

3308

12-0-0157

(Do Not Write Above This Line)

Z-12-02

AN ORDINANCE
BY: ZONING COMMITTEE

An Ordinance to rezone from the I-2 (Heavy Industrial) District to the MR-4A (Multifamily Residential) District, property located at 903 HUFF ROAD, N.W., fronting approximately 935 feet on the north side of Huff Road, beginning approximately 368 feet at the intersection of Booth Street and Huff Road. Depth: varies. Area: 5.36 acres. Land Lots 151 and 188. 17th District, Fulton County, Georgia.

OWNER: SISKEN STEEL AND SUPPLY COMPANY
APPLICANT: WSE LLC. ADOPTED BY NPU D
COUNCIL DISTRICT 9 DEC 0 2 2013

COUNCIL

As Amended

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

Date Referred 2/6/12
 Referred To: ZRB + Zoning
 Date Referred 7
 Referred To:
 Date Referred
 Referred To:

First Reading

Committee ZONING
 Date February 1, 2012
 Chair _____
 Referred To ZRB + Zoning

Committee Zoning
 Date 11/26/13
 Chair _____
 Action Fav, Adv, Hold (see rev. side)
 Other as amended
 Members Joyce M. Shepard
Carla Smith
Jillery St.
 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
- Consent
- V Vote
- RC Vote

CERTIFIED
 DEC 0 2 2013
 ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
 DEC 0 2 2013
Rochelle Dandridge Johnson
 MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

DEC 1 2013
 WITHOUT SIGNATURE
 BY OPERATION OF LAW



City Council
Atlanta, Georgia

12-O-0157

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-12-02A
Date Filed: 11-8-11

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 **903 HUFF ROAD, N.W.**, be changed from the I-2 (Heavy Industrial) District to the MR-4A-C (Multifamily Residential-Conditional) District, to wit:

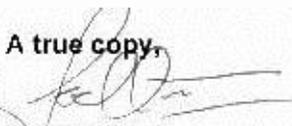
ALL THAT TRACT or parcel of land lying and being in Land Lots 151 and 188, 17th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

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 suffix "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 Clerk

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

DEC 02, 2013
DEC 11, 2013



Conditions for Z-12-02A for 903 Huff Road

1. Huff Road:

- a. Subject to approval by City of Atlanta's Department of Public Works, as illustrated on the Zoning Site Plan stamped received by the Office of Planning on October 30, 2013, Huff Road shall be widened as a system improvement to include a third lane with one travel lane in each direction and a center left turn lane. The additional travel lane shall be tapered on the eastern and western ends to tie into the existing roadway. Prior to the issuance of the final Certificate of Occupancy for the project, the roadway improvements identified in this Condition 1 shall be (1) completed or (2) initiated through a fully funded agreement with the City of Atlanta or their designee.

2. Fire lane/spur trail:

- a. A fire lane shall be constructed along the western boundary of the property between Huff Road and the northern property line. Said fire lane shall be constructed to serve as an Atlanta BeltLine spur trail in a manner and alignment similar to that shown on the Site Plan. Once the fire lane/spur trail is connected to a publicly accessible trail to the north or northeast of the site, said fire lane/spur trail shall be fully publicly accessible to non-motorized traffic. Fire lane/spur trail shall follow an alignment substantially similar to that illustrated on the Zoning Site Plan stamped received by the Office of Planning on October 30, 2013. If CSX Railroad does not approve the location of the fire lane/spur trail illustrated on said Site Plan, the fire lane/spur trail shall be relocated outside the CSX Railroad property to a location subject to the approval of the Director of the Office of Planning.

3. Building façade materials, treatments, and windows:

- a. All exterior facades of the buildings shall be brick, stone, cast stone, metal, poured-in-place concrete, two- or three-coat stucco, or cementitious siding.
- b. The following materials shall be prohibited on all building facades: exposed pressure-treated wood; vinyl siding; vinyl railing; and exterior insulation finished systems (EIFS).
- c. On all exterior facades, cementitious siding shall not exceed 35 percent of the façade.
- d. A minimum of 50 percent of the residential window units in each building shall be operable.
- e. All windows shall include window frames that are recessed a minimum of two inches including any decorative band, except at recessed balcony conditions.



- f. For all windows on the first and second floor, paired windows that are grouped together shall have center mullions that are two inches wider than the side of the visible window frame not including trim.
- g. For all windows on the first and second floor, flat, "snap-in" muntins, and muntins that are sandwiched between layers of glass are prohibited.
- h. Exterior chimneys, if any, shall extend to the ground.
- i. Exterior columns shall have a minimum width of five and one-half inches.
- j. Foundations, walls and site walls visible from a street or the Atlanta BeltLine Corridor/CSX railroad corridor shall be faced in brick, terracotta, stone, poured-in-place concrete or hard coat stucco.

