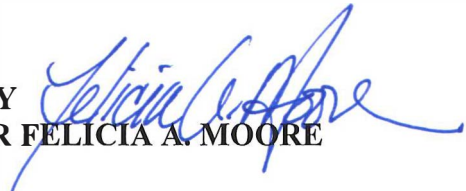


AN ORDINANCE BY
COUNCILMEMBER FELICIA A. MOORE



AN ORDINANCE TO CORRECT ODRINANCE 16-O-1203 ADOPTED BY ATLANTA CITY COUNCIL ON NOVEMBER 7, 2016 AND APPROVED BY THE MAYOR WITHOUT SIGNATURE BY OPERATION OF LAW ON NOVEMBER 16, 2016, FOR PURPOSES OF INCLUDING THE CORRECT SITE PLAN; AND FOR OTHER PURPOSES

WHEREAS, Ordinance No. 16-O-1203 (“Ordinance”) was adopted by the Atlanta City Council on November 7, 2016 and approved by the Mayor without signature by operation of law on June 29, 2016; and

WHEREAS, the Ordinance authorized property located at 1634 Hollywood Road to be rezoned from RG-3-C, RG-3 and R-4(Residential General Condition/Residential General/Single Family Residential) District to the MRC-1 (Mixed Residential Commercial-Conditional) District; and

WHEREAS, the Ordinance referenced an incorrect site plan; and

WHEREAS, this legislation corrects the Ordinance by including the correct site plan.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1: That Ordinance No. 16-O-1203 adopted by the City Council on November 7, 2016 and approved by the Mayor without signature by operation of Law on November 16, 2016 is hereby corrected to include the proper site plan attached hereto as Exhibit “A”.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby waived to the extent of the conflict.

SITE DATA:

OWNERS/ DEVELOPER: JABER PROPERTIES, LLC
10 GLENLAKE PARKWAY
SOUTH TOWER, SUITE 140
ATLANTA, GA 30328

SURVEYOR: KRESON-VICKREY ENGINEERS AND
LAND SURVEYORS
1337 GANTON ROAD, SUITE A
MARIETTA, GA 30088
PHONE: (770) 421-8953

UPDATED SURVEY 2016 BY MCCLUNG SURVEYING

FLOOD INFO: PER FEMA MAP NUMBER 13121 C 0239 E
DATE: JUNE 22, 1998. THIS SITE DOES NOT
LIE WITHIN A 100-YEAR FLOOD HAZARD.

TOTAL SITE AREA: 20.14 AC
GROSS LOT AREA = 924,418
NET LOT AREA = 844,443

SEWER SERVICE: CITY OF ATLANTA

CURRENT ZONING: R-4, RG-3.C (Z-08-88) AND RG-3

PROPOSED ZONING: MRC-1 & RG-3

TRACT 1 SITE ANALYSIS: MRC - 1

PROPOSED MIXED USE: COMMERCIAL & RESIDENTIAL
TOTAL ACREAGE: 6.38 AC (385,004.32 NET & 395,585.72 GROSS LOT AREA
BUILDING COVERAGE: IMPERVIOUS AREA 208,798.30 / NET LOT AREA 385,004.92 =
57.47% < 65%

COMMERCIAL 90,000 SF
DESIGN UNIT BREAKDOWN: LEVEL 1 = 90,000
COMMERCIAL / RETAIL
1D = 9,000 SF
2D = 9,000 SF
3D = 9,000 SF
4D = 51,000 SF (24,000 SF TO 51,100 SF)
5D = 12,000 SF

RESIDENTIAL LEVEL 2 = 30 UNITS LOFT @ 900 SF EA = 27,000 SF

FAR ALLOWED: COMMERCIAL (1.0 NLA) + RESIDENTIAL (0.899 GLA) = 1.199
FAR ACTUAL: COMMERCIAL = 90,000 ÷ 27,000 = 0.247 (<1) + 0.086 (<0.899)
385,004.32 395,585.72

TOTAL FAR FOR SITE PLAN ON TRACT 1 = 0.315 < 1.199
PARKING AVAILABLE: 523 SPACES

PARKING REQUIRED
COMMERCIAL: 90,000 @ 1 SPACE / 600 SF = 150 SPACES
LOFT: 30 UNITS @ 1.3 SPACE / UNIT = 39 SPACES
TOTAL: 189 SPACES REQUIRED

PUBLIC OPEN SPACE (PER 16-28.012):
189,599.87 SF = 51.1 > 20% REQUIRED
395,004.92 SF

USEABLE OPEN SPACE (EQUIVALENT ANALYSIS FOR RESIDENTIAL COMPONENT)
COMMERCIAL BUILDING AREA = 90,000 SF
RESIDENTIAL BUILDING AREA = 27,000 SF
TOTAL BUILDING AREA = 117,000
RATIO: % RESIDENTIAL = 27,000 SF ÷ 117,000 SF = 0.23

NET LOT AREA = 385,004 SF
EQUIVALENT RESIDENTIAL DEVELOPED LOT AREA = 0.23 X 385,004 = 89,951
EQUIVALENT RESIDENTIAL FAR = 27,000 SF ÷ 0.322 = 83,951 SF

