

2382

13-0-1157

(Do Not Write Above This Line)

AN ORDINANCE U-13-15
BY: ZONING COMMITTEE

An Ordinance granting a Special Use Permit for a **NURSING HOME (SKILLED NURSING FACILITY)**, pursuant to Section 16-06.005 (1) (j) and Section 16-13.005 (1) (d), property located at 1753 **PEACHTREE STREET, N.E.**, fronting approximately 122 feet on the east side of Peachtree Street and approximately 274 feet on the south side of Huntington Road. Property is located at the northeast intersection of Peachtree Street and Huntington Road. Depth: varies. Area: approximately 1.15 acres. Land Lot 109, 17th District, Fulton County, Georgia.

OWNER: WOODHAVEN VENTURES, LP
APPLICANT: PRUITT PROPERTIES, INC.
NPU E
COUNCIL DISTRICT 7

As Amended

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

Date Referred 7/15/13

Referred To: ZRBZ Zoning

Date Referred

Referred To:

Date Referred

Referred To:

Committee Zoning First Reading
Date 7/15/13
Chair [Signature]
Referred To ZRBZ and Zoning

Committee Zoning
Date 8/28/13
Chair [Signature]
Action Fav, Adv, Hold (see rev. side) as amended
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
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
SEP 03 2013
ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
SEP 3 2013
Renee Daughin Johnson
MUNICIPAL CLERK

MAYOR'S ACTION
APPROVED
SEP 12 2013
WITHOUT SIGNATURE
BY OPERATION OF LAW

ADOPTED BY
COUNCIL

SEP 3 2013



Municipal Clerk
Atlanta, Georgia

13-O-1157

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

U-13-15

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

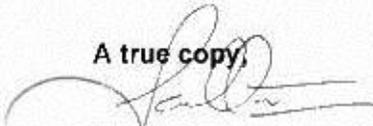
SECTION 1. Under the provisions of Section 16-06.005 (1) (j) and Section 16-13.005 (1) (d), of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for **NURSING HOME (SKILLED NURSING FACILITY)** is hereby granted. Said use is granted to **PRUITT PROPERTIES, INC.**, and is to be located at **1753 PEACHTREE STREET, N.E.**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot109 of the 17th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or map.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,


Deputy Clerk

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

SEP 03, 2013
SEP 12, 2013



Conditions for U-13-15 for 1753 Peachtree Street, N.E.
amended August 28, 2013 @ Zoning Committee

1. The property shall be redeveloped in accordance with the conceptual Site Plan shown on Exhibit "A" prepared by Niles Bolton Associates dated July 29, 2013 and stamped received by the Office of Planning August 06, 2013. If any of the following written additional conditions are not consistent with or reflected on said Site Plan, the written conditions shall prevail.
2. The exterior construction of the skilled nursing facility structure ("Building") and adjoining parking deck (the "Parking Structure") shall be substantially similar to the north, east and west conceptual elevations shown on Exhibit "B" prepared by Niles Bolton Associates dated July 29, 2013 and stamped received by the Office of Planning August 06, 2013. If any of these written conditions are not consistent with or reflected on said Elevations, the written conditions shall prevail. The Building and Parking Structure shall not exceed the number of levels and heights specified in said elevations. The Building height shall not exceed 86 feet on the Peachtree Street façade or 74 feet on the Huntington Road façade, both heights measured from average grade along the frontage to the roof deck and excluding parapets, architectural elements and required fire stairs.
3. In addition to compliance with Section 16-28.028 parking structure requirements of the City of Atlanta Zoning Ordinance, the Parking Structure shall also meet each of the following requirements:
 - a. Each building floor level shall be delineated through windows, belt courses, cornice lines or similar architectural detailing;
 - b. Automobiles shall be concealed from street-level view including those on the top level;
 - c. The deck shall have an appearance similar to that of the Building;
 - d. Openings shall be screened with mesh or decorative panels, tinted or sandblasted glass, or similar screening elements so as to prevent views into the parking structure; and
 - e. Shield all light spillage onto adjacent properties by providing cutoff luminaries that have a maximum 90 degree illumination.
4. Streetscape and setbacks shall match the dimensions specified on the Site Plan for the street furniture zone, sidewalk clear zone and supplemental zone, as well as the side and rear yard setbacks.
5. Street lights shall be placed within the street furniture zone next to the curb at a maximum spacing of 60 feet on-center, subject to required adjustments to avoid conflicts with existing utility poles. Decorative pedestrian Atlanta Type "C" lights or other light fixtures as approved by the Director of the Office of Planning shall be installed along both street frontages.
6. Street trees shall be planted a maximum of 30 feet on-center within the Street Furniture and Tree Planting Zone and spaced equal distance between street lights.



