

11-0-0690

(Do Not Write Above This Line)

AN ORDINANCE Z-11-13
BY ZONING COMMITTEE

An Ordinance to rezone property from the RG-3-C (Residential General Sector-3-Conditional) District to the RG-3-C (Residential General Sector 3-Conditional) District for the purpose of a change of conditions, property located at 34 and 38 Peachtree Avenue, N.E. fronting approximately 180 feet on the north side of Peachtree Avenue. Depth: varies. Area: approximately 0.95 acres. Land Lot 100, 17th District, Fulton County, Georgia.

OWNER: PEACHTREE AVENUE DEVELOPMENT, LLC AND LARRY L. AND JUDITH T.BENTON
APPLICANT: ATLANTA INTERNATIONAL SCHOOL

As Amended
ADOPTED BY
AUG 15 2011
COUNCIL

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

Date Referred 05/02/11

Referred To: ZB/Zoning

Date Referred

Referred To:

Date Referred

Referred To:

~~Committee Zoning~~
~~Date August 27 2011~~
~~Chair [Signature]~~
~~Referred To ZB & Zoning~~

Committee ZONING
Date July 27 2011
Chair [Signature]
Action As Amended
Fav, Adv, Hold (see rev. side)
Other
Members [Signatures]

Refer To

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

Refer To

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

Refer To

FINAL COUNCIL ACTION

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

CERTIFIED

CERTIFIED

AUG 15 2011

ATLANTA CITY COUNCIL PRESIDENT

[Signature]

CERTIFIED

AUG 15 2011

Rhonda Daughlin Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED
AUG 24 2011
WITHOUT SIGNATURE
BY OPERATION OF LAW



City Council
Atlanta, Georgia

11-O-0690

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-11-13
Date Filed: 4-12-11

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 **34 and 38 PEACHTREE AVENUE, N.E.** be changed from RG-3-C (Residential General Sector 3- Conditional) District to the RG-3-C (Residential General Sector 3- Conditional) District, for the purpose of a change of conditions , to wit:

ALL THAT TRACT or parcel of land lying and Land Lot 100, 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.

