

Z-16-20 A SUBSTITUTE ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) TO THE MR-2/ MR-3 (MULTIFAMILY RESIDENTIAL) DISTRICT FOR PROPERTY LOCATED AT 178 AND 208 FIRST AVENUE, 0, 2339, 2349 COTTAGE GROVE AVENUE AND 203 SECOND AVENUE, S.E., FRONTING APPROXIMATELY 100.63 FEET ON THE EAST SIDE OF PEACHTREE ROAD AND BEGINNING AT THE NORTHEAST INTERSECTION OF RUMSON ROAD. DEPTH: VARIES AREA: APPROXIMATELY 3.09 ACRES. LAND LOT 205 AND 206, 15TH DISTRICT DEKALB COUNTY, GEORGIA. OWNER: THRIVE MEMORIAL, LLC. APPLICANT: THRIVE MEMORIAL, LLC. NPU O COUNCIL DISTRICT 5

Application File Date	3-29-2016
Zoning Number	Z-16-20- NPU O Council District 5
Staff Recommendation	Approval Conditional
NPU Recommendation	Denial
ZRB Recommendation	Approval Conditional

City Council
Atlanta, Georgia

16-O-1308

A SUBSTITUTE ORDINANCE

Z-16-20

BY: ZONING COMMITTEE

Date Filed: 3-29-2016

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 178 and 208 First Avenue, 0, 2339, 2349 Cottage Grove Avenue and 203 Second Avenue, S.E. be changed from the R-4 (Single Family Residential) District to the RG-2-C (Residential General- Sector 2) and RG-3-C (Residential General-Sector 3- Conditional) Districts, to wit:

ALL THAT TRACT or parcel of land lying in Land Lots 205 and 206, 15th District, DeKalb 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 COUNCIL
ATLANTA, GEORGIA**

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Workflow List:

Office of Research and Policy Analysis	Completed	05/18/2016 3:27 PM
Zoning Committee	Completed	05/25/2016 9:30 AM
Atlanta City Council	Completed	06/06/2016 1:00 PM
Zoning Review Board Staff	Completed	10/17/2016 3:55 PM
Office of Research and Policy Analysis	Completed	10/20/2016 9:50 AM
Zoning Committee	Completed	10/26/2016 9:30 AM
Atlanta City Council	Completed	11/07/2016 1:00 PM
Mayor's Office	Pending	

HISTORY:

05/25/16	Zoning Committee	
06/06/16	Atlanta City Council	REFERRED TO COMMITTEE

RESULT:	REFERRED TO COMMITTEE [14 TO 0]
AYES:	Bond, Norwood, Smith, Hall, Young Jr., Winslow, Archibong, Wan, Shook, Adrean, Moore, Martin, Bottoms, Sheperd
AWAY:	Andre Dickens

RESULT: FAVORABLE/SUBSTITUTE [4 TO 0] **Next: 11/7/2016 1:00 PM**
MOVER: Alex Wan, Councilmember, District 6
SECONDER: Howard Shook, Councilmember, District 7
AYES: Mary Norwood, Keisha Lance Bottoms, Alex Wan, Howard Shook
ABSENT: Kwanza Hall, Ivory Lee Young Jr.
AWAY: Carla Smith

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