

11-0-1583

(Do Not Write Above This Line)

Z-11-28

AN ORDINANCE
BY: ZONING COMMITTEE

An Ordinance to rezone from the R-2 (Single Family Residential) District to the PDH (Planned Development-Housing) District for property located at 3696 AND 3700 NORTHSIDE DRIVE, N.W., and property also known as 656 FAIRFIELD ROAD (17-0159-LL-032-7) and as 3826 NORTHSIDE DRIVE, REAR (17-0140-LL-137-6), fronting approximately 301 feet on the west side of Northside Drive beginning approximately 4000 feet from the northwest corner of West Paces Ferry Road and approximately 300 feet on the northeasterly side of Fairfield Road. Depth: varies. Area: 28.8 acres. Land Lots 140 and 159. 17th District, Fulton County, Georgia.

OWNER: PATRICIA Z. ALLEN, BEAUMONT ALLENT, BROADLANDS MEADOW, LLLP.

AMANDA THOMPSON
APPLICANT: BROADLANDS MEADOW, LLLP

KNOW AND
ADOPTED BY
JAN 17 2012

NPLA
COUNCIL DISTRICT 8

COUNCIL

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

Date Referred 11/7/11

Referred To: ZRB + Zoning

Date Referred

Referred To:

Date Referred

Referred To:

First Reading
Committee Date
Chair
Referred to
Zoning
ZRB + Zoning

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

Jan. 7 2012

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

ADOPTED BY

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

ADOPTED BY

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

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

CERTIFIED

CERTIFIED
JAN 17 2012
ATLANTA CITY COUNCIL PRESIDENT

CERTIFIED
JAN 17 2012
MAYOR'S ACTION

R. L. Blanton
MUNICIPAL CLERK

APPROVED

JAN 26 2012

WITHOUT SIGNATURE
BY OPERATION OF LAW



City Council
Atlanta, Georgia

11-O-1583

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-11-28
Date Filed: 10-4-11

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 at **3696 AND 3700 NORTHSIDE DRIVE, N.W., and property also known as 656 FAIRFIELD ROAD (17-0159-LL-032-7) , 3770 Northside Drive (17-0159-LL-031-9) and as 3826 NORTHSIDE DRIVE, REAR (17-0140-LL-137-6)**, be changed from property from the R-2 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District; to wit.

ALL THAT TRACT or parcel of land lying and being Land Lots 140 and 159, 17th District Fulton County, Georgia being more particularly described by the attached legal description.

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,

Deputy Clerk

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

JAN 17, 2012
JAN 26, 2012

Tuesday, January 10, 2012



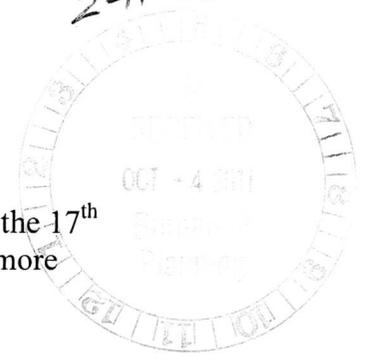
**Conditions for Z-11-28 for 3696 & 3700 Northside Drive
and property also known as 656 Fairfield Road and 3826 Northside Drive, Rear, NW**

1. A site plan entitled "Allen Properties" by Site Works Surveys & Planning dated July 20, 2011 last revised 11/19/11 and marked received by the Bureau of Planning November 29, 2011.
2. Lot 2 as shown on the above site plan may, in the future, be developed as two residential lots as shown on a site plan marked received by the Bureau of Planning October 4, 2011 and noted as Lot 2 and Lot 3.
3. Lot 4 as shown on the site plan marked received by the Bureau of Planning November 29, 2011 will not be developed or disturbed in any manner inconsistent with the provisions of the City's floodplain ordinance.
4. Lots 6 and 7 as shown on the site plan marked received by the Bureau of Planning November 20, 2011 shall be used for recreational purposes only and no future development on these lots shall be permitted.
5. Prior to the recording of a final plat with Fulton County the final plat shall be reviewed and approved by the appropriate City Departments.
6. Broadlands Meadow LLP will be responsible for maintenance of Lot 4 as shown on the site plan.

2-11-028



Legal Description "Allen Properties"



All that tract or parcel of land lying and being in Land Lot 140 and 159 of the 17th District of Fulton County, Georgia, lying in the City of Atlanta and being more particularly described as follows:

Beginning at a point on the westerly right-of-way of Northside Drive (having a 50' right-of-way) at a point 3986.53' northerly of the right-of-way of West Paces Ferry Road; thence leaving the right-of-way of said Northside drive proceed North 58°37'15" West for 100.00' to a point; thence proceed North 84°53'17" West for 286.68' to a point; thence proceed South 75°49'59" West for 270.82' to a point in the center of Wolf Creek; thence proceed along the center of said Wolf Creek for 741.46' and being represented by a chord of North 52°31'36" West for 711.66' to a point in the center of Nancy Creek; thence proceed in a northeasterly direction along the center of Nancy Creek for 88.36' and being represented by a chord of North 20°06'20" East for 87.78' to a point; thence leaving the center of said Nancy Creek proceed South 80°09'29" West for 20.63' to a point; thence proceed North 48°48'33" West for 861.40' to a point on the easterly right-of-way of Fairfield Road (having a 50' right-of-way); thence along said right-of-way proceed North 49°15'46" East for 58.36' to a point; thence continuing along said right-of-way proceed around a curve to the left having a radius of 684.14' for an arc distance of 93.07' and being subtended by a chord of North 45°21'56" East, 93.00' to a point; thence continuing along said right-of-way proceed around a curve to the left having a radius of 684.14' for an arc distance of 73.68' and being subtended by a chord of North 38°22'59" East, 73.64' to a point; thence continuing along said right-of-way proceed North 35°17'52" East for 76.35' to a point; thence leaving said right-of-way proceed South 53°45'55" East for 745.53' to a point in the center of Nancy Creek; thence proceed in a northerly direction along the center of said Nancy creek for 664.16' and being represented by a chord of North 20°11'12" East for 657.17' to a point; thence leaving the center of said Nancy Creek proceed South 89°52'19" East for 489.52' to a point; thence proceed South 61°19'35" West for 305.38' to a point; thence proceed South 35°52'03" West for 91.40' to a point; thence proceed South 25°35'57" East for 269.85' to a point; thence proceed South 25°07'29" East for 163.70' to a point; thence proceed South 25°29'00" East for 126.57' to an iron pin found; thence proceed South 87°13'59" East for 100.67' to an iron pin found; thence proceed South 09°36'59" East for 100.00' to an iron pin found; thence proceed South 09°36'59" East for 170.20' to an iron pin found; thence proceed South 84°24'51" East for 459.20' to an iron pin found on the westerly right-of-way of Northside Drive; thence along said right-of-way of Northside Drive proceed South 22°29'18" West for 301.47' to a point; thence continuing along said right-of-way of Northside Drive proceed around a curve to the right having a radius of 1,070.53' for an arc distance of 189.82' and being subtended by a chord of South 27°33'03" West, 189.57' returning to the point of beginning. Said parcel contains approximately 1,253,944 square feet or 28.7866 acres, more or less.

RCS# 1702
1/17/12
4:53 PM

Atlanta City Council

MULTIPLE

11-O-1281/11-O-1585/11-O-1586/11-O-1587
11-O-1590/11-O-1583 AND 11-O-1584
ADOPT AS AMNDED

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 5
EXCUSED: 0
ABSENT 1

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

MULTIPLE