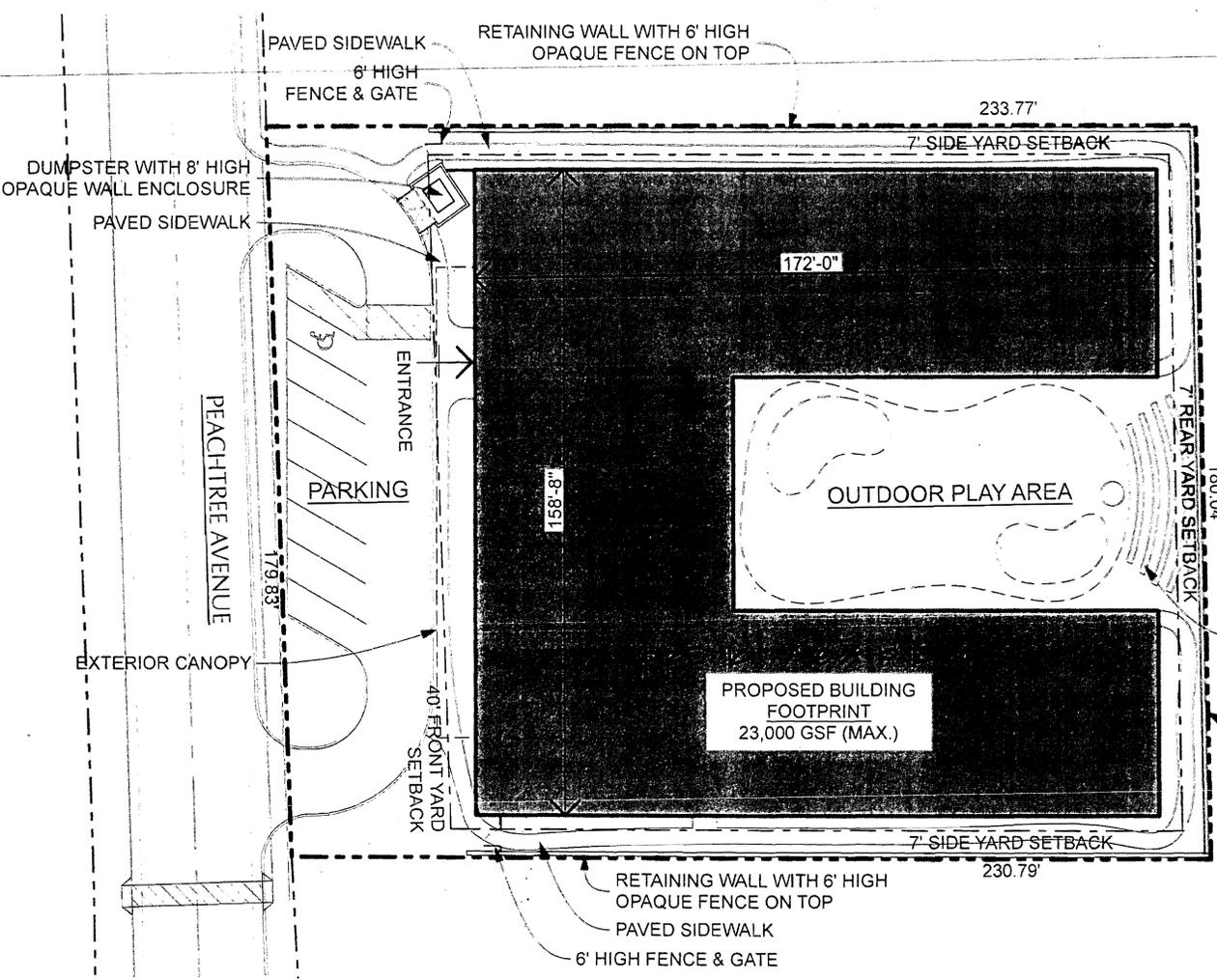
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughin Johnson
Municipal Clerk

ADOPTED as amended by the Atlanta City Council
APPROVED as per City Charter Section 2-403

Aug. 15, 2011
Aug. 24, 2011



SITE INFORMATION:	
EXISTING ZONING:	R-G3
SITE AREA:	.958 Acres (41,732 SF)
SETBACKS:	Front Yard: 40 Feet Side Yard: 7 Feet Rear Yard: 7 Feet
LAND USE INTENSITY RATIO:	.696 (FAR)
ALLOWABLE FLOOR AREA:	696 X 41,732 SF = 29,045 SF Allowed
PROPOSED FLOOR AREA:	23,000 SF Proposed (MAX.)
PROPOSED OCCUPANCY:	Occupancy Group E (Educational)
PROPOSED BUILDING:	New Pre-School Facility
PARKING REQUIRED:	1 Space per 600 square feet of floor area 23,000 SF / 600 = 38.3 spaces
PARKING PROVIDED:	7 standard spaces + 1 accessible space = 8 Spaces

STEPPED CONCRETE AMPHITHEATER SEATING

RETAINING WALL WITH 6' HIGH OPAQUE FENCE ON TOP



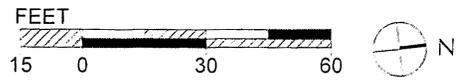
"I am familiar with the City of Atlanta Zoning Ordinance, including revisions, and I certify that to the best of my ability, these plans are accurate and comply with the general and district regulations of the zoning ordinance."



Atlanta International School

Collins Cooper Carusi Architects, Inc.

SITE PLAN



12 APRIL 2011

RCS# 1337
8/15/11
6:17 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE

ZONING SUMMARY ITEMS 11-O-0948
11-O-0695, 11-O-0690
ADOPT/AMENDED

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

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

MULTIPLE