7. Access to the parking deck shall be in accordance with the following:
 - a. Curb cuts: Access shall be limited to three driveway curb cuts as shown on the Site Plan. Huntington Road shall be permitted two single-lane curb cuts positioned at an angled orientation to Huntington Road and shall be no more than 12 feet in width with raised curbs on each side and shall be designed and constructed in a manner to prohibit left turns into the development and right turns out of the development. The design of the driveway apron shall be subject to the discretion and final approval by the Department of Public Works (DPW), *consistent with the requirements of this paragraph.*
 - b. Vehicle queuing: where restricted parking deck access is provided, the development shall comply with Section 30-1205 Parking Facility Reservoir requirements.
8. All Sidewalk paving materials shall be continued across the Huntington Road driveway curbs cut at the same prevailing grade and cross slope as the adjacent Sidewalk clear zone. Driveway curb cuts shall have a band of textured concrete adjacent to the street which is in-line and equal in width to the Street Furniture Zone and shall have a textured band of concrete adjacent to the Sidewalk Clear Zone which is in line with the Supplemental Zone (if any) or such standards as developed by the City of Atlanta Department of Public Works.
9. Landscaping, including evergreen plantings, shall be provided between the Parking Structure and the adjacent R-4 property at 35 Huntington Road in accordance with Section 16-28.028 requirements for screening of parking decks. Approval of the landscape plan shall be made by the City Arborist prior to issuance of a building permit for the Property.
10. A pedestrian building entrance shall be located on Peachtree Street.
11. The street-fronting, ground-floor level portion of the Building façade fronting Peachtree Street shall have a minimum of 50% fenestration consisting of windows and doors comprised of clear glass. Tinted, painted, reflected or other similarly treated or opaque windows along this portion of the Building façade are not permitted, with the exception of windows in mechanical or treatment rooms close to the Huntington intersection. All other areas of the Building shall have a minimum of 30% fenestration at the sidewalk-level and such fenestration, except in areas requiring privacy for the occupants, shall consist of clear or tinted glass with a transmittance factor of 50% or greater.
12. The special use permit shall be valid only for UHS-Pruitt Corporation (Pruitt Properties, LLC), or an affiliate of these facilities as the operator of the nursing facility.



