

12-0-1749

(Do Not Write Above This Line)

AN ORDINANCE Z-12-44/Z-06-09  
BY: ZONING COMMITTEE

An Ordinance to rezone from the C-1-C (Community Business-Conditional) District to the C-1-C (Community Business-Conditional) District, property located at 1989 COLLEGE AVENUE, N.E. for the purposes of a site plan amendment. Depth: varies. Area: approximately 1.08 acres. Land Lot 211, 15<sup>th</sup> District, DeKalb County, Georgia.

OWNER: BIG NERD RANCH PROPERTIES, LLC.

APPLICANT: ERIC KRONBERG  
NPU O  
COUNCIL DISTRICT 5

As Amended  
**ADOPTED BY**

FEB 04 2013

**COUNCIL**

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

Date Referred 12/3/12

Referred To: ZRB+Zoning

Date Referred

Referred To:

Date Referred

Referred To:

First Reading Zoning

Committee \_\_\_\_\_  
Date 11/28/12  
Chair \_\_\_\_\_  
Referred To ZRB + Zoning

Zoning Committee  
Date 1/30/13  
Chair [Signature]  
Action Fav, Adv, Hold (see rev. side)  
Other [Signature]  
Members [Signatures]  
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 \_\_\_\_\_

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

FINAL COUNCIL ACTION

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

CERTIFIED

CERTIFIED  
FEB 04 2013  
ATLANTA CITY COUNCIL PRESIDENT  
[Signature]

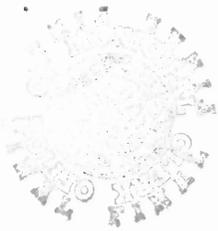
CERTIFIED  
FEB 04 2013  
Renee Daughlin Johnson  
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

FEB 13 2013

WITHOUT SIGNATURE  
BY OPERATION OF LAW



City Council  
Atlanta, Georgia

**12-O-1749**

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

**Z-12-44/Z-06-09**  
Date Filed: 11-13-12

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 **1989 COLLEGE AVENUE, N.E.** be changed from the C-1-C (Community Business-Conditional) District to the C-1-C (Community Business-Conditional) District, for the purpose of a site plan amendment, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 211, 15<sup>th</sup> District, Dekalb 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,



Deputy Municipal Clerk

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

February 04, 2013  
February 13, 2013



**Conditions for Z-12-44 for 1989 College Avenue, N.E.**

1. Site Plan titled "1989 College Avenue: Big Nerd Ranch" dated January 9, 2013 and marked received by the Office of Planning on January 29, 2013.



