

14-0-1117

AN ORDINANCE BY
COUNCILMEMBER CARLA SMITH

AN ORDINANCE TO REZONE FROM THE
MR-5A/B/C (MULTIFAMILY
RESIDENTIAL/BELTLINE OVERLAY)
DISTRICT TO THE PD-MU/BLO (PLANNED
DEVELOPMENT-MIXED USE/BELTLINE
OVERLAY) DISTRICT PROPERTY
LOCATED AT 800 GLENWOOD AVENUE
S.E. AND 0 CHESTER AVENUE S.E. (ALSO
FORMERLY KNOWN AS 860 GLENWOOD
AVENUE S.E.) FRONTING
APPROXIMATELY 980 FEET ON THE
NORTH SIDE OF GLENWOOD AVENUE IN
LAND LOTS 12 AND 21, 14TH DISTRICT OF
FULTON COUNTY, GEORGIA; AND FOR
OTHER PURPOSES.

As Amended
ADOPTED BY
MAY 0 5 2014

COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1ST ADOPT 2ND READ & REFER
- PERSONAL PAPER REFER

Date Referred: 2/18/14
Referred To: Zoning & ZRS

Date Referred:
Referred To:
Date Referred:
Referred To:

First Reading

Committee _____
Date _____
Chair _____
Referred To _____

Committee _____
Date 4/30/14
Chair Carla Smith

Action Fav, Adv, Hold (see rev. side)
Other as amended
Members _____

Refer To _____
Henry Harwood
Carla Smith
John Stovall
John Stovall

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
Readings
 Consent V Vote RC Vote

CERTIFIED
MAY 0 5 2014
ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
MAY 0 5 2014
R. L. [Signature]
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED
MAY 0 8 2014
[Signature]
MAYOR



City Council
Atlanta, Georgia

14-O-1117
Z-14-15

**AN ORDINANCE BY COUNCILMEMBER CARLA SMITH
AS AMENDED BY ZONING COMMITTEE**

**AN AMENDED ORDINANCE TO REZONE FROM THE MR-5A/BLO
(MULTIFAMILY RESIDENTIAL/BELTLINE OVERLAY) DISTRICT
TO THE PD-MU/BLO (PLANNED DEVELOPMENT-MIXED
USE/BELTLINE OVERLAY) DISTRICT PROPERTY LOCATED AT
800 GLENWOOD AVENUE S.E. AND 0 CHESTER AVENUE S.E.
(ALSO FORMERLY KNOWN AS 860 GLENWOOD AVENUE S.E.)**

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA,
HEREBY ORDAINS:**

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 **800 Glenwood Avenue S.E. and 0 Chester Avenue S.E. (also formerly known as 860 Glenwood Avenue S.E.)** be changed from the MR-5A/BLO (Multifamily Residential-BeltLine Overlay) District to the PD-MU/BLO (Planned Development-Mixed Use/BeltLine Overlay) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 12 and 21 of the 14th District, Fulton County, Georgia being more particularly described by the attached legal description.

SECTION 2: That this amendment is approved under the provisions of Chapter 19 entitled "Planned Development District" and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Office of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

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: All ordinances or parts of ordinances in conflict herewith are hereby waived to the extent of the conflict.

A true copy,


Deputy Clerk

ADOPTED as amended by the Atlanta City Council
APPROVED by Mayor Kasim Reed

MAY 05, 2014
MAY 06, 2014



Conditions for Z-14-15 for 800 and 860 Glenwood Ave, SE and 0 Chester Ave, SE

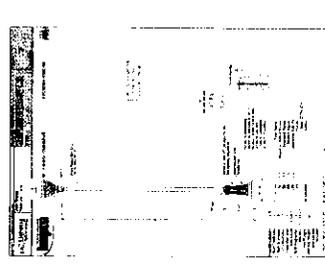
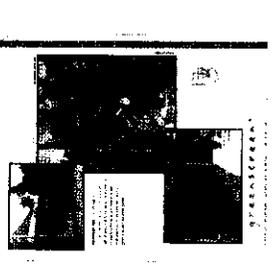
1. This zoning is conditioned on the conceptual *Zoning Plan* and an *Infrastructure Plan* prepared by Pieper O'Brien Herr Architects dated April 10, 2014 and stamped "received" by the Office of Planning on April 16, 2014. Notwithstanding any other provision of the City of Atlanta Code of Ordinances and any adopted plan of the City, including but not limited to any existing or future street plan, this *Zoning Plan* and *Infrastructure Plan* shall control.
2. The principal uses and structures permitted in the PD-MU district pursuant to Zoning Code Section 16-19B.0003 are allowed in this district except as follows:
 - (a) Adult businesses are not permitted;
 - (b) The following uses are permitted only with a special use permit:
 - (i) Churches, synagogues, temples, mosques and other religious worship facilities;
 - (ii) Hotels and motels;
 - (iii) Pool halls, billard parlors, amusement arcades, and games rooms; and
3. External broadcast antennas, cable antennas, and satellite dishes are not permitted on the exterior of any building other than the roof.
4. The developer is encouraged to pursue LEED Gold or Bronze certification for all new structures.



