

**11-O-0857 AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A U-11-18 SPECIAL USE PERMIT PURSUANT TO SECTION 16-28.023 (2)(C)(3) AND SECTION 16-28.027 (3)(C) OF THE CITY OF ATLANTA ZONING ORDINANCE FOR A TRANSFER OF EXCESS DEVELOPMENT RIGHTS. SAID USE IS GRANTED TO ATLANTA BELTLINE, INC., (RECIPIENT PARCEL) ITS SUCCESSORS, ASSIGNS AND ALL SUBSEQUENT OWNERS AND ARE TO BE TRANSFERRED FROM 690 MORGAN STREET, NE, (A.K.A. 0 NORTH AVENUE TAX PARCEL IDENTIFICATION 14-0018-0001-026-5), (DONOR PARCEL). (REFERRED BACK BY FULL COUNCIL 7/18/11) (HELD 7/27/11) AN ORDINANCE ....**

**Review List:**

Office of Research and Policy Analysis	Skipped	
Zoning Committee	Completed	05/09/2013 3:25 PM
Zoning Staff	Skipped	
Office of Research and Policy Analysis	Skipped	
Atlanta City Council	Completed	05/15/2013 2:21 PM
Atlanta City Council	Pending	
Zoning Committee	Pending	

**HISTORY:**

05/01/13      Zoning Committee      **HELD IN COMMITTEE**      Next: 05/15/13

<b>RESULT:</b>	<b>HELD IN COMMITTEE [UNANIMOUS]</b>	<b>Next: 5/15/2013 9:30 AM</b>
<b>AYES:</b>	Sheperd, Wan, Bottoms, Shook, Smith, Young Jr.	

05/06/13      Atlanta City Council

05/15/13      Zoning Committee      **APPROVED AS AMENDED**

<b>RESULT:</b>	<b>APPROVED AS AMENDED [UNANIMOUS]</b>
<b>AYES:</b>	Wan, Bottoms, Shook, Smith, Young Jr.
<b>ABSENT:</b>	Joyce Sheperd

Certified by Presiding Officer	Certified by Clerk
Mayor's Action <i>See Authentication Page Attachment</i>	

**ORDINANCE  
BY ZONING COMMITTEE**

**11-O-0857 AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A U-11-18 SPECIAL USE PERMIT PURSUANT TO SECTION 16-28.023 (2)(C)(3) AND SECTION 16-28.027 (3)(C) OF THE CITY OF ATLANTA ZONING ORDINANCE FOR A TRANSFER OF EXCESS DEVELOPMENT RIGHTS. SAID USE IS GRANTED TO ATLANTA BELTLINE, INC., (RECIPIENT PARCEL) ITS SUCCESSORS, ASSIGNS AND ALL SUBSEQUENT OWNERS AND ARE TO BE TRANSFERRED FROM 690 MORGAN STREET, NE, (A.K.A. 0 NORTH AVENUE TAX PARCEL IDENTIFICATION 14-0018-0001-026-5), (DONOR PARCEL). (REFERRED BACK BY FULL COUNCIL 7/18/11) (HELD 7/27/11) AN ORDINANCE ....**

'City Council  
Atlanta, Georgia

11-0-0857

AN AMENDED ORDINANCE BY: ZONING COMMITTEE  
U-11-18

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

SECTION 1. Under the provisions of Section 16.28.023 (2)(c)(3) and Section 16-28.023 (3)(c) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit is granted for a Transfer of Excess Development Rights. Said use is granted to Atlanta Beltline, Inc. (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from the 690 Morgan Street ,N. E. (aka 0 North Avenue tax parcel identification 14-0018-0001-026-5), (Donor Parcel) to wit:

OWNERS: ATLANTA BELTLINE APPLICANT: ATLANTA BELTLINE, INC.

Sending Property (690 Morgan Street):

- Net lot area: 25,719 s.f. (0.59 acres)
- Max non-residential FAR allowed: 4.0 times net lot area= 102,876 s.f.
- Maximum residential FAR allowed: 3.2 times net lot area= 82,300 s.f.
- Total development rights to be transferred:
  - Non-residential square footage= 102,876 s.f.
  - Residential square footage = 82,300 s.f.
- Total development rights to be retained on sending parcel= zero s.f.

Recipient (Atlanta BeltLine, Inc):

- Total development rights to be received:
- Non-residential square footage= 102,876 s.f.
- Residential square footage= 82,300 s.f.

ALL THAT TRACT or parcel of land lying and being in the following Land Lot 18 and 14<sup>1</sup>

District of Fulton County as described below and by the attached legal description and/or survey.

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.