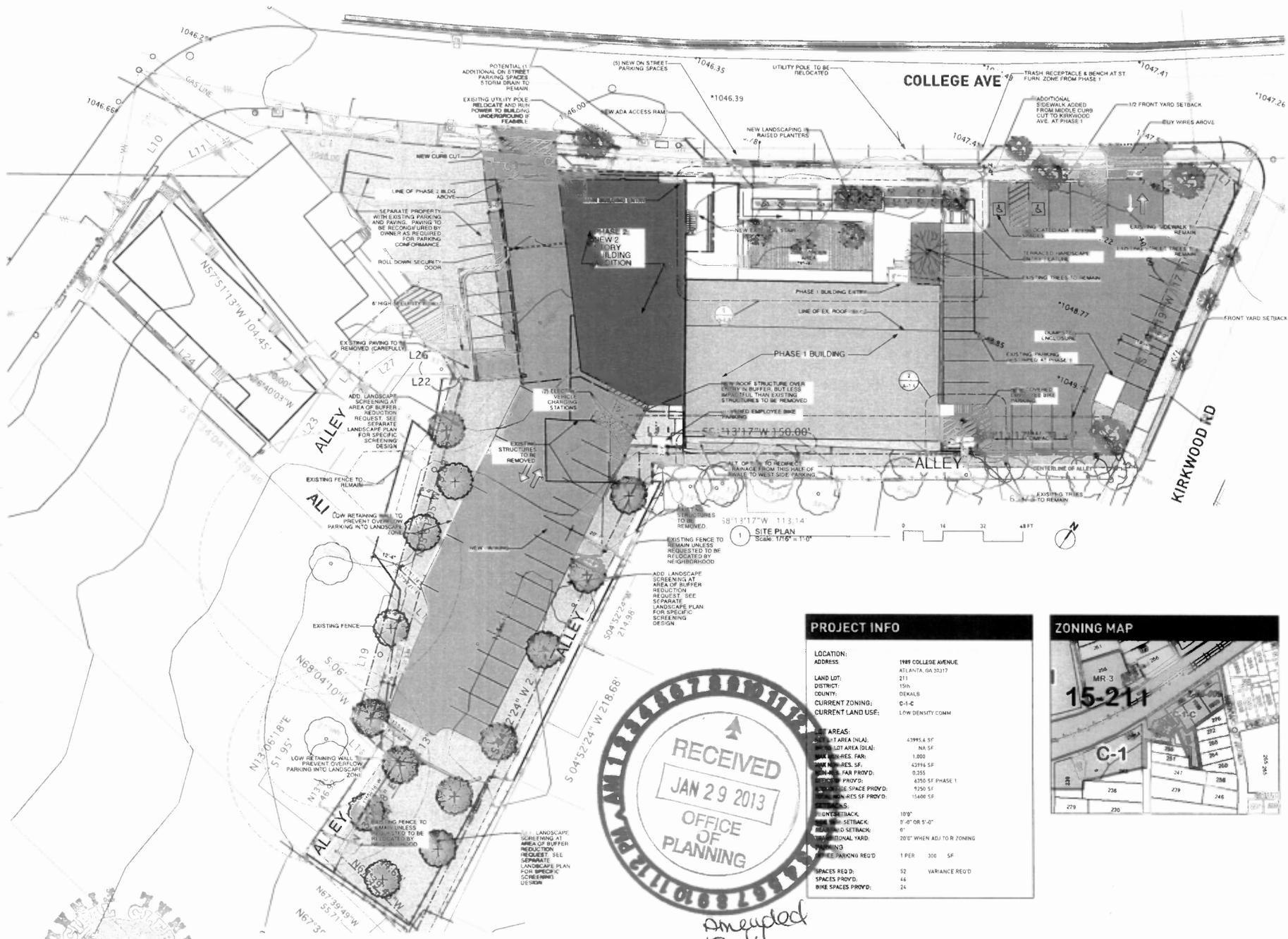
**Legal Description**  
**1989 College Ave, Atlanta, GA 30317**

All that tract or parcel of land lying and being in Land Lot 211 of the 15<sup>th</sup> District, Dekalb County, Georgia, being improved property known as **1989 College Ave, Atlanta, GA 30317**, being more particular described as follows:

The True Point of Beginning is located at the intersection of Southern right of way line of College Avenue (aka College Avenue), (fka East College Avenue) and the Western right of way of Kirkwood Road (aka Kirkwood Street),  
Thence run south along western right of way line of Kirkwood Road South 02 degrees 12 minutes 19 seconds West a distance of 117.11 feet to a point,

Thence leaving said right of way run South 68 degrees 13 minutes 17 seconds West a distance of 193.15 feet to a point, Thence run South 21 degrees 46 minutes 43 seconds East a distance of 10.0 feet to a point, Thence run South 04 degrees 52 minutes 24 seconds West a distance of 200.05 feet to a point, Thence run North 67 degrees 39 minutes 49 seconds West a distance of 44.64 feet to a point, Thence run North 13 degrees 06 minutes 18 seconds East a distance of 53.45 feet to a point, Thence run North 76 degrees 53 minutes 42 seconds West a distance of 13.47 feet to a point, Thence run North 06 degrees 00 minutes 50 seconds west a distance of 54.28 feet to a point, Thence run South 67 degrees 39 minutes 21 seconds West a distance of 11.94 feet to a point, Thence run North 05 degrees 51 minutes 05 seconds West a distance of 79.89 feet to a point, Thence run North 49 degrees 01 minutes 51 seconds West a distance of 11.16 feet to a point, Thence run North 67 degrees 20 minutes 34 seconds East a distance of 26.01 feet to a point, Thence run North 28 degrees 12 minutes 20 seconds West a distance of 80.06 feet to point located on the southern right of way line of College Avenue, Thence run northeasterly along the right of way of College Avenue following the curvature thereof an arc distance of 292.56 feet, said arc having a radius of 2284.14 feet and being subtended by a chord bearing and distance of North 69 degrees 04 minutes 52 seconds East 292.36 feet to a point, Thence run South 69 degrees 30 minutes 37 seconds East a distance of 14.39 feet to the True Point of beginning.

