

12-0-0609

(Do Not Write Above This Line)

AN ORDINANCE Z-12-07  
BY: ZONING COMMITTEE

An Ordinance to rezone from the RG-3 (Residential General Sector 3) District to the MR-5A (Multi-family Residential) District, property located at 77 East Andrews Drive (aka 3300), N.W. fronting approximately 497 feet on the north side of East Andrews Drive beginning approximately 672 feet from the northwest corner of Roswell Road. Depth: varies. Area: approximately 13.6 acres. Land Lot 99, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: CAMDEN USA, INC.  
APPLICANT: CAMDEN USA, INC  
NPUB  
COUNCIL DISTRICT 8

ADOPTED BY  
SUBST BDC  
JUL 0 2 2012

COUNCIL

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

Date Referred 5/7/12  
Referred To: ZRB + Zoning  
Date Referred  
Referred To:  
Date Referred  
Referred To:

First Reading  
Committee Zoning  
Date 2/27/2012  
Chair  
Referred To

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

Members  
Refer To

*[Handwritten signatures]*

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

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

CERTIFIED

CERTIFIED  
JUL 0 2 2012

ATLANTA CITY COUNCIL PRESIDENT

*[Handwritten signature]*

CERTIFIED  
JUL 0 2 2012

*[Handwritten signature]*  
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

JUL 1 1 2012

WITHOUT SIGNATURE  
BY OPERATION OF LAW



City Council  
Atlanta, Georgia

**12-O-0609**

A SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

**Z-12-07**  
Date Filed: 3-13-12

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 **77 EAST ANDREWS DRIVE (AKA 3300), N.W.**, be changed from the RG-3 (General Residential – Sector 3) District to the RG-4-C (General Residential – Sector 4-Conditional) District to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 99, 17<sup>th</sup> 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 by the Atlanta City Council  
APPROVED as per City Charter Section 2-403

JUL 02, 2012  
JUL 11, 2012



## Conditions for Z-12-07

“Property” shall mean the land that is the subject of this rezoning request.

To the extent that the conditions of this Agreement are more restrictive than or are not reflected in conditions applied to the Property by the Atlanta City Council, the conditions in this Agreement will supersede and control. The proposed development shall be restricted as follows:

1. The development will be substantially similar to and will follow the site plan entitled “Camden Paces” by Southern Civil Engineers dated April 16, 2012 and marked received by the Office of Planning on June 25, 2012 ,as well as Exhibit 1 “Setback Dimensions Along Rear Property Line” dated April 20, 2012 by Niles Bolton Associates and marked received by the Office of Planning on June 14, 2012.
2. The use of the 20 foot undisturbed buffer area shown along the western property line on the site plan shall be restricted to use as a natural buffer, although it may be planted and vegetated in accordance with Condition 18. No lights, machinery or activity, other than the planting and maintenance of landscaping shall be permitted in this natural buffer. The “podium” building will be set back approximately 63 feet (but no less than 60 feet) from the western property line at its closest point and the “wrap” building will be set back approximately 81 feet (but no less than 78 feet) from the western property line at its closest point.
3. The height of the “wrap” building shall not exceed a height of 62 feet as measured above the grade of the front entrance of the building. The height of the parking deck located within the “wrap” building shall not exceed a height of 35 feet from finished grade at the rear of the deck. The height of the “podium” buildings shall not exceed the height of 119 feet as measured from finished grade of the front entrance of each building and will not exceed seven stories in height at the side closest to the western property line.
4. The maximum Floor area ratio for the parcel shall be 1.2. The “wrap” building shall be no more than 243,233 square feet with 164 units. The podium buildings shall be no more than 204,000 square feet each with 104 units each. The maximum units on Property including town homes shall be 392 and no more shall be permitted.
5. The Applicant shall provide the maximum of either (a) 50 bicycle parking spaces or (b) the number of bicycle parking spaces required by the City of Atlanta, whichever is greater. These spaces shall be located as close as practicable to the buildings while, in the developer’s sole discretion, maintaining the architectural integrity of the buildings and their landscaping and hardscaping schemes. These bicycle parking spaces shall not be within 250 feet of the western property line unless located within or on the eastern side of a building, and no bicycles shall enter or exit Property to Valley Road or across the western property line.



