

10-0-0018

(Do Not Write Above This Line)

A Substitute Ordinance Z-08-73

As Amended

By Councilmember

An Ordinance as Substituted and Amended by Councilmember to rezone from the R-4 (Single Family Residential) and NC-2 (Neighborhood Commercial) Districts to the NC-2 (Neighborhood Commercial) District, property located at 1146 Portland Street, SE, 1152 Portland Street, SE, 1131 Glenwood Avenue, SE, 1137 Glenwood Avenue, SE 525/527 Moreland Avenue, SE, 529 Moreland Avenue, SE, 535 Moreland Avenue, SE and 537 Moreland Avenue, SE fronting approximately 250 feet on the north side of Portland Avenue, approximately 300 feet on the west side of Moreland Avenue and approximately 250 feet on the south side of Glenwood Avenue.

Filed

Depth: Varies

Area: Approximately 1.75 Acres

Land Lot: 12, 14th District, Fulton

Georgia

Owner: George Rohrig

Applicant: Joseph Alcock

APR 17 Council District 1

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

Date Referred 1/4/10

Referred To: Zoning

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____

Date _____

Chair _____

Referred To _____

Committee Zoning

Date 1/3/2010

Chair [Signature]

Action Fav, Adv, Hold (see rev. side)

Other

Members [Signature]

Committee _____

Date _____

Chair _____

Action Fav, Adv, Hold (see rev. side)

Other

Members _____

Committee _____

Date _____

Chair _____

Action Fav, Adv, Hold (see rev. side)

Other

Members _____

Committee _____

Date _____

Chair _____

Action Fav, Adv, Hold (see rev. side)

Other

Members _____

Committee _____

Date _____

Chair _____

Action Fav, Adv, Hold (see rev. side)

Other

Members _____

Committee _____

Date _____

Chair _____

Action Fav, Adv, Hold (see rev. side)

Other

Members _____

Committee _____

Date _____

Chair _____

Action Fav, Adv, Hold (see rev. side)

Other

Members _____

FINAL COUNCIL ACTION

2nd 1st & 2nd 3rd

Readings

Consent V Vote RC Vote

CERTIFIED

CERTIFIED

SEP 19 2011

ATLANTA CITY COUNCIL PRESIDENT

[Signature]

CERTIFIED

SEP 19 2011

Richard Dunbar Johnson

MUNICIPAL CLERK

MAYOR'S ACTION

RCS# 1424
9/19/11
4:35 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE 10-O-0018, 10-O-0026 AND 10-O-1473

FILE

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 1
ABSENT 0

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

MULTIPLE

City Council
Atlanta, Georgia

10-0-0018

A SUBSTITUTE ORDINANCE

BY:

Z-08-73

Date Filed: 9-17-08

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 **1146 Portland Street, S.E., 1152 Portland Street, S.E. 1131 Glenwood Avenue, S.E., 1137 Glenwood Avenue, S.E.**, be changed from the R-4 (Single Family Residential) District to the MR-2-C (Multifamily Residential) District/ Beltline Overlay District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 12, 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 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-08-73
for
1146 and 1152 Portland Street, S.E and 1131 and 1137 Glenwood Avenue, S.E.

Note: The four parcels referenced above are part of a larger development that is reflected on the site plans. Only the four parcels referenced above are a part of the rezoning request. The request is for the parcels that are currently zoned R-4 (Single family Residential) to be rezoned to MR-2-C.