LEGAL DESCRIPTION – 1753 Peachtree Street, Atlanta GA 30309

ALL THAT TRACT or parcel of land lying and being in Land Lot 109 of the 17th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point at the intersection of the Easterly right-of-way of Peachtree Street, A.K.A. U.S. Highway No. 19 and S.R. 9 (having an 80-foot right-of-way) and the Southerly right-of-way of Huntington Road (having a 50-foot right-of-way); THENCE proceeding NORTH 75 DEGREES 19 MINUTES 21 SECONDS EAST along said right-of-way of Huntington Road a distance of 174.41 feet to a point; THENCE along a curve to the right an arc length of 123.90 feet (said curve having a radius of 450.00 feet and being subtended by a chord bearing of NORTH 83 DEGREES 20 MINUTES 40 SECONDS EAST and a chord distance of 123.51 feet); THENCE proceeding SOUTH 87 DEGREES 40 MINUTES 42 SECONDS EAST a distance of 100.93 feet to a point; THENCE departing said right-of-way and proceeding SOUTH 03 DEGREES 54 MINUTES 04 SECONDS WEST a distance of 152.43 feet to a point; THENCE proceeding NORTH 81 DEGREES 34 MINUTES 24 SECONDS WEST a distance of 31.48 feet to a point; THENCE proceeding NORTH 04 DEGREES 00 MINUTES 25 SECONDS EAST a distance of 2.13 feet to a point; THENCE proceeding NORTH 82 DEGREES 15 MINUTES 07 SECONDS WEST a distance of 145.16 feet to a point; THENCE proceeding SOUTH 37 DEGREES 31 MINUTES 31 SECONDS WEST a distance of 8.10 feet to a point; THENCE proceeding SOUTH 88 DEGREES 05 MINUTES 13 SECONDS WEST a distance of 38.82 feet to a point; THENCE proceeding SOUTH 74 DEGREES 26 MINUTES 55 SECONDS WEST a distance of 96.97 feet to a point; THENCE proceeding SOUTH 70 DEGREES 58 MINUTES 41 SECONDS WEST a distance of 53.26 feet to a point on the aforesaid right-of-way of Peachtree Street; THENCE proceeding NORTH 79 DEGREES 15 MINUTES 30 SECONDS WEST a distance of 4.55 feet to a point; THENCE along a curve to the left an arc length of 122.54 feet, (said curve having a radius of 1567.96 feet, and being subtended by a chord bearing of NORTH 07 DEGREES 04 MINUTES 01 SECONDS WEST and a chord distance of 122.51 feet) to a point and POINT OF BEGINNING,

4-13-15

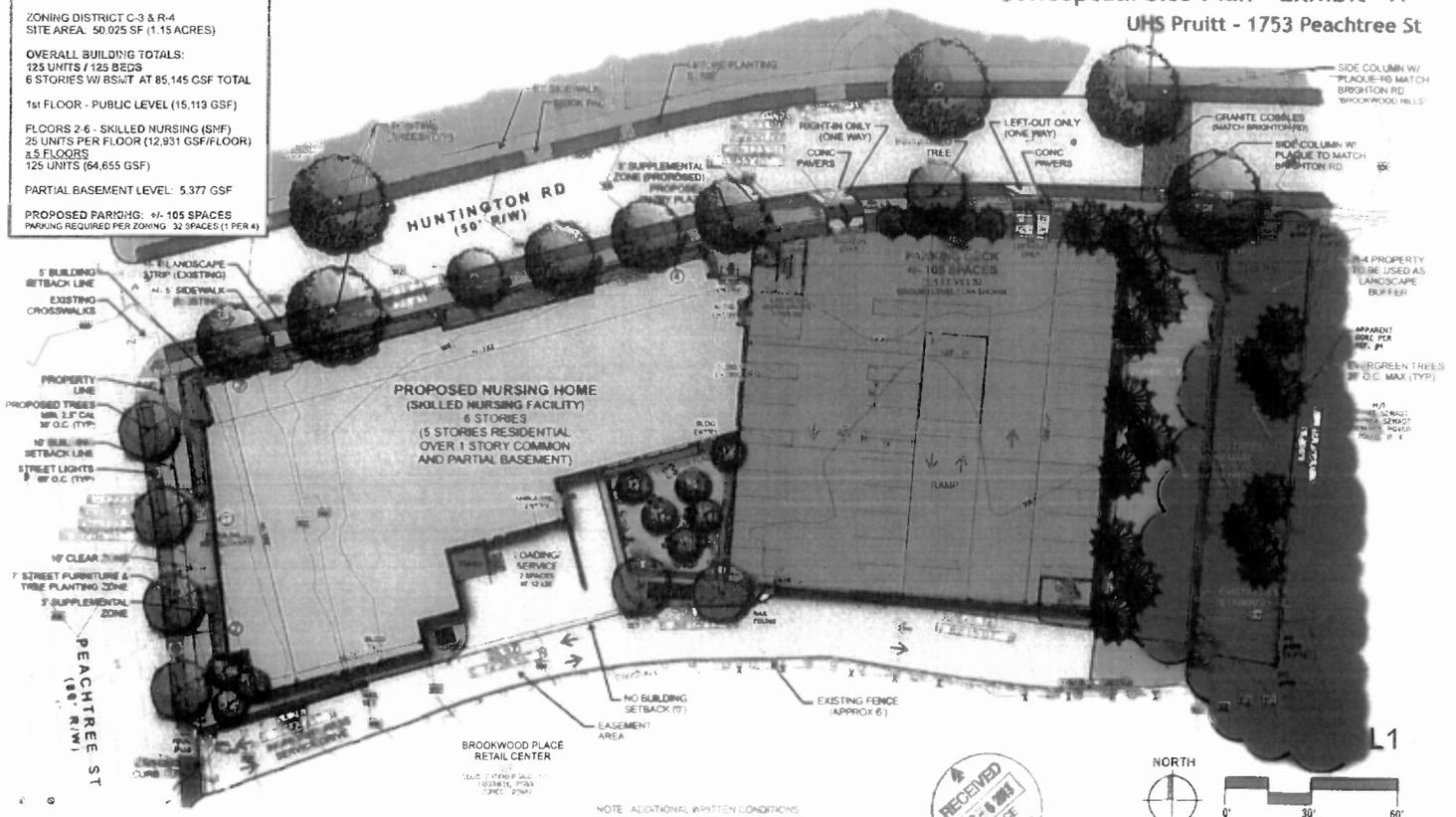
Said parcel contains 50,025 Square Feet or 1.15 Acres.