6. Pervious paving material will be utilized where feasible. Pervious joints shall be provided between all pavers on grade. Buffer areas and protected trees shall be marked using temporary chain link construction fencing no less than four feet in height prior to and maintained during the period of construction. All erosion control measures shall be installed outside any undisturbed buffer. Applicant shall provide adequate irrigation for landscaping installed on the Applicant's Property.
7. The project shall release stormwater runoff at a rate no greater than 70% of the current stormwater runoff from the Property. During construction, stormwater runoff shall be limited to a rate not greater than the current rate.
8. Construction staging shall not take place within the South Tuxedo Park neighborhood or off or from Valley Road. Instead, construction staging for the project (including all equipment, vehicles, materials storage and construction parking) shall occur entirely on the Property. Applicant shall prepare a Transportation Management Plan (TMP) to be approved by the City of Atlanta prior to any land disturbing activities and shall cause its contractors and subcontractors to follow such TMP. Applicant shall provide a copy of the TMP to the South Tuxedo Park neighborhood association and NPU-B and shall confirm its compliance with this requirement in writing to the City. The development shall comply with existing City of Atlanta ordinances with regard to hours of construction and noise limitations (between the hours of 7:00 a.m. - 7:00 p.m. week days and 9:00 a.m. - 7:00 p.m. weekends and holidays). Also, during the period of construction, the developer will notify the president of South Tuxedo Park neighborhood and the Chair of the Zoning Committee of NPU-B of a contact name and telephone number which will be answered 24 hours a day, 7 days a week regarding problems with the construction. Said person shall be a human and not a recorded voice on an answering machine.
9. All air conditioning units will be located only on the roof of both the "wrap" and "podium" buildings or, if located at grade, will not be on the western side of the buildings closest to the single family homes. The units will be fully screened from the adjacent single family area and will not be concentrated in an area nearest the single family homes. Back-up generators for such buildings will be muffled with baffling and located between buildings or within buildings and parking decks so as to mitigate the decibel levels heard by the neighborhoods. ~~All noise levels shall be limited to 55dBA as measured at the western property line of Property and 45dBA as measured from the residential homes offsite.~~
10. Applicant agrees that during and after construction, no devices used for landscape maintenance or the cleaning of drives or parking structures shall be allowed to operate past 8:00 p.m., or before 8:00 a.m. on weekdays and past 5:00 p.m. or before 10:00 a.m. on Saturdays, Sundays and holidays.
11. All dumpsters and trash containers as well as service areas will be located within the buildings. All garbage and refuse containers shall have rubber wheels. Dumpsters and trash containers shall only be emptied between the hours of 8 a.m. and 5 p.m. on non-holiday week days.



12. Exterior lighting on buildings and the parking deck (where permitted) shall be designed, shielded and constructed to shine only inward and downward so as to mitigate light spill into single-family areas, especially along the western property line.
13. The Applicant shall request that the City re-time and coordinate the traffic signals in the vicinity of the property to optimize traffic progression and that transportation impact fees from this development be used for such work. Evidence of compliance with this condition shall be provided in writing to the Office of Planning prior to issuance of a Special Administrative permit.
14. ~~Any flooding to the adjacent neighborhoods caused by failure of detention facilities installed by Applicant during or after construction will be corrected immediately to the neighborhood's satisfaction at the expense of the Applicant.~~ Silt run-off shall be limited during construction using 150% of the required silt fencing, along the western property line.
15. The exterior of the buildings will be brick and other cementitious finishes such as cast stone and will be substantially similar to the conceptual elevations dated April 17, 2012 by Niles Bolton Associates.
16. The parking deck façade in the “wrap” building will be screened on its west side as shown in the elevation dated April 17, 2012 by Niles Bolton Associates. There will be a landscaped area on the western side of the screen and plants will be installed to climb and screen this elevation. No car headlights in the “wrap” building parking deck shall be visible from the homes on Valley Road.
17. Exterior balconies on the sides of the “wrap” building facing the rear of homes fronting Valley Road will not average more than 75 square feet. The use of grills or fireplaces shall not be permitted on balconies located nearest the western property line.
18. The developer will work with the individual property owners on Valley Road which abut the proposed development to provide evergreen screening of a type and at a location to maximize visual screening of the proposed improvements. Such landscaping shall be located on the developer’s property or may be located on land of the adjacent homeowners with their written permission. Such landscaping shall consist of evergreen trees of between 12 and 16 feet and shall be planted at the City Arborist recommended spacing for all lots adjacent to the property (3275, 3285, 3295, 3305, 3315, 3325, 3335 and 3345 Valley Road, NW).
19. The top level of the parking deck in the “wrap” building will be designed and constructed so as to meet the standard for LEED 7.1 for heat islands.
20. These conditions of zoning shall be binding upon all successors and assigns of the Applicant. The subdivision, sale, of partition of all or any part of this property shall not alter the obligation of all owners of the property to comply with these conditions of



zoning. These zoning conditions shall run with and bind the land that is the subject of this rezoning.

