

14-0-1016
(Do Not Write Above This Line)

AN ORDINANCE BY
COUNCILMEMBER YOLANDA ADREAN
AN ORDINANCE TO REZONE CERTAIN
PROPERTIES WITHIN THE COLLIER
VILLAGE FROM VARIOUS DISTRICTS TO
VARIOUS DISTRICTS TO IMPLEMENT THE
COLLIER VILLAGE BLUEPRINTS PLAN; AND
FOR OTHER PURPOSES.

Substitute

ADOPTED BY
MAY 05 2014
COUNCIL

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

Date Referred 16/14

Referred To: ZPB & Zoning

Date Referred

Referred To:

Date Referred

Referred To:

ONE Staff Cont Subst

First Reading

Committee _____
Date _____
Chair _____
Referred To _____

Committee Public
Date 4/30/14
Chair [Signature]

Action [Signature]
Fav, Adv, Hold (see rev. side) [Signature]
Other [Signature]

Members

[Signature]
[Signature]
[Signature]
[Signature]
[Signature]

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

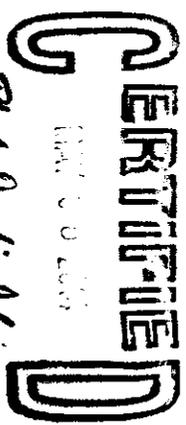
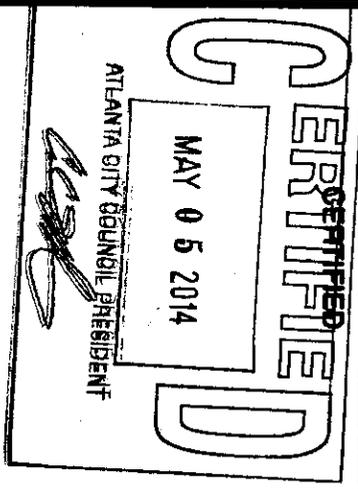
Chair

Action
Fav, Adv, Hold (see rev. side)
Other

Members

Refer To

- FINAL COUNCIL ACTION
- 2nd
 - 1st & 2nd
 - 3rd
 - Consent
 - V Vote
 - RC Vote



Rod Douglas
MUNICIPAL CLERK

APPROVED

MAY 14 2014

WITHOUT SIGNATURE
BY OPERATION OF LAW

3502



**AN ORDINANCE BY COUNCILMEMBER YOLANDA ADREAN
AS SUBSTITUTED BY ZONING COMMITTEE**

**A SUBSTITUTE ORDINANCE TO REZONE CERTAIN PROPERTIES WITHIN THE COLLIER
VILLAGE FROM VARIOUS DISTRICTS TO VARIOUS DISTRICTS TO IMPLEMENT THE COLLIER
VILLAGE BLUEPRINTS PLAN.**

WHEREAS, in 2008 Neighborhood Planning Unit C sponsored the development of the Collier Village Blueprints Plan, a commercial district formed by I-75, Howell Mill Road and Collier Road. The residents, property owners, stakeholders in the Collier Village worked with the Georgia Conservancy to develop an illustrative Village Plan as well as strategies and recommendations to address transportation, land use, zoning, urban design, open space, and the environment in order to promote quality growth and address the transportation network; and

WHEREAS, the City of Atlanta worked with the Georgia Conservancy and stakeholders to review and update the 2008 Collier Village Blueprints Plan. This document meets the minimum planning requirements and has been reviewed by the Office of Planning; and

WHEREAS, the City will be adopting the Collier Village Blueprints Plan as a guide for future development and incorporating the plan by reference into the 2011 Comprehensive Development Plan (CDP); and

WHEREAS, the Collier Village Blueprint recommends the rezoning of multi-family and commercial zoned parcels to corresponding Quality of Life zoning districts, namely Multi-Family Residential (MR) and Mixed Residential Commercial (MRC) consistent with the vision and recommendations set forth therein; and

WHEREAS, the recommendations from the Collier Village Blueprints Plan should be implemented through the rezoning of the properties within the study area; and

WHEREAS, the official zoning maps should be amended to include the properties within the Collier Village shown on Attachments "A and B."

