

COMMITTEE AMENDMENT FORM

DATE: 8-28-13

COMMITTEE ZONING COMMITTEE

PAGE NUMBER(S):

ORDINANCE I. D.: 13-O-1157/U-13-15

SECTION(S):

RESOLUTION:

PARAGRAPH(S):

AMENDMENT: Conditions for U-13-15 for 1753 Peachtree Street, NE

#7 “Consistent with requirements of this paragraph” is added at the end of the last sentence fo subsection (a).

#12 and #14 are eliminated from conditions.

AMENDMENT DONE BY COUNCIL STAFF 8/28/13

Municipal Clerk
Atlanta, Georgia

13-O-1157

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

U-13-15

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

SECTION 1. Under the provisions of Section 16-06.005 (1) (j) and Section 16-13.005 (1) (d), of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for **NURSING HOME (SKILLED NURSING FACILITY)** is hereby granted. Said use is granted to **PRUITT PROPERTIES, INC.**, and is to be located at **1753 PEACHTREE STREET, N.E.**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot109 of the 17th 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for U-13-15 for 1753 Peachtree Street, N.E.

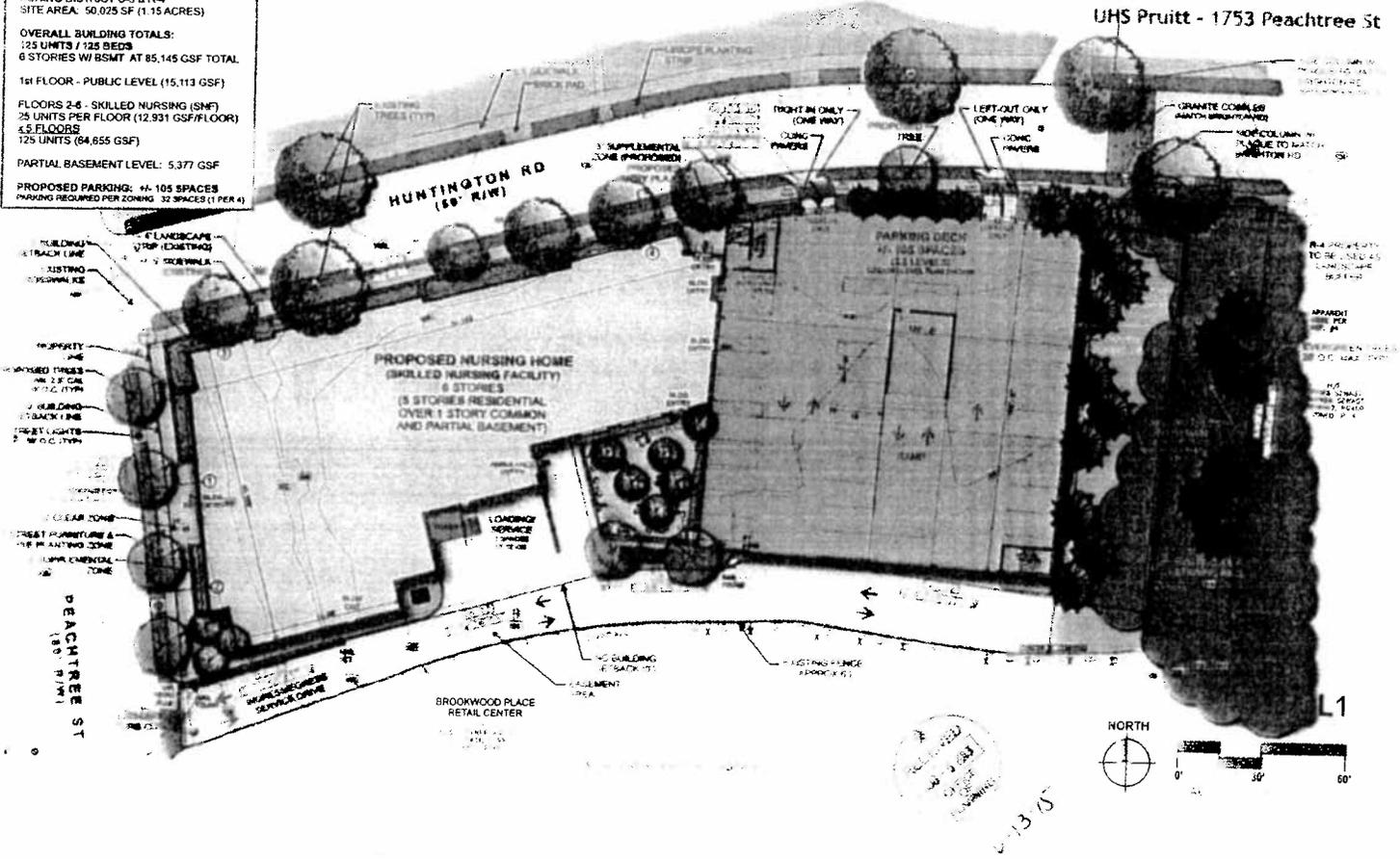
amended August 28, 2013 @ Zoning Committee

