

**Z-14-18/Z-12-01/Z-08-14-AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE MR-3-C (MULTI FAMILY RESIDENTIAL-CONDITIONAL) TO THE MR-3-C (MULTI FAMILY RESIDENTIAL-CONDITIONAL) FOR A CHANGE OF CONDITIONS FOR PROPERTY LOCATED AT 1185 COLLIER ROAD, N.W. FRONTING APPROXIMATELY 40 FEET ON THE EAST SIDE OF DEFOORS FERRY ROAD BEGINNING APPROXIMATELY 1000 FEET FROM THE NORTHEAST CORNER OF COLLIER ROAD. DEPTH: VARIES AREA: APPROXIMATELY 9.57 ACRES. LAND LOTS 185 AND 186. 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: JWC COLLIER VALUE, LLC APPLICANT: BRIAN D BLOOM NPU C COUNCIL DISTRICT 9**

Application File Date	3-31-2014
Zoning Number	Z-14-18/Z-12-01/Z-08-14
NPU / CD	C/9
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

**Workflow List:**

Office of Research and Policy Analysis	Completed	04/17/2014 9:58 AM
Zoning Committee	Completed	05/01/2014 3:22 PM
Atlanta City Council	Completed	05/12/2014 5:52 PM
Zoning Review Board Staff	Completed	07/01/2014 5:18 PM
Zoning Review Board Staff	Completed	07/01/2014 5:19 PM
Office of Research and Policy Analysis	Completed	07/08/2014 4:06 PM
Zoning Committee	Pending	
Mayor's Office	Pending	

**HISTORY:**

04/30/14	Zoning Committee	
05/05/14	Atlanta City Council	REFERRED TO ZRB AND ZC

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

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

LEGISLATION HISTORY – BLUE BACK

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

**Z-14-18/Z-12-01/Z-08-14-AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE MR-3-C (MULTI FAMILY RESIDENTIAL-CONDITIONAL) TO THE MR-3-C (MULTI FAMILY RESIDENTIAL-CONDITIONAL) FOR A CHANGE OF CONDITIONS FOR PROPERTY LOCATED AT 1185 COLLIER ROAD, N.W. FRONTING APPROXIMATELY 40 FEET ON THE EAST SIDE OF DEFOORS FERRY ROAD BEGINNING APPROXIMATELY 1000 FEET FROM THE NORTHEAST CORNER OF COLLIER ROAD. DEPTH: VARIES AREA: APPROXIMATELY 9.57 ACRES. LAND LOTS 185 AND 186. 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: JWC COLLIER VALUE, LLC APPLICANT: BRIAN D BLOOM NPU C COUNCIL DISTRICT 9**

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City Council  
Atlanta, Georgia

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

Z-14-18/Z-12-01/Z-08-14  
Date Filed: 3-31-14

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 1185 COLLIER ROAD, N.W., be changed from the MR-3-C (Multi Family Residential-Conditional) to the MR-3-C (Multi Family Residential-Conditional) for a change of conditions, to wit:

ALL THAT TRACT or parcel of land lying in Land Lots 185 and 186, 17<sup>th</sup> 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 OF ATLANTA  
55 Trinity Avenue S.W., Suite 3350  
Atlanta, Georgia 30303  
(404) 330-6145

APPLICATION #: **Z-14-018**

DATE ACCEPTED: **03/31/2014**

NOTICE TO APPLICANT

Address of Property:  
**1185 Collier RD NW**

City Council District: **9**      Neighborhood Planning Unit (NPU): **C**

Zoning Review Board (ZRB) Hearing Date:  
**Thursday, June 5 or 12, 2014 at 6:00 p.m.**

Council Chambers, 2nd Floor, City Hall  
55 Trinity Avenue, S.W.

The contact person for NPU C is:

Contact info for adjacent NPUs is provided below if necessary:

**Additional Contacts:**

Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,

  
LL, for Director, Bureau of Planning

  
Brian Bloom



APPLICATION FOR REZONING  
City of Atlanta

Date Filed 3/31/14 Application Number Z-14-018

I Hereby Request That The Property Described in this Application be Rezoned  
From \_\_\_\_\_ District  
TO \_\_\_\_\_ District

Name of Applicant Bloom Brian D.  
Last Name First Name M.I.

address 2355 Log Cabin Dr. street name Log Cabin Dr.  
city Smyrna state GA zip code \_\_\_\_\_  
phone 678-852-7210 Fax \_\_\_\_\_  
e-mail address brian.bloom@pmcommunities.com

Name of Property Owner JWC Collier Value, LLC  
Last Name First Name M.I.

address 2355 street name Log Cabin Drive  
city Smyrna state Ga zip code 30080  
phone 770-809-6034 Fax \_\_\_\_\_