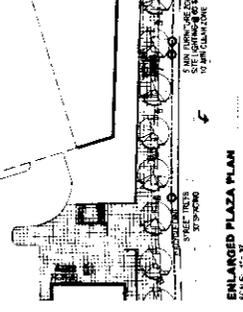
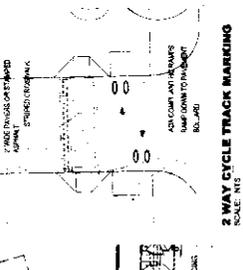
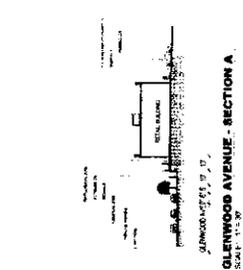
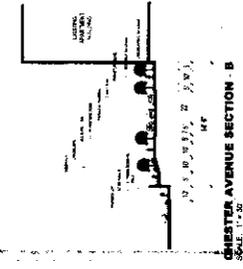
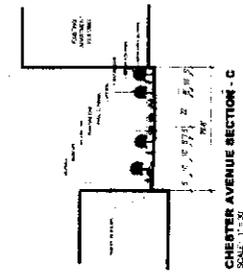
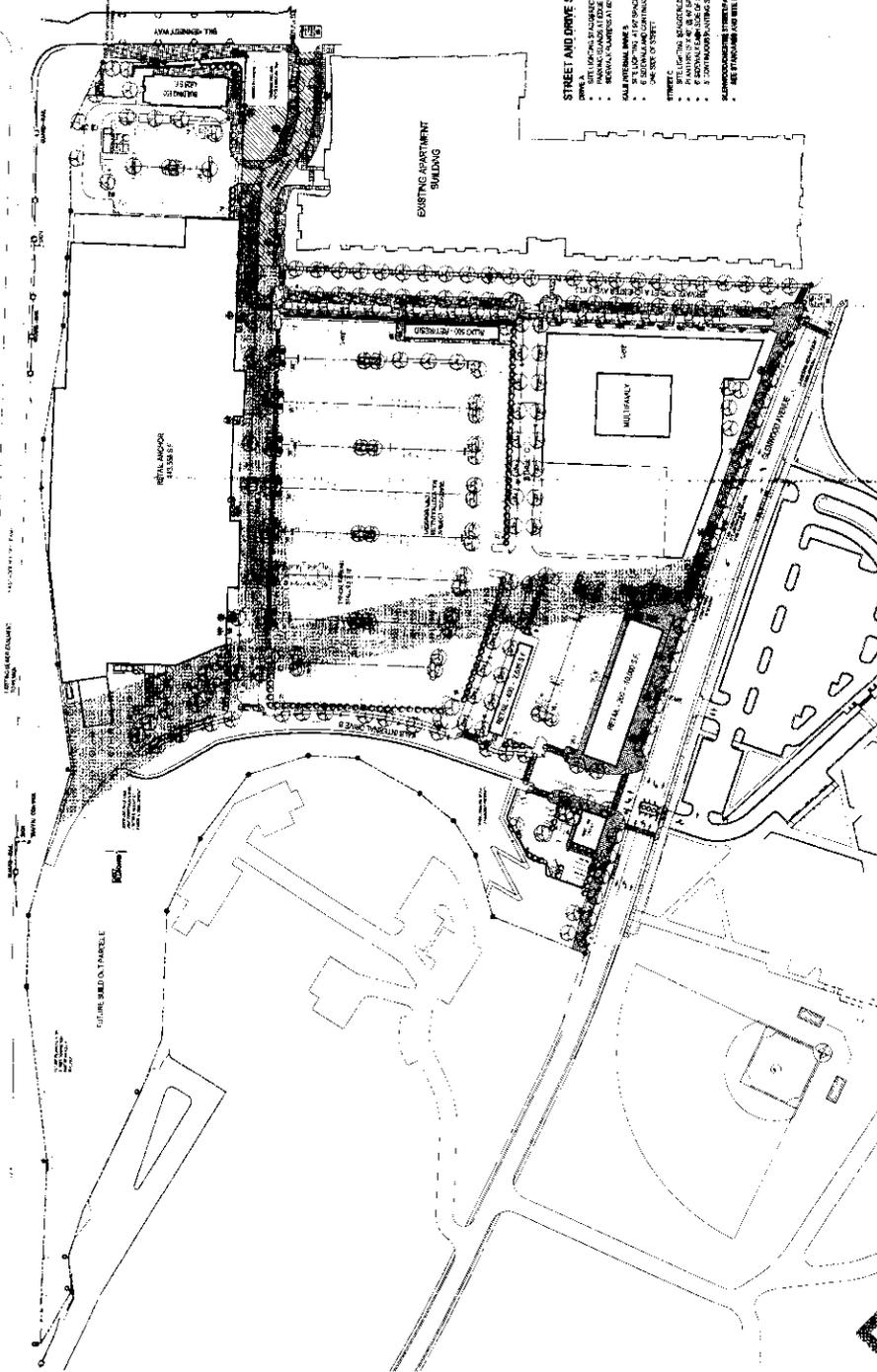
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.

