

CITY COUNCIL
ATLANTA, GEORGIA

14-O-1117

SPONSOR SIGNATURES



Carla Smith, Councilmember, District 1

AN ORDINANCE BY COUNCILMEMBER CARLA SMITH AS AMENDED BY ZONING COMMITTEE 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.) 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.

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 confirm 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.

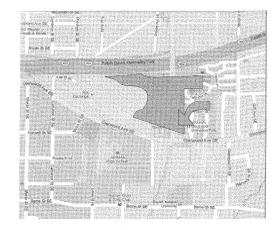
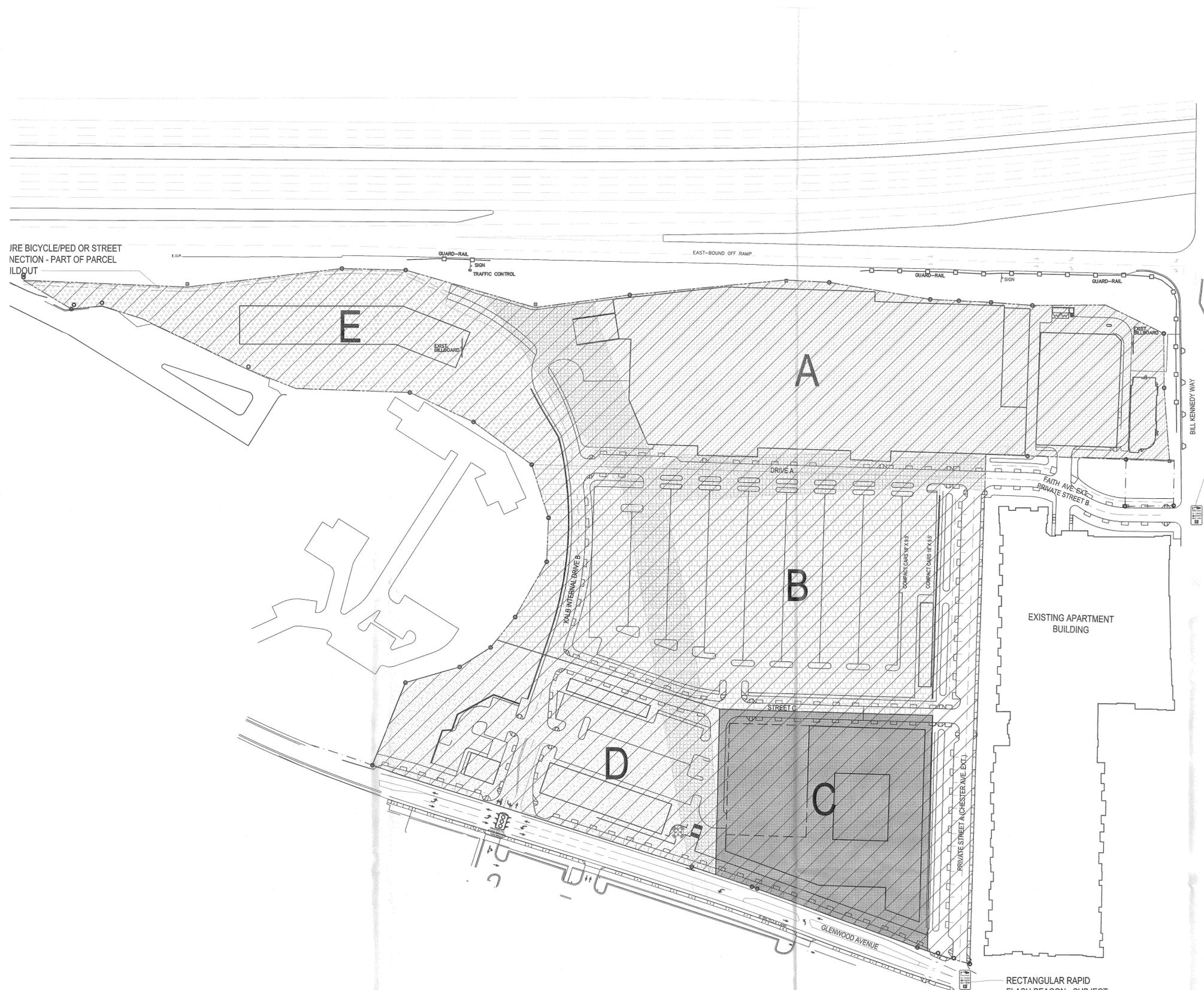
CONSOLIDATED LEGAL DESCRIPTION

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 51 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.



