

Z-13-13- AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-1 (COMMUNITY BUSINESS) DISTRICT AND THE R-5 (TWO-FAMILY RESIDENTIAL) DISTRICT TO THE MRC-2 (MIXED RESIDENTIAL COMMERCIAL) DISTRICT, PROPERTY LOCATED AT 789 PONCE DE LEON AVENUE AND 672 AND 676 BONAVENTURE AVENUE, N.E., FRONTING APPROXIMATELY 161 FEET ON THE SOUTH SIDE OF PONCE DE LEON AVENUE AT THE SOUTHWEST CORNER OF BONAVENTURE AVENUE. DEPTH: APPROXIMATELY 330 FEET AREA: APPROXIMATELY 1.33 ACRES LAND LOT: 17, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CLERMONT HOTEL PARTNERS, LLC APPLICANT: CLERMONT HOTEL PARTNERS, LLC BY SHARON A GAY, ESQ. NPU N COUNCIL DISTRICT 2

Application File Date	April 9, 2013
Zoning Number	Z-13-13
NPU/CD	N/2
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

Review List:

Office of Research and Policy Analysis	Completed	04/25/2013 10:48 AM
Zoning Committee	Completed	05/09/2013 3:25 PM
Atlanta City Council	Completed	05/24/2013 4:06 PM
Zoning Review Board Staff	Completed	07/12/2013 1:38 PM
Office of Research and Policy Analysis	Completed	07/18/2013 9:32 AM
Zoning Committee	Pending	
Zoning Review Board Staff	Pending	

HISTORY:

05/01/13 Zoning Committee FAVORABLE

RESULT:	FAVORABLE [UNANIMOUS]
AYES:	Sheperd, Wan, Bottoms, Shook, Smith, Young Jr.

05/06/13 Atlanta City Council REFERRED TO ZRB AND ZC

RESULT:	REFERRED TO ZRB AND ZC [UNANIMOUS]
AYES:	Watson, Wan, Martin, Smith, Shook, Winslow, Moore, Willis, Young Jr., Sheperd, Bottoms, Hall, Bond, Archibong, Adrean

RESULT:	REFERRED TO ZRB AND ZC [UNANIMOUS]
AYES:	Watson, Wan, Martin, Smith, Shook, Winslow, Moore, Willis, Young Jr., Sheperd, Bottoms, Hall, Bond, Archibong, Adrean

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

**AN ORDINANCE
BY ZONING COMMITTEE**

Z-13-13- AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-1 (COMMUNITY BUSINESS) DISTRICT AND THE R-5 (TWO-FAMILY RESIDENTIAL) DISTRICT TO THE MRC-2 (MIXED RESIDENTIAL COMMERCIAL) DISTRICT, PROPERTY LOCATED AT 789 PONCE DE LEON AVENUE AND 672 AND 676 BONAVENTURE AVENUE, N.E., FRONTING APPROXIMATELY 161 FEET ON THE SOUTH SIDE OF PONCE DE LEON AVENUE AT THE SOUTHWEST CORNER OF BONAVENTURE AVENUE. DEPTH: APPROXIMATELY 330 FEET AREA: APPROXIMATELY 1.33 ACRES LAND LOT: 17, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CLERMONT HOTEL PARTNERS, LLC APPLICANT: CLERMONT HOTEL PARTNERS, LLC BY SHARON A GAY, ESQ. NPU N COUNCIL DISTRICT 2

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AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-13-13

Date Filed: 4-9-13

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 789 PONCE DE LEON AVENUE AND 672 AND 676 BONAVENTURE AVENUE, N.E., be changed from the C-1 (Community Business) District and the R-5 (Two-Family Residential) District to the MRC-2-C (Mixed Residential Commercial-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 17, 14th 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 suffice “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.

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-13-13
Date Filed: 4-9-13

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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 **789 PONCE DE LEON AVENUE AND 672 AND 676 BONAVENTURE AVENUE, N.E.**, be changed from the C-1 (Community Business) District and the R-5 (Two-Family Residential) District to the MRC-2 (Mixed Residential Commercial) District, to wit:

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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.