DEVELOPMENT SUMMARY

ZONING DISTRICT C-3 & R-4
 SITE AREA: 50,025 SF (1.15 ACRES)
 OVERALL BUILDING TOTALS:
 125 UNITS / 125 BEDS
 6 STORIES W/ BSMT AT 85,145 GSF TOTAL
 1st FLOOR - PUBLIC LEVEL (15,113 GSF)
 FLOORS 2-6 - SKILLED NURSING (SNF)
 25 UNITS PER FLOOR (12,931 GSF/FLOOR)
 2.5 FLOORS
 125 UNITS (64,655 GSF)
 PARTIAL BASEMENT LEVEL: 5,377 GSF
 PROPOSED PARKING: 97-105 SPACES
 PARKING REQUIRED PER ZONING: 32 SPACES (1 PER 4)

Conceptual Site Plan - Exhibit "A"
UHS Pruitt - 1753 Peachtree St



NOTE: ADDITIONAL WRITTEN CONDITIONS

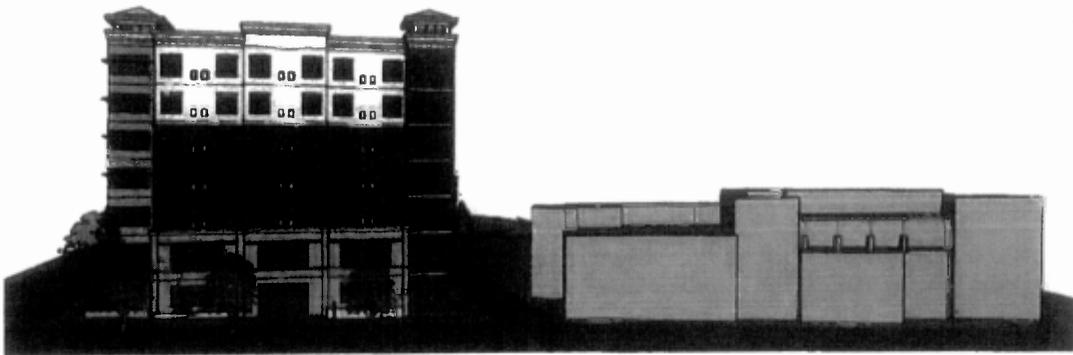


v-13-15





Conceptual Elevations - Exhibit "B"
UHS Pruitt - 1753 Peachtree St



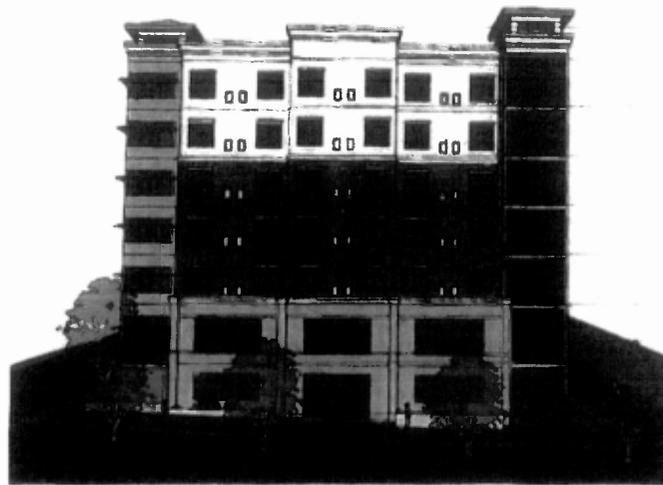
WEST ELEVATION WITH ADJACENT BUILDINGS



U-13-15



Conceptual Elevations - Exhibit "B"
UHS Pruitt - 1753 Peachtree St



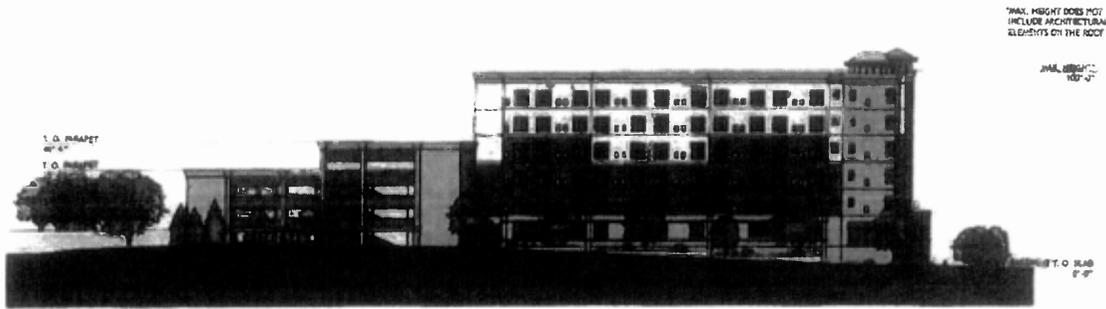
- MAX HEIGHT
100'-0"
- FLOOR SLAB
89'-0"
- 06 LEVEL T.O.B.
74'-0"
- 05 LEVEL T.O.P.
67'-0"
- 04 LEVEL T.O.P.
59'-0"
- 03 LEVEL T.O.B.
51'-0"
- 02 LEVEL T.O.B.
43'-0"
- 01 LEVEL T.O. B&B
35'-0"
- GROUND LEVEL
0'-0"

