

10-0-0648

(Do Not Write Above This Line)

AN ORDINANCE
BY ZONING COMMITTEE Z-10-09-

An Ordinance to rezone property from the R-4 (Single Family) Residential District to the PD-H (Planned Development-Housing) District property located at 972 BERNE STREET and 610 VERNON AVENUE, S.E., fronting approximately 50 feet on the north side of Berne Street beginning approximately 223 feet from the northeast corner of Vernon Avenue. Depth: approximately 349 feet. Area: approximately 1.68 acres. Land Lot 11, 14th District, Fulton County, Georgia.

OWNER: BRETT AND CHARLES SMITH AND PAUL SAROS
APPLICANT: ERIC J. KRONBERG
NPU-W

ADOPTED BY
COUNCIL DISTRICT 1 JUL 1 8 2011

As Amended COUNCIL

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

Date Referred 05/03/10

Referred To: ZRB/Zoning

First Reading

Committee Zoning
Date APRIL 28 2010
Chair [Signature]

Committee Zoning
Date July 13 2011
Chair [Signature]

Actions:
Fav, Adv, Held (see rev. side)
Other: AS AMENDED

Members
[Signatures]

Refer To

Committee
Date
Chair
Actions:
Fav, Adv, Held (see rev. side)
Other:
Members
Refer To

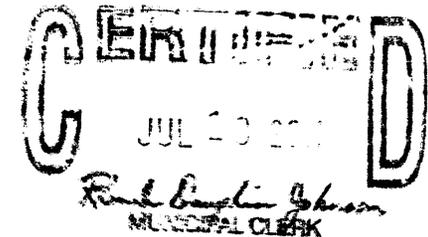
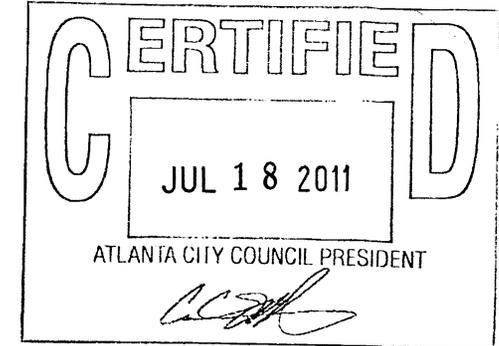
Committee
Date
Chair
Actions:
Fav, Adv, Held (see rev. side)
Other:
Members
Refer To

Committee
Date
Chair
Actions:
Fav, Adv, Held (see rev. side)
Other:
Members
Refer To

COUNCIL ACTION

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

CERTIFIED



MAYOR'S ACTION

APPROVED

JUL 27 2011

WITHOUT SIGNATURE
BY OPERATION OF LAW

City Council
Atlanta, Georgia



10-O-0648

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-10-09-15
Date Filed: 4-14-2010

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 **972 BERNE STREET and 610 VERNON AVENUE, S.E.** be changed from R-4 (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 Lot 11, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

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,

A handwritten signature in black ink, appearing to be "L. D. ...", written over a horizontal line. Below the signature is the printed text "Deputy Clerk".

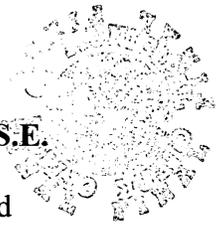
Deputy Clerk

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

July 18, 2011

July 27, 2011

Conditions for Z-10-09 for 972 Berne Street and 610 & 614 Vernon Avenue, S.E.



1. A site plan entitled "Beulah Heights University Student Housing" by Ridge Land Planning dated 04.13.2010, last revised 4.25.2011 and marked received by the Office of Planning May 26, 2010
2. Street tree planting requirements. Street trees shall be planted along the southern boundary of the public street in the ground a maximum of 30 feet on center within the 5 foot planting strip and spaced equal distance between street lights. All newly planted trees shall be a minimum of three inches in caliper measured 36 inches above ground, shall be a minimum of 12 feet in height, shall have a minimum mature height of 40 feet, and shall be limbed up to a minimum height of seven feet.
3. Decorative pedestrian lights shall be installed only along the southern side of the public street and placed a maximum of 60 feet on center and spaced equal distance between the required trees. Where installed, said lights shall be located within the planting strip. All said lights shall be Atlanta Type "C" as approved by the Office of Planning.
4. The driveways for lots #1, 2, 3, 4, 5 and 6 shall be a maximum width of 18 feet.
5. Where possible the proposed driveways shall be designed and constructed in such a manner that water run-off is directed to the public street or the stormwater detention system.
6. All downspouts on each new house shall be placed in such a manner so as to direct the water to the public street and into the stormwater detention system.
7. The primary storm water detention facility shall be enclosed and located below grade. The applicant may be required to provide additional storm water management practices such as bio-retention swales to augment or meet City water quality requirements. The applicant shall be required to meet the minimum City of Atlanta requirements and provide a storm water management facility that will reduce outflow from the facility to seventy percent (70%) of the predevelopment run-off rate.
8. Prior to the recording of a final plat for the development with Fulton County the final plat shall be reviewed and approved by the appropriate City Departments.
9. A copy of recorded covenants pertaining to the maintenance of all common areas and stormwater detention system shall be provided to the Office of Planning prior to recording of the final plat.

RCS# 1284
7/18/11
3:12 PM

Atlanta City Council

REGULAR SESSION

10-O-0648

REZONE 972 BERNE ST AND 610 AND 614
VERNON AVE R-4 TO PDH Z-10-09
ADOPT/AMEND

YEAS: 8
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 7

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

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