

11-0-1066
(Do Not Write Above This Line)

AN ORDINANCE Z-11-18
BY: Zoning Committee

AN ORDINANCE TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, BY AMENDING THE SPI-15 LINDBERGH TRANSIT STATION AREA SPECIAL PUBLIC INTEREST DISTRICT, SUBAREA 3 PIEDMONT COMMERCIAL CORRIDOR REGULATIONS, SECTION 16-180.028, SO AS TO REMOVE THE REQUIREMENT THAT A MINIMUM OF 20% OF THE FLOOR AREA OF PROPOSED COMMERCIAL USES BE DEVELOPED AS RESIDENTIAL DWELLING USES ON CERTAIN PARCELS OF LAND, AND FOR OTHER PURPOSES.

FILED

APR 16 2012

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

Date Referred 7/18/11
Referred To: Zoning + ZRR
Date Referred
Referred To:
Date Referred
Referred To:

First Reading
Committee Date Referred To
Zoning 7/18/11
Chair
Referred To

Committee Date Referred To
Zoning 7/18/11
Chair
Action Fav, Adv, Hold (see rev. side) Other
Members
Refer To

Committee Date Referred To
Zoning 7/18/11
Chair
Action Fav, Adv, Hold (see rev. side) Other
Members
Refer To

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

CERTIFIED
APR 16 2012
ATLANTA CITY COUNCIL PRESIDENT

CERTIFIED
APR 16 2012
Municipal Clerk

MAYOR'S ACTION

AN ORDINANCE

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WHEREAS, The SPI-15 Lindbergh Transit Station Area Special Public Interest District Regulation 16-180.028(8)(a) requires that all commercial uses within the Subarea 3 Piedmont Commercial Corridor boundaries contain residential dwelling use at a minimum of 20% of all floor area, with the exception of certain enumerated lots; and

WHEREAS, The SPI-15 Lindbergh Transit Station Area Special Public Interest District Regulation 16-180.028(4) requires that residential floor area must be developed and obtain a certificate of occupancy concurrently with the development of commercial uses in a manner specifically provided therein; and

WHEREAS, due to the success of the above-referenced regulations, a large number of residential units have been developed and approved for development within the boundaries of the SPI-15 Lindbergh Transit Station Area Special Public Interest District;

WHEREAS, the above-referenced residential use and concurrency requirements are no longer necessary in the Piedmont Commercial Corridor to maintain a desirable density of residential uses within the SPI-15 Lindbergh Transit Station Area District;

WHEREAS, it is in the interest of the public health, safety and general welfare to provide that commercial uses may be developed within the Subarea 3 Piedmont Commercial Corridor without also developing residential uses.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS:

SECTION 1: That Section 16-180.028(4) of the Zoning Ordinance of the City of Atlanta is hereby amended to read as follows:

4.

Development controls (concurrency requirement). Commercial subareas in section 16-180.028(7) and section 180.028(9) that are required to have multi-family dwellings, duplexes or single-family dwellings shall meet the following requirements:

- a. Allowable nonresidential floor area shall not be permitted to exceed 500,000 square feet until such time as 100,000 square feet of allowable residential floor area is built and such residential units are issued an occupancy permit.
- b. At such time as the above requirement in section 16-18O.028(4)(a) is satisfied, allowable non-residential floor area shall not exceed an additional 250,000 square feet until such time as an additional 50,000 square feet of allowable residential floor area is built and such residential units are issued an occupancy permit.
- c. At such time as the above requirement in section 16-18O.028(4)(b) is satisfied, developments may continue to add additional square footage for uses as prescribed in the ratio established in the above section 16-18O.028(4)(b).

SECTION 2: That Section 16-18O.028(8)(a) is repealed. The remaining subsections of Section 16-18O.028(8) shall be renumbered in accordance with the numbering system of the Code of Ordinances of the City of Atlanta.

SECTION 3: All ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed to the extent of the conflict.