Formerly: 4125 Atlanta Rd SE, Smyrna, GA 30080

Description of Property

Address of Property 1185 street name Collier Road NW  
city Atlanta state Ga zip code 30318  
The subject property fronts 40 feet on the East side of DeFooras Ferry Rd  
beginning Approximately 1000 feet from the North East corner of Collier Rd  
Depth: \_\_\_\_\_ Area: 9.57 Land Lot: 85/186 Land District: 17 - Fulton County, GA.  
Property is zoned: MR3-C Council District: \_\_\_\_\_ Neighborhood Planning Unit: C

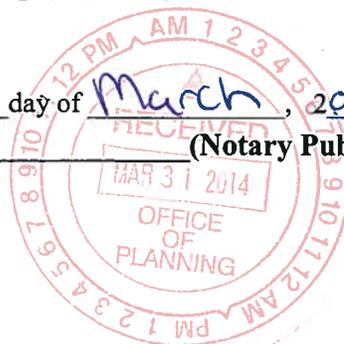


- C. **CONDITIONAL ZONING.** If the request is for zoning for new development, submit fourteen (14) copies of the site plan prepared by a State of Georgia registered architect, landscape architect, engineer, or planner holding the AICP designation. Site plans must be folded to 11" x 14". All site plans shall be sealed by the professional preparer and shall show the scale, north arrow; the location of streets and street names; sidewalks; existing and proposed buildings and their square footage, heights, and floor area ratio; parking spaces, loading areas, and number of parking spaces must also be shown. All plans for residential development must include, on the site plan, a summary of calculations in accordance with the Land Use Intensity System (see Chapter 8 of the Zoning Ordinance). For complete information regarding site plans, refer to the "Site Plan Requirements" attachment to this application form.
- D. **PLANNED DEVELOPMENT (PD) DISTRICTS.** If your request is for PD District Zoning, you must comply with the requirements of Chapter 19 of the Zoning Ordinance and with the appropriate regulations for Planned Development Housing, Office-Commercial, Mixed-Use, or Business Park as appropriate. **Certification of a PD Zoning pre-application conference is required.** Submit *Attachment 7*.
- E. **PROPERTY DESCRIPTION.** A copy of a recent plat of survey prepared by an engineer or land surveyor registered in the State of Georgia must accompany each application. In addition, a written legal description must be submitted. In cases involving more than one contiguous property, a consolidated legal description of the property must be submitted.
- F. **HOUSING APPLICATION.** If the rezoning application contemplates the construction of one or more residential units, complete the attached Atlanta Public School form, *Attachment 3*.
- G. **DEVELOPMENTS OF REGIONAL IMPACT.** If your application meets the thresholds shown on *Table II (Attachment 4)*, you must contact the Office of Planning for further instructions.
- H. **TREE PRESERVATION.** All development must meet the City of Atlanta Tree Ordinance. Contact the City Arborist, (404) 330-6150 for details.
- I. **COMPREHENSIVE DEVELOPMENT PLAN (CDP) AMENDMENT.** Submit *Attachment 5*.
- J. **DISCLOSURE.** Submit a disclosure statement as described in *Attachment 6*.
- K. **HEARING DATES AND PROCESSING OF APPLICANTS.** See attached Zoning Review Board Schedule.
- L. **MEETING WITH NEIGHBORHOOD PLANNING UNIT.** (NPU) You must contact the appropriate Neighborhood Planning Unit (NPU) within two business days after filing your rezoning application to appear before them prior to the public hearing of the Zoning Review Board. The name and phone number of the contact for the NPU will be provided at the time that you file your application.
- M. **FEES.** See attached fee schedule, *Attachment 8*.
- N. **AUTHORIZATION TO INSPECT PREMISES.** I hereby authorize the staff of the Office of Planning of the City of Atlanta to inspect the premises, which are the subject of this rezoning application.
- O. **Revisions to site plans will only be accepted up to 15 days prior to the scheduled hearing date.**

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

*[Signature]*  
EDUARDO WOODWARD, AUTHORIZED AGENT JWC COLLIER VARE LLC.  
Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 27<sup>th</sup> day of March, 2014.  
*[Signature]* (Notary Public)



Z-14-018

## A. SUMMARY OF PROPOSED PROJECT.

The Subject Property was part of an original 2008 MR3-C re-zoning application, in zoning case Z/12-01Z-08-14, to concentrate the multi family density on the property in the front portion of the property and to leave the rear of the property low density. As part of the zoning a 35' height maximum was stipulated for the rear (low density) portion of the property. This application requests modification of item 2B from 35' to 39'' all other items are to remain unchanged. We are requesting this change to 39 feet based on the situation described below.

## B. DOCUMENTED IMPACT ANALYSIS.

### 1) Compatibility with comprehensive development plans; timing of development:

No change.

### 2) Availability of and effect on public facilities and services/referrals to other agencies:

No change.

### 3) Availability of other land suitable for proposed use: effect on balance of land uses:

No change.