ABENITY DATA
 SCALE: NTS
 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.

SITE PLAN LEGEND
 SCALE: NTS
 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.



STREET AND DRIVE STANDARDS
 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.



PIERCE O'BRIEN HEPP
 ARCHITECTS



GLENWOOD AVENUE DEVELOPMENT
 ATLANTA, GEORGIA

INFRASTRUCTURE PLAN
 SCALE: 1/8"=1'-0"
 11/15/2017

CONSOLIDATED LEGAL DESCRIPTION

800 GLENWOOD AVENUE S.E. AND 0 CHESTER AVENUE S.E.

ALL THAT TRACT or parcel of land lying and being in Land Lots 12 and 21 of the 14th District of Fulton County, Georgia and being more particularly described as follows: BEGINNING at the Southeasterly corner of the mitered intersection of Interstate No. 20 and the Westerly right-of-way of State Route No. 154 Spur, a.k.a. Glenwood-Memorial Connector; THENCE proceeding SOUTH 00 DEGREES 39 MINUTES 06 SECONDS EAST along said right-of-way of S.R. 154 Spur a distance of 85.17 feet to a point #4re-bar set; THENCE proceeding SOUTH 04 DEGREES 31 MINUTES 00 SECONDS EAST a distance of 115.42 feet to a point and concrete monument found; THENCE departing said right-of-way and proceeding NORTH 88 DEGREES 00 MINUTES 02 SECONDS WEST a distance of 285.70 feet to a point #4re-bar set; THENCE proceeding SOUTH 01 DEGREE 43 MINUTES 24 SECONDS WEST a distance of 801.34 feet to a point and #4re-bar set on the Northeasterly right-of-way of Glenwood Avenue (having an apparent 50-foot right-of-way); THENCE proceeding along said right-of-way along a curve to the left an arc distance of 85.50 feet (said curve having a radius of 698.78 feet and being subtended by a chord bearing of NORTH 72 DEGREES 24 MINUTES 32 SECONDS WEST and a chord distance of 85.45 feet) to a point; THENCE proceeding NORTH 69 DEGREES 41 MINUTES 24 SECONDS WEST a distance of 274.72 feet to a point; THENCE proceeding along a curve to the left an arc distance of 98.83 feet (said curve having a radius of 2356.87 feet and being subtended by a chord bearing of NORTH 71 DEGREES 19 MINUTES 01 SECOND WEST and a chord distance of 98.82 feet) to a point; THENCE proceeding NORTH 72 DEGREES 25 MINUTES 29 SECONDS WEST a distance of 421.34 feet to a point; THENCE proceeding along a curve to the right an arc distance of 99.71 feet (said curve having a radius of 1794.99 feet and being subtended by a chord bearing of NORTH 71 DEGREES 35 MINUTES 43 SECONDS WEST and a chord distance of 99.70 feet) to a point and #4re-bar set; THENCE proceeding NORTH 21 DEGREES 55 MINUTES 54 SECONDS EAST a distance of 139.65 feet to a point and #4re-bar set; THENCE proceeding NORTH 73 DEGREES 34 MINUTES 16 SECONDS EAST a distance of 87.06 feet to a point and #4re-bar set; THENCE proceeding NORTH 57 DEGREES 17 MINUTES 02 SECONDS EAST a distance of 57.00 feet to a point and #4re-bar set; THENCE proceeding NORTH 38 DEGREES 35 MINUTES 02 SECONDS EAST a distance of 61.00 feet to a point and #4re-bar set; THENCE proceeding NORTH 29 DEGREES 19 MINUTES 02 SECONDS EAST a distance of 100.00 feet to a point and #4re-bar set; THENCE proceeding NORTH 02 DEGREES 18 MINUTES 02 SECONDS EAST a distance of 69.20 feet to a point and #4re-bar set; THENCE proceeding NORTH 17 DEGREES 29 MINUTES 15 SECONDS WEST a distance of 87.60 feet to a point and #4re-bar set; THENCE proceeding NORTH 53 DEGREES 34 MINUTES 58 SECONDS WEST a distance of 112.70 feet to a point and #4re-bar set; THENCE proceeding NORTH 64 DEGREES 56 MINUTES 58 SECONDS WEST a distance of 108.60 feet to a point and #4re-bar set; THENCE proceeding NORTH 88 DEGREES 04 MINUTES 58 SECONDS WEST a distance of 177.40 feet to a point and #4re-bar set; THENCE proceeding NORTH 68 DEGREES 32 MINUTES 39 SECONDS WEST a distance of 79.71 feet to a point and one-inch open-top pipe found; THENCE proceeding NORTH 64 DEGREES 16 MINUTES 19 SECONDS WEST a distance of 184.07 feet to point and one-inch open-top pipe found; THENCE proceeding NORTH 72 DEGREES 15 MINUTES 00 SECONDS WEST a distance of 65.90 feet to point and one-inch open-top pipe found on Northeasterly right-of-way of Kalb Street (unknown right-of-

