portion of 668 Fair Street, S.W., fronting approximately 212 feet on the south side of Parsons Street beginning at the eastern corner of Lawshe Street. Depth: approximately 341 feet. Area: approximately 1.73-acres. Land LOT 109, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: THE HOUSING AUTHORITY OF THE CITY OF ATLANTA
 APPLICANT: INTEGRAL DEVELOPMENT LLC/ERIC PINCKNEY-VICE-PRESIDENT NPUT
 MAY 16 2011
 COUNCIL DISTRICT 4
COUNCIL

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

Date Referred 02/11/11
 Referred To: ZRB/Zoning
 Date Referred
 Referred To:
 Date Referred
 Referred To:

First Reading
 Committee Zoning
 Date 02/11/11
 Chair Eric Pinckney
 Referred To 02/28/11

Committee
 Date 02/11/2011
 Chair [Signature]
 Action Fav, Adv, Hold (see rev. side)
AS AMENDED
 Members [Signatures]
 Refer To [Signature]

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

Committee
 Date
 Chair
 Action Fav, Adv, Hold (see rev. side)
 Other
 Members
 Refer To

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

CERTIFIED
 MAY 16 2011
 ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
 MAY 16 2011
Renee Dugan Johnson
 MUNICIPAL CLERK

MAYOR'S ACTION
APPROVED
 MAY 25 2011
 WITHOUT SIGNATURE
 BY OPERATION OF LAW



City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-11-01
Date Filed: 1-5-2011

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 PORTION OF 668 FAIR STREET, S.W., (AKA AS ATLANTA STUDENT MOVEMENT WAY)** be changed from the RG 3 (Residential General-Sector 3) to the RG-4-C (Residential General-Sector 4-Conditional), to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 109, 14th 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 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 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.

A true copy,

Deputy Clerk

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

MAY 16, 2011
MAY 25, 2011

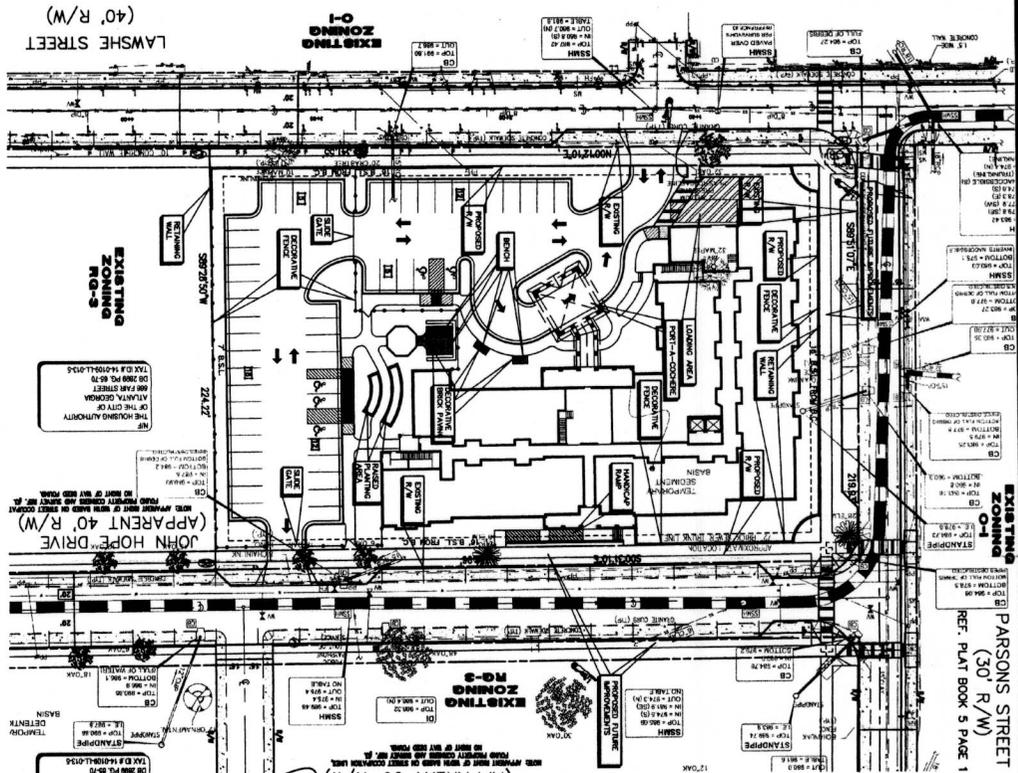
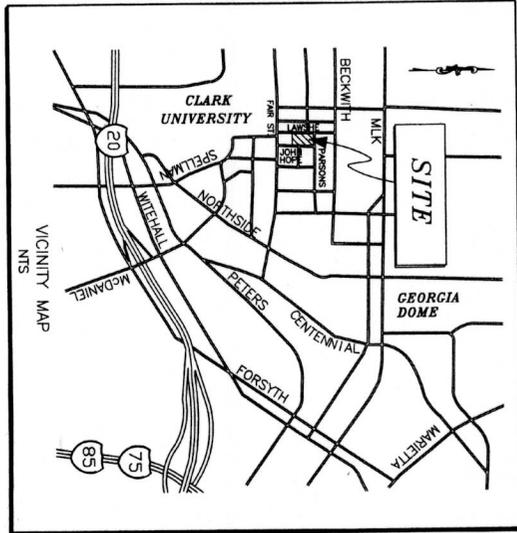
**Conditions for Z-11-01 for Part of 668 Fair Street
(Recently changed to Atlanta Student Movement Way S.W.)**



