

13-0-1040

(Do Not Write Above This Line)

AN ORDINANCE Z-13-15

BY: ZONING COMMITTEE

An Ordinance by Zoning Committee to rezone property from R-4 (Single-family residential) District to the PD-H (Planned Development-Housing), property located at 1175 AND 1185 SHERIDAN ROAD, N.E. fronting approximately 253 feet on the south side of Sheridan Road beginning approximately 720 feet from the east side of Cheshire Bridge Road. Depth: varies Area: approximately 2.15 acres. Land Lot 108, 18th District Fulton County, Georgia.

OWNER: BEVERLY D.
DELOACH/EDITH L. PLACEK
APPLICANT: STEPHEN D.
FICARRA
NPU F
COUNCIL DISTRICT 6

As Amended

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

ADOPTED BY

AUG 19 2013

COUNCIL

Date Referred 5/20/13

Referred To: ZRBT Zoning

Date Referred _____

Referred To: _____

Date Referred _____

Referred To: _____

Committee Zoning ^{First Reading}

Date 5/15/13

Chair _____

Referred To _____

Committee _____

Date _____

~~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 Zoning

Date 5/15/13

Chair _____

Action _____

Fav, Adv, Hold (see rev. side)

Other as amended

Members Jameson, Stephen

Carla Smith

Steph...

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

AUG 19 2013

ATLANTA CITY COUNCIL PRESIDENT

[Signature]

CERTIFIED

AUG 19 2013

Ronda Daughlin Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

AUG 28 2013

WITHOUT SIGNATURE
BY OPERATION OF LAW



City Council
Atlanta, Georgia

13-0-1040

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-13-15
Date Filed: 4-16-13

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 **1175 AND 1185 SHERIDAN ROAD, N.E.** be changed from the R-4 (Single Family Residential) District to the PD-H (Planned Development-Housing), to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 108, 18th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

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,

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



Conditions for Z-13-15 for 1175 and 1185 Sheridan Road, N.E.

1. Developer shall obtain Final Plat approval from Office of Planning before making application for building permits.
2. Developer shall provide the Office of Planning with recorded private covenants as a condition of the approval of the final plat. The document must contain details about ownership and maintenance program for the private street and common area.
3. Property frontage along Sheridan Road as well as both sides of the new internal street shall be improved with new sidewalks according to Americans with Disabilities Act (ADA) and City of Atlanta standards, before final plat approval.
4. All work to be undertaken by the applicant within the City of Atlanta right-of-way shall be permitted by the Department of Public Works prior to construction.
5. Development of the property shall be subject to all City of Atlanta development regulations including but not limited to, Office of Site Development, Fire Safety Engineer, Public Works Department as well as City of Atlanta Tree Ordinance.
6. Subject to the revised site plan titled "Rezoning Plan – PDH Zoning – 7 lots" by David Barclift, LLC – Landscape Architecture and Land Planning dated July 8, 2013 and stamped received by the Office of Planning on July 8, 2013.
7. Heated square footage of the single family homes shall range between 2,500 and 3,500 square feet.
8. Exterior walls on the single family homes will be stone, manufactured stone, hardi-shake shingle and/or brick.
9. Each single family home will have a garage accommodating at least two cars.
10. Maximum height of each single family home will be 35 feet.
11. The main living level of each single family home will be located at street level.
12. The development shall not be gated.
13. No access shall be provided to the shopping center immediately south of the property.



Z-13-015

1175 & 1185 SHERIDAN ROAD

LEGAL DESCRIPTION

TRACT 1

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF CHESHIRE BRIDGE ROAD AND THE SOUTH LINE OF SHERIDAN ROAD AT A NAIL FOUND; THENCE ALONG SAID SOUTH LINE OF SHERIDAN ROAD SOUTH $83^{\circ}15'43''$ EAST A DISTANCE OF 575.26 FEET TO A $\frac{3}{4}$ " REBAR FOUND, BEING THE NORTHEAST CORNER OF LOT 1, SHERIDAN PLACE, AS RECORDED IN PLAT BOOK 204, PAGE 84, FULTON COUNTY, GEORGIA, ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID SOUTH LINE OF SHERIDAN ROAD SOUTH $83^{\circ}36'31''$ EAST A DISTANCE OF 144.64 FEET TO A $\frac{1}{2}$ " REBAR FOUND; THENCE SOUTH $07^{\circ}00'36''$ WEST A DISTANCE OF 320.20 FEET TO A POINT; THENCE NORTH $83^{\circ}20'45''$ WEST A DISTANCE OF 142.34 FEET TO THE SOUTHEAST CORNER OF LOT 7 OF SAID SHERIDAN PLACE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SHERIDAN PLACE NORTH $06^{\circ}36'03''$ EAST A DISTANCE OF 319.53 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 45,896 SQUARE FEET, OR 1.054 ACRES, MORE OR LESS.