### 4) Effect on character of the neighborhood:

It is our goal to build a high quality small neighborhood that is compatible in appearance, architecture and value with the larger surrounding neighborhoods. A 39' height limit instead of the present 35' will allow us to build a fourth floor. This is important for several reasons (1) Our homes do not have basements (due to flat land), so the fourth floor will serve the purpose of providing the family with a bonus room and extra living space, (2) these larger homes will then be more in keeping with the present values in the surrounding for sale neighborhoods (3) from an appearance/architectural standpoint a three story neighborhood would not look good in that it would be dominated by the adjacent 5 story apartments at 55' in height as well as the adjacent older rental properties that sit on land above our land by as much as 20' in height from our foundation to their foundation. By being able to add 4 ft. in height to our homes (and the fourth floor) our homes would not be the 29' height that would be true for 3 story. They will look much more appropriate considering the giant apartment building and the rental homes sitting on much higher land. The fact that they are a few feet taller than the current 35 ft. limit will probably not be apparent to anyone. It should also be noted that the property is adjacent to I-75 and that the top of the I-75 barrier wall is above most of our homes. We believe that approval of our request would greatly enhance the compatibility of our neighborhood with the surrounding neighborhood.



Z-14-018

5) **Suitability of proposed use:** No change.

6) **Effect on adjacent property:**

We believe that the effect on adjacent property is all positive in that a neighborhood with the higher home values that will be afforded by the requested additional 4' will contribute positively to the value of the new 5 story apartment building as well as the older rental apartments. Also, simply on an architectural basis our homes will be more compatible and thus impact the adjacent property positively.

7) **Economic use of current zoning:** No change.

8) **Tree Preservation:** No change.

Z-14-018



**AUTHORIZATION BY PROPERTY OWNER**

(Required if person filing the application is **not** the owner of the subject property or Applicant for the proposed rezoning)

I, JWC Collier Value, LLC (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1185 Collier Rd, Atlanta GA 30318 (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA, WHICH

IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE

PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

**NAME OF APPLICANT:**

LAST NAME Bloom FIRST NAME Brian

ADDRESS 2355 STREET NAME Log Cabin Dr. SUITE \_\_\_\_\_

CITY Smyrna STATE GA ZIP CODE \_\_\_\_\_

**TELEPHONE NUMBER**

AREA CODE (678) NUMBER 852 - 7210

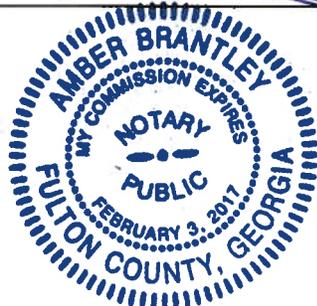
*[Handwritten Signature]*

Signature of Owner  
Edward Woodward, Authorized Agent  
Print name of owner  
JWC Collier Value LLC

Personally Appeared Before Me this 27<sup>th</sup> day of March, 2014.

