COMMITTEE AMENDMENT FORM

DATE: 09/27/ 06

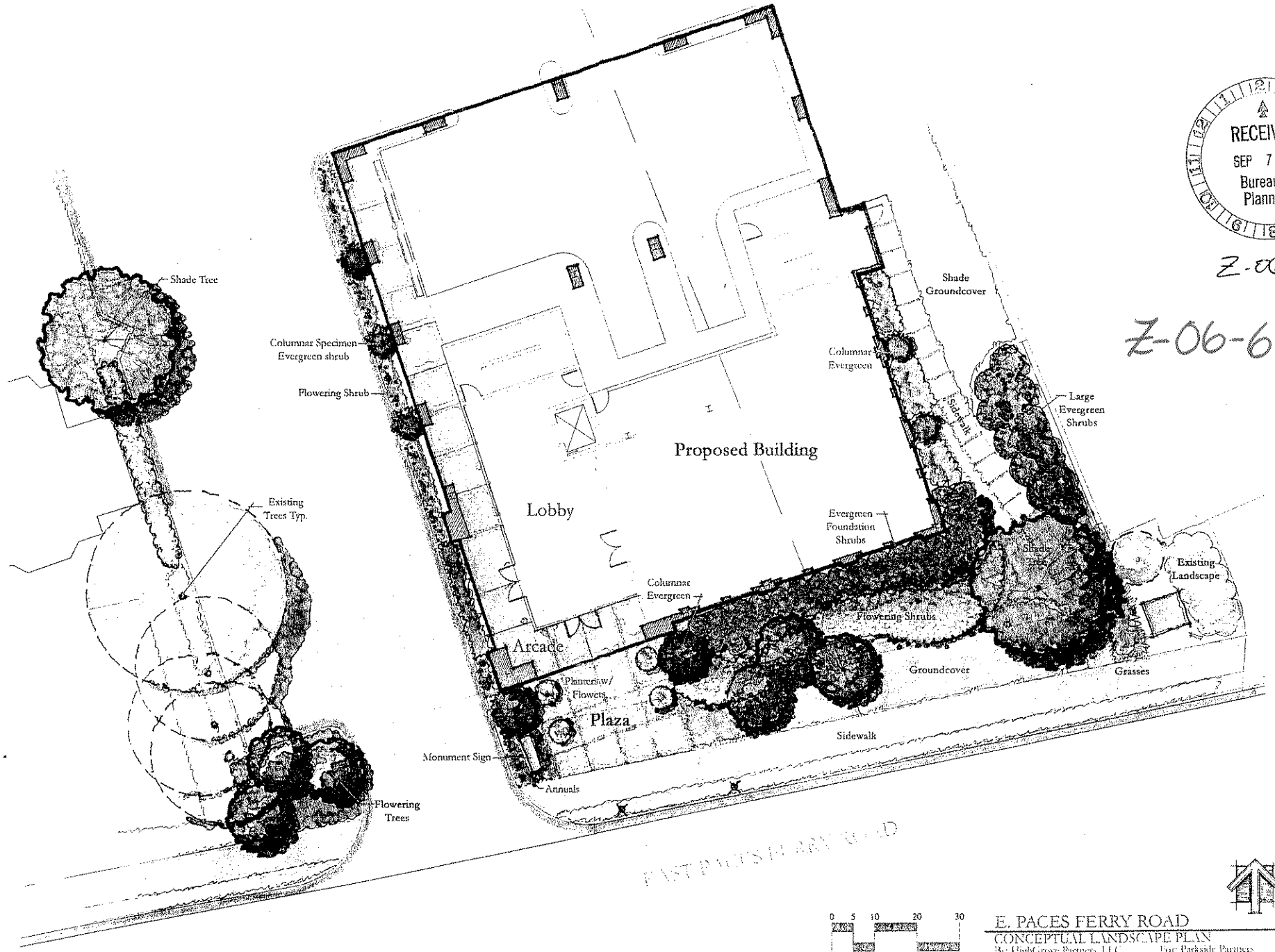
COMMITTEE ZONING PAGE NUM. (S) _

ORDINANCE I. D. #06-O-1071 SECTION (S)

RESOLUTION I. D. #06-R- PARA.