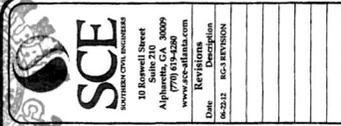
21. The Applicant will not request any administrative amendment without providing evidence that notice of such request has been given to the Chair of the Zoning Committee of NPU-B and to the president of the South Tuxedo Park neighborhood and that both parties have had at least 30 days to consider and respond to each such request; provided that the requested administrative amendment(s) deals with, touches, impacts, effects or relates to any part or portion of Property within 250 feet of the western property line of Property or seeks to:
  - (a) increase the square footage of any building or the number and/or location of parking spaces;
  - (b) change any of the uses or location of said uses specified;
  - (c) decrease any exterior setback or the amount of landscaped area;
  - (d) materially reduce public access or public spaces; or
  - (e) otherwise materially alter these conditions.

The Applicant will have the right to request administrative changes without such notification so long as such requested changes do not come within the requirements set forth hereinabove.

22. All of these narrative conditions shall be printed on the final site plan filed with the City of Atlanta.
23. The developer agrees to keep the evergreen screening in the buffers and on developer's land along the western property line dense, healthy and fully providing a visual screen from homes along the western property line, and this screening shall be monitored and maintained to a standard set by the City of Atlanta Arborist. Developer agrees to follow and comply with the provisions of condition number 2, 18 and this condition as reviewed and enforced by the City of Atlanta Arborist for compliance with these Conditions.
24. No curb cut(s), access, entrance or exit shall be allowed along or from the western property line or to Valley Road and there shall be no connection or access to any parking lot or access point that would allow any traffic or access from the Property to Valley Road.
25. "Renderings" of the development to be placed upon Property have been marked received by the Bureau of Planning on April 17, 2012 and the development will be substantially similar and will follow said "Renderings." As well as Exhibit 1 "Setback Dimensions Along Rear Property Line" dated April 20, 2012 by Niles Bolton Associates.



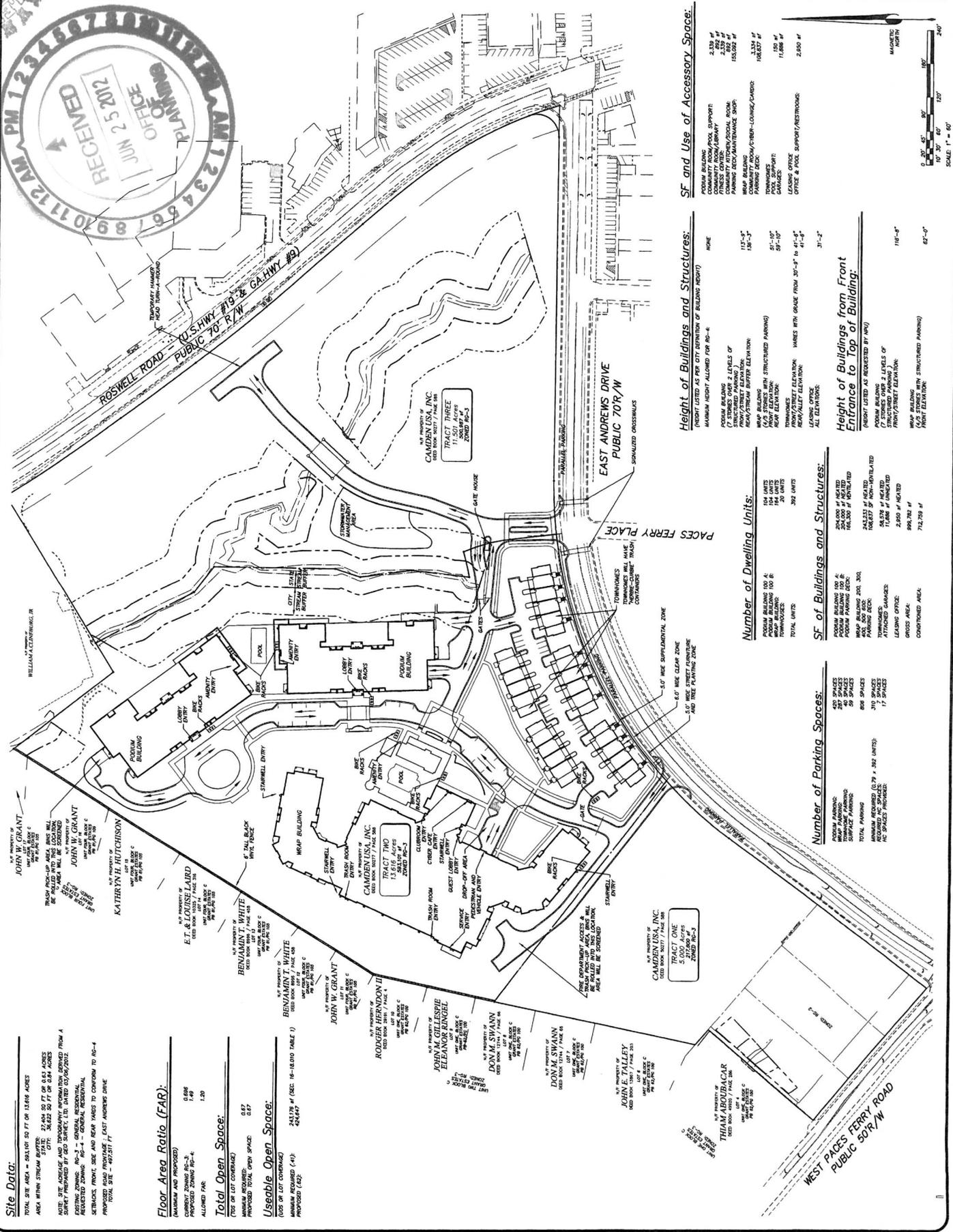
26. The developer agrees to screen the western most driveway to the entrance of the podium parking deck by vegetation or a wall in a manner which will block cars and car headlights from view of the house at 3345 Valley Road.