4. Porches, balcony and site work:

- a. Sidewalk edges: A fence, retaining wall, curb or hedge with a minimum height of six inches shall be provided at the edge of the sidewalk adjacent to the supplemental zone located in front of a sidewalk-level residential unit, except at access points to steps, drives or pedestrian walkways.
- b. No exterior stairs seen from the street shall be made of wood, and risers and ends shall be enclosed.
- c. Porches shall be a minimum of four feet in depth and six feet in width with the exception of those porches that require an intermediate landing due to topographical conditions.
- d. Balconies shall either project a minimum of two feet from the face of the building or be a minimum of five feet in depth. Balconies that meet or exceed both standards are permitted and encouraged.
- e. Fences that are located adjacent to a street shall be of painted or stained wood, stone, composite wood materials, masonry, or metal.
- f. Unless the Atlanta Beltline design standards provide otherwise, asphalt paving shall be prohibited for walkways, sidewalks, patios, plazas and the fire lane/spur trail in item 2 above.

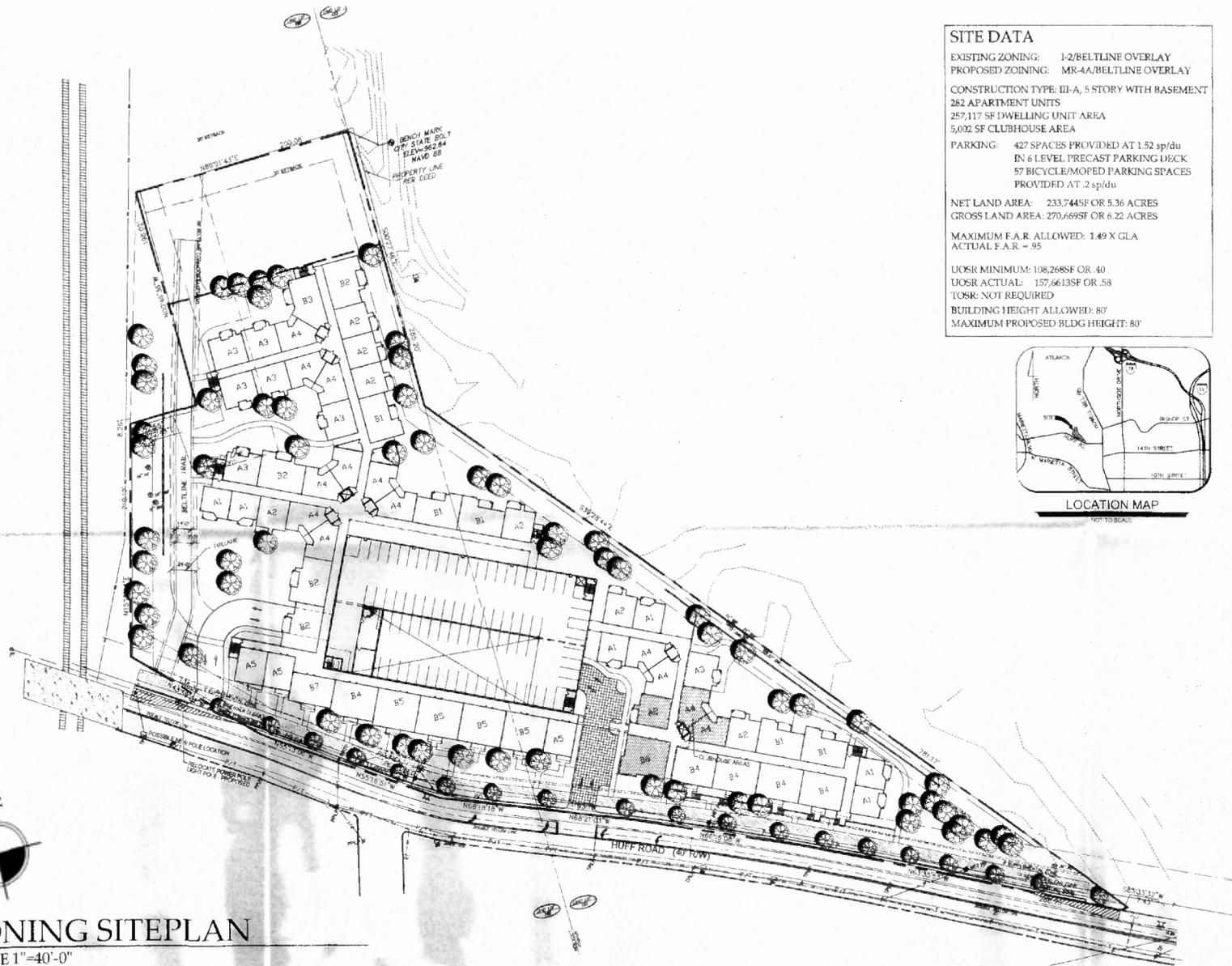
5. Restricted uses:

