

2568

13-0-0333

(Do Not Write Above This Line)

AN ORDINANCE Z-13-06
BY: ZONING COMMITTEE

An Ordinance to rezone from the O-I-C (Office Institutional-Conditional) District to the Special Public Interest 12-Subarea 1 (Buckhead/Lenox Stations) District, property located at 3463 Piedmont Road, N.E. (aka 3475 Piedmont Road, N.E.) fronting approximately 575 feet on the north side of Piedmont Road at the northwest corner of Lenox Road (the Loop). Depth: varies. Area: approximately 11.41 acres. Land Lot 17, 17th District, Fulton County, Georgia.

OWNER: CP PROMINENCE LLC
AND SGCP PROMINENCE LAND LLC
APPLICANT: SGCP PROMINENCE LAND LLC
NPU B
COUNCIL DISTRICT 7 *As Amended*

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

Date Referred *3/4/13*

Referred To: *ZRBZ Zoning*

Date Referred

Referred To:

Date Referred

Referred To:

Committee *Zoning* First Reading
 Date *2/27/13*
 Chair *[Signature]*
 Referred To

Committee *Zoning*
 Date *7/31/13*
 Chair *[Signature]*
 Action *[Signature]*
 Fav, Adv, Hold (see rev. side)
 Other
 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
 ADOPTED BY
 AUG 19 2013
 COUNCIL
 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
 AUG 19 2013
 ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
 AUG 19 2013
 Rhonda Daughlin Johnson
 MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

AUG 28 2013

WITHOUT SIGNATURE
BY OPERATION OF LAW



City Council
Atlanta, Georgia

13-0-0333

AN ORDINANCE
BY: ZONING COMMITTEE

Z-13-06
Date Filed: 2-12-13

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 **3463 Piedmont Road, N.E. (aka 3475 Piedmont Road, N.E.)** be changed from the O-I-C (Office Institutional-Conditional) District to the Special Public Interest 12-Subarea 1 (Buckhead/Lenox Stations) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 17, 17th 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.

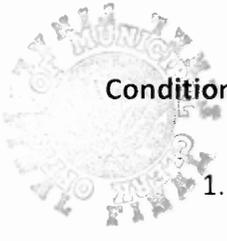
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

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

AUG 19, 2013
AUG 28, 2013



Condition for Z-13-06, 3463 Piedmont Road, N.E.(aka 3475 Piedmont Road, NE)

1. The applicant will request and support introduction of an Ordinance requiring that Traffic Impact Fees paid as a result of any future development on the project be directed to traffic improvements in the immediate area of the project.



EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 62 of the 17th District, Fulton County, Georgia, containing 11.413 acres and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a point located at the intersection of the extended westernmost right-of-way line of Buckhead Loop (f/k/a Ivy Road, varying right-of-way), with the extended northernmost right-of-way line of Piedmont Road (varying right-of-way); thence along the extended northernmost right-of-way line of Piedmont Road North 61° 58' 20" West, a distance of 48.78 feet to a 1/2" rebar set and the TRUE POINT OF BEGINNING; FROM SAID TRUE POINT OF BEGINNING AS THUS ESTABLISHED, along said right-of-way line in a generally northwestern direction the following courses and distances: North 61° 58' 20" West, a distance of 339.39 feet to a point; North 61° 55' 55" West, a distance of 109.27 feet to a point on the beginning of a curve tangent to said line; along a curve to the left an arc distance of 60.74 feet, said curve having a radius of 1220.02 feet and being subtended by a chord bearing North 63° 21' 30" West a distance of 60.74 feet, to a point; North 64° 47' 05" West tangent to said curve, a distance of 88.85 feet to a point; North 57° 29' 51" West, a distance of 37.34 feet to a point; thence departing said right-of-way line North 31° 48' 15" East along property N/F Piedmont Ivy Associates, LLC, a distance of 766.75 feet to a 1/2" rebar set; thence South 56° 55' 54" East along property N/F Glenridge Place - Phase III, a distance of 100.13 feet to a 7/8" iron rod found; thence South 56° 13' 31" East, a distance of 50.59 feet to a 7/8" iron rod found; thence South 55° 51' 00" East, a distance of 50.85 feet to a 1" rebar found; thence South 55° 59' 08" East, a distance of 103.28 feet to a 1/2" rebar set in concrete; thence South 46° 16' 36" East, a distance of 464.64 feet to a 1/2" rebar set on the westernmost right-of-way of Buckhead Loop (f/k/a Ivy Road); thence along the westernmost right-of-way line of Buckhead Loop in a generally southwestern direction the following courses and distances: South 43° 06' 03" West, a distance of 28.55 feet to a point; North 55° 11' 22" West, a distance of 38.32 feet; South 43° 06' 03" West a distance of 36.37 feet to a point; South 18° 33' 45" West, a distance of 57.19 feet; South 46° 53' 57" East, a distance of 14.17 feet to a point; thence run South 43° 06' 03" West, a distance of 190.56 feet to a point on the beginning of a curve tangent to said line; along a curve to the left an arc distance of 259.50 feet, said curve having a radius of 1048.93 feet and being subtended by a chord bearing South 36° 00' 48" West a distance of 258.84 feet to a 1/2" rebar set at the easternmost end of the mitered right-of-way line of Buckhead Loop and Piedmont Road; thence along said miter South 73° 21' 08" West a distance of 68.12 feet to a 1/2" rebar set, and the TRUE POINT OF BEGINNING.



RCS# 2929
8/19/13
3:29 PM

Atlanta City Council

13-O-0333

REZONE 3475 PIEDMONT RD FROM O-1-C TO
SPI-12; Z-13-06; NPU-B; CD-7
ADOPT AS AMNDED

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

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

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