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA,
AS FOLLOWS:**

SECTION 1: That the 1982 City of Atlanta Zoning Ordinance be amended and the official zoning maps established in connection therewith be changed to include the properties located within the Collier Village with the designations as shown on "Attachment A" and "Attachment 'B'"

SECTION 2: This amendment is approved under the provisions of Section 16-02.003 of the City of Atlanta Zoning Ordinance, entitled "Conditional Zoning," as identified with the use of the suffix "C" after the district designation. The Director of the Office of Buildings shall issue building permits for the development of the properties with said "Conditional Zoning" designation only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations.

1) For the properties in the O-I-C designation:

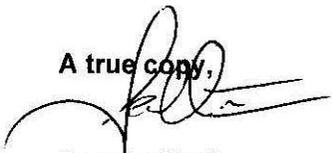
- a. Public sidewalks shall be located along Emery Street which shall consist of two zones: A street furniture and tree planting zone and a clear sidewalk zone. The street furniture and tree planting zone

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shall have a minimum width of five (5) feet. The clear sidewalk zone shall be continuous at a minimum width of six (6) feet. Said zone shall be hardscape, and shall be unobstructed for a minimum height of eight feet by any permanent or nonpermanent element.

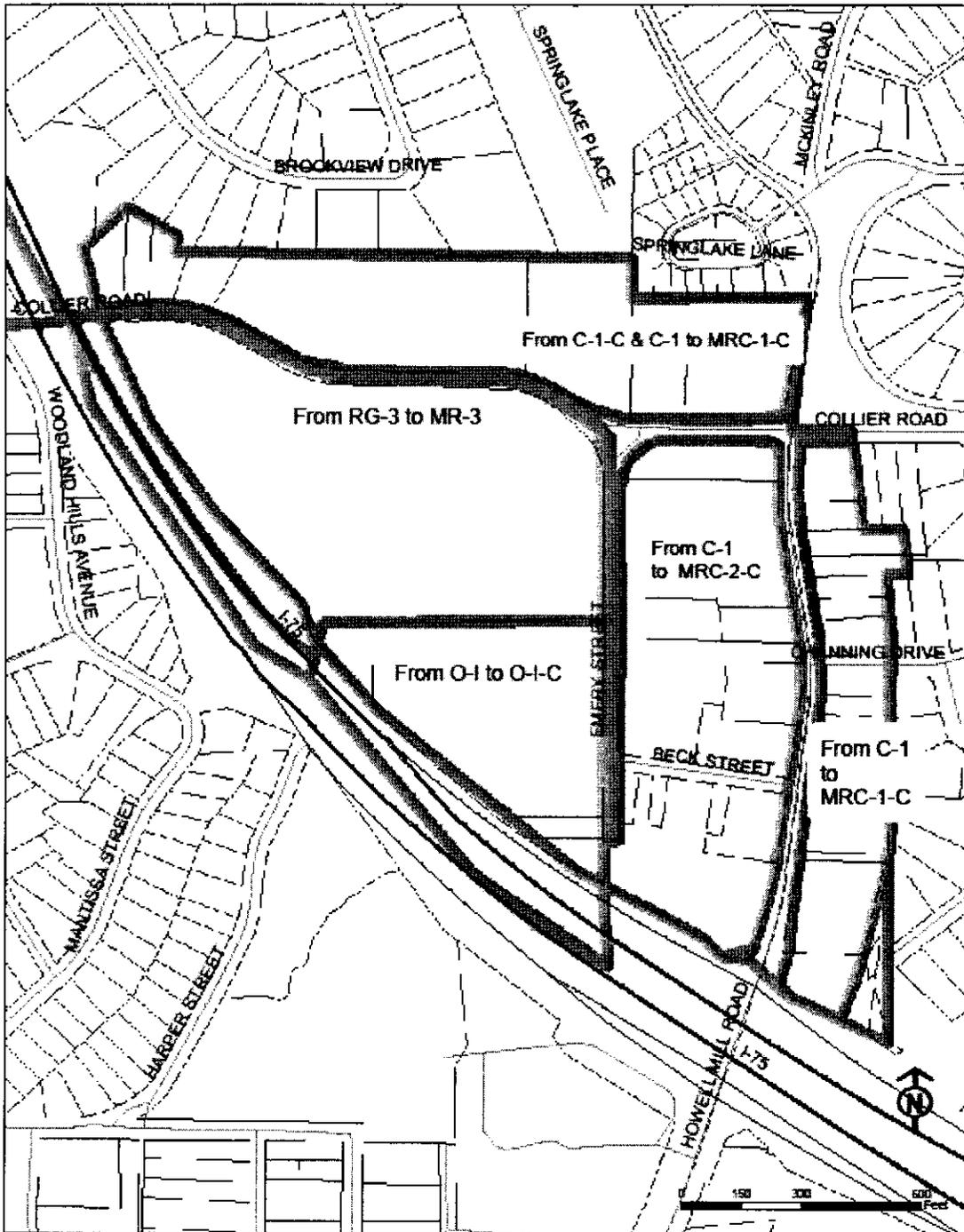
- 2) For the properties in the MRC-1-C designation which is located north of Collier Road:
 - a. Prohibited uses: Automobile sales and service stations
- 3) For the properties in the MRC-1-C designation which is located east of Howell Mill Road:
 - a. Prohibited uses: Automobile sales.
 - b. Regulated uses: Automobile service stations shall be limited to a total of two (2) such establishments.