REQUIRED USEABLE OPEN SPACE FOR EQUIVALENT RESIDENTIAL FAR = 0.48
0.48 X 83,951 = 39,817.48 SF USEABLE OPEN SPACE REQUIRED

USEABLE OPEN SPACE PROVIDED: 57,291.62 SF > 39,817.48

TRACT 2: /RG-3 ZONING

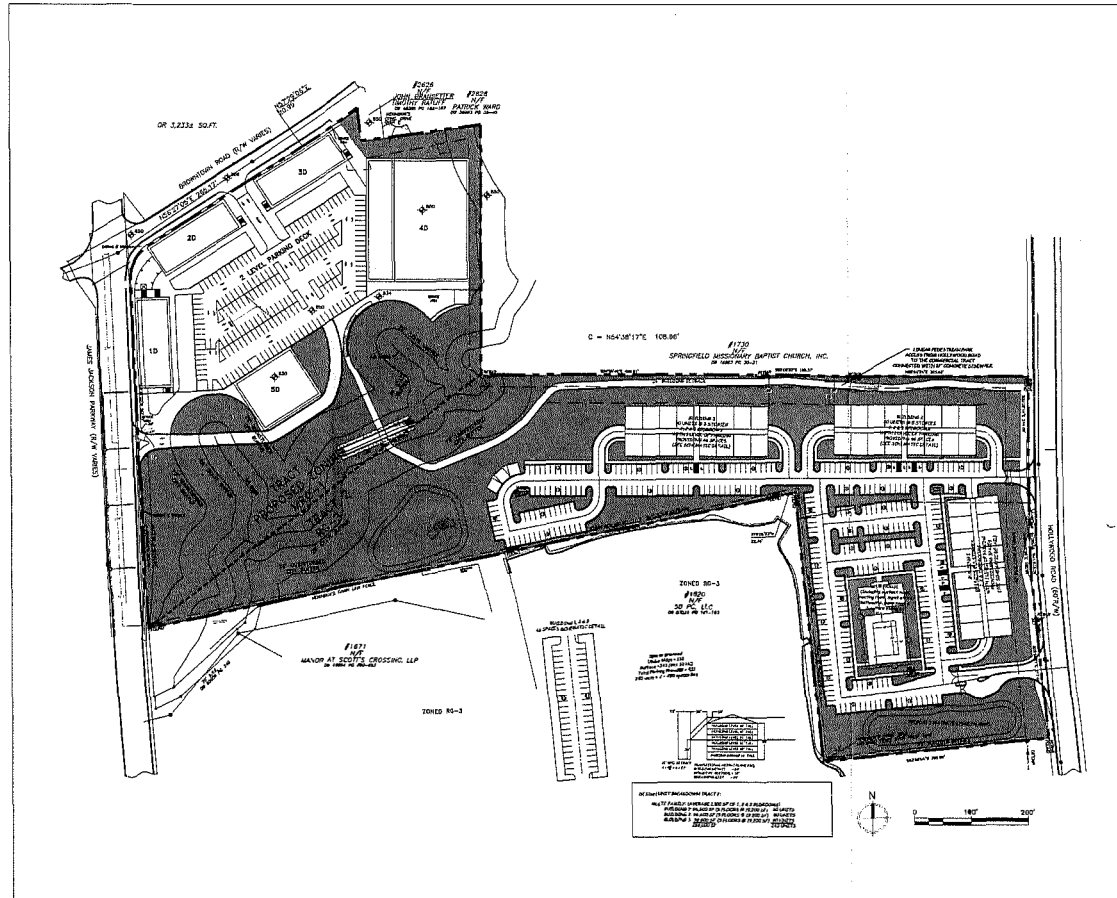
PROPOSED RESIDENTIAL USE: 288,000 SF
TOTAL ACREAGE: 11.79 AC (1,512,997.22 SF NET & 531,448.7 GROSS)
DESIGN UNIT BREAKDOWN:
MULTI-FAMILY: (1, 2 & 3 BEDROOMS)
BUILDING 1: 98,000 SF (5 FLOORS @ 19,200 SF)
BUILDING 2: 98,000 SF (5 FLOORS @ 19,200 SF)
BUILDING 3: 98,000 SF (5 FLOORS @ 19,200 SF)
288,000 SF NOT TO EXCEED 320 UNITS

FAR ALLOWED: MULTI-FAMILY 0.899 GLA
FAR ACTUAL: MULTI-FAMILY = 288,000 SF ÷ 0.542 < 0.899 = 531,448.7 SF

TOTAL FAR FOR SITE PLAN ON TRACT 2 = 0.542 < 0.899
PARKING PROVIDED: MULTI-FAMILY: NOT TO EXCEED 480 SPACES

TOTAL OPEN SPACE: 551,027.8 SF = 88.7% > 71% REQUIRED
531,448.7 SF

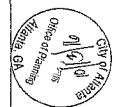
USEABLE OPEN SPACE: 305,052.4 SF = 87.4% > 41% REQUIRED
531,448.7 SF



2-16-22