way); THENCE proceeding SOUTH 84 DEGREES 10 MINUTES 50 SECONDS WEST a distance of 48.06 feet to a point and #4re-bar set; THENCE proceeding NORTH 58 DEGREES 54 MINUTES 40 SECONDS WEST a distance of 86.75 feet to a point and nail found at the intersection of the Northeasterly right-of-way of Kalb Street and the Southerly right-of-way of 1-20; THENCE proceeding along said right-of-way SOUTH 87 DEGREES 41 MINUTES 48 SECONDS EAST a distance of 255.10 feet to a point and concrete monument found; THENCE proceeding NORTH 82 DEGREES 58 MINUTES 33 SECONDS EAST a distance of 241.87 feet to a point and #4re-bar set; THENCE proceeding SOUTH 88 DEGREES 45 MINUTES 12 SECONDS EAST a distance of 100.02 feet to a point and #4re-bar set; THENCE proceeding SOUTH 73 DEGREES 45 MINUTES 18 SECONDS EAST a distance of 209.50 feet to a point and concrete monument found; THENCE proceeding NORTH 82 DEGREES 14 MINUTES 38 SECONDS EAST a distance of 148.15 feet to a point and #4re-bar set; THENCE proceeding NORTH 84 DEGREES 26 MINUTES 07 SECONDS EAST a distance of 243.26 feet to a point and concrete monument found; THENCE proceeding SOUTH 86 DEGREES 51 MINUTES 55 SECONDS EAST a distance of 68.27 feet to a point and #4re-bar set; THENCE proceeding SOUTH 80 DEGREES 28 MINUTES 12 SECONDS EAST a distance of 158.97 feet to a point and #4re-bar set; THENCE proceeding SOUTH 87 DEGREES 10 MINUTES 25 SECONDS EAST a distance of 94.57 feet to a point and #4re-bar set; THENCE proceeding SOUTH 85 DEGREES 54 MINUTES 43 SECONDS EAST a distance of 64.52 feet to a point and #4re-bar set; THENCE proceeding NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST a distance of 113.68 feet to a point and concrete monument found; THENCE proceeding SOUTH 63 DEGREES 48 MINUTES 58 SECONDS EAST a distance of 100.58 feet to a point and #4re-bar set and POINT OF BEGINNING.

Said parcel contains an aggregate area of 20.00 acres.

RCS# 272
5/05/14
2:41 PM

Atlanta City Council

MULTIPLE

14-O-1037;1126;1125;1150;1041;1128;AND
1117;
ADOPT AS AMNDED

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