- a. Buildings fronting on the Atlanta BeltLine/CSX railroad corridor or fronting on portions of streets adjacent to the Atlanta BeltLine/CSX railroad corridor shall have a residential or active nonresidential uses at the fire lane/spur trail level, but not parking or storage areas.



6. Parking decks:

- a. All parking decks that face or are located adjacent to a public street or the Atlanta BeltLine Corridor/CSX railroad corridor shall be screened by a liner building for the full height of the deck.
- b. Not more than 100 linear feet of any parking deck shall be exposed to the Atlanta Water Works property.
- c. The height of any level of parking in the parking deck shall not exceed the height of the immediately adjacent or adjoining residential or mixed-use building or structure.



SITE DATA

EXISTING ZONING: I-2/BELTLINE OVERLAY
 PROPOSED ZONING: MR-4A/BELTLINE OVERLAY

CONSTRUCTION TYPE: III-A, 5 STORY WITH BASEMENT
 282 APARTMENT UNITS
 257,117 SF DWELLING UNIT AREA
 5,002 SF CLUBHOUSE AREA

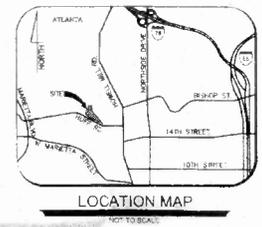
PARKING: 427 SPACES PROVIDED AT 1.52 sp/du
 IN 6 LEVEL PRECAST PARKING DECK
 57 BICYCLE/MOPED PARKING SPACES
 PROVIDED AT .2 sp/du

NET LAND AREA: 233,744SF OR 5.36 ACRES
 GROSS LAND AREA: 270,669SF OR 6.22 ACRES

MAXIMUM F.A.R. ALLOWED: 1.49 X CLA
 ACTUAL F.A.R. = .95

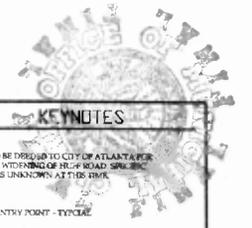
UCSR MINIMUM: 108,268SF OR .40
 UCSR ACTUAL: 157,6613SF OR .58
 TOSR: NOT REQUIRED

BUILDING HEIGHT ALLOWED: 80'
 MAXIMUM PROPOSED BLDG HEIGHT: 80'



ZONING SITEPLAN

SCALE 1"=40'-0"



THE WORKING COMPANIES
 5909 Peachtree Dunwoody
 Suite 400
 Atlanta, Georgia
 770-522-5778