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Z-13-13

EXHIBIT "A"
(Legal Description)



789 Ponce de Leon Avenue:

All that tract or parcel of land lying and being in Land Lot 17 of the 14th District of Fulton County, Georgia, and being Lots 1-4 of a Plat of Property for Dr. George F. Payne by G.W. Cruselle, C.E., dated May 25, 1922, and being more fully described as follows:

Start at a nail found at the intersection of the South right-of-way of Ponce de Leon Avenue (80-foot right-of-way) and the West right-of-way of Bonaventure Drive (50-foot right-of-way) (said point also being the Point of Beginning). Thence from the Point of Beginning and running South 00°17'23" East along the said West right-of-way of Bonaventure Drive, a distance of 239.37 feet to a rebar found. Thence leaving the said West right-of-way of Bonaventure Drive and running South 89°25'10" West a distance of 173.00 feet to a point. Thence running North 00°17'23" West a distance of 39.20 feet to a point. Thence running North 89°21'38" East a distance of 12.00 feet to a point. Thence running North 00°17'23" West a distance of 200.00 feet to a point on the said South right-of-way of Ponce de Leon Avenue. Thence running North 89°21'38" East along the said South right-of-way of Ponce de Leon Avenue, a distance of 161.00 feet to said nail found at the said intersection of the said South right-of-way of Ponce de Leon Avenue and the said West right-of-way of Bonaventure Drive and the Point of Beginning.

Said tract or parcel of land containing 0.895 acres or 38,995 square feet, and being known as 789 Ponce de Leon Avenue, using the present system of numbering of the City of Atlanta, Georgia, and being shown on an ALTA/ACSM Survey and Topographical Map for 789 Ponce de Leon Avenue, LLC and Lawyers Title Insurance Corporation, dated April 22, 2003, last revised August 27, 2003 by McClung Surveying Services, Inc., Michael R. Noles, GRLS #2646.

672 Bonaventure Avenue:

All that tract or parcel of land lying and being recorded in Land Lot 17 of the 14th District of Fulton County, Georgia, and being shown on a Plat of Property for 789 Ponce de Leon Avenue, LLC and Lawyers Title Insurance Corporation by McClung Surveying Services, Inc., Michael R. Noles, Georgia Registered Land Surveyor No. 2646, dated July 6, 2006, and being more fully described as follows:

To find the True Point of Beginning, commence at the intersection of the southerly right-of-way of Ponce de Leon Avenue (80-foot right-of-way) and the westerly right-of-way of Bonaventure Avenue (50-foot right-of-way), and run South along the westerly right-of-way of Bonaventure Avenue a distance of 350.46 feet to a rebar found at the True Point of Beginning; thence running along said right-of-way South 00°07'20" West a distance of 50.00 feet to a rebar set; thence leaving said right-of-way and running South 89°25'07" West a distance of 174.74 feet to a rebar set; thence running North 00°13'55" West a distance of 50.00 feet to a rebar found; thence running North 89°25'10" East a distance of 175.05 feet to a rebar found on the westerly right-of-way of Bonaventure Avenue and the True Point of Beginning.

Said tract or parcel containing 8,744 square feet or 0.201 acres, and being known as 672 Bonaventure Avenue, using the present system of the City of Atlanta, Georgia.