WEST ELEVATION

U-1375



Conceptual Elevations - Exhibit "B"
UHS Pruitt - 1753 Peachtree St



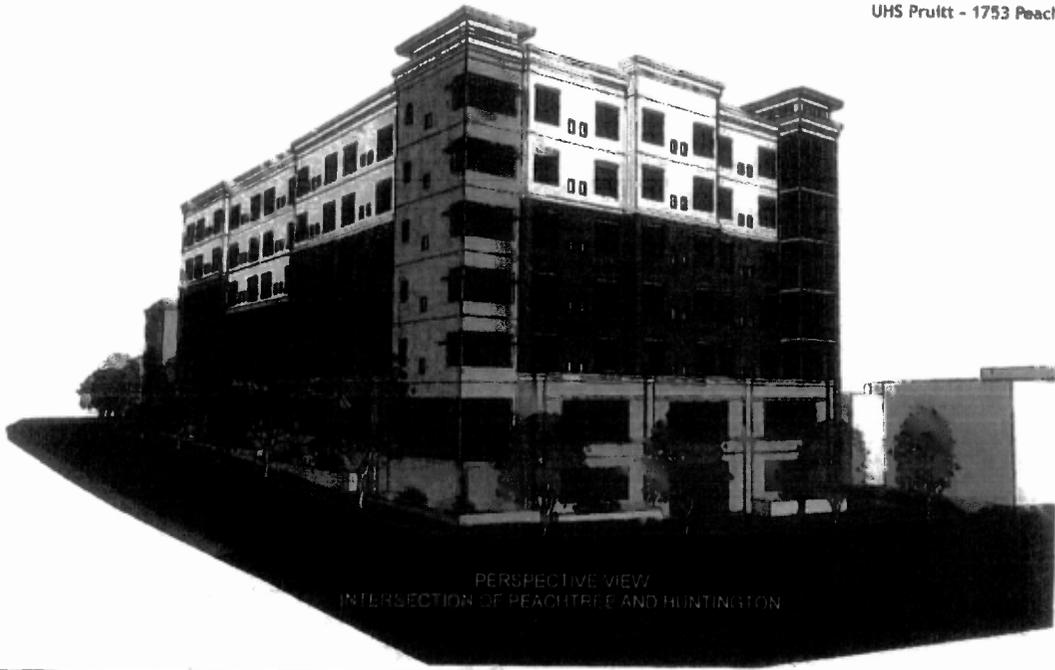
NORTH ELEVATION



U-1375



Conceptual Elevations - Exhibit "B"
UHS Pruitt - 1753 Peachtree St



PERSPECTIVE VIEW
INTERSECTION OF PEACHTREE AND HUNTINGTON

UHS PRUITT | 07.29.2013

HILLS BOLTON ASSOCIATES



U-1375



Conceptual Elevations - Exhibit "B"
UHS Pruitt - 1753 Peachtree St

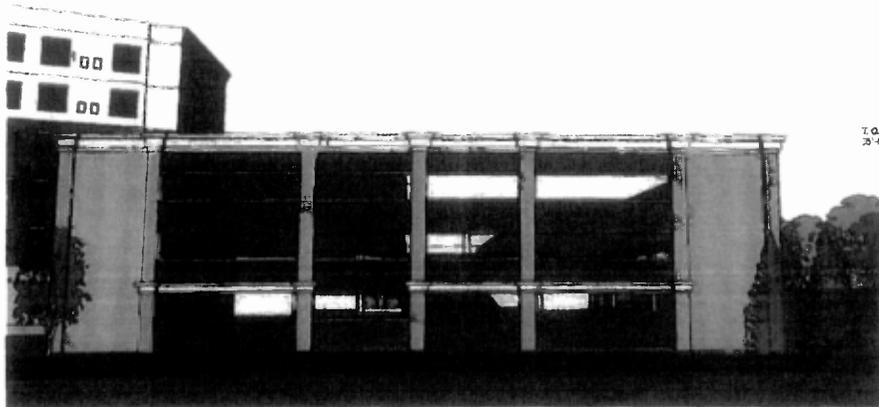


PARKING DECK - EAST ELEVATION

REVISIONS
D-1375



Conceptual Elevations - Exhibit "B"
UHS Pruitt - 1753 Peachtree St



T.O. PARAPET
20'-0"

PARKING DECK SOUTH ELEVATION

RECEIVED
JUL 30 2013
OFFICE
OF THE ARCHITECT

U-1375

RCS# 2999
9/03/13
2:50 PM

Atlanta City Council

MULTIPLE 13-O-1157; 12-O-1439/U-12-24; 13-O-0111/
U-12-26; 13-O-1085 AND 13-O-1159
ADOPT AS AMNDED

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	B 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