TRACT 2

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF CHESHIRE BRIDGE ROAD AND THE SOUTH LINE OF SHERIDAN ROAD AT A NAIL FOUND; THENCE ALONG SAID SOUTH LINE OF SHERIDAN ROAD SOUTH $83^{\circ}15'43''$ EAST A DISTANCE OF 575.26 FEET TO A $\frac{3}{4}$ " REBAR FOUND, BEING THE NORTHEAST CORNER OF LOT 1, SHERIDAN PLACE, AS RECORDED IN PLAT BOOK 204, PAGE 84, FULTON COUNTY, GEORGIA; THENCE CONTINUE ALONG SAID SOUTH LINE OF SHERIDAN ROAD SOUTH $83^{\circ}36'31''$ EAST A DISTANCE OF 144.64 FEET TO A $\frac{1}{2}$ " REBAR FOUND, BEING THE **POINT OF BEGINNING**;
THENCE CONTINUE ALONG SAID SOUTH LINE OF SHERIDAN ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH $83^{\circ}36'31''$ EAST A DISTANCE OF 88.69 FEET TO A $\frac{3}{4}$ " REBAR FOUND ON THE WEST LINE OF A 40' STREET RIGHT-OF-WAY (NOT OPEN) PER PLAT BOOK 30, PAGE 8; SOUTH $83^{\circ}36'31''$ EAST A DISTANCE OF 20.00 FEET TO A POINT AT THE CENTER OF SAID 40' RIGHT-OF-WAY; THENCE LEAVING SAID SOUTH LINE OF SHERIDAN ROAD, ALONG THE CENTERLINE OF SAID 40' RIGHT-OF-WAY SOUTH $7^{\circ}05'21''$ WEST A DISTANCE OF 453.40 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF SAID 40' RIGHT-OF-WAY, NORTH $83^{\circ}36'31''$ WEST A DISTANCE OF 20.00 FEET TO A POINT 2' SOUTHERLY OF A 1" OPEN TOP PIPE FOUND, BEING ON THE WEST LINE OF SAID 40' RIGHT-OF-WAY; THENCE NORTH $67^{\circ}45'54''$ WEST A DISTANCE OF 91.43 FEET TO A 2" CAPPED PIPE FOUND, BEING THE SOUTHEAST CORNER OF LOT 9, OF SAID SHERIDAN PLACE; THENCE ALONG THE EAST LINE OF SAID LOT 9, NORTH $07^{\circ}07'51''$ EAST A DISTANCE OF 78.77 FEET TO A $\frac{1}{2}$ " REBAR FOUND; THENCE NORTH $07^{\circ}00'36''$ EAST A DISTANCE OF 349.66 FEET; TO THE POINT OF BEGINNING, HAVING AN AREA OF 48,042 SQUARE FEET, OR 1.103 ACRES, MORE OR LESS.
LESS AND EXCEPT THE EASTERN 20', BEING THE WESTERN 20' OF A UNOPENED 40' STREET RIGHT OF WAY, PER PLAT BOOK 30, PAGE 8.