1. The property shall be redeveloped in accordance with the conceptual Site Plan shown on Exhibit "A" prepared by Niles Bolton Associates dated July 29, 2013 and stamped received by the Office of Planning August 06, 2013. If any of the following written additional conditions are not consistent with or reflected on said Site Plan, the written conditions shall prevail.
2. The exterior construction of the skilled nursing facility structure ("Building") and adjoining parking deck (the "Parking Structure") shall be substantially similar to the north, east and west conceptual elevations shown on Exhibit "B" prepared by Niles Bolton Associates dated July 29, 2013 and stamped received by the Office of Planning August 06, 2013. If any of these written conditions are not consistent with or reflected on said Elevations, the written conditions shall prevail. The Building and Parking Structure shall not exceed the number of levels and heights specified in said elevations. The Building height shall not exceed 86 feet on the Peachtree Street façade or 74 feet on the Huntington Road façade, both heights measured from average grade along the frontage to the roof deck and excluding parapets, architectural elements and required fire stairs.
3. In addition to compliance with Section 16-28.028 parking structure requirements of the City of Atlanta Zoning Ordinance, the Parking Structure shall also meet each of the following requirements:
 - a. Each building floor level shall be delineated through windows, belt courses, cornice lines or similar architectural detailing;
 - b. Automobiles shall be concealed from street-level view including those on the top level;
 - c. The deck shall have an appearance similar to that of the Building;
 - d. Openings shall be screened with mesh or decorative panels, tinted or sandblasted glass, or similar screening elements so as to prevent views into the parking structure; and
 - e. Shield all light spillage onto adjacent properties by providing cutoff luminaires that have a maximum 90 degree illumination.
4. Streetscape and setbacks shall match the dimensions specified on the Site Plan for the street furniture zone, sidewalk clear zone and supplemental zone, as well as the side and rear yard setbacks.
5. Street lights shall be placed within the street furniture zone next to the curb at a maximum spacing of 60 feet on-center, subject to required adjustments to avoid conflicts with existing utility poles. Decorative pedestrian Atlanta Type "C" lights or other light fixtures as approved by the Director of the Office of Planning shall be installed along both street frontages.
6. Street trees shall be planted a maximum of 30 feet on-center within the Street Furniture and Tree Planting Zone and spaced equal distance between street lights.