**SCE**  
 180 General Street  
 Alpharetta, GA 30009  
 www.sce-atlanta.com  
 Revisions  
 Date: 06-25-12  
 By: LK/STW

**CAMDEN DEVELOPMENT, INC.**  
 A Development By  
**CAMDEN PACES**  
 Project Description  
 LAND LOTS 8 & 9 OF THE 17TH DISTRICT  
 CITY OF ATLANTA, FULTON COUNTY, GEORGIA

Drawn: [Blank]  
 Design: [Blank]  
 Date: 06-18-12  
 Sheet No: 2011-030  
**ZONING PLAN**  
 Drawing Number  
**ZP-1a**



**Site Data:**  
 TOTAL SITE AREA = 94,101.50 FT OR 2.16 ACRES  
 AREA WITHIN STREAM BUFFER = 12,842.50 FT OR 0.29 ACRES  
 CITY: 36,822.50 FT OR 0.84 ACRES  
 NOTE: SITE AREA AND TOPOGRAPHY INFORMATION DERIVED FROM A SURVEY PREPARED BY GEO SURVEY, LTD. DATED 03/06/2012.  
 REVISIONS: 01 - 01 - GENERAL RESUBMITTAL  
 SETBACKS, FRONT, SIDE AND REAR YARDS TO CONFORM TO RC-4  
 PROPOSED ROAD FRONTAGE: EAST ANDREWS DRIVE  
 TOTAL SITE = 497,331 FT

**Floor Area Ratio (FAR):**  
 (MAXIMUM AND PROPOSED)  
 1.848  
 1.489  
 PROPOSED ZONING DISTRICT: RC-4  
 ALLOWED FAR: 1.20

**Total Open Space:**  
 (TYPE OR LOT COVERAGE)  
 MINIMUM REQUIRED: 0.87  
 PROPOSED TOTAL OPEN SPACE: 0.87

**Useable Open Space:**  
 (TYPE OR LOT COVERAGE)  
 MINIMUM REQUIRED (4-1): 241,178.4' (SEC. 16-16.03 TABLE 1)  
 PROPOSED (4-1): 426,844'

**Adjacent Property Owners:**  
 JOHN W. GRANT  
 E.T. & LOUISE LAIRD  
 BENJAMIN T. WHITE  
 BENJAMIN T. WHITE  
 JOHN W. GRANT  
 ROGER W. MOON III  
 JOHN M. GILLESPIE ELEANOR KUNDEL  
 DON M. SWANN  
 DON M. SWANN  
 JOHN E. TALLEY  
 THAM ABDOUBACAR

**Tract Information:**  
 TRACT ONE  
 11,500 SQ FT  
 ZONED RC-5  
 TRACT TWO  
 13,816 ACRES  
 ZONED RC-5  
 TRACT THREE  
 11,500 SQ FT  
 ZONED RC-5

**Other Notes:**  
 TRASH PICK-UP AREA, BIN, WHEEL AND COVER SHALL BE PROVIDED FOR ALL UNITS.  
 JOHN W. GRANT  
 JOHN W. GRANT  
 KATHRYN W. HUTCHINSON  
 E.T. & LOUISE LAIRD  
 BENJAMIN T. WHITE  
 BENJAMIN T. WHITE  
 JOHN W. GRANT  
 ROGER W. MOON III  
 JOHN M. GILLESPIE ELEANOR KUNDEL  
 DON M. SWANN  
 DON M. SWANN  
 JOHN E. TALLEY  
 THAM ABDOUBACAR

**Height of Buildings and Structures:**  
 (HEIGHT LISTED AS PER CITY DEFINITION OF BUILDING HEIGHT)  
 MAXIMUM HEIGHT ALLOWED FOR RC-4:  
 13'-3"  
 15'-3"  
 18'-3"  
 21'-10"  
 31'-2"