AMENDS THE LEGISLATION BY ADDING SEVEN (7) CONDITIONS INCLUDING A REVISED SITE PLAN RECEIVED BY THE PLANNING BUREAU DATED 09/07/06.

AMENDMENT DONE BY COUNCIL STAFF 9/27/06



E. PACES FERRY ROAD
CONCEPTUAL LANDSCAPE PLAN
By: HighGrove Partners, LLC For: Parkside Partners

RECEIVED
SEP 7 2006
Bureau of Planning

Z-06-61

Z-06-61

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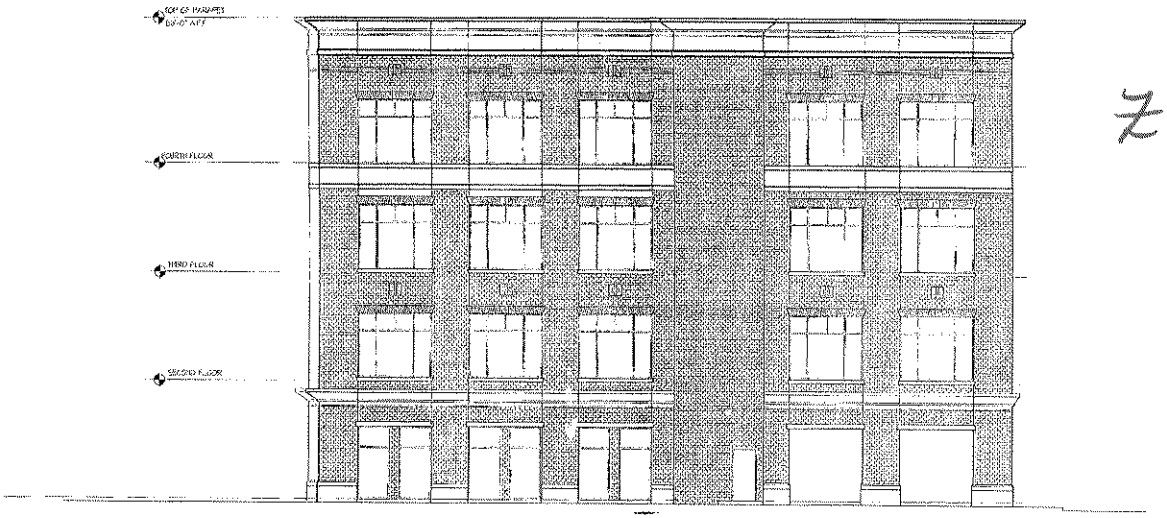
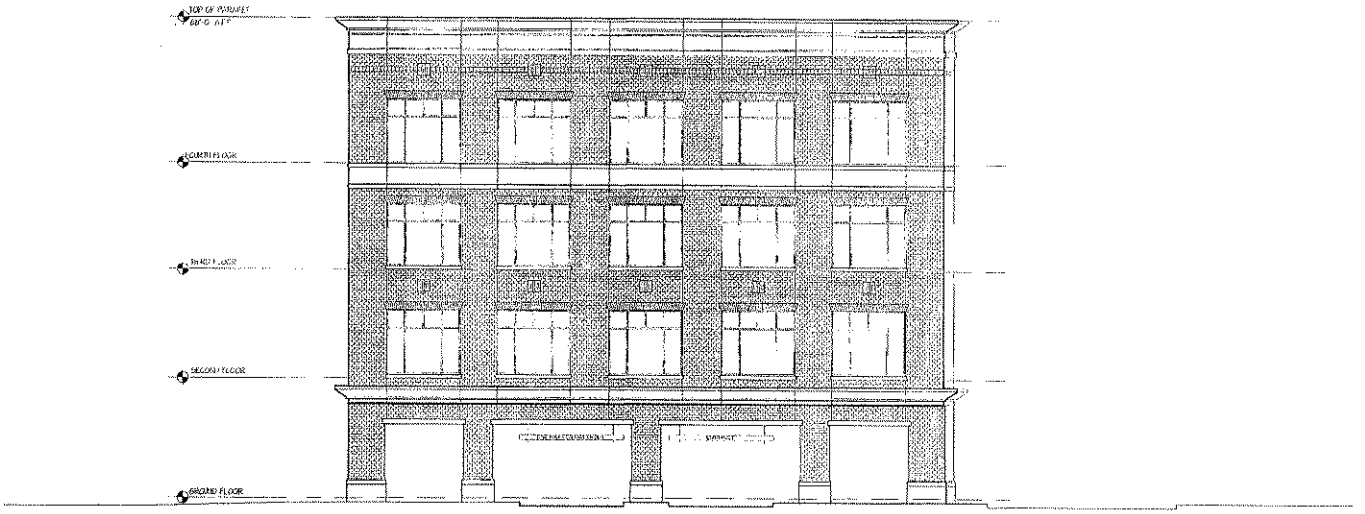


EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Warner Summers Ditzel Benefield Ward & Associates
ARCHITECTURE

EAST PACES FERRY RO
OFFICE BUILDING

FULTON COUNTY, GA

NO.	DATE	DESCRIPTION
	6-21-06	

ISSUED FOR:
PROGRESS
PRICING
CONSTRUCTION

DATE
DRAWN BY
CHECKED BY
CONTR. NO.

SHEET TITLE
ELEVATION

DRAWING
OF

SHEET NO.
ELE

City Council
Atlanta, Georgia

06-O-1071

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-06-61
Date Filed: 5-9-06

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 **524, 526 and 530 East Paces Ferry Road, N.E. and 3081 Maple Drive, N.E.,** be changed from the RL-C (Residential Limited-Commercial and C-1-C (Community Business-Conditional) Districts to the C-1-C (Community Business-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 61, 17th 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.

Z-06-61

PROPOSED ZONING CONDITIONS FOR Z-06-61
PARKSIDE PARTNERS, INC.

RECEIVED SEP 4 2006 BUREAU OF PLANNING

1) The Property shall be developed substantially in accordance with that certain Zoning Site Plan entitled "East Paces Ferry Road," prepared by Warner, Summers, Ditzel, Benefield, Ward & Associates, dated ~~May 8~~ 8/24, 2006 and last revised August 31, 2006, and stamped as received by the City of Atlanta Bureau of Planning September 7, 2006.

   a. The Site Plan shows (i) an existing building on Parcel B with 1,650 square feet of principal structure and a deck with approximately 900 square feet, currently being used as a restaurant with a maximum of eleven (11) parking spaces located as shown on the Site Plan, and (ii) an office building on Parcel A having a maximum height of 66 feet and a maximum floor area of 26,700 square feet of heated floor space which shall be located as shown on the Site Plan with a maximum of ninety-one (91) parking spaces located as shown on the Site Plan. It is understood that should the Applicant's Variance Application be denied, the orientation of the office building will have to shift to accommodate this transitional side yard, however, the square footage, heights and elevations of the office building will remain substantially the same.

2) The Office Building shall be developed substantially in accordance with the Building Elevation drawings prepared by Warner, Summers, Ditzel, Benefield, Ward & Associates, dated August 31, 2006 and stamped as received by the City of Atlanta Bureau of Planning September 7, 2006. All four sides of the office building shall be constructed of brick, pre-cast concrete and glass.

3) Principal use of Parcel A shall be limited to:

   a. banks, savings & loan associations and similar financial institutions, so long as such uses do not have an ATM located outside the building or a drive-through teller;
   b. offices, studios and similar uses;
   c. professional or personal service establishments; and
   d. galleries.