Contains 0.993 acres

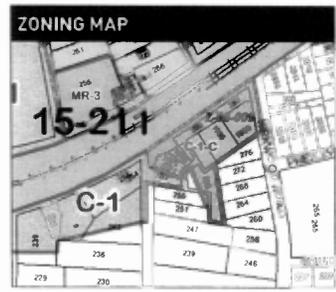


**KRONBERG WALL**  
ARCHITECTS/PLANNERS

1357 La France St., Unit A Atlanta, GA 30307 Tel: 404/653/0553 fax: 404/653/0525

**1889 COLLEGE AVENUE**  
BIG BIRD RANCH  
GALACTIC HEADQUARTERS  
ATLANTA, GA 30317

PROJECT INFO	
LOCATION:	1889 COLLEGE AVENUE
ADDRESS:	ATLANTA, GA 30317
LAND LOT:	211
DISTRICT:	150
COUNTY:	DEKALB
CURRENT ZONING:	C-1-C
CURRENT LAND USE:	LOW DENSITY COMM
AREAS:	
LOT AREA (NLA):	43994.5 SF
NET LOT AREA (DLA):	NA SF
NET AREAS PAR:	1300
NET AREAS SF:	43794.5 SF
NET FAR PROVID:	0.355
SPACES PROVID:	4350 SF PHASE 1
BIKE SPACES PROVID:	9750 SF
BIKE SPACES SF PROVID:	15400 SF
SETBACKS:	
FRONT SETBACK:	10'0"
REAR SETBACK:	7'-0" OR 5'-0"
LEFT SIDE SETBACK:	0'
RIGHT SIDE SETBACK:	20'0" WHEN ADJ TO R ZONING
MINIMUM YARD YIELD:	1 PER 300 SF
SPACES REQ D:	52
SPACES PROVID:	44
BIKE SPACES PROVID:	24



Mark	Date	Description
	1/29/13	DESIGN DEVELOPMENT
Issue/Revision		
Issue/Revision	ZONING	
Project No.	1018	
CAD File Name/Plan	1018-1.dwg	
Drawn By	Drawn By	
Checked By	Checked By	
Sheet 1 of 4		
PHASE 2		
SITE PLAN		
Drawing No.		
A-1.0		

RCS# 2550  
2/04/13  
4:40 PM

Atlanta City Council

MULTIPLE

11-O-1284 AND 12-O-1749

ADOPT AS AMNDED

YEAS: 13  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 3  
EXCUSED: 0  
ABSENT 0

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

MULTIPLE

City Council  
Atlanta, Georgia

**06-O-0498**

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

**Z-06-09**  
Date Filed: 1-30-06

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 **1971-1989 College Avenue, S.E.**, be changed from the R-4 (Single-family Residential) District and C-1 (Community Business) District to the C-1-C (Community Business-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 211, 15<sup>th</sup> District, Dekalb 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 Dauphin Johnson*  
Municipal Clerk, CMC

ADOPTED as amended by Council  
APPROVED by the Mayor

May 1, 2006  
May 8, 2006

**CONDITIONS FOR Z-06-09 for 1971-1989 College Avenue**

1. Site Plan titled "Proposed Site Plan-College Avenue Live Work" received by the Bureau of Planning on January 25, 2006.

Exhibit "A"  
(page 1 of 5)

Z-06-09

PARCEL 1

All that tract or parcel of land lying and being in Land Lot 211 of the 15<sup>th</sup> District, DeKalb County, Georgia, being more particularly described as follows:

TO REACH THE POINT OF BEGINNING, start at a point on the southeast right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue) and the southwest right of way of Kirkwood Road (a/k/a Kirkwood Street) if said right of ways were extended to form a point; thence running along said extended right of way south 10 degrees 52 minutes 49 seconds east a distance of 11.48 feet to a point on the said southwest right of way of Kirkwood Road (a/k/a Kirkwood Street) and the point of beginning; thence from the point of beginning continuing along said right of way of Kirkwood Road (a/k/a Kirkwood Street) running south 10 degrees 52 minutes 49 seconds east a distance of 117.11 feet to a point; thence leaving said right of way running south 55 degrees 08 minutes 09 seconds west a distance of 71.90 feet to an open top pipe found; thence running north 35 degrees 36 minutes 43 seconds west a distance of 113.95 feet to a point on said southeast right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue); thence running along said right of way and following a curve to the left an arc distance of 110.39 feet (said arc having a radius of 2284.14 feet and a chord bearing and distance of north 53 degrees 42 minutes 39 seconds east for 110.38 feet); thence running south 82 degrees 34 minutes 20 seconds east a distance of 14.39 feet to a point on the said southwest right of way of Kirkwood Road (a/k/a Kirkwood Street) and the Point of Beginning.

Said tract or parcel of land containing 0.258 acres or 11.234 square feet.