**Number of Dwelling Units:**  
 154 UNITS  
 200 UNITS  
 184 UNITS  
 20 UNITS  
 302 UNITS

**SF of Buildings and Structures:**  
 200,000 SF HEATED  
 166,300 SF UNHEATED  
 400,000 SQ FT  
 108,000 SQ FT  
 2,850 SF HEATED  
 896,793 SF  
 742,700 SF

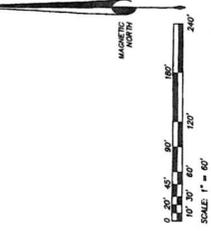
**Number of Parking Spaces:**  
 400 SPACES  
 200 SPACES  
 20 SPACES  
 608 SPACES  
 370 SPACES  
 17 SPACES

**SF and Use of Accessory Space:**  
 4,339 SF  
 4,339 SF  
 152,000 SF  
 3,324 SF  
 108,000 SF  
 158 SF  
 1,088 SF  
 2,850 SF

**Height of Buildings from Front Entrance to Top of Building:**  
 11'-0"  
 11'-0"  
 11'-0"  
 11'-0"  
 6'-0"

**Number of Parking Spaces:**  
 400 SPACES  
 200 SPACES  
 20 SPACES  
 608 SPACES  
 370 SPACES  
 17 SPACES