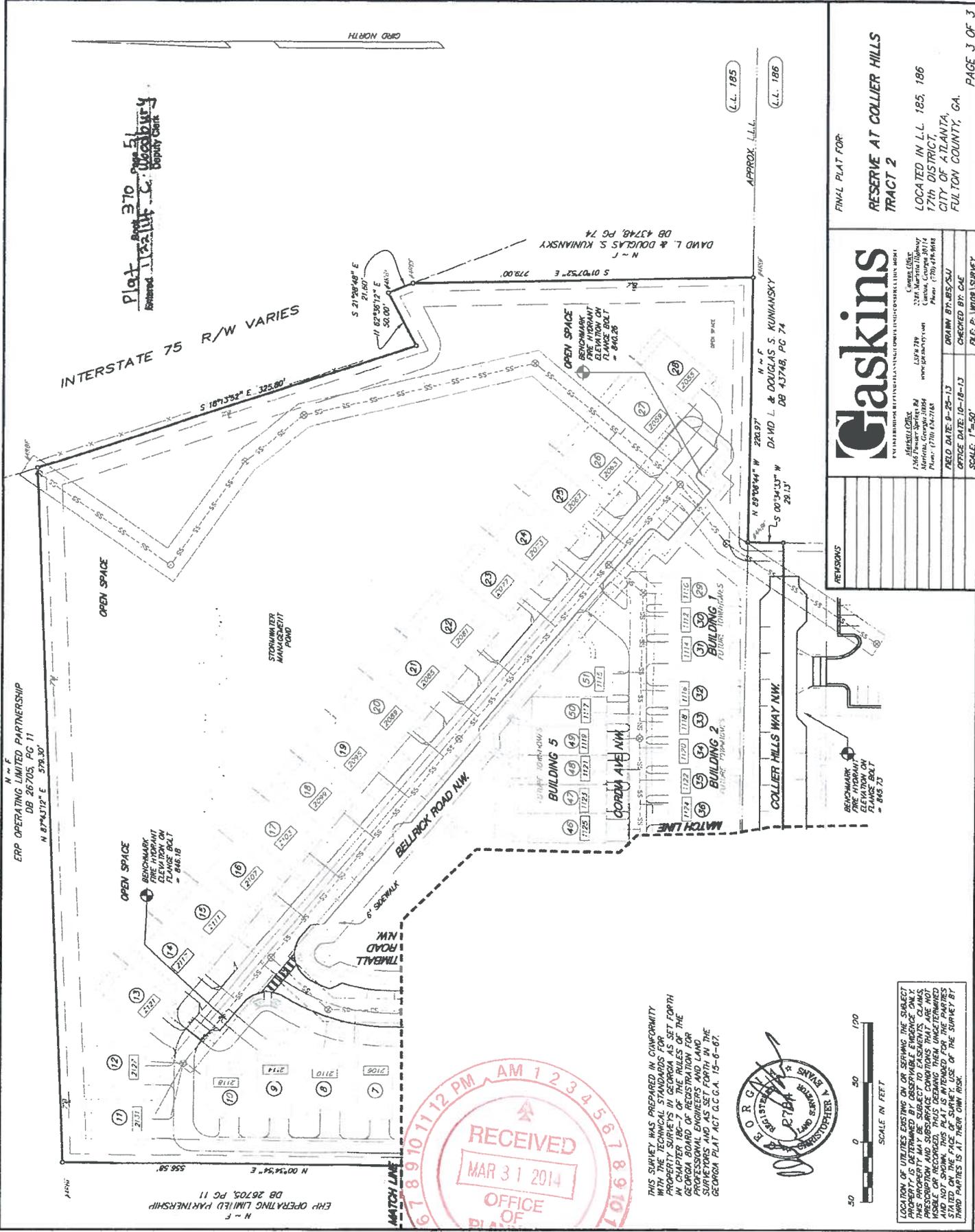
*[Handwritten Signature]*

Notary Public



2-14-018





Z14-018

RECEIVED  
 MAR 31 2014  
 OFFICE OF PLANNING

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 186-7 OF THE RULES OF THE GOVERNMENT PRINTING OFFICE AND THE PROFESSIONAL ENGINEERING AND SURVEYING ACT AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, RIGHTS, OR INTERESTS NOT SHOWN HEREON. THESE ARE NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES AND NOT FOR THE PUBLIC. THE USER OF THIS PLAT ASSUMES ALL LIABILITY FOR ANY DAMAGE OR LOSS OF THE SURVEY BY THIRD PARTIES AT THEIR OWN RISK.

**Gaskins**  
 PROFESSIONAL SURVEYING AND ENGINEERING CONSULTANTS, LLC  
 1346 GASKINS BLVD  
 SUITE 210  
 MARIETTA, GEORGIA 30066  
 PHONE: (770) 624-7168  
 FAX: (770) 624-9888  
 WWW.GASKINSURV.COM

FINAL PLAT FOR  
**RESERVE AT COLLIER HILLS TRACT 2**  
 LOCATED IN L.L. 185, 186  
 17TH DISTRICT,  
 CITY OF ATLANTA,  
 FULTON COUNTY, GA.

FIELD DATE: 9-29-13	CHECKED BY: GAE
OFFICE DATE: 10-18-13	FILED BY: WJTB/LSURVEY
SCALE: 1"=50'	

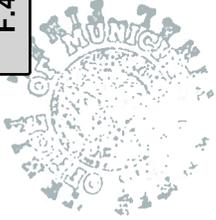


EXHIBIT " "
LEGAL DESCRIPTION
Georgian Hills

ALL THAT TRACT or parcel of land lying and being in Land Lots 185 and 186 of the 17th District of Fulton County, Georgia, containing 18.6585 acres, same being more particularly described as follows:

BEGINNING at a 1/2" rebar found on the easterly right-of-way line of DeFoor Ferry Road (Forty (40') foot right-of-way), which rebar found is located northerly and northwesterly a distance of 372.9 feet along said right-of-way line from its intersection with the northerly right-of-way of Glenn Avenue (Closed); thence traveling along the easterly right-of-way line of said DeFoor Ferry Road North 07° 36' 42" West a distance of 40.90 feet to a 1/2" rebar found on said right-of-way line (being the same line as established by Boundary Line Agreement between Cone M. Maddox, III, et al and Julian LeCraw, et al, dated September 24, 2968, recorded at Deed Book 4962, Page 473, Fulton County, Georgia Records); thence leaving said right-of-way line and traveling North 86° 49' 00" East a distance of 558.40 feet to a 1/2" rebar found on the land lot line common to Land Lots 185 and 186, said District and County; thence leaving said Land Lot Line and traveling North 00° 17' 00" East a distance of 556.40 feet to a 1/2" rebar set; thence traveling North 87° 24' 00" East a distance of 579.30 feet to a 1/2" rebar set on the westerly right-of-way line of Interstate I-75 (variable Right-of-Way); thence traveling along said right-of-way line South 18° 33' 04" East a distance of 325.80 feet to a 1/2" rebar set on said right-of-way line; thence continuing along said right-of-way line North 62° 17' 00" East a distance of 50.00 feet to a 1/2" rebar set on said right-of-way line; thence continuing along said right-of-way South 21° 48' 00" East a distance of 21.60 feet to a 1/2" rebar set on said right-of-way line; thence leaving said right-of-way line and traveling South 01° 27' 04" East a distance of 279.00 feet to a 1/2" rebar set on the land lot line common to Land Lots 185 and 186, said District and County; thence traveling along said Land Lot Line North 89° 25' 28" West a distance of 220.80 feet to a 1/2" rebar found on said Land Lot Line; thence leaving said Land Lot Line and traveling South 00° 17' 51" West a distance of 397.15 feet to a 1/2" rebar found; thence traveling South 89° 33' 19" West a distance of 400.36 feet to a 1/2" rebar set; thence traveling South 32° 09' 56" West a distance of 382.70 feet to a 1/2" rebar found on the northeasterly right-of-way line of Collier Road (fifty (50) foot right-of-way line); thence traveling along said right-of-way line North 39° 49' 33" West a distance of 145.07 feet to a point on said right-of-way line; thence continuing along said right-of-way line on a curve to the left an arc distance of 33.31 feet (said arc being subtended by a chord bearing North 50° 45' 57" West a chord distance of 33.11 feet and having a radius of 87.235 feet) to a 1/2" rebar found on said right-of-way line; thence leaving said right-of-way line and traveling North 07° 06' 49" West a distance of 200.99 feet to a nail set at the northeasterly terminus of said Glenn Avenue (Closed); thence traveling along the northerly right-of-way line of said Glenn Avenue (Closed) South 88° 04' 44" West a distance of 135.00 feet to a 1/2" rebar found on said right-of-way line; thence leaving said right-of-way line and traveling North 00° 22' 29" West a distance of 336.26 feet to a 1/2" rebar found; thence traveling South 86° 37' 10" West a distance of 189.40 feet to a 1/2" rebar found on the easterly right-of-way line of said DeFoor Ferry Road, which 1/2" rebar found is the TRUE POINT OF BEGINNING.



2-12-001

Z-14-018

RECEIPT

CITY OF ATLANTA  
ATLANTATEST  
55 TRINITY AVE SW

**Application:** Z-14-018  
**Application Type:** Planning/ZRB/Rezoning/NA  
**Address:** 1185 COLLIER RD NW, ATLANTA, GA 30318  
**Owner Name:**  
**Owner Address:**  
**Application Name:**

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
364632	60145	\$6,000.00	03/31/2014	RPLEWIS		

Work Description:



PAID  
CITY OF ATLANTA  
MAR 31 2014  
*[Signature]*  
EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR

**LEGEND**

1	POWER POLE
2	1" = 1" POWER POLE
3	2" = 2" POWER POLE
4	3" = 3" POWER POLE
5	4" = 4" POWER POLE
6	6" = 6" POWER POLE
7	8" = 8" POWER POLE
8	10" = 10" POWER POLE
9	12" = 12" POWER POLE
10	15" = 15" POWER POLE
11	18" = 18" POWER POLE
12	24" = 24" POWER POLE
13	30" = 30" POWER POLE
14	36" = 36" POWER POLE
15	42" = 42" POWER POLE
16	48" = 48" POWER POLE
17	60" = 60" POWER POLE
18	72" = 72" POWER POLE
19	90" = 90" POWER POLE
20	108" = 108" POWER POLE
21	126" = 126" POWER POLE
22	144" = 144" POWER POLE
23	162" = 162" POWER POLE
24	180" = 180" POWER POLE
25	216" = 216" POWER POLE
26	252" = 252" POWER POLE
27	288" = 288" POWER POLE
28	324" = 324" POWER POLE
29	360" = 360" POWER POLE
30	432" = 432" POWER POLE
31	504" = 504" POWER POLE
32	576" = 576" POWER POLE
33	648" = 648" POWER POLE
34	720" = 720" POWER POLE
35	810" = 810" POWER POLE
36	900" = 900" POWER POLE
37	1008" = 1008" POWER POLE
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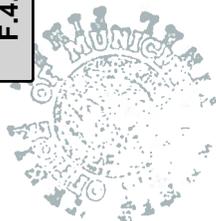


EXHIBIT " "
LEGAL DESCRIPTION
Georgian Hills

ALL THAT TRACT or parcel of land lying and being in Land Lots 185 and 186 of the 17th District of Fulton County, Georgia, containing 18.6585 acres, same being more particularly described as follows:

BEGINNING at a 1/2" rebar found on the easterly right-of-way line of DeFoor Ferry Road (Forty (40') foot right-of-way), which rebar found is located northerly and northwesterly a distance of 372.9 feet along said right-of-way line from its intersection with the northerly right-of-way of Glenn Avenue (Closed); thence traveling along the easterly right-of-way line of said DeFoor Ferry Road North 07° 36' 42" West a distance of 40.90 feet to a 1/2" rebar found on said right-of-way line (being the same line as established by Boundary Line Agreement between Cone M. Maddox, III, et al and Julian LeCraw, et al, dated September 24, 2968, recorded at Deed Book 4962, Page 473, Fulton County, Georgia Records); thence leaving said right-of-way line and traveling North 86° 49' 00" East a distance of 558.40 feet to a 1/2" rebar found on the land lot line common to Land Lots 185 and 186, said District and County; thence leaving said Land Lot Line and traveling North 00° 17' 00" East a distance of 556.40 feet to a 1/2" rebar set; thence traveling North 87° 24' 00" East a distance of 579.30 feet to a 1/2" rebar set on the westerly right-of-way line of Interstate I-75 (variable Right-of-Way); thence traveling along said right-of-way line South 18° 33' 04" East a distance of 325.80 feet to a 1/2" rebar set on said right-of-way line; thence continuing along said right-of-way line North 62° 17' 00" East a distance of 50.00 feet to a 1/2" rebar set on said right-of-way line; thence continuing along said right-of-way South 21° 48' 00" East a distance of 21.60 feet to a 1/2" rebar set on said right-of-way line; thence leaving said right-of-way line and traveling South 01° 27' 04" East a distance of 279.00 feet to a 1/2" rebar set on the land lot line common to Land Lots 185 and 186, said District and County; thence traveling along said Land Lot Line North 89° 25' 28" West a distance of 220.80 feet to a 1/2" rebar found on said Land Lot Line; thence leaving said Land Lot Line and traveling South 00° 17' 51" West a distance of 397.15 feet to a 1/2" rebar found; thence traveling South 89° 33' 19" West a distance of 400.36 feet to a 1/2" rebar set; thence traveling South 32° 09' 56" West a distance of 382.70 feet to a 1/2" rebar found on the northeasterly right-of-way line of Collier Road (fifty (50) foot right-of-way line); thence traveling along said right-of-way line North 39° 49' 33" West a distance of 145.07 feet to a point on said right-of-way line; thence continuing along said right-of-way line on a curve to the left an arc distance of 33.31 feet (said arc being subtended by a chord bearing North 50° 45' 57" West a chord distance of 33.11 feet and having a radius of 87.235 feet) to a 1/2" rebar found on said right-of-way line; thence leaving said right-of-way line and traveling North 07° 06' 49" West a distance of 200.99 feet to a nail set at the northeasterly terminus of said Glenn Avenue (Closed); thence traveling along the northerly right-of-way line of said Glenn Avenue (Closed) South 88° 04' 44" West a distance of 135.00 feet to a 1/2" rebar found on said right-of-way line; thence leaving said right-of-way line and traveling North 00° 22' 29" West a distance of 336.26 feet to a 1/2" rebar found; thence traveling South 86° 37' 10" West a distance of 189.40 feet to a 1/2" rebar found on the easterly right-of-way line of said DeFoor Ferry Road, which 1/2" rebar found is the TRUE POINT OF BEGINNING.