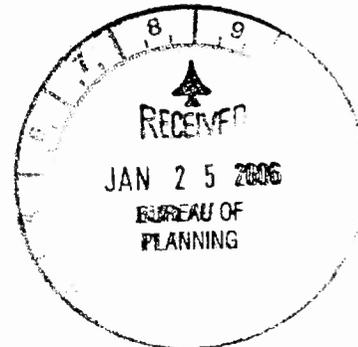


EXHIBIT "A"  
(page 2 of 5)

~~7~~06-09

PARCELS 2.3

All that tract or parcel of land lying and being in Land Lot 211 of the 15<sup>th</sup> District, DeKalb County, Georgia, being more particularly described as follows:

TO REACH THE POINT OF BEGINNING, start at a point on the southeast right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue) and the southwest right of way of Kirkwood Road (a/k/a Kirkwood Street) if said right of ways were extended to form a point; thence running along said southeasterly extended right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue) and following a curve to the right an arc distance of 125.72 feet to a point on said southeast right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue) and the point of beginning; thence leaving said right of way and running south 35 degrees 36 minutes 43 seconds east a distance of 113.95 feet to an open-top pipe found; thence running south 55 degrees 08 minutes 09 seconds west a distance of 150.00 feet to a point; thence running north 35 degrees 36 minutes 32 seconds west a distance of 118.77 feet to a point on said southeast right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue); thence running along said right of way and following a curve to the left an arc distance of 150.16 feet to a point and the point of beginning. (Said arc having a radius of 2284.14 feet and a chord bearing and distance of north 56 degrees 58 minutes 43 seconds east for 150.13 feet)

Said tract or parcel of land containing 0.398 acres or 17,329 square feet.



EXHIBIT "A"  
(page 3 of 5)

~~Z~~-06-09

PARCEL 4

All that tract or parcel of land lying and being in Land Lot 211 of the 15<sup>th</sup> District, DeKalb County, Georgia, being more particularly described as follows:

TO REACH THE POINT OF BEGINNING, start at the southeast right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue) and the east right of way of North Howard Street if said right of ways were extended to form a point; thence running along said east right of way of North Howard Street a distance of 76.37 feet to an open-top pipe found on the northeasterly side of a 10 foot alley; thence running along said northeasterly side of said alley a distance of 165.78 feet to a point and the point of beginning; thence running north 18 degrees 56 minutes 13 seconds west a distance of 79.89 feet to a point on the southeasterly side of a 20 foot alley; thence running along said southeasterly side of said alley north 54 degrees 15 minutes 26 seconds east a distance of 35.00 feet to a point on the southwesterly side of a 10 foot alley; thence continuing along said alley south 35 degrees 36 minutes 11 seconds east a distance of 41.74 feet to a point; thence continuing along said alley north 55 degrees 08 minutes 09 seconds east a distance of 38.63 feet to a point on the southwesterly side of a 10 foot alley; thence running along said southwesterly side of said alley south 08 degrees 12 minutes 44 seconds east a distance of 200.05 feet to appoint; thence continuing along said alley north 80 degrees 44 minutes 57 seconds west a distance of 44.64 feet to a point; thence continuing along said alley north 00 degrees 01 minutes 10 seconds east a distance of 99.65 feet to a point; thence continuing along said alley north 80 degrees 44 minutes 29 seconds west a distance of 43.60 feet to a point and the Point of Beginning.

Said tract or parcel of land containing 0.236 acres or 10,279 square feet.

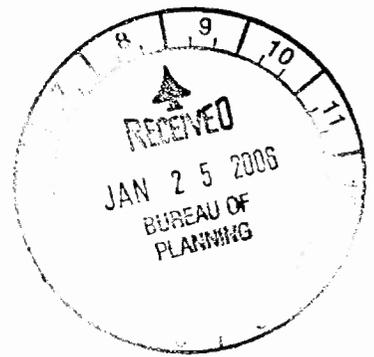


EXHIBIT "A"  
(page 4 of 5)

7-06-09

PARCEL 5

All that tract or parcel of land lying and being in Land Lot 211 of the 15<sup>th</sup> District, DeKalb County, Georgia, being more particularly described as follows:

TO REACH THE POINT OF BEGINNING, start at the southeast right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue) and the east right of way of North Howard Street if said right of ways were extended to form a point; thence running along said southeast right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue) and following a curve to the left an arc distance of 109.62 feet to a point and the point of beginning; thence continuing along said southeast right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue) and following a curve to the left an arc distance of 22.02 feet to a point on the southwesterly side of a 10 foot alley (said arc having a radius of 2284.14 feet and a chord bearing and distance of north 59 degrees 23 minutes 23 seconds for 22.02 feet); thence leaving said right of way and running along said southwesterly side of said alley south 35 degrees 36 minutes 32 seconds east a distance of 67.71 feet to a point on the northwesterly side of a 20 foot alley thence continuing along said alley south 54 degrees 15 minutes 26 seconds west a distance of 15.00 feet to a point; thence leaving said alley running north 41 degrees 17 minutes 31 seconds west a distance of 70.01 feet to a point on the southeast right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue) and the Point of Beginning.

