

13-0-1207

First Reading

Committee Zoning
Date 7/31/13
Chair [Signature]
Referred To _____

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

AN ORDINANCE BY ZONING COMMITTEE

AN ORDINANCE TO AMEND THE BUCKHEAD/LENOX STATIONS BLOCK AREA MAP TO INCORPORATE THE PROPERTY LOCATED AT 3463 (AKA 3465) PIEDMONT ROAD N.E. AND ASSIGN A BLOCK AREA THERETO; TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF ATLANTA TO REVISE THE BUCKHEAD/LENOX STATIONS DISTRICT STREET FRAMEWORK MAP AND TO REVISE THE BUCKHEAD/LENOX STATIONS HEIGHT FRAMEWORK MAP TO INCLUDE 3463 (AKA 3465) PIEDMONT ROAD N.E. IN THE TRANSITION STATION AREA; AND FOR OTHER PURPOSES.

ADOPTED BY
NOV 04 2013
COUNCIL

ADOPTED BY
NOV 19 2013
COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1ST ADOPT 2ND READ & REFER
- PERSONAL PAPER REFER

Date Referred: 8/15/13
Referred To: ZRB + Zoning
Date Referred:
Referred To:
Date Referred:
Referred To:

Committee <u>Zoning</u>	Committee
Date <u>10/30/13</u>	Date
Chair <u>[Signature]</u>	Chair
Action Fav, Adv, Hold (see rev. side) Other <u>On substitute</u>	Action Fav, Adv, Hold (see rev. side) Other
Members <u>[Signatures]</u>	Members
Refer To	Refer To
Committee	Committee
Date	Date
Chair	Chair
Action Fav, Adv, Hold (see rev. side) Other	Action Fav, Adv, Hold (see rev. side) Other
Members	Members
Refer To	Refer To

CERTIFIED
CERTIFIED
NOV 04 2013
ATLANTA CITY COUNCIL PRESIDENT
[Signature]
CERTIFIED
NOV 04 2013
Rhonda Daughlin Johnson
MUNICIPAL CLERK

MAYOR'S ACTION
APPROVED
NOV 13 2013
WITHOUT SIGNATURE
BY OPERATION OF LAW



**AN SUBSTITUTE ORDINANCE
BY ZONING COMMITTEE**

**13-O-1207
Z-13-041**

A SUBSTITUTE ORDINANCE BY ZONING COMMITTEE TO AMEND THE BUCKHEAD/LENOX STATIONS BLOCK AREA MAP TO INCORPORATE THE PROPERTY LOCATED AT 3463 (AKA 3465) PIEDMONT ROAD, N.E. AND ASSIGN A BLOCK AREA THERETO; TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF ATLANTA TO REVISE THE BUCKHEAD/LENOX STATIONS DISTRICT STREET FRAMEWORK MAP AND TO REVISE THE BUCKHEAD/LENOX STATIONS HEIGHT FRAMEWORK MAP TO INCLUDE 3463 (AKA 3465) PIEDMONT ROAD, N.E. IN THE TRANSITION STATION AREA; AND FOR OTHER PURPOSES.

WHEREAS, the City Council adopted Ordinance 12-O-0228 on May 21, 2012 to amend the SPI-12 zoning district regulations and Ordinance 12-O-0228 also included of the adoption of five maps pertaining to the SPI-12 district regulations; and

WHEREAS, application Z-13-006 is pending to rezone the property described on Exhibit "A" attached hereto and addressed as 3463 (a/k/a 3465) Piedmont Road N.E. to the SPI-12, Subarea 1 zoning district;

WHEREAS, if the change in zoning is approved, the Buckhead/Lenox Stations District Street Boundaries Map will be automatically amended to include 3463 (a/k/a 3465) Piedmont Road N.E., however the other SPI-12 maps will not be automatically updated; and

WHEREAS, an amendment to the Buckhead/Lenox Stations Block Area Map is necessary to include 3463 (a/k/a 3465) Piedmont Road N.E. and assign such real property a block area of 497,111 square feet consistent with the block area definition in Section 16-18.L.005 of the City of Atlanta zoning ordinance; and

WHEREAS, an amendment to the Buckhead/Lenox Stations District Street Framework Map is necessary to include 3463 (a/k/a 3465) Piedmont Road N.E. and reflect that Piedmont Road is a Primary Street adjacent to 3463 (a/k/a 3465) Piedmont Road N.E. consistent with the existing designation of Piedmont Road in other areas in SPI-12; and