Handwritten number: 2-12-001

Handwritten number: Z-14-018

**Conditions for Z-14-18/Z-12-01/Z-08-14 for 1185 Collier Road, N.W.**

1. Site Plans (and Amendments):
  - a. The site shall be developed in compliance with the site plan entitled “Reserve at Collier Hills Zoning Plan” prepared by J. Lancaster Associates, Inc. dated January 27, 2012 shown stamped received by the Office of Planning on March 28, 2012 (*and stamped again on March 31, 2014 by the Office of Planning*) as attached hereto (the “Site Plan”), which is allowed to be modified only as provided in part b. below:
  - b. The applicant shall notify the Chairpersons of NPUs C and D of all minor site plan amendments as defined by Sec. 16-02.003(7) of the City’s Zoning Ordinance as subject to the limitations described therein which is either requested by the applicant or requested by the Office of Planning as part of Special Administrative Permit (SAP) process. Said notification shall be accompanied by sufficient detailed written summary of such minor site plan amendments concurrent with submittal to the City. Proposed site plan amendments which are not considered “minor” as defined by Sec. 16-02.003(7) of the City’s Zoning Ordinance shall be processed in the same manner as is required for rezoning application.
  - c. The developer shall provide “Tree Save Areas” as shown on site plan. Within these areas no trees shall be removed except those that may be found to be diseased or dying with the City Arborist to have the final determination of this matter. Also, the site shall be developed in general compliance with the landscape plan entitled “Conceptual Buffer Planting Plan”, prepared by J. Lancaster Associates, Inc. dated February 1, 2012 shown stamped received by the Office of Planning on March 28, 2012 (*and stamped again on March 31, 2014 by the Office of Planning*) as attached hereto.
2. The site shall include only residential uses at a maximum floor area ratio (FAR) not to exceed 0.696 and having no more than a sum total of 378 dwelling units developed on the site.
  - a. This sum total includes not more than 298 stacked flat units within Land Lot 186 shown as buildings A and B. These buildings A and B shall be limited to four stories in height plus a basement/terrace and shall include 5% to 15% 3-bedrooms units, 33% to 43% 2-bedrooms, which includes traditional two bedroom layouts and one bedroom den units; and 50% to 60% 1-bedroom units (including studio units) with the average size of these units to exceed 825 square feet.
  - b. This sum total includes not more than nine (9) units per acre or not more than 44 single-family homes within Land Lot 185. These townhomes or single-family homes shall be limited to **39** feet in height. These townhomes average size shall exceed 1,600 square feet or these single-family homes average size shall exceed 2,600 square feet.
3. As coordinated with the Department of Public Works - Office of Transportation:
  - a. The developer shall provide fully publically accessible streets (unrestricted by gates or other barriers) as shown on the site plan to accommodate future connectivity prior to issuance of the first certificate of occupancy. An easement or covenant to ensure that such future connectivity is provided shall be binding upon all successors and assigns of the Developer and shall be recorded prior to issuance of any site development permit for the project Also, such streets nearest external property lines shall have signage reading “Future Street Connection”.
  - b. The central round-about (at the connection of two publically accessible streets) as shown on the site plan shall have 2009 MUTCD compliant signage and pavement markings.
  - c. Street curbing along Collier Road shall be relocated to provide bulb-outs to protect adjacent on-street parking while maintaining the 5’ wide bicycle lane.

- d. The developer shall provide support in writing of appropriate legislation to require any impact fees generated from this development to be used for the cost of area traffic management improvements.
4. All utilities other than those required for storm water shall be underground.
5. A minimum of 40% of the street facing facades (less fenestration) including the base of the buildings shall be of masonry material. In this case, masonry shall be defined as stone, brick, precast concrete, hard coat stucco, and stucco panel. The use of any vinyl siding or EIFS on-site shall be prohibited.
6. The residential buildings shall be constructed in compliance with at least one of the following green construction certification programs: Earthcraft®, LEED for Homes, or ICC 700 National Green Building Standard, or an equivalent industry-standard green construction certification program. Developer will provide reasonable evidence of compliance with this within 30 days after issuance of a certificate of occupancy for any residential unit.