676 Bonaventure Avenue:

All that tract or parcel of land lying and being in Land Lot 17 of the 14th District of Fulton County, Georgia, and being shown on a Plat of Property for Dr. George F. Payne, by McClung Surveying Services, Inc., Michael R. Noles, Georgia Registered Land Surveyor No. 2646, dated October 11, 2006, and being more fully described as follows:

To find the True Point of Beginning, commence at the intersection of the southerly right-of-way of Ponce de Leon Avenue (80-foot right-of-way) and the westerly right-of-way of Bonaventure Avenue (50-foot right-of-way), and run South 00°17'23" East along the westerly right-of-way of Bonaventure Avenue, a distance of 239.37 feet to the rebar found at the True Point of Beginning; thence running along the westerly right-of-way of Bonaventure Avenue 00°28'26" East, a distance of 59.95 feet to a rebar found; thence leaving said rebar found, running South 89°25'10" West, a distance of 175.05 feet to a rebar found; thence leaving said rebar found, running North 01°29'10" East, a distance of 59.99 feet to a rebar found; thence leaving said rebar found, running North 89°25'10" East, a distance of 173.00 feet to a rebar found and being the True Point of Beginning.

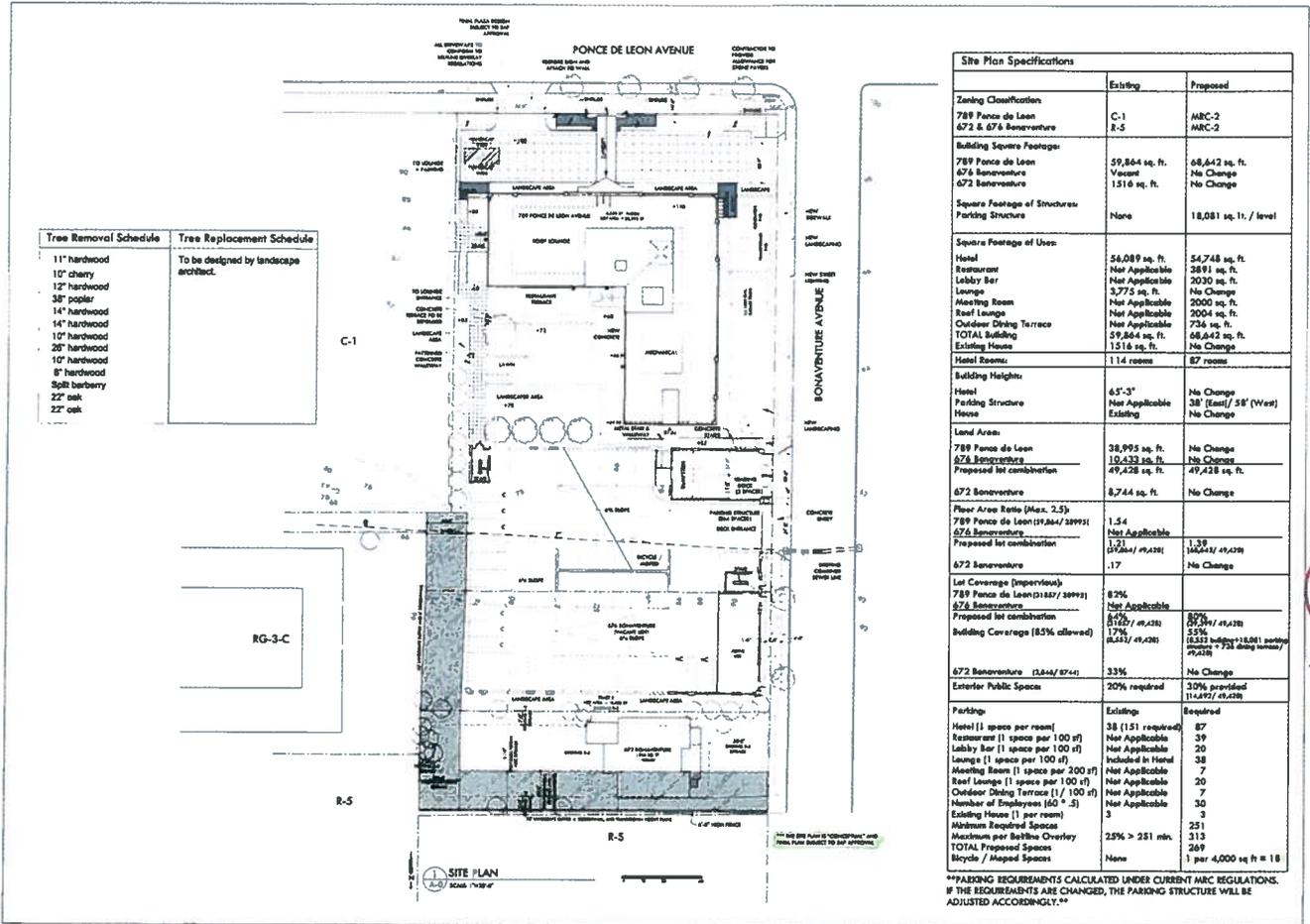


Z-13-13

Conditions for Z-13-13 for 673, 676 Bonaventure Avenue and 789 Ponce De Leon Avenue, NE

- 1) Conceptual Site Plan: The Property shall be developed in accordance with the conceptual Site Plan prepared by G + G Architecture dated July 3, 2013 and stamped "received" by the Office of Planning on July 8, 2013; provided, however, that this condition shall not preclude application of the MRC and Beltline Overlay District regulations.
- 2) Front Plaza/motor court: the asphalt pavement in the front plaza/motor court facing Ponce de Leon shall be replaced with decorative pavers or scored concrete. Final plaza design shall be subject to special administrative permit (SAP) approval.
- 3) Outdoor sound and amplification:
 - a. Live acoustic music shall be permitted on the rooftop bar only between the hours of 10:00 a.m. and 11:00 p.m.
 - b. Rooftop amplified music shall be permitted with speakers no higher than the building façade parapet walls.
 - c. No other outdoor music, amplified or otherwise, is allowed elsewhere on-site, including the 673 Bonaventure Avenue parcel.
- 4) Lighting for any outdoor dining, bar, or lounge areas and the parking structure shall be directed away from residential properties.