**OVERALL TRACT**

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF CHESHIRE BRIDGE ROAD AND THE SOUTH LINE OF SHERIDAN ROAD AT A NAIL FOUND; THENCE ALONG SAID SOUTH LINE OF SHERIDAN ROAD SOUTH 83°15'43" EAST A DISTANCE OF 575.26 FEET TO A ¾" REBAR FOUND, BEING THE NORTHEAST CORNER OF LOT 1, SHERIDAN PLACE, AS RECORDED IN PLAT BOOK 204, PAGE 84, FULTON COUNTY, GEORGIA, ALSO BEING **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID SOUTH LINE OF SHERIDAN ROAD FOLLOWING COURSES AND DISTANCES: SOUTH 83°36'31" EAST A DISTANCE OF 144.64 FEET TO A ½" REBAR FOUND; SOUTH 83°36'31" EAST A DISTANCE OF 88.69 FEET TO A ¾" REBAR FOUND ON THE WEST LINE OF A 40' STREET RIGHT-OF-WAY (NOT OPEN) PER PLAT BOOK 30, PAGE 8; SOUTH 83°36'31" EAST A DISTANCE OF 20.00 FEET TO A POINT AT THE CENTER OF SAID 40' RIGHT-OF-WAY; THENCE LEAVING SAID SOUTH LINE OF SHERIDAN ROAD, ALONG THE CENTERLINE OF SAID 40' RIGHT-OF-WAY SOUTH 7°05'21" WEST A DISTANCE OF 453.40 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF SAID 40' RIGHT-OF-WAY, NORTH 83°36'31" WEST A DISTANCE OF 20.00 FEET TO A POINT 2' SOUTHERLY OF A 1" OPEN TOP PIPE FOUND, BEING ON THE WEST LINE OF SAID 40' RIGHT-OF-WAY; THENCE NORTH 67°45'54" WEST A DISTANCE OF 91.43 FEET TO A 2" CAPPED PIPE FOUND, BEING THE SOUTHEAST CORNER OF LOT 9, OF SAID SHERIDAN PLACE; THENCE ALONG THE EAST LINE OF SAID LOT 9, NORTH 07°07'51" EAST A DISTANCE OF 78.77 FEET TO A ½" REBAR FOUND; THENCE NORTH 07°00'36" EAST A DISTANCE OF 29.46 FEET TO A POINT; THENCE NORTH 83°20'45" WEST A DISTANCE OF 142.34 FEET TO THE SOUTHEAST CORNER OF LOT 7 OF SAID SHERIDAN PLACE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SHERIDAN PLACE NORTH 06°36'03" EAST A DISTANCE OF 319.53 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 93,938 SQUARE FEET, OR 2.157 ACRES, MORE OR LESS.

Z-13-15

NOTES

175 & 185 SHERIDAN ROAD NE
ATLANTA, GA 30314

LAND LOT 68, 8TH DISTRICT
CITY OF ATLANTA
FALCON COUNTY, GEORGIA
EXISTING ZONING - R-4

PROPOSED ZONING - PCH

TOTAL TRACT AREA - 12.8 ACRES
(55,840 SQUARE FEET)

SEVEN (7) PROPOSED LOTS

MINIMUM LOT WIDTH - 30'

MINIMUM LOT SIZE - 3,000 SQUARE FEET

MAXIMUM BUILDING HEIGHT - 35'