- 1) Site Plan and Building Elevations: A site plan and building elevations labeled "525 Moreland Avenue" similar to the plans prepared by Rutledge Alcock Architects, LLC dated April 16, 2009 and stamped "received" by the Bureau of Planning on May 7, 2009. These plans are conceptual and are not intended to prohibit application of the MR-2, NC-2, or Beltline Overlay District regulations.
2. Bicycle Parking: A minimum of twenty-five percent (25%) of the bicycle parking spaces mandated by the Beltline Overlay district shall be located within the parking structure or building.
3. Parking Structure: On the roof of the enclosed parking structure on the western side, there shall be the following:
 - a) A planter no less than five feet (5') in width and no less than forty two inches (42") in height; and,
 - b) This planter shall contain ornamental trees and evergreens which shall have the effect of blocking the view to the west from the roof of the parking structure.
4. Building Facade Materials and Treatments:
 - a) All exterior building facades below twenty-four (24) feet in height shall be composed of masonry defined as "mineral-based building materials such as terracotta, mortar, stone, and brick."
 - b) The following materials shall be prohibited on all building facades: exposed pressure-treated wood; vinyl siding; vinyl railing; vinyl windows; and exterior insulation finished systems ("EIFS").
 - c) Window frames shall be recessed a minimum of two (2) inches from the adjoining plane.
 - d) All Window mullions and divisions to be assembled in the sash using muttons (i.e., in "true divided light" fashion).
 - e) No exterior stairs shall be constructed of wood.
 - f) Any satellite dishes, telecommunications equipment, mechanical equipment, HVAC equipment, or similar items shall not be visible from any public or private street.
 - g) Dumpsters and loading areas shall be screened so as not to be visible from any adjacent public or private street that is located at the same elevation as the dumpster or loading area with architecturally decorative fencing, landscape material, or hidden inside parking structure.
5. Workforce Housing: Five percent (5%) of the residential units for lease in this structure shall be dedicated to persons or households whose incomes do not exceed eighty percent (80%) of the area

median income (AMI) as established annually by the U. S. Department of Housing and Urban Development for the metropolitan area that includes the city of Atlanta.

6. Greenbuilding: The development will attain either a LEED certification from the U. S. Green Building Council or an EarthCraft House Multifamily Program certification from Southface Energy Institute. Evidence of such certification shall be submitted to the Bureau of Planning prior to issuance of the Certificate of Occupancy.
7. The applicant or developer shall submit a copy of any application for a Special Administrative Permit or any request for variations from the zoning regulations to the NPU W Zoning Contact at the same time the application is submitted to the City of Atlanta Bureau of Planning. Evidence of this submission must be provided to the Director of the Bureau of Planning.

① Site
1" = 20'-0"