Said tract or parcel of land containing 0.029 acres or 1,265 square feet.

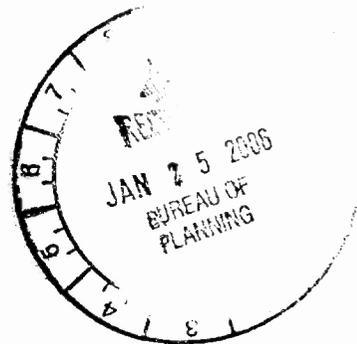


EXHIBIT "A"  
(page 5 of 5)

~~7~~-06-09

PARCEL 39

All that tract or parcel of land lying and being in Land Lot 211 of the 15<sup>th</sup> District, DeKalb County, Georgia, being more particularly described as follows:

TO REACH THE POINT OF BEGINNING, start at the southeast right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue) and the east right of way of North Howard Street if said right of ways were extended to form a point; thence running along said east right of way of North Howard Street a distance of 86.50 feet to a point on the southwesterly side of a 10 foot alley; thence running along said southwesterly side of said alley south 80 degrees 44 minutes 29 seconds east a distance of 169.47 feet to a point and the point of beginning; thence continuing along said alley south 80 degrees 44 minutes 29 seconds east a distance of 29.80 feet to a point; thence continuing along said alley running south 00 degrees 01 minutes 10 seconds west a distance of 47.70 feet to a point; thence leaving said alley running north 81 degrees 09 minutes 18 seconds west a distance of 12.00 feet to a point; thence running north 19 degrees 05 minutes 58 seconds west a distance of 53.60 feet to a point on said southwesterly side of said alley and the Point of Beginning.

Said tract or parcel of land containing 0.023 acres or 986 square feet.



RCS# 227  
5/01/06  
2:56 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE 06-O-0282 06-O-0277 06-O-0498 06-O-0568  
06-O-0567  
ADOPT AS AMEND

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

Y Smith	Y Archibong	Y Moore	Y Mitchell
B Hall	Y Fauver	NV Martin	NV Norwood
Y Young	Y Shook	Y Maddox	Y Willis
NV Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE

06-0-0498

(Do Not Write Above This Line)

AN ORDINANCE **Z-06-09**  
BY: ZONING COMMITTEE

An Ordinance to rezone property from the R-4 (Single Family Residential) District and C-1 (Community Business) District to the C-1 (Community Business) District, property located at **1971-1989 College Avenue, S.E.**, fronting approximately 450 feet on the east side of College Avenue and located at the northwest corner of College Avenue and Kirkwood Avenue.

Depth: varies.

Area: approximately .944 acres

Land Lot 211,

15<sup>h</sup> District, Dekalb County, Georgia.

OWNER: KIRKWOOD IRONWORKS DEVELOPMENT LLC.

APPLICANT: KIRKWOOD

IRONWORKS DEVELOPMENT LLC.

C/O OF ROBERT LAMB

NPU-0 COUNCIL DISTRICT 5

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

Date Referred 2-20-2006

Referred To: ZRB & Zoning

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee Zoning  
Date April 15, 2006  
Chair Carla Smith  
Referred To ZRB & Zoning

Committee Zoning  
Date April 26, 2006  
Chair Carla Smith  
Action Fav, Adv, Hold (see rev. side)  
Other AS AMENDED  
Members [Signature]  
[Signature]  
[Signature]  
Refer To

Committee  
Date  
Chair  
Action Fav, Adv, Hold (see rev. side)  
Other  
Members  
**ADOPTED BY**  
MAY 01 2006  
**COUNCIL**  
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

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

CERTIFIED  
  
MAY 01 2006  
  
**CERTIFIED**  
MAY 01 2006  
Robert Lamb  
MAYOR

MAYOR'S ACTION  
  
**APPROVED**  
[Signature]  
MAY 01 2006  
MAYOR