MINIMUM PRIMARY RESIDENCE SQUARE FOOTAGE -
7,000 SQUARE FEET

MAXIMUM RESIDENCE HEATED SQUARE FOOTAGE -
14,000 SQUARE FEET

PROPOSED BUILDING SETBACKS

- 35' FRONT SETBACK FROM PRIVATE STREET AND 15'
INTERIOR CORNER SIDE YARD

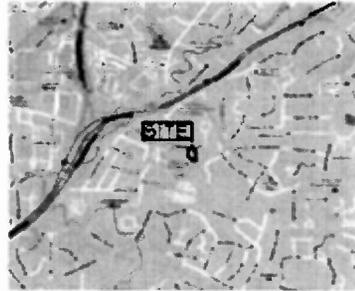
- 25' SIDE SETBACK TO SHERIDAN ROAD

- 7' SIDE SETBACK INTERIOR LOT LINES; 20' SIDE
AT PERIMETER BOUNDARY

- 25' REAR SETBACK

- 10' LANDSCAPE BUFFER WITHIN 25' REAR SETBACK
ALONG US 77 PROPERTY BOUNDARY ADJACENT TO
SHERIDAN PLACE

NOTE: THE INTERNAL STREET INCLUDING STORM
DRAINAGE AND SANITARY SEWER WILL BE PRIVATELY
OWNED AND MAINTAINED



LOCATION MAP
1/11/15

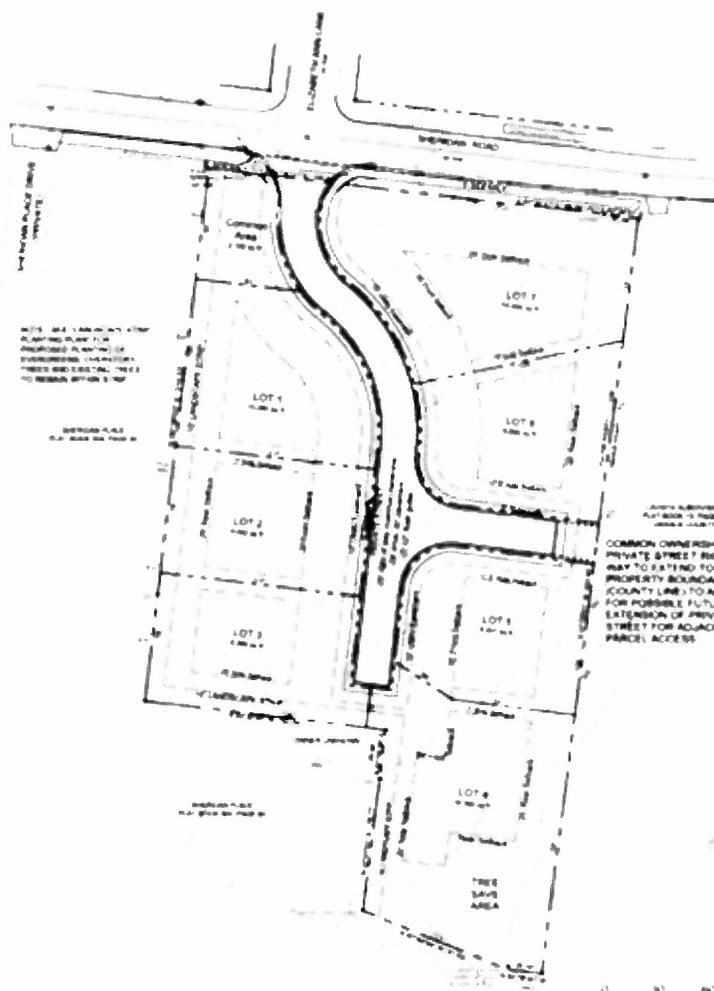
GENERAL REQUIREMENT	EXISTING	PROPOSED
Minimum lot area	3,000 sq ft	3,000 sq ft
Minimum lot width	30'	30'
Minimum lot depth	30'	30'
Minimum lot coverage	10%	11.18% (10' to 35')
Minimum building height	10'	35'
Minimum lot front setback	35'	35'
Minimum lot side setback	7'	7'
Minimum lot rear setback	25'	25'
Minimum lot corner setback	15'	15'
Minimum lot area	3,000 sq ft	3,000 sq ft
Minimum lot width	30'	30'
Minimum lot depth	30'	30'
Minimum lot coverage	10%	11.18% (10' to 35')
Minimum building height	10'	35'
Minimum lot front setback	35'	35'
Minimum lot side setback	7'	7'
Minimum lot rear setback	25'	25'
Minimum lot corner setback	15'	15'
Minimum lot area	3,000 sq ft	3,000 sq ft
Minimum lot width	30'	30'
Minimum lot depth	30'	30'
Minimum lot coverage	10%	11.18% (10' to 35')
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Minimum lot rear setback	25'	25'
Minimum lot corner setback	15'	15'
Minimum lot area	3,000 sq ft	3,000 sq ft
Minimum lot width	30'	30'
Minimum lot depth	30'	30'
Minimum lot coverage	10%	11.18% (10' to 35')
Minimum building height	10'	35'
Minimum lot front setback	35'	35'
Minimum lot side setback	7'	7'
Minimum lot rear setback	25'	25'
Minimum lot corner setback	15'	15'

LOT AREAS

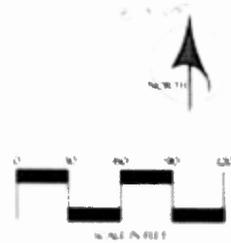
- LOT 1 - 4,280 sq ft
- LOT 2 - 1,242 sq ft
- LOT 3 - 3,389 sq ft
- LOT 4 - 6,340 sq ft
- LOT 5 - 3,307 sq ft
- LOT 6 - 5,848 sq ft
- LOT 7 - 5,654 sq ft

COMMON AREA - 1,000 square feet,
plus 1,000 square feet of paved common area
(4,250 square feet of total common area)

BASE DATA TAKEN FROM
BOUNDARY SURVEY FOR SHERIDAN
ROAD BETWEEN CONSTRUCTION LLC
DATED 04/04/09 AND FROM CITY OF
ATLANTA TOPOGRAPHIC MAPS FOR
FIVE FOOT CONTOUR INTERVALS



COMMON OWNERSHIP OF
PRIVATE STREET RIGHT OF
WAY TO EXTEND TO
PROPERTY BOUNDARY
COUNTY LINE TO ALLOW
FOR POSSIBLE FUTURE
EXTENSION OF PRIVATE
STREET FOR ADJACENT
PARCELS ACCESS



DAVID R. WILLIAMS
SURVEYOR
STATE OF GEORGIA
LICENSE NO. 10000

REZONING PLAN - PLANNING 71015
175 & 185 SHERIDAN ROAD PROPERTY
MILAN CURI CONSTRUCTION LLC
4155 CAMPBELL WAY - SUITE 1000 - ATLANTA, GA 30319

SCALE
SHEET 1-01