**Number of Parking Spaces:**  
 400 SPACES  
 200 SPACES  
 20 SPACES  
 608 SPACES  
 370 SPACES  
 17 SPACES

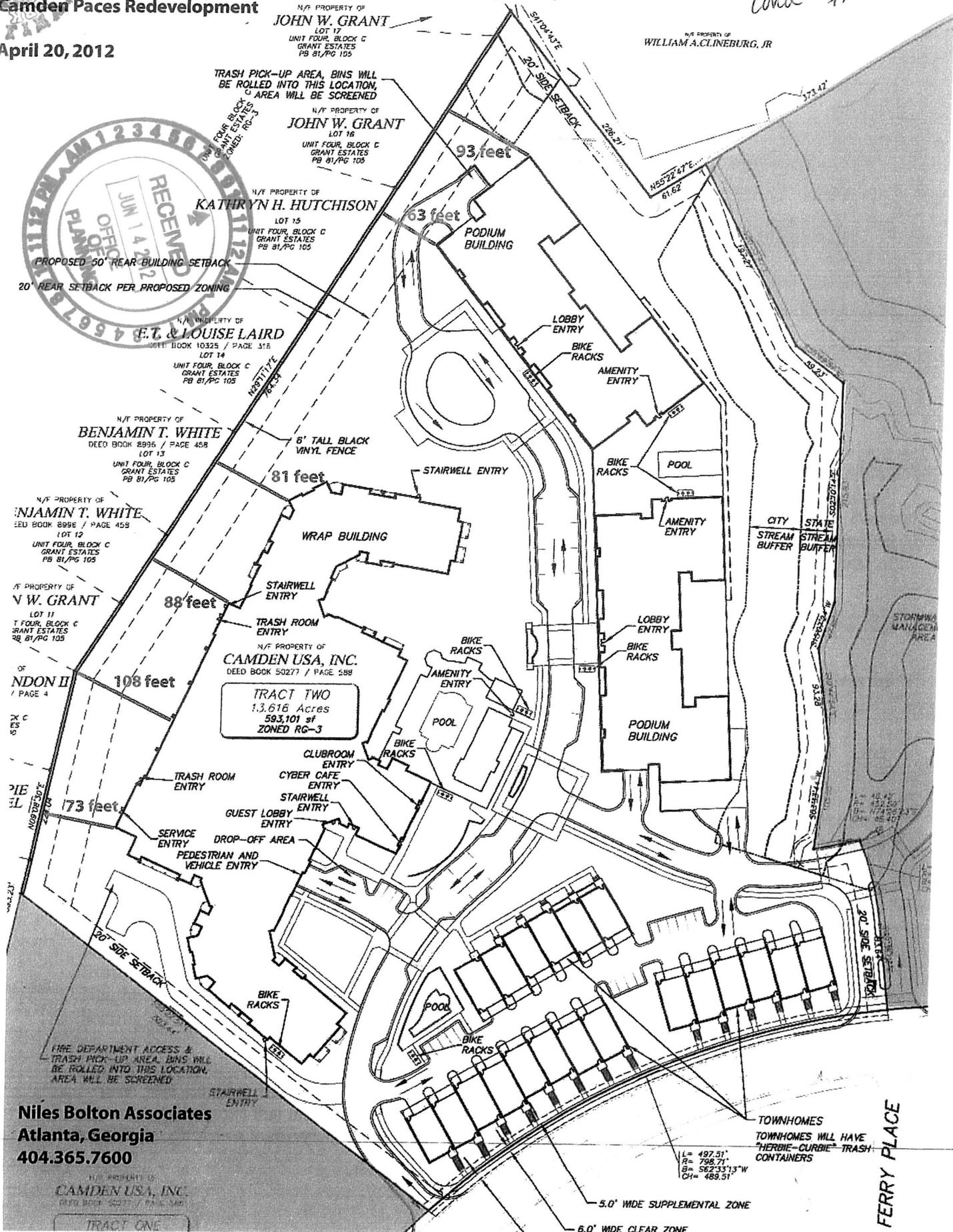


# Setback Dimensions Along Rear Property Line

Camden Paces Redevelopment

April 20, 2012

Exhibit 1  
cond #25



**TRACT TWO**  
13.616 Acres  
593,101 sq ft  
ZONED RG-3

L = 497.51'  
R = 798.71'  
B = 562'33"13"W  
CH = 489.51'

**Niles Bolton Associates**  
Atlanta, Georgia  
404.365.7600

N/4 PROPERTY OF  
**CAMDEN USA, INC.**  
DEED BOOK 50277 / PAGE 588

TOWNHOMES  
TOWNHOMES WILL HAVE  
"HERBIE-CURRIE" TRASH  
CONTAINERS

FERRY PLACE

5.0' WIDE SUPPLEMENTAL ZONE  
6.0' WIDE CLEAR ZONE

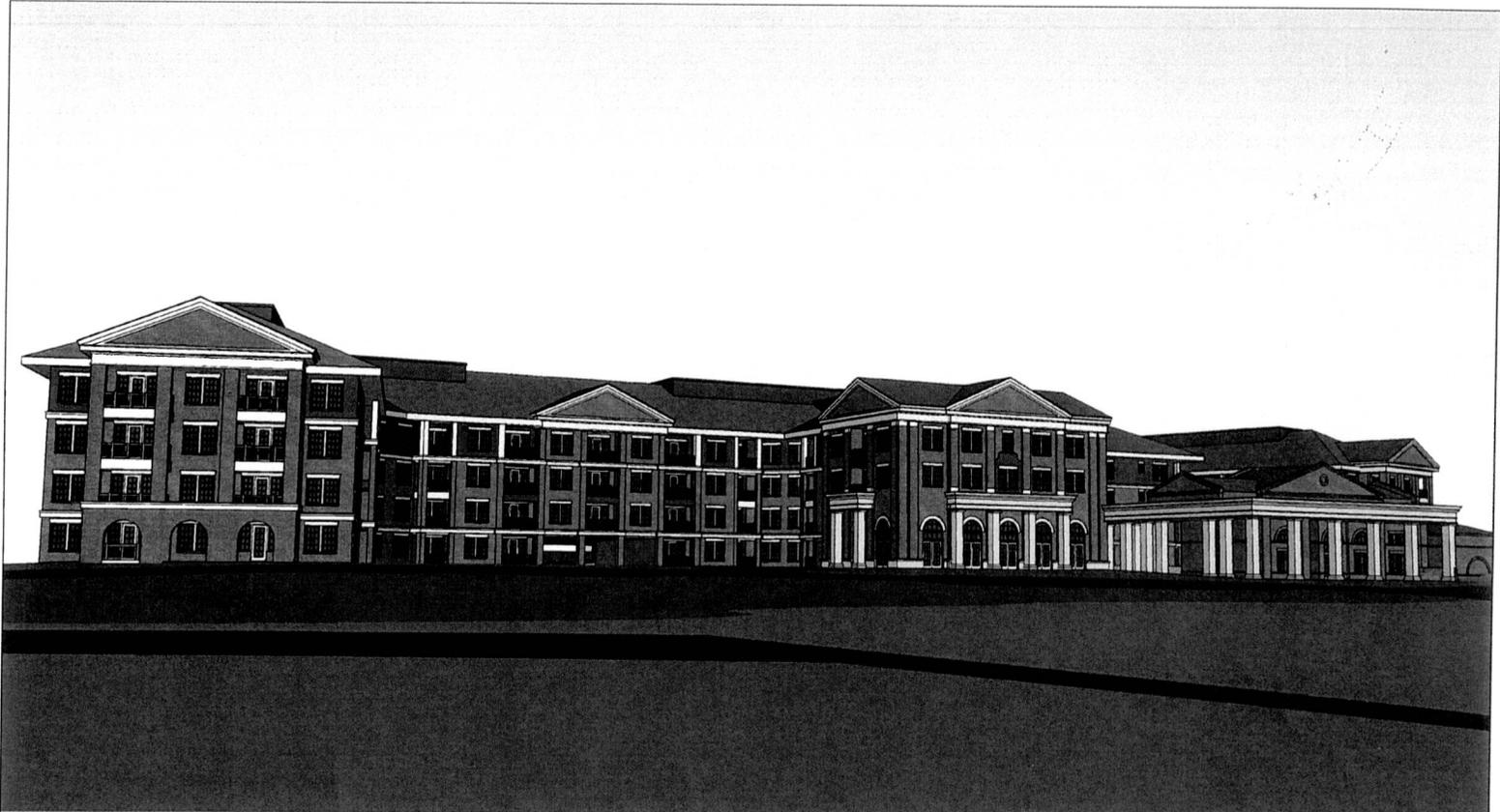
FIRE DEPARTMENT ADDRESS &  
TRASH PICK-UP AREA. BINS WILL  
BE ROLLED INTO THIS LOCATION.  
AREA WILL BE SCREENED