VICINITY MAP
SCALE: NTS

ZONING DESIGNATION
PROPOSAL TO REZONE FROM MR-5A TO PDMU

DENSITY
MAXIMUM PROPOSED DENSITY IS 499,999 S.F. MIXED USE (MATURING NEIGHBORHOOD MAP DESIGNATION). NOTE: SQUARE FOOTAGES SHOWN CAN BE RE-ALLOCATED TO ANY BLOCK NOT TO EXCEED A TOTAL DEVELOPMENT OF 499,999 S.F. AND MAX. ALLOWABLE BUILDING HEIGHT OF NINE STORIES.

PARKING
PARKING ALLOCATIONS:
 • NON-RESIDENTIAL USES - 695 SPACES = 4.15/1000 AND/OR PER BELTLINE OVERLAY
 • RESIDENTIAL - PER BELTLINE OVERLAY REQUIREMENTS
 • SHARED PARKING ARRANGEMENT AS ALLOWED PER BELTLINE OVERLAY

KEY LEGEND

- SCALE:
- DEVELOPEABLE LAND WITHIN SETBACKS
 - PROPOSED BUILDING FOOTPRINTS FOR ILLUSTRATIVE PURPOSES ONLY
 - EXISTING UTILITY EASEMENT NO BUILD AREA
 - PARCEL A** RESIDENTIAL AND NON-RESIDENTIAL USE: SQUARE FOOTAGE = 149,000 SF F.A.R. = .17
 - PARCEL B** RESIDENTIAL AND NON-RESIDENTIAL USE: SQUARE FOOTAGE = 5,300 SF F.A.R. = .006
 - PARCEL C** RESIDENTIAL AND NON-RESIDENTIAL USE: 235 UNITS @ 750 s.f./unit (avg.) = 176,250 s.f. F.A.R. = .20 (minimum unit size: lesser of 750 or applicable Code of Ordinances requirements)
 - PARCEL D** RESIDENTIAL AND NON-RESIDENTIAL USE: SQUARE FOOTAGE = 14,400 SF F.A.R. = .016
 - PARCEL E** RESIDENTIAL AND NON-RESIDENTIAL USE: 200 UNITS @ 750 s.f./unit (avg.) = 150,000 s.f. F.A.R. = .17 (minimum unit size: lesser of 750 or applicable Code of Ordinances requirements)