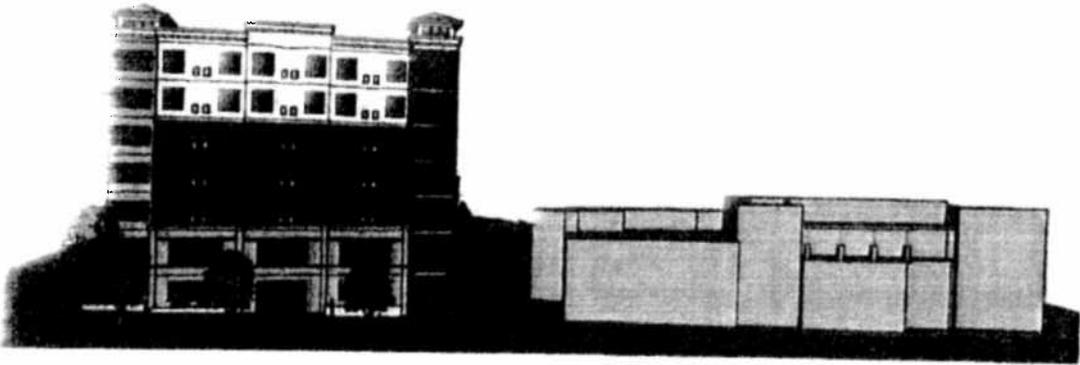
7. Access to the parking deck shall be in accordance with the following:
 - a. Curb cuts: Access shall be limited to three driveway curb cuts as shown on the Site Plan. Huntington Road shall be permitted two single-lane curb cuts positioned at an angled orientation to Huntington Road and shall be no more than 12 feet in width with raised curbs on each side and shall be designed and constructed in a manner to prohibit left turns into the development and right turns out of the development. The design of the driveway apron shall be subject to the discretion and final approval by the Department of Public Works (DPW), *consistent with the requirements of this paragraph*.
 - b. Vehicle queuing: where restricted parking deck access is provided, the development shall comply with Section 30-1205 Parking Facility Reservoir requirements.
8. All Sidewalk paving materials shall be continued across the Huntington Road driveway curbs cut at the same prevailing grade and cross slope as the adjacent Sidewalk clear zone. Driveway curb cuts shall have a band of textured concrete adjacent to the street which is in-line and equal in width to the Street Furniture Zone and shall have a textured band of concrete adjacent to the Sidewalk Clear Zone which is in line with the Supplemental Zone (if any) or such standards as developed by the City of Atlanta Department of Public Works.
9. Landscaping, including evergreen plantings, shall be provided between the Parking Structure and the adjacent R-4 property at 35 Huntington Road in accordance with Section 16-28.028 requirements for screening of parking decks. Approval of the landscape plan shall be made by the e City Arborist prior to issuance of a building permit for the Property.
10. A pedestrian building entrance shall be located on Peachtree Street.
11. The street-fronting, ground-floor level portion of the Building façade fronting Peachtree Street shall have a minimum of 50% fenestration consisting of windows and doors comprised of clear glass. Tinted, painted, reflected or other similarly treated or opaque windows along this portion of the Building façade are not permitted, with the exception of windows in mechanical or treatment rooms close to the Huntington intersection. All other areas of the Building shall have a minimum of 30% fenestration at the sidewalk-level and such fenestration, except in areas requiring privacy for the occupants, shall consist of clear or tinted glass with a transmittance factor of 50% or greater.
12. The special use permit shall be valid only for UHS-Pruitt Corporation (Pruitt Properties, LLC), or an affiliate of these facilities as the operator of the nursing facility.

Conceptual Site Plan - Exhibit "A"
 UHS Pruitt - 1753 Peachtree St

DEVELOPMENT SUMMARY
 ZONING DISTRICT C-3 & R-4
 SITE AREA: 50,025 SF (1.15 ACRES)
OVERALL BUILDING TOTALS:
 125 UNITS / 125 BEDS
 6 STORIES W/ BSMT AT 85,145 GSF TOTAL
 1st FLOOR - PUBLIC LEVEL (15,113 GSF)
 FLOORS 2-6 - SKILLED NURSING (SNF)
 25 UNITS PER FLOOR (12,931 GSF/FLOOR)
 4.5 FLOORS
 125 UNITS (64,855 GSF)
 PARTIAL BASEMENT LEVEL: 5,377 GSF
PROPOSED PARKING: 44-105 SPACES
 PARKING REQUIRED PER ZONING: 32 SPACES (1 PER 4)