STAIRWELL ENTRY

TRACT ONE



214-777



WRAP BUILDING FRONT ELEVATION

04/17/2012

PACES DEVELOPMENT  
ATLANTA, GEORGIA

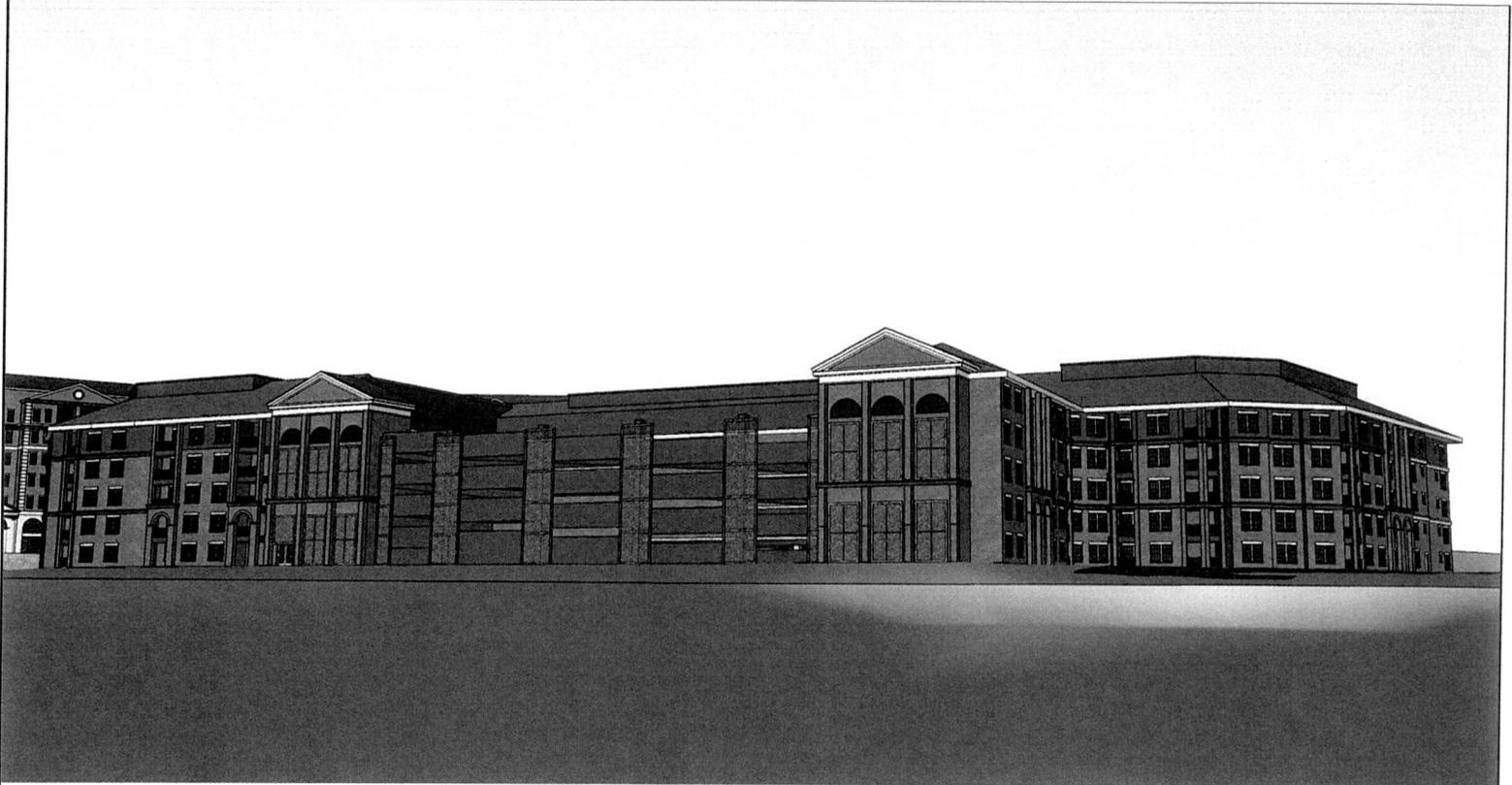


DEVELOPER:  
CAMDEN  
3 GREENWAY PLAZA  
SUITE 1300  
HOUSTON, TEXAS



ARCHITECT:  
NILES BOLTON ASSOCIATES  
3060 PEACHTREE ROAD  
SUITE 600  
ATLANTA, GEORGIA 30305





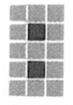
Wrap Building Elevation

04/17/2012

PACES DEVELOPMENT  
ATLANTA, GEORGIA



DEVELOPER:  
CAMDEN  
3 GREENWAY PLAZA  
SUITE 1300  
HOUSTON, TEXAS



ARCHITECT:  
NILES BOLTON ASSOCIATES  
3060 PEACHTREE ROAD  
SUITE 600  
ATLANTA, GEORGIA 30305





Podium Building Elevation

04/17/2012

PACES DEVELOPMENT  
ATLANTA, GEORGIA



DEVELOPER:  
CAMDEN  
3 GREENWAY PLAZA  
SUITE 1300  
HOUSTON, TEXAS

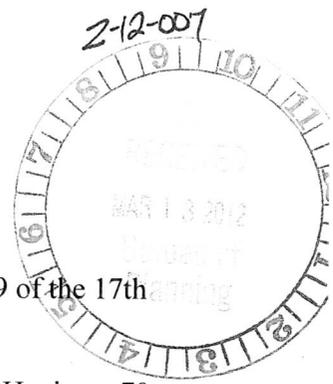


ARCHITECT:  
NILES BOLTON ASSOCIATES  
3060 PEACHTREE ROAD  
SUITE 600  
ATLANTA, GEORGIA 30305





Tract Two



All that tract or parcel of land lying in the City of Atlanta, Georgia, in Land Lot 98 and 99 of the 17th District of Fulton County and being more particularly described as follows:

Commencing at the intersection of the northwesterly right of way of East Andrews Drive Having a 70 foot right of way and the northeasterly right of way of West Paces Ferry Road having a 50 foot right of way and thence run along said northwesterly right of way North 33 degrees 45 minutes 39 seconds East a distance of 449.38 feet to a point; Thence continuing along said right of way along the arc of a curve to the right having a radius of 798.71 feet a distance of 152.62 feet to a point with said curve being subtended by a chord bearing of North 39 degrees 14 minutes 06 seconds East and a chord distance of 152.39 feet with said point being the True Point of Beginning; Thence from said True Point of Beginning thus established and leaving said right of way and run North 55 degrees 22 minutes 51 seconds West a distance of 503.44 feet to a point; Thence North 09 degrees 08 minutes 30 seconds East a distance of 224.04 feet to a 1-1/2" crimp top found; Thence North 29 degrees 11 minutes 