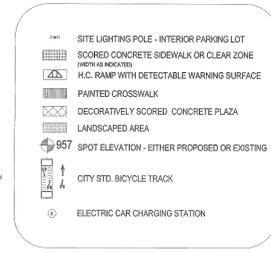
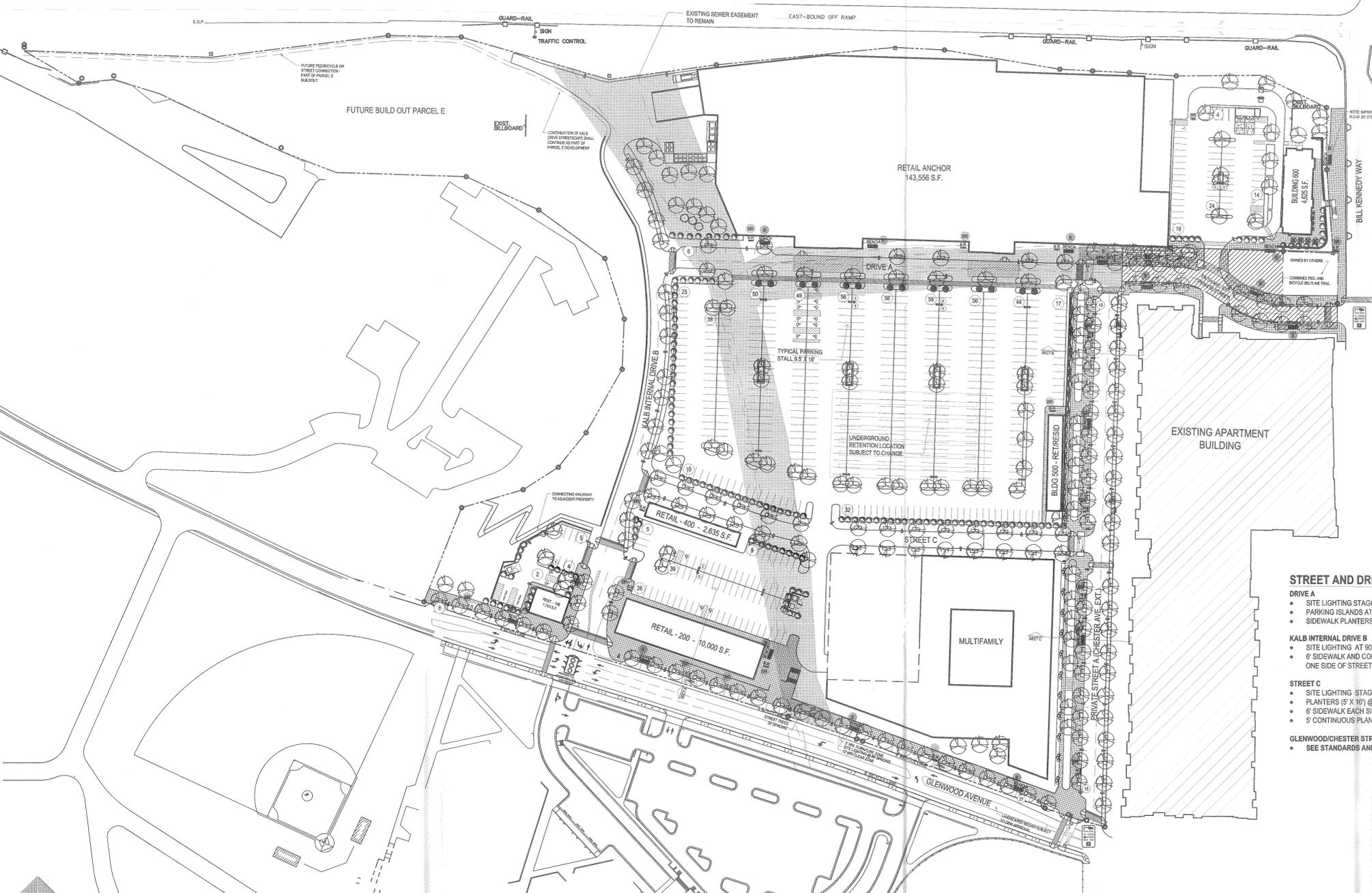
FuquaDevelopment
PIEPER O'BRIEN HERR ARCHITECTS

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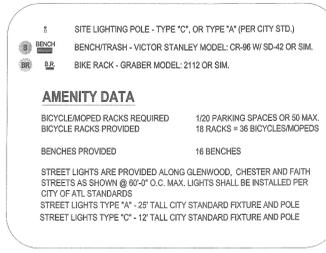


ZONING PLAN
SCALE: 1" = 60'
10 APRIL 2014

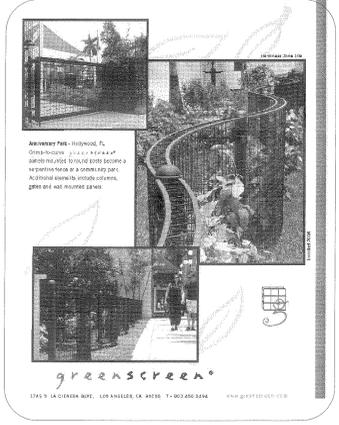
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APR 10 2014
PLANNING DEPARTMENT
CITY OF ATLANTA