4) Landscaping along the East Paces Ferry frontage shall be substantially similar to that depicted on the East Paces Ferry Conceptual Landscape Plan prepared by HighGrove Partners, LLC for Parkside Partners, Inc, stamped as received by the City of Atlanta Bureau of Planning September 7, 2006. It is understood that should the Applicant's Variance Application be denied, the orientation of the office building will have to shift to accommodate this transitional side yard, however, the square footage, heights and elevations of the office building will remain substantially the same.

5) Detention shall be located underground.

6) The entrance drive to Parcel A shall not be gated.

7) The existing houses on Parcel A shall not be demolished until the Applicant has filed for a building permit application for the development.

06- O -1071

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-61
Date Filed: 5-9-06

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 **524, 526 and 530 East Paces Ferry Road, N.E. and 3081 Maple Drive, N.E.,** be changed from the RL-C (Residential Limited-Commercial and C-1-C (Community Business-Conditional) Districts to the C-1-C (Community Business-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 61, 17th 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.

All of that tract or parcel of land lying or being in Land Lot 61, 17th Land District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

Commencing at a point at the intersection of the northerly right of way of East Paces Ferry Road (70' R.O.W.) and easterly right of way of Maple Drive (50' R.O.W.);
thence northeasterly along the northerly right of way of East Paces Ferry Road (70' R.O.W.) North 78 degrees 25 minutes 02 seconds East, a distance of 53.00 feet to a point;
thence northeasterly along said right of way North 78 degrees 25 minutes 02 seconds East, a distance of 53.00 feet to a ½" rebar;
thence northeasterly along said right of way North 78 degrees 25 minutes 02 seconds East, a distance of 52.54 feet to a ½" rebar;
said ½" rebar being THE POINT OF BEGINNING.
thence leaving said right of way North 18 degrees 45 minutes 12 seconds West, a distance of 194.73 feet to a ½" rebar;
thence South 78 degrees 56 minutes 14 seconds West, a distance of 144.22 feet to a 5/8" rebar on the easterly right of way of Maple Drive (50' R.O.W.);
thence northwesterly along the easterly right of way of Maple Drive (50' R.O.W.) North 14 degrees 30 minutes 40 seconds West, a distance of 67.50 feet to a ½" rebar;
thence leaving said right of way North 71 degrees 09 minutes 16 seconds East, a distance of 183.00 feet to a point;
thence North 71 degrees 22 minutes 51 seconds East, a distance of 47.03 feet to a ¾ inch open top pipe;
thence South 22 degrees 48 minutes 50 seconds East, a distance of 302.23 feet to a ½ inch rod found on the northly right of way of East Paces Ferry Road;
thence South 78 degrees 08 minutes 27 seconds West, along the northly right of way of East Paces Ferry Road, a distance of 52.00 feet to a P.K. Nail;
thence southwesterly along said right of way South 78 degrees 20 minutes 40 seconds West, a distance of 55.70 feet to a point;
thence southwesterly along said right of way South 78 degrees 28 minutes 19 seconds West, a distance of 53.93 feet to a ½" rebar;
said ½" rebar being THE POINT OF BEGINNING.
Said tract or parcel containing 54,406 square feet or 1.25 acres.

Z-06-61

RECEIVED
MAY 0 9 2006
BUREAU OF PLANNING

RCS# 286
6/05/06
4:10 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE 06-O-1069 1070 1071 1072 1073 1074 1075
06-O-1076 1190 1191 1203 TO ZRB & ZONING
REFER

YEAS:	12
NAYS:	0
ABSTENTIONS:	0
NOT VOTING:	3
EXCUSED:	1
ABSENT	0

Y Smith	Y Archibong	Y Moore	NV Mitchell
Y Hall	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	NV Maddox	Y Willis
NV Winslow	Y Muller	Y Sheperd	E Borders

MULTIPLE