17 seconds East a distance of 764.34 feet to a 1" crimp top found; Thence South 41 degrees 04 minutes 43 seconds East a distance of 226.21 feet to a 5/8" open top pipe found; Thence North 55 degrees 22 minutes 47 seconds East a distance of 61.62 feet to a point; Thence South 30 degrees 35 minutes 47 seconds East a distance of 197.27 feet to a point; Thence South 55 degrees 49 minutes 57 seconds East a distance of 59.23 feet to a point; Thence South 02 degrees 10 minutes 14 seconds East a distance of 215.83 feet to a point; Thence South 15 degrees 07 minutes 24 seconds West a distance of 47.81 feet to a point; Thence South 10 degrees 44 minutes 54 seconds East a distance of 93.28 feet to a point; Thence South 03 degrees 33 minutes 44 seconds West a distance of 105.05 feet to a point; Thence along the arc of a curve to the left having a radius of 452.50 feet a distance of 46.42 feet to a point with said curve being subtended by a chord bearing of North 74 degrees 26 minutes 23 seconds East and a chord distance of 46.40 feet; Thence along the arc of a curve to the right having a radius of 300.00 feet a distance of 86.38 feet to a point with said curve being subtended by a chord bearing of South 17 degrees 51 minutes 02 seconds East and a chord distance of 86.08 feet; Thence South 09 degrees 36 minutes 06 seconds East a distance of 83.64 feet to a point on the northern right of way line of East Andrews Drive; Thence run along said East Andrews Drive along the arc of a curve to the left having a radius of 798.71 feet a distance of 497.51 feet to a point with said curve being subtended by a chord bearing of South 62 degrees 33 minutes 13 seconds West and a chord distance of 489.51 feet and said point being the True Point of Beginning.

Said tract or parcel to contain 13.616 Acres

RCS# 2131  
7/02/12  
2:24 PM

Atlanta City Council

12-O-0609

REZONE 77 E. ANDREWS DR. FROM RG-3 TO  
RG-4-C; Z-12-07; CD-8; NPU-B  
ADOPT ON SUB

YEAS: 11  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 5  
EXCUSED: 0  
ABSENT 0

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

12-O-0609