SITE PLAN LEGEND
SCALE: NTS

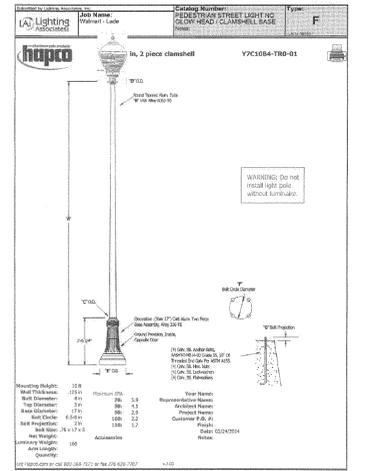


AMENITY DATA
SCALE: NTS



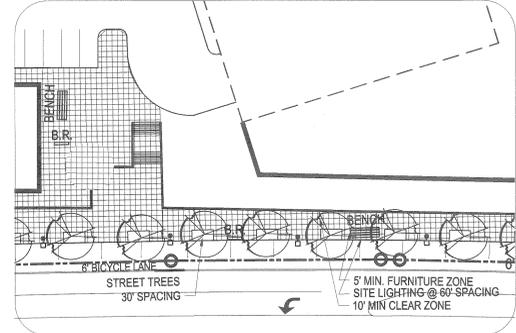
GREENSCREEN CONCEPT
SCALE: NTS

- STREET AND DRIVE STANDARDS**
- DRIVE A**
 - SITE LIGHTING STAGGERED AT 90° SPACING
 - PARKING ISLANDS AT EDGE OF DRIVE
 - SIDEWALK PLANTERS AT 60° SPACING
 - KALB INTERNAL DRIVE B**
 - SITE LIGHTING AT 90° SPACING - ONE SIDE OF STREET
 - 6' SIDEWALK AND CONTINUOUS LANDSCAPING ON ONE SIDE OF STREET
 - STREET C**
 - SITE LIGHTING STAGGERED AT 90° SPACING
 - PLANTERS (5' X 10') @ 40' SPACING EA. SIDE OF STREET
 - 6' SIDEWALK EACH SIDE OF STREET
 - 5' CONTINUOUS PLANTING STRIP ADJACENT TO PARKING AREAS
 - GLENWOOD/CHESTER STREET/FAITH STREET**
 - SEE STANDARDS AND SITE SECTIONS BELOW

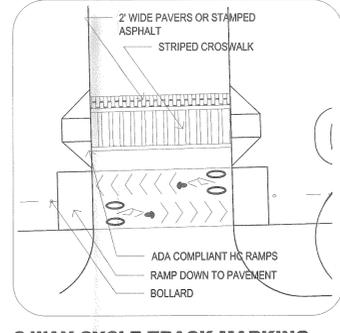


ALTERNATE STREET POLE BASE AND FIXT.
SCALE: NTS - SIMILAR TO CITY STANDARD POLE AND FIXTURE

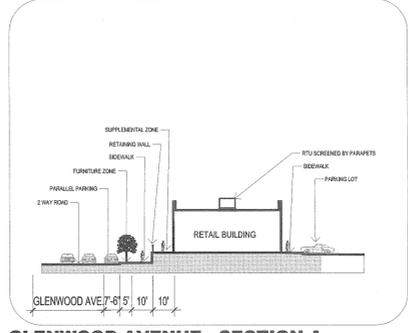
OVERALL SITE PLAN
SCALE: 1" = 60'



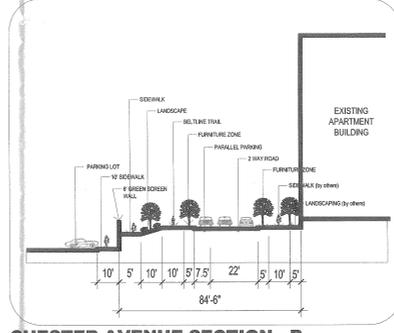
ENLARGED PLAZA PLAN
SCALE: 1" = 30'



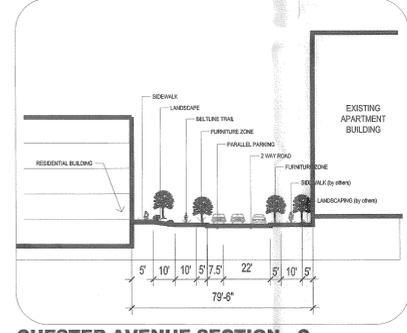
2 WAY CYCLE TRACK MARKING
SCALE: NTS



GLENWOOD AVENUE - SECTION A
SCALE: 1" = 30'



CHESTER AVENUE SECTION - B
SCALE: 1" = 30'



CHESTER AVENUE SECTION - C
SCALE: 1" = 30'



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.