1. Site plan similar to the one marked received by the Office of Planning on March 23, 2011 and dated August 16, 2010.



GRAPHIC SCALE
1" = 20'
(1" = 60.96')



I HEREBY CERTIFY THAT I AM FAMILIAR WITH THE ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, I FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS ARE IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION REGULATIONS OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA.



OWNER: THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA

- REZONING REQUESTED:**
1. REDUCE FRONT YARD SETBACK FROM 40 FT. TO 16 FT. FROM BACK OF CURB.
 2. REDUCE REAR YARD SETBACK FROM 20 FT. TO 7 FT.
- SPECIAL EXCEPTIONS REQUESTED:**
1. REDUCE REQUIRED PARKING FROM 104 CARS TO 50 CARS. (0.5 CARS/DU)
 2. ALLOW DECORATIVE FENCING TALLER THAN 4 FT. IN FRONT YARD AND 1/2 FRONT YARD SETBACKS.

SITE DATA

SITE AREA	1,746
ZONING	RG-3
EXISTING	RG-4
PROPOSED	SENIOR HOUSING
USE	100
NO. UNITS	50 CARS (SDU)
PARKING	919
F.A.R.	

REQUEST SUMMATION

LUI CALCULATIONS

REZONING ZONING	EXISTING ZONING	NO. UNITS PER ACRES							
RG-3	RG-4	100	100	100	100	100	100	100	100
1.746	1.746	174.6	174.6	174.6	174.6	174.6	174.6	174.6	174.6
100	100	174.6	174.6	174.6	174.6	174.6	174.6	174.6	174.6
174.6	174.6	174.6	174.6	174.6	174.6	174.6	174.6	174.6	174.6

ZONING PLAN

DATE	DESCRIPTION
03-16-11	ISSUED
03-16-11	RECEIVED
03-16-11	RECEIVED
03-16-11	RECEIVED

ZONING PLAN

Developer: Integral Development LLC
80 Piedmont Ave, First Floor
Atlanta, Georgia 30303
404-222-1860

The Veranda at UniversityHomes
LL, 109, 14th DISTRICT, FULTON COUNTY, CITY OF ATLANTA, GEORGIA

Parsonaster Associates, Inc.
Engineers & Development Consultants



FOR THE CITY OF ATLANTA
I HEREBY CERTIFY THAT I AM FAMILIAR WITH THE ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, I FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS ARE IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION REGULATIONS OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA.

REVISIONS

NO.	DATE	DESCRIPTION
1		



LEGAL DESCRIPTION



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 109 OF THE 14TH DISTRICT OF FULTON COUNTY (CITY OF ATLANTA), GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL SET IN CONCRETE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF LAWSHE STREET (40 FOOT TOTAL RIGHT OF WAY WIDTH) AND THE SOUTHERLY RIGHT OF WAY LINE OF PARSONS STREET (30 FOOT TOTAL RIGHT OF WAY WIDTH);

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PARSONS STREET, SOUTH 89 DEGREES 51 MINUTES 07 SECONDS EAST, 219.93 FEET TO A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF PARSONS STREET AND THE WESTERLY RIGHT OF WAY LINE OF JOHN HOPE DRIVE (APPARENT 40 FOOT TOTAL RIGHT OF WAY WIDTH);

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF JOHN HOPE DRIVE, SOUTH 00 DEGREES 31 MINUTES 10 SECONDS EAST, 338.96 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP (STAMPED "SEILER RLS 2388");

THENCE LEAVING THE WESTERLY RIGHT OF WAY LINE OF JOHN HOPE DRIVE, SOUTH 89 DEGREES 28 MINUTES 50 SECONDS WEST, 224.22 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP (STAMPED "SEILER RLS 2388") LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF LAWSHE STREET;

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF LAWSHE STREET, NORTH 00 DEGREES 12 MINUTES 10 SECONDS EAST, 341.55 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.7346 ACRES (75,560 SQUARE FEET).

2-11-01

RCS# 1037
5/16/11
3:09 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE

11-O-0233, 11-O-0234, 11-O-0235, 11-O-0334
11-O-0229, 11-O-0230, 10-O-1889, 10-O-2158
ADOPT AS AMEND

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 2

Y Smith	Y Archibong	Y Moore	Y Bond
B Hall	Y Wan	NV Martin	Y Watson
Y Young	Y Shook	Y Bottoms	Y Willis
Y Winslow	Y Adrean	Y Sheperd	B Mitchell

MULTIPLE