 - c. Right-of-way Improvements: Six (6) feet of right-of way along Howell Mill Road shall be preserved or dedicated to the City of Atlanta for the purpose any of the following: drive lanes, street curbing, street furniture and tree planting zones, bike lanes and/or clear sidewalks. Such preservation or dedication shall allow for a minimum 4' foot street furniture and tree planting zone and minimum 6' clear sidewalk in lieu of Sec. 16-34.012. Such impacted parcels shall be allowed to utilize existing pre-dedicated property lines for purposes of calculating and/or meeting usable open space and public space requirements.
- 4) For the properties in the MRC-2-C designation:
 - a. Prohibited uses: Automobile sales.
 - b. Regulated uses:
 - i. Automobile service stations (inclusive of gas fueling dispensing stations) shall be limited to a total of one (1) such establishment.
 - ii. Drive-through facilities shall be limited to limited to a total of two (2) such establishments each with a maximum of two (2) drive-through facilities (windows) and two (2) drive-through lanes.
 - c. Density: Overall floor area ratio (inclusive of both residential and non-residential uses) shall not exceed (2.0) times the gross lot area.
 - d. Height: Building height shall be limited to 100 feet.
 - e. Right-of-way Improvements: Six (6) feet of right-of way along Howell Mill Road shall be preserved or dedicated to the City of Atlanta for the purpose any of the following: drive lanes, street curbing, street furniture and tree planting zones, bike lanes and/or clear sidewalks. Such preservation or dedication shall allow for a minimum 4' foot street furniture and tree planting zone and minimum 6' clear sidewalk in lieu of Sec. 16-34.012. Such impacted parcels shall be allowed to utilize existing pre-dedicated property lines for purposes of calculating and/or meeting usable open space and public space requirements.