- 5) Parking structure:
 - a. The parking deck shall be developed compatible with the architectural character of the original Clermont Hotel building, as shown in accordance with the conceptual building elevations prepared by G + G Architecture dated July 3, 2013 and stamped "received" by the Office of Planning on July 3, 2013; provided, however, that this condition shall not preclude application of the MRC and Beltline Overlay District regulations.
 - b. Landscaping, including evergreen plantings, shall be provided on the west property line between the parking structure and the RG District and along the south façade of the parking structure. Said landscape area shall be a minimum of 10 feet wide abutting the length of the western and southern parking deck façades.
 - c. Evergreen vines shall be planted along the entire western façade of the parking structure and along the portions of the south façade that do not have windows or other delineations.
 - d. Landscape plan: The quantity, type, and location of tree plantings as described in (b) and (c) above shall be approved by the Office of Planning in coordination with the City Arborist prior to issuance of a building permit for the Property.
- 6) The loading dock and trash receptacles shall be screened from view from any public street.
- 7) Conditions applicable to the portion of the Property currently known as 673 Bonaventure Avenue:
 - a. The residential structure may be operated as part of the hotel and rented as a guest villa for guest lodging. No other non-residential uses shall be allowed.
 - b. Building envelope for new construction, in the event of damage to existing structure:
 - c. Minimum front yard setback: 40 feet. Front porch may encroach up to 10 feet into setback.
 - d. Minimum north side yard setback: three feet from existing property line
 - e. Minimum south side yard setback: seven (7) feet, subject to approval of a variance from the Board of Zoning Adjustment for reduction of the transitional yard setback.
 - f. Maximum building height of 35 feet.

- 8) Upon completion of the improvements shown on the Site Plan and receipt of final approvals of federal and state historic designations, the Property Owner shall apply for nomination of the original Clermont Hotel building for designation as a Landmark Building or Site in accordance with the City of Atlanta Code of Ordinances.