525 MORELAND AVENUE
A DEVELOPMENT BY CAROL PROPERTIES
A UNIT 100

DATE: 04/16/2009
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY	04/16/09	[Name]	[Name]
2	REVISED	04/16/09	[Name]	[Name]
3	REVISED	04/16/09	[Name]	[Name]
4	REVISED	04/16/09	[Name]	[Name]
5	REVISED	04/16/09	[Name]	[Name]
6	REVISED	04/16/09	[Name]	[Name]
7	REVISED	04/16/09	[Name]	[Name]
8	REVISED	04/16/09	[Name]	[Name]
9	REVISED	04/16/09	[Name]	[Name]
10	REVISED	04/16/09	[Name]	[Name]
11	REVISED	04/16/09	[Name]	[Name]
12	REVISED	04/16/09	[Name]	[Name]
13	REVISED	04/16/09	[Name]	[Name]
14	REVISED	04/16/09	[Name]	[Name]
15	REVISED	04/16/09	[Name]	[Name]
16	REVISED	04/16/09	[Name]	[Name]
17	REVISED	04/16/09	[Name]	[Name]
18	REVISED	04/16/09	[Name]	[Name]
19	REVISED	04/16/09	[Name]	[Name]
20	REVISED	04/16/09	[Name]	[Name]
21	REVISED	04/16/09	[Name]	[Name]
22	REVISED	04/16/09	[Name]	[Name]
23	REVISED	04/16/09	[Name]	[Name]
24	REVISED	04/16/09	[Name]	[Name]
25	REVISED	04/16/09	[Name]	[Name]
26	REVISED	04/16/09	[Name]	[Name]
27	REVISED	04/16/09	[Name]	[Name]
28	REVISED	04/16/09	[Name]	[Name]
29	REVISED	04/16/09	[Name]	[Name]
30	REVISED	04/16/09	[Name]	[Name]
31	REVISED	04/16/09	[Name]	[Name]
32	REVISED	04/16/09	[Name]	[Name]
33	REVISED	04/16/09	[Name]	[Name]
34	REVISED	04/16/09	[Name]	[Name]
35	REVISED	04/16/09	[Name]	[Name]
36	REVISED	04/16/09	[Name]	[Name]
37	REVISED	04/16/09	[Name]	[Name]
38	REVISED	04/16/09	[Name]	[Name]
39	REVISED	04/16/09	[Name]	[Name]
40	REVISED	04/16/09	[Name]	[Name]
41	REVISED	04/16/09	[Name]	[Name]
42	REVISED	04/16/09	[Name]	[Name]
43	REVISED	04/16/09	[Name]	[Name]
44	REVISED	04/16/09	[Name]	[Name]
45	REVISED	04/16/09	[Name]	[Name]
46	REVISED	04/16/09	[Name]	[Name]
47	REVISED	04/16/09	[Name]	[Name]
48	REVISED	04/16/09	[Name]	[Name]
49	REVISED	04/16/09	[Name]	[Name]
50	REVISED	04/16/09	[Name]	[Name]
51	REVISED	04/16/09	[Name]	[Name]
52	REVISED	04/16/09	[Name]	[Name]
53	REVISED	04/16/09	[Name]	[Name]
54	REVISED	04/16/09	[Name]	[Name]
55	REVISED	04/16/09	[Name]	[Name]
56	REVISED	04/16/09	[Name]	[Name]
57	REVISED	04/16/09	[Name]	[Name]
58	REVISED	04/16/09	[Name]	[Name]
59	REVISED	04/16/09	[Name]	[Name]
60	REVISED	04/16/09	[Name]	[Name]
61	REVISED	04/16/09	[Name]	[Name]
62	REVISED	04/16/09	[Name]	[Name]
63	REVISED	04/16/09	[Name]	[Name]
64	REVISED	04/16/09	[Name]	[Name]
65	REVISED	04/16/09	[Name]	[Name]
66	REVISED	04/16/09	[Name]	[Name]
67	REVISED	04/16/09	[Name]	[Name]
68	REVISED	04/16/09	[Name]	[Name]
69	REVISED	04/16/09	[Name]	[Name]
70	REVISED	04/16/09	[Name]	[Name]
71	REVISED	04/16/09	[Name]	[Name]
72	REVISED	04/16/09	[Name]	[Name]
73	REVISED	04/16/09	[Name]	[Name]
74	REVISED	04/16/09	[Name]	[Name]
75	REVISED	04/16/09	[Name]	[Name]
76	REVISED	04/16/09	[Name]	[Name]
77	REVISED	04/16/09	[Name]	[Name]
78	REVISED	04/16/09	[Name]	[Name]
79	REVISED	04/16/09	[Name]	[Name]
80	REVISED	04/16/09	[Name]	[Name]
81	REVISED	04/16/09	[Name]	[Name]
82	REVISED	04/16/09	[Name]	[Name]
83	REVISED	04/16/09	[Name]	[Name]
84	REVISED	04/16/09	[Name]	[Name]
85	REVISED	04/16/09	[Name]	[Name]
86	REVISED	04/16/09	[Name]	[Name]
87	REVISED	04/16/09	[Name]	[Name]
88	REVISED	04/16/09	[Name]	[Name]
89	REVISED	04/16/09	[Name]	[Name]
90	REVISED	04/16/09	[Name]	[Name]
91	REVISED	04/16/09	[Name]	[Name]
92	REVISED	04/16/09	[Name]	[Name]
93	REVISED	04/16/09	[Name]	[Name]
94	REVISED	04/16/09	[Name]	[Name]
95	REVISED	04/16/09	[Name]	[Name]
96	REVISED	04/16/09	[Name]	[Name]
97	REVISED	04/16/09	[Name]	[Name]
98	REVISED	04/16/09	[Name]	[Name]
99	REVISED	04/16/09	[Name]	[Name]
100	REVISED	04/16/09	[Name]	[Name]



<p>525 MORELAND AVENUE APRIL 16, 2009 ZONING APPLICATION</p>	<p>project</p> <p>525 MORELAND AVENUE</p>	<p>project number:</p>	<p>rutledgealcock 619 east college avenue, suite d1 decatur, ga. 30030-3300 ph: 404.214.5797</p>
<p>sheet name: SITE PLAN</p>	<p>dwg number: Z101</p>	<p>STATE OF GEORGIA DEPARTMENT OF REVENUE RECEIVED MAY 27 2009 BUREAU OF PLANNING</p>	<p>rutledgealcock</p>