A true copy,

Deputy Clerk

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

MAY 05, 2014
MAY 14, 2014

"Attachment A"
City of Atlanta Collier Village Rezoning



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Attachment "B"				
ID Number	Tax Pin	ADDRESS	Zone From	Zone To
1	17 015300110816	4 BECK ST NW	C-1	MRC-2-C
2	17 015300110030	12 BECK ST NW	C-1	MRC-2-C
3	17 015300060458	857 COLLIER RD NW	C-1-C	MRC-1-C
4	17 018600020909	927 COLLIER RD NW	C-1-C	MRC-1-C
5	17 018600020651	923 COLLIER RD NW	C-1-C	MRC-1-C
6	17 015300080530	784 COLLIER RD NW	C-1-C	MRC-2-C
7	17 018600020685	919 COLLIER RD NW	C-1-C	MRC-1-C
8	17 018600021071	915 COLLIER RD NW	C-1-C	MRC-1-C
9	17 018600021147	914 COLLIER RD NW	RG-3	MR-3
10	17 0153 LL0349	1900 EMERY ST NW	O-I	O-I-C
11	17 015300080589	1951 EMERY ST NW	C-1	MRC-2-C
12	17 015300080597	797 EMERY ST NW or 1950 Howell Mill Road	C-1	MRC-2-C
13	17 015300100346	1876 EMERY ST NW	O-I	O-I-C
14	17 015300130038	2020 HOWELL MILL RD NW	C-1	MRC-2-C
15	17 015300080506	1942 HOWELL MILL RD NW	C-1	MRC-2-C
16	17 015300130046	2020 HOWELL MILL RD NW	C-1	MRC-2-C
17	17 015300080431	1921 HOWELL MILL RD NW	C-1	MRC-1-C
18	17 015300090497	1971 HOWELL MILL RD NW	C-1	MRC-1-C
19	17 015300130020	2002 HOWELL MILL RD NW	C-1	MRC-1-C
20	17 015300090075	1961 HOWELL MILL RD NW	C-1	MRC-1-C
21	17 015300090083	1959 HOWELL MILL RD NW	C-1	MRC-1-C
22	17 015300080449	1923 HOWELL MILL RD NW	C-1	MRC-1-C
23	17 015300090489	1983 HOWELL MILL RD NW	C-1	MRC-1-C
24	17 015300060433	2020 HOWELL MILL RD NW	C-1	MRC-1-C
25	17 015300080555	1984 HOWELL MILL RD NW	C-1	MRC-2-C
26	17 015300080563	1920 HOWELL MILL RD NW	C-1	MRC-2-C
27	17 015300090265	1953 HOWELL MILL RD	C-1	MRC-1-C

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		NW		
28	17 015300080282	1935 HOWELL MILL RD NW	C-1	MRC-1-C
29	17 015300090034	1985 HOWELL MILL RD NW	C-1	MRC-1-C
30	17 015300080613	1954 HOWELL MILL RD	C-1	MRC-2-C
31	17 015300080274	1943 HOWELL MILL RD NW	C-1	MRC-1-C
32	17 015300110733	1881 HOWELL MILL RD NW	C-1	MRC-1-C
33	17 015300110741	1892 HOWELL MILL RD NW	C-1	MRC-2-C
34	17 015300110808	1891 HOWELL MILL RD NW	C-1	MRC-1-C
35	17 015300080605	1968 HOWELL MILL RD	C-1	MRC-2-C
36	17 015300110832	1850 HOWELL MILL RD NW	C-1	MRC-2-C
37	17 015300110824	1849 HOWELL MILL RD NW	C-1	MRC-1-C
38	17 015300090018	1991 HOWELL MILL RD NW	C-1	MRC-1-C
39	17 015300130012	2020 HOWELL MILL RD NW	C-1	MRC-1-C
40	17 015300080456	2000 HOWELL MILL RD NW	C-1	MRC-2-C

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5/05/14
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Atlanta City Council

MULTIPLE

14-O-1026 AND 14-O-1016

ADOPT ON SUB

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Bond
Y Hall	Y Wan	Y Martin	Y Norwood
Y Young	Y Shook	Y Bottoms	Y Dickens
Y Winslow	Y Adrean	Y Sheperd	NV Mitchell

MULTIPLE