Tree Removal Schedule	Tree Replacement Schedule
11' hardwood	To be designed by landscape architect.
10' cherry	
12' hardwood	
38' poplar	
14' hardwood	
14' hardwood	
10' hardwood	
26' hardwood	
10' hardwood	
8' hardwood	
Split barberry	
22' oak	
22' oak	

Site Plan Specifications	Existing	Proposed
Zoning Classification		
789 Ponce de Leon	C-1	MRC-2
672 & 676 Beneventure	R-5	MRC-2
Building Square Footage:		
789 Ponce de Leon	59,864 sq. ft.	66,642 sq. ft.
676 Beneventure	1516 sq. ft.	No Change
Square Footage of Structures:		
Parking Structure	None	18,081 sq. ft. / level
Square Footage of Uses:		
Hotel	56,089 sq. ft.	54,748 sq. ft.
Restaurant	Not Applicable	3891 sq. ft.
Lobby Bar	Not Applicable	2030 sq. ft.
Laounge	3,773 sq. ft.	No Change
Meeting Room	Not Applicable	2000 sq. ft.
Roof Lounge	Not Applicable	2004 sq. ft.
Outdoor Dining Terrace	Not Applicable	736 sq. ft.
TOTAL Building	59,864 sq. ft.	66,642 sq. ft.
Existing House	1516 sq. ft.	No Change
Hotel Rooms:	114 rooms	87 rooms
Building Heights:		
Hotel	65'-3"	No Change
Parking Structure	Not Applicable	38' (East) / 58' (West)
House	Existing	No Change
Land Area:		
789 Ponce de Leon	38,995 sq. ft.	No Change
676 Beneventure	10,433 sq. ft.	No Change
Proposed lot combination	49,428 sq. ft.	49,428 sq. ft.
672 Beneventure	8,744 sq. ft.	No Change
Floor Area Ratio (Max. 2.5):		
789 Ponce de Leon (19,864 / 38995)	1.54	Not Applicable
676 Beneventure	1.21	1.38 (10,433 / 7,553)
Proposed lot combination	.17	No Change
672 Beneventure	.17	No Change
Lot Coverage (Impervious):		
789 Ponce de Leon (1887 / 38995)	8.9%	Not Applicable
676 Beneventure	Not Applicable	53% (5,553 sq. ft. / 10,433 sq. ft.)
Proposed lot combination	8.9%	53% (5,553 sq. ft. / 10,433 sq. ft.)
Building Coverage (85% allowed)		
672 Beneventure (1884 / 8744)	33%	No Change
Exterior Public Space:	20% required	20% provided (11,492 / 49,428)
Parking:	Existing	Required
Hotel (1 space per room)	38 (151 required)	87
Restaurant (1 space per 100 sf)	Not Applicable	39
Lobby Bar (1 space per 100 sf)	Not Applicable	20
Laounge (1 space per 100 sf)	Not Applicable	38
Meeting Room (1 space per 200 sf)	Not Applicable	7
Roof Lounge (1 space per 100 sf)	Not Applicable	20
Outdoor Dining Terrace (1 / 100 sf)	Not Applicable	7
Number of Employees (60 * .5)	Not Applicable	30
Existing House (1 per room)	3	3
Minimum Required Spaces	3	251
Maximum per Building Overlay	25% > 251 min.	313
TOTAL Proposed Spaces	None	269
Bicycle / Mixed Spaces	None	1 per 4,000 sq. ft. = 18

G+G
ARCHITECTURE
PLANNING
2025

CLERMONT HOTEL
789 PONCE DE LEON AVE NE
ATLANTA, GEORGIA 30306

RECEIVED
JUL 2 2013
OFFICE OF THE PLANNING COMMISSION

13-13-11

DATE: JAN 3, 2013
SCALE: 1" = 30'-0"
SITE PLAN

A-1.0

PARKING REQUIREMENTS CALCULATED UNDER CURRENT MRC REGULATIONS. IF THE REQUIREMENTS ARE CHANGED, THE PARKING STRUCTURE WILL BE ADJUSTED ACCORDINGLY.