**Heights at
 Midtown
 West**

Atlanta, Georgia
 Land Area: 11.4181
 1711 Dwellings



DATE: 07/16/2013
 DATE: 5-16-2013
 NEW: 2013-07-16

ZONING PLAN

SHEET: S1 OF 1

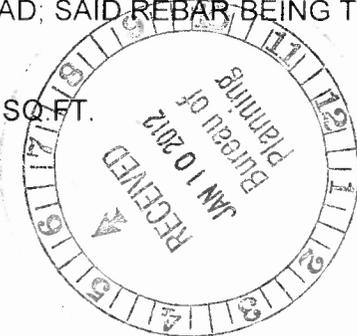


ALL THAT PIECE PARCEL OR LOT OF LAND LYING AND BEING IN LAND LOTS 151 & 188 OF THE 17th DISTRICT, FULTON COUNTY GEORGIA WITHIN THE CITY OF ATLANTA AND BEING MORE FULLY SHOWN AND DESIGNATED ON AN ALTA/ACSM LAND TITLE SURVEY FOR ARCHSTONE NEW DEVELOPMENT HOLDINGS LP, ARCHSTONE AND TISHMAN SPEYER ARCHSTONE-SMITH MULTIFAMILY HOLDINGS I AND CHICAGO TITLE INSURANCE COMPANY PREPARED BY HIGHLAND ENGINEERING, INC. DATED MAY 27, 2008 AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT THE CENTERLINE INTERSECTION OF BOOTH STREET (40' R/W) AND HUFF ROAD (40' R/W) SAID INTERSECTION BEING THE POINT-OF-COMMENCEMENT, (P.O.C.); THENCE CONTINUING ALONG THE CENTERLINE OF HUFF ROAD (40' R/W) NORTH 56 DEGREES 24 MINUTES 25 SECONDS WEST (N56°24'25"W) A DISTANCE OF 304.33' TO A POINT ON THE CENTERLINE OF A BRIDGE INTERSECTING THE CENTERLINE OF HUFF ROAD (40' R/W) WITH THE CENTERLINE OF CSX RAILROAD; THENCE TURNING AND LEAVING SAID BRIDGE NORTH 72 DEGREES 58 MINUTES 50 SECONDS EAST (N72°58'50"E) A DISTANCE OF 63.21' TO A #4 REBAR FOUND, SAID REBAR BEING THE POINT-OF-BEGINNING, (P.O.B.).

FROM THE POINT-OF-BEGINNING (P.O.B.), THENCE CONTINUING NORTH 15 DEGREES 19 MINUTES 44 SECONDS EAST (N15°19'44"E) A DISTANCE OF 210.12' TO A #4 REBAR FOUND; THENCE TURNING AND CONTINUING NORTH 89 DEGREES 22 MINUTES 43 SECONDS EAST (N89°22'43"E) A DISTANCE OF 62.56' TO A #4 REBAR FOUND; THENCE TURNING AND CONTINUING NORTH 00 DEGREES 46 MINUTES 36 SECONDS WEST (N00°46'36"W) A DISTANCE OF 198.02' TO A #4 REBAR FOUND; THENCE TURNING AND LEAVING THE COMMON LINE OF CSX RAILROAD NORTH 89 DEGREES 21 MINUTES 43 SECONDS EAST (N89°21'43"E) A DISTANCE OF 200.08' TO A #4 REBAR FOUND; THENCE TURNING AND CONTINUING SOUTH 00 DEGREES 27 MINUTES 46 SECONDS EAST (S00°27'46"E) A DISTANCE OF 255.20' TO AN OPEN TOP PIPE FOUND; THENCE CONTINUING SOUTH 39 DEGREES 28 MINUTES 44 SECONDS EAST (S39°28'44"E) A DISTANCE OF 781.17' TO AN OPEN TOP PIPE FOUND; THENCE TURNING AND CONTINUING SOUTH 83 DEGREES 33 MINUTES 32 SECONDS WEST (S83°33'32"W) A DISTANCE OF 7.43' TO A #4 REBAR FOUND AT THE NORTHERN RIGHT-OF-WAY OF HUFF ROAD (40' R/W), THENCE TURNING AND CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 63 DEGREES 35 MINUTES 53 SECONDS WEST (N63°35'53"W) A DISTANCE OF 288.73' TO A #4 REBAR FOUND; THENCE TURNING AND CONTINUING NORTH 66 DEGREES 16 MINUTES 08 SECONDS WEST (N66°16'08"W) A DISTANCE OF 162.25' TO A #4 REBAR FOUND; THENCE TURNING AND CONTINUING NORTH 68 DEGREES 21 MINUTES 03 SECONDS WEST (N68°21'03"W) A DISTANCE OF 93.19' TO A 1 INCH IRON ROD FOUND; THENCE TURNING AND CONTINUING NORTH 68 DEGREES 18 MINUTES 18 SECONDS WEST (N68°18'18"W) A DISTANCE OF 80.76' TO A POINT; THENCE TURNING AND CONTINUING NORTH 55 DEGREES 16 MINUTES 51 SECONDS WEST (N55°16'51"W) A DISTANCE OF 114.80' TO A POINT; THENCE TURNING AND CONTINUING NORTH 55 DEGREES 13 MINUTES 06 SECONDS (N55°13'06"W) A DISTANCE OF 59.64' TO A POINT; THENCE TURNING AND LEAVING SAID RIGHT-OF-WAY NORTH 43 DEGREES 59 MINUTES 02 SECONDS WEST (N43°59'02"W) A DISTANCE OF 136.34' TO A #4 REBAR FOUND AT THE COMMON LINE OF CSX RAILROAD; SAID REBAR BEING THE POINT-OF-BEGINNING, (P.O.B.)

SAID PARCEL CONTAINS 5.36 ACRES = 233,774 SQ. FT.



200-002

RCS# 3207
12/02/13
5:49 PM

Atlanta City Council

MULTIPLE

13-O-1284; 13-O-1285 AND 12-O-0157

ADOPT AS AMNDED

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

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

MULTIPLE