

Municipal Clerk  
Atlanta, Georgia

**12- O-0849**

AN ORDINANCE  
BY: ZONING COMMITTEE

U-12-13

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

SECTION 1. Under the provisions of Section 16-08,.005 (1) (f) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for an **ASSISTED LIVING FACILITY** is hereby granted. Said use is granted to **CRP FDG BUCKHEAD, LLC.** and is to be located at **3755 PEACHTREE ROAD, N.E.,** to wit:

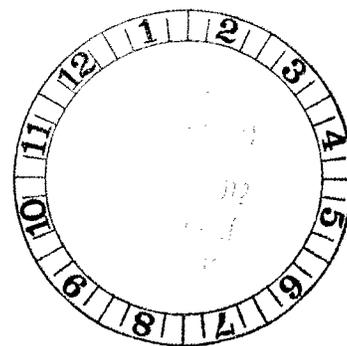
ALL THAT TRACT or parcel of land lying and being in Land Lot 10, 17<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or map.

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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Renaissance on Peachtree

3755 Peachtree Road, NE, Atlanta, Georgia



## DESCRIPTION FEE SIMPLE PARCEL

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 10 OF THE 17TH DISTRICT FULTON COUNTY, GEORGIA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

TO REACH THE POINT OF BEGINNING, START AT THE SOUTHEASTERLY RIGHT-OF-WAY OF PEACHTREE ROAD (80' R/W) AND THE WESTERLY RIGHT-OF-WAY OF EAST CLUB DRIVE, THENCE RUNNING IN A SOUTHWESTERLY DIRECTION ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY AND FOLLOWING THE CURVATURE AND DEVIATION THEREOF A DISTANCE OF 752.80 FEET TO A POINT ON THE SOUTHWESTERLY PROPERTY LINE OF PROPERTY NOW OR FORMERLY OWNED BY FINVEST LIMITED PARTNERSHIP, THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY AND RUNNING S38°29'00"E ALONG SAID SOUTHWESTERLY PROPERTY LINE OF PROPERTY NOW OR FORMERLY OWNED BY FINVEST LIMITED PARTNERSHIP A DISTANCE OF 10.00 FEET TO A POINT AND THE POINT OF BEGINNING, THENCE FROM THE POINT OF BEGINNING AND RUNNING S38°29'00"E ALONG THE SAID SOUTHWESTERLY PROPERTY LINE OF PROPERTY NOW OR FORMERLY OWNED BY FINVEST LIMITED PARTNERSHIP A DISTANCE OF 572.59 FEET TO A POINT ON THE WESTERN PROPERTY LINE OF PROPERTY NOW OR FORMERLY OWNED BY FINVEST LIMITED PARTNERSHIP, THENCE RUNNING S02°04'12"W ALONG THE SAID WESTERN PROPERTY LINE OF FINVEST LIMITED PARTNERSHIP A DISTANCE OF 19.20 FEET TO A POINT, THENCE CONTINUING ALONG SAID WESTERN PROPERTY LINE OF PROPERTY NOW OR FORMERLY OWNED BY FINVEST LIMITED PARTNERSHIP AND RUNNING S02°04'12"W A DISTANCE OF 147.02 FEET TO AN IRON PIN FOUND ON THE NORTHEASTERN PROPERTY LINE OF PROPERTY NOW OR FORMERLY OWNED BY LENBROOK SQUARE FOUNDATION, Inc. THENCE RUNNING N38°29'00"W ALONG SAID NORTH EASTERN PROPERTY LINE OF PROPERTY NOW OR FORMERLY OWNED BY LENBROOK SQUARE FOUNDATION, Inc. A DISTANCE OF 693.60 FEET TO A POINT ON THE SAID SOUTHEASTERN RIGHT-OF-WAY OF PEACHTREE ROAD THENCE RUNNING N48°43'00"E ALONG SAID SOUTHEASTERN RIGHT-OF-WAY OF PEACHTREE ROAD A DISTANCE OF 108.20 FEET TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.571 ACRES OR 68,418 SQUARE FEET.

## DESCRIPTION LEASEHOLD PARCEL

THE LEASEHOLD ESTATE CREATED AND EXISTING PURSUANT TO THAT CERTAIN RECIPROCAL GROUND LEASE DATED AS OF JULY 13, 1987 AND RECORDED IN THE RECORDS OF THE CLERK OF THE SUPERIOR COURT FULTON COUNTY, GEORGIA IN DEED BOOK 10933 PAGE 205 IN AND TO THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 10 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY AN IRON PIN PLACED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PEACHTREE ROAD (80' R/W) WHICH POINT IS 604.6 FEET SOUTHWEST FROM THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY OF PEACHTREE ROAD AND THE EAST LINE OF LAND LOT 10 OF THE 17TH DISTRICT OF FULTON COUNTY AND THE WEST LINE OF DEKALB COUNTY, GEORGIA (WHICH LINE IS ALSO THE FULTON COUNTY DISTRICT AND DEKALB COUNTY DISTRICT LINE), RUNNING THENCE S38°29'05"E A DISTANCE OF 78.96 FEET TO A POINT; RUNNING THENCE N52°20'10"W A DISTANCE OF 56.31 FEET TO A POINT; RUNNING THENCE N38°29'00"W A DISTANCE OF 23.52 FEET TO A POINT LOCATED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PEACHTREE ROAD; RUNNING THENCE N48°29'00"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 13.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 690± SQUARE FEET.