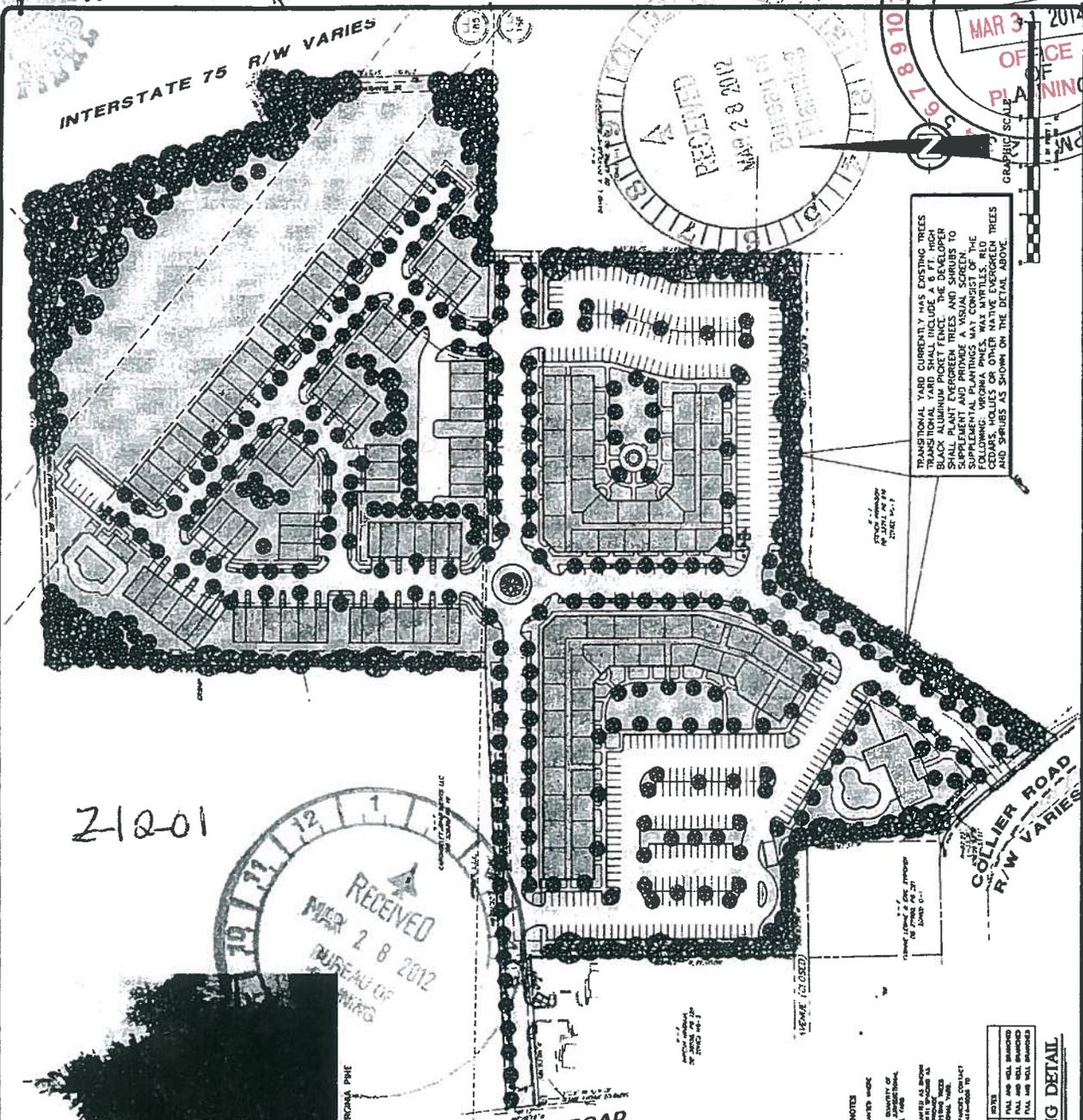
Z-14-18




**J. B. ...**  
 License No. ...  
 State of Georgia

**APPLICANT: ...**  
 1215 ...  
 Atlanta, Georgia 30308

**RESERVE AT COLLIER HILLS**  
 PLANTING PLAN  
 CONCEPTUAL BUFFER



Z1201



TRANSITIONAL YARD CURRENTLY HAS EXISTING TREES. TRANSITIONAL YARD SHALL INCLUDE A 6 FT. HIGH BLACK ALUMINUM POCKET FENCE. THE DEVELOPER SHALL MAINTAIN EXISTING TREES AND PROVIDE TO SUPPLEMENTAL AND PRIME PLANTING TO FOLLOWING: VIRGINIA PINES, WAX MYRTLES, RED CEDARS, AND SHRUBS AS SHOWN ON THE DETAIL ABOVE.

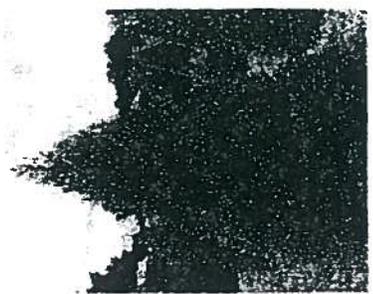
- TYPICAL TRANSITIONAL YARD NOTES**
1. TRANSITIONAL YARD TO BE SURROUNDED BY 6 FT. HIGH BLACK ALUMINUM POCKET FENCE.
  2. TRANSITIONAL YARD TO BE MAINTAINED AS OPEN SPACE. THE DEVELOPER SHALL MAINTAIN EXISTING TREES AND PROVIDE TO SUPPLEMENTAL AND PRIME PLANTING TO FOLLOWING: VIRGINIA PINES, WAX MYRTLES, RED CEDARS, AND SHRUBS AS SHOWN ON THE DETAIL ABOVE.
  3. TRANSITIONAL YARD TO BE MAINTAINED AS OPEN SPACE. THE DEVELOPER SHALL MAINTAIN EXISTING TREES AND PROVIDE TO SUPPLEMENTAL AND PRIME PLANTING TO FOLLOWING: VIRGINIA PINES, WAX MYRTLES, RED CEDARS, AND SHRUBS AS SHOWN ON THE DETAIL ABOVE.
  4. THE DEVELOPER SHALL MAINTAIN EXISTING TREES AND PROVIDE TO SUPPLEMENTAL AND PRIME PLANTING TO FOLLOWING: VIRGINIA PINES, WAX MYRTLES, RED CEDARS, AND SHRUBS AS SHOWN ON THE DETAIL ABOVE.

**TYPICAL TRANSITIONAL YARD REPLANTING DETAIL**

PLANT	SIZE	QTY	NOTES
WAX MYRTLE (SHRUB FORM)	12"	10	FULL SUN, WELL DRAINING
RED CEDAR	12"	10	FULL SUN, WELL DRAINING
VIRGINIA PINE	12"	10	FULL SUN, WELL DRAINING



WAX MYRTLE (SHRUB FORM)



RED CEDAR