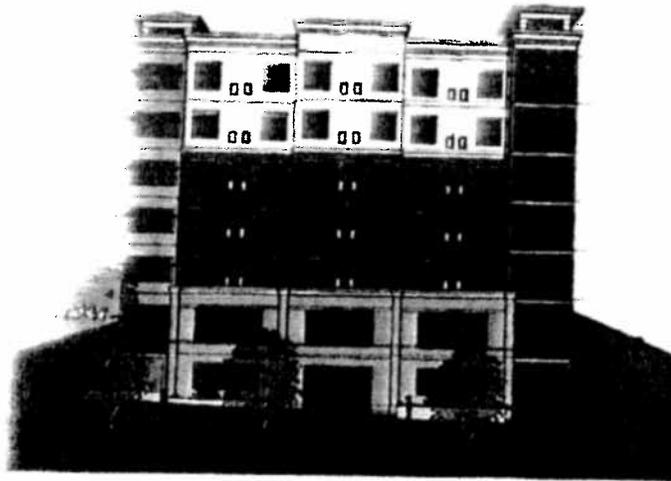
Conceptual Elevations - Exhibit "B"
UHS Pruitt - 1753 Peachtree St



WEST ELEVATION WITH ADJACENT BUILDINGS

07-30-13

Conceptual Elevations - Exhibit "B"
 UHS Pruitt - 1753 Peachtree St



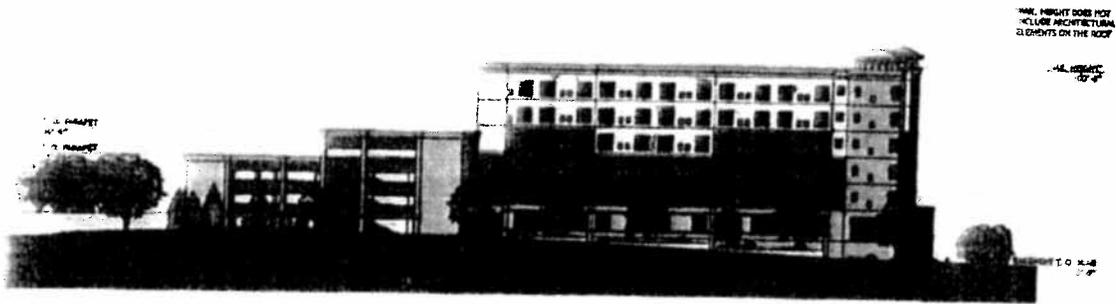
THIS ELEVATION DOES NOT
 INCLUDE ARCHITECTURAL
 DETAILS OF THE ROOF

- 0000 FINISH TOP OF

WEST ELEVATION

07/13/13

Conceptual Elevations - Exhibit "B"
UHS Pruitt - 1753 Peachtree St



NORTH ELEVATION

UHS PRUITT | 07.29.2013

MILES BARKER ASSOCIATES

Handwritten notes and a stamp, including the number "0-1315".

Conceptual Elevations - Exhibit "B"
UHS Pruitt - 1753 Peachtree St

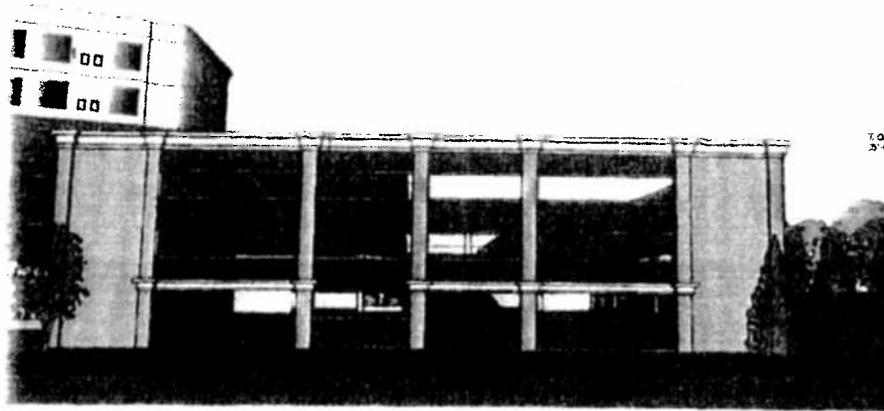


UHS PRUITT | 07.29.2013

WELLS BOGARD ASSOCIATES

U-1375

Conceptual Elevations - Exhibit "B"
UHS Pruitt - 1753 Peachtree St



PARKING DECK SOUTH ELEVATION

2/15/13