WHEREAS, an amendment to the Buckhead/Lenox Stations District Height Framework Map is necessary to include 3463 (a/k/a 3465) Piedmont Road N.E. on such map; and

WHEREAS, an amendment to the Buckhead/Lenox Stations Incentivized Plazas Map is necessary to include 3463 (a/k/a 3465) Piedmont Road N.E. on such map; and

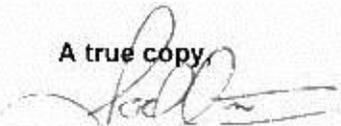
WHEREAS, the change in zoning of 3463 (a/k/a 3465) Piedmont Road N.E. necessitates a corresponding modification in the SPI-12 maps.



NOW THEREFORE BE AND IT IS HEREBY ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, AS FOLLOWS:

- Section 1: That the Official Zoning Map of the City of Atlanta is hereby amended to include the property described on Exhibit "A" and addressed as 3463 (a/k/a 3465) Piedmont Road N.E. in the SPI-12 Buckhead/Lenox Stations Special Public Interest District, Subarea 1.
- Section 2: That the Official Zoning Map of the City of Atlanta is hereby amended to replace "Map Attachment A" adopted in Ordinance 12-O-0228 with the attached "Map Attachment A - October 2013" which is incorporated herein to include such property.
- Section 3: That the Official Zoning Map of the City of Atlanta is hereby amended to replace "Map Attachment B" adopted in Ordinance 12-O-0228 with the attached "Map Attachment B - October 2013" (Buckhead/Lenox Stations Street Framework Map) which is incorporated herein to include such property and identify Piedmont Road as a Primary Street adjacent to said parcel.
- Section 4: That the Official Zoning Map of the City of Atlanta is hereby amended to replace "Map Attachment C" adopted in Ordinance 12-O-0228 with the attached "Map Attachment C - October 2013" (Buckhead/Lenox Stations Height Framework Map) which is incorporated herein to include such property.
- Section 5: That the Official Zoning Map of the City of Atlanta is hereby amended to replace "Map Attachment D" adopted in Ordinance 12-O-0228 with the attached "Map Attachment D - October 2013" (Buckhead/Lenox Stations Incentivized Plazas Map) which is incorporated herein to include such property.
- Section 6: That the "Buckhead/Lenox Stations Block Area Map" adopted in Ordinance 12-O-0228 is hereby supplanted with the attached "Map Attachment X - October 2013" (Buckhead/Lenox Stations Block Area Map) which is incorporated herein to include such property and illustrate the current subject block having 497,111 square feet of area that meet this District's block area definition.
- Section 7: That all ordinances or parts of ordinances in conflict herewith are hereby waived for the purpose of this Ordinance and only to the extent of the conflict.

A true copy

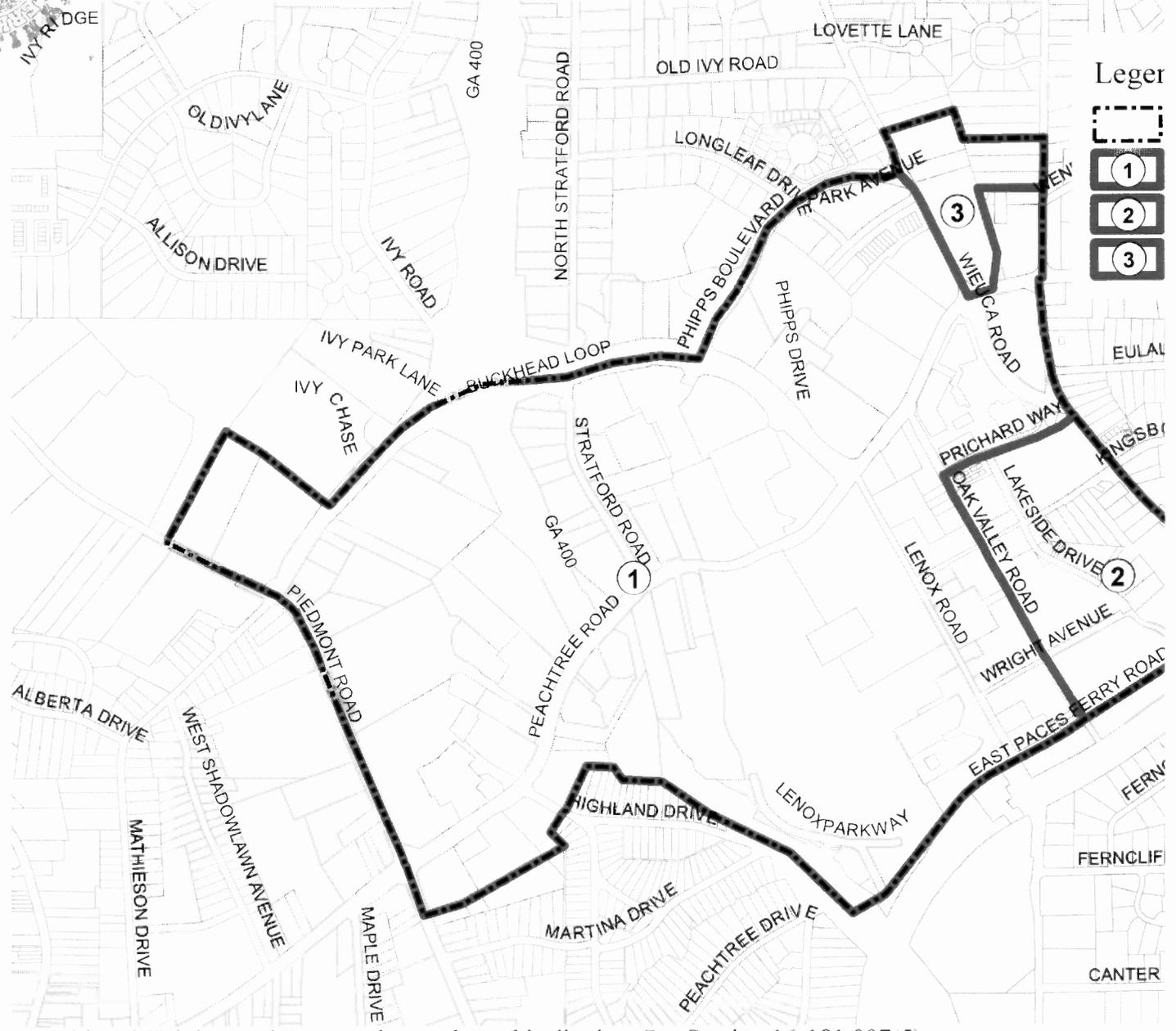

Deputy Clerk

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

NOV 04, 2013
NOV 13, 2013



MAP ATTACHMENT "A" SPI-12 BUCKHEAD/LENOX STATIONS DISTRICT STREET BOUNDARIES



Transitional Height requirements also apply to this district. See Section 16-181.007(5).



MAP ATTACHMENT "B" SPI-12 BUCKHEAD/LENOX STATIONS DISTRICT STREET FRAMEWORK

Legend

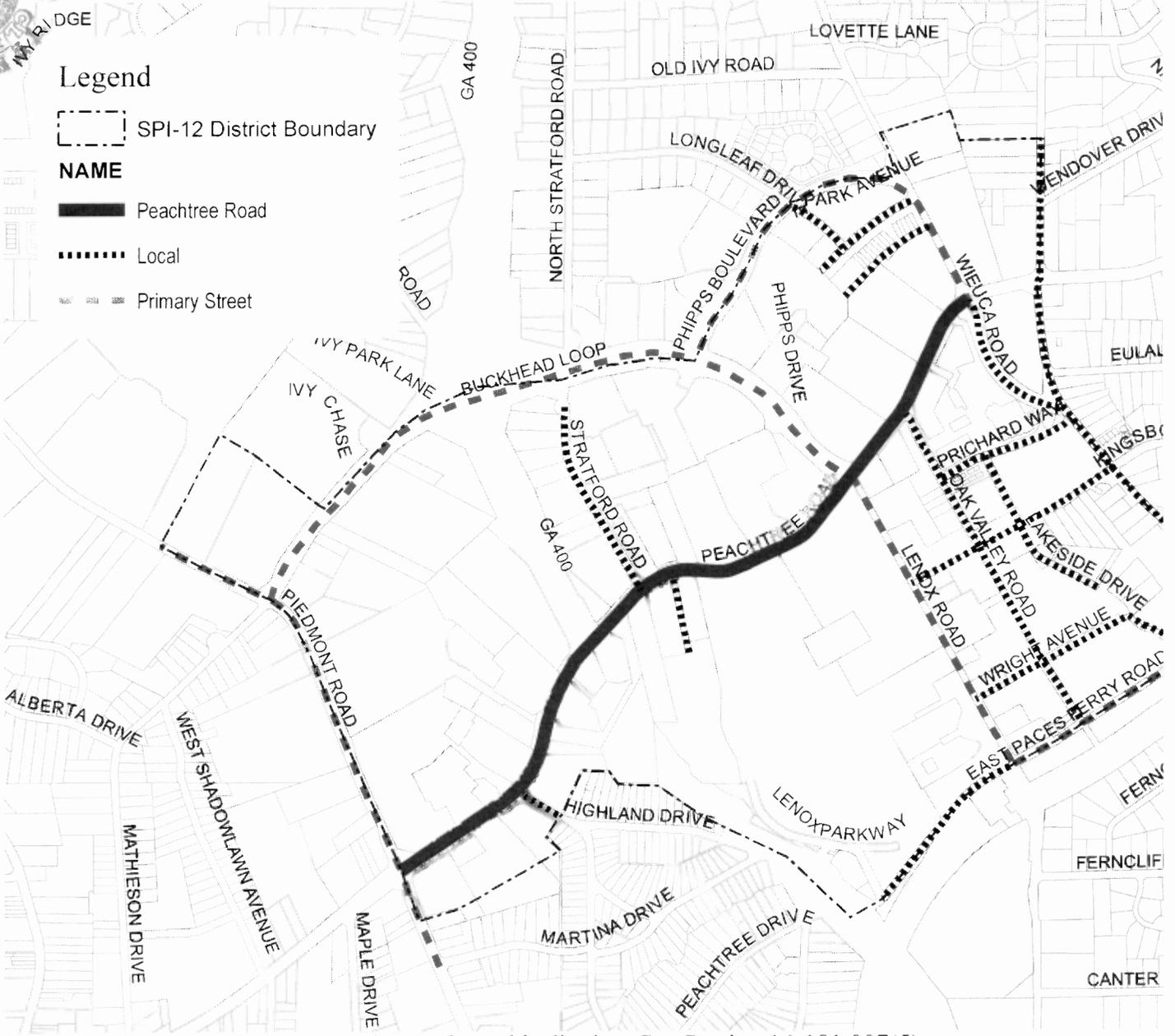
SPI-12 District Boundary

NAME

Peachtree Road

Local

Primary Street



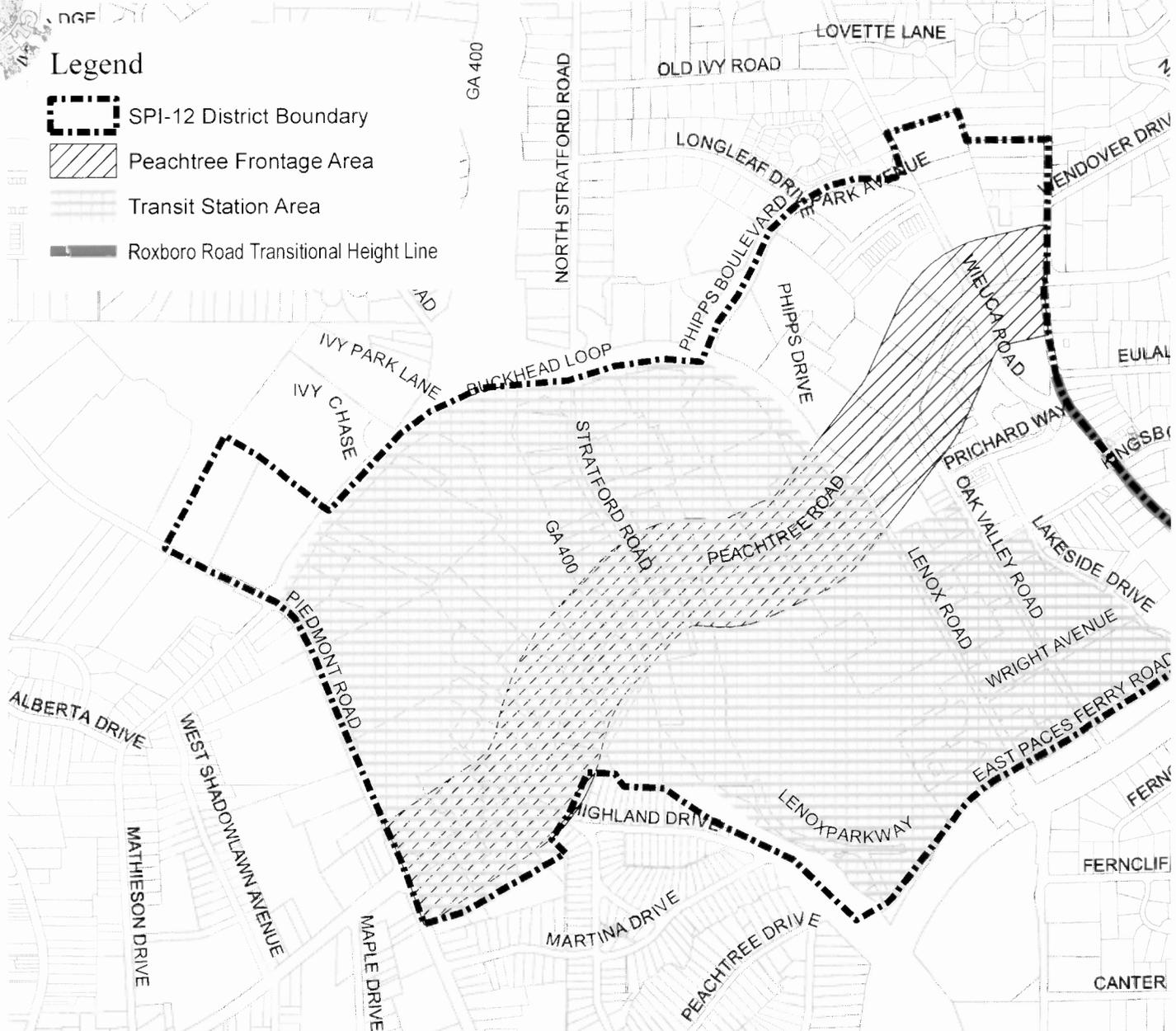
Transitional Height requirements also apply to this district. See Section 16-181.007(5).



MAP ATTACHMENT "C" SPI-12 BUCKHEAD/LENOX STATIONS DISTRICT HEIGHT FRAMEWORK

Legend

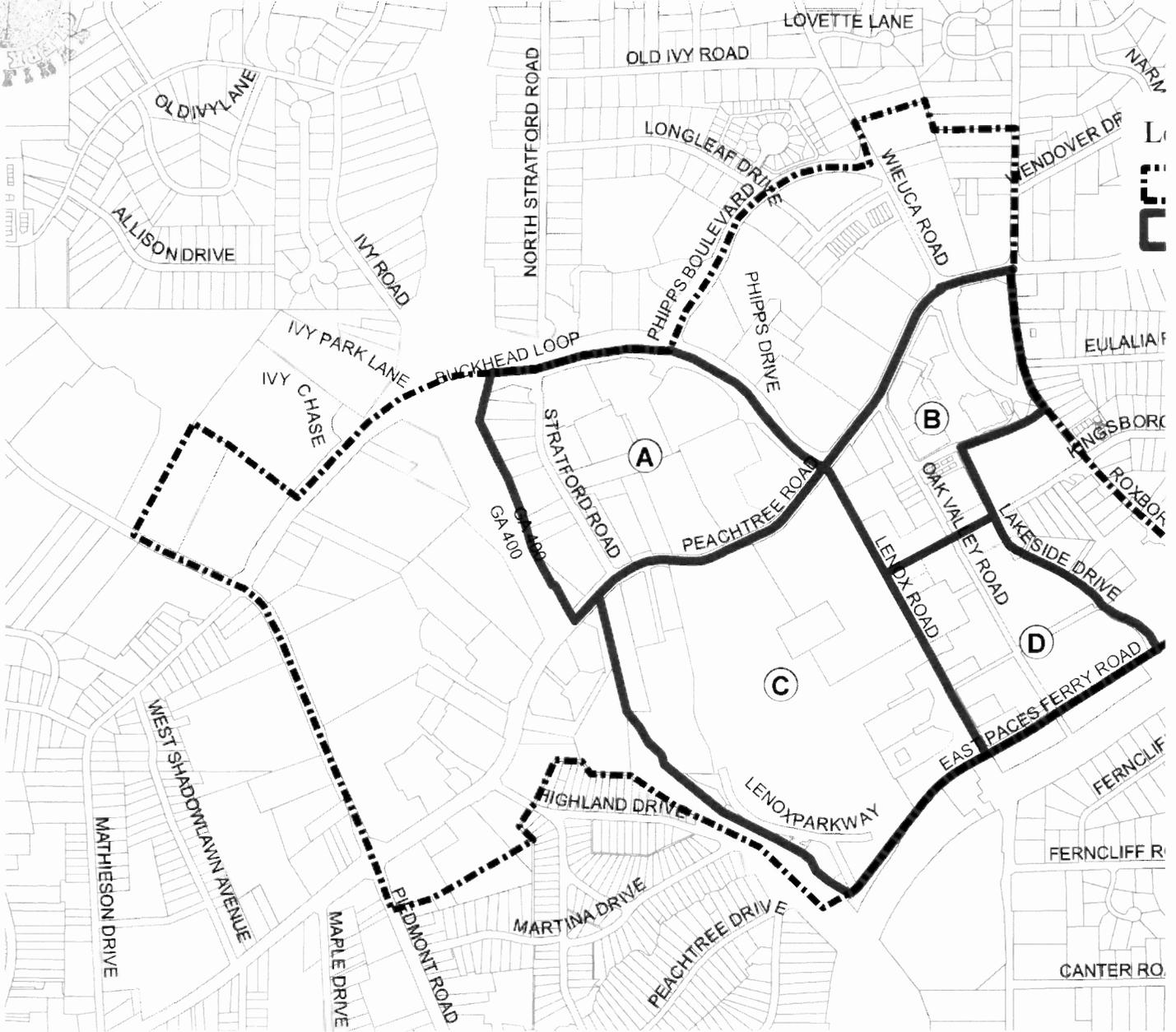
-  SPI-12 District Boundary
-  Peachtree Frontage Area
-  Transit Station Area
-  Roxboro Road Transitional Height Line



Transitional Height requirements also apply to this district. See Section 16-181.007(5).



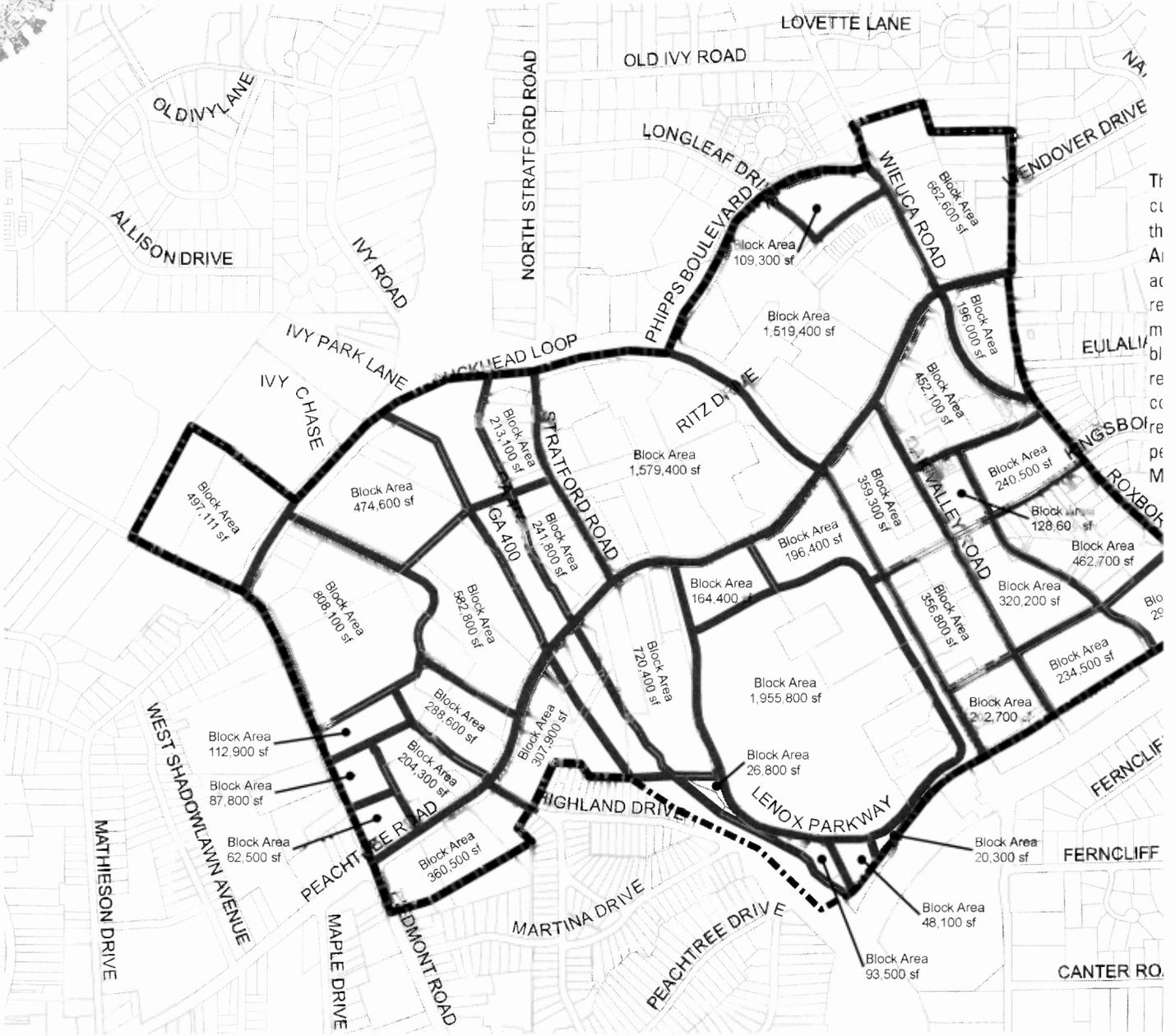
MAP ATTACHMENT "D" SPI-12 BUCKHEAD/LENOX STATIONS DISTRICT INCENTIVIZED PLAZA



Transitional Height requirements also apply to this district. See Section 16-181.007(5).



EXHIBIT X SPI-12 BUCKHEAD/LENOX STATIONS DISTRICT BLOCK AREA MAP



Transitional Height requirements also apply to this district. See Section 16-181.007(5).

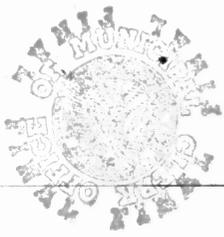


Exhibit A

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 $61^{\circ} 58' 20''$ 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 $61^{\circ} 58' 20''$ West, a distance of 339.39 feet to a point; North $61^{\circ} 55' 55''$ 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 $63^{\circ} 21' 30''$ West a distance of 60.74 feet, to a point; North $64^{\circ} 47' 05''$ West tangent to said curve, a distance of 88.85 feet to a point; North $57^{\circ} 29' 51''$ West, a distance of 37.34 feet to a point; thence departing said right-of-way line North $31^{\circ} 48' 15''$ East along property N/F Piedmont Ivy Associates, LLC, a distance of 766.75 feet to a 1/2" rebar set; thence South $56^{\circ} 55' 54''$ East along property N/F Glenridge Place- Phase III, a distance of 100.13 feet to a 7/8" iron rod found; thence South $56^{\circ} 13' 31''$ East, a distance of 50.59 feet to a 7/8" iron rod found; thence South $55^{\circ} 51' 00''$ East, a distance of 50.85 feet to a 1" rebar found; thence South $55^{\circ} 59' 08''$ East, a distance of 103.28 feet to a 1/2" rebar set in concrete; thence South $46^{\circ} 16' 36''$ 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 $43^{\circ} 06' 03''$ West, a distance of 28.55 feet to a point; North $55^{\circ} 11' 22''$ West, a distance of 38.32 feet; South $43^{\circ} 06' 03''$ West a distance of 36.37 feet to a point; South $18^{\circ} 33' 45''$ West, a distance of 57.19 feet; South $46^{\circ} 53' 57''$ East, a distance of 14.17 feet to a point; thence run South $43^{\circ} 06' 03''$ 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 $36^{\circ} 00' 48''$ 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 $73^{\circ} 21' 08''$ West a distance of 68.12 feet to a 1 1/2" rebar set, and the TRUE POINT OF BEGINNING.

RCS# 3126
11/04/13
3:21 PM

Atlanta City Council

MULTIPLE

13-O-1324, 13-O-1207

ADOPT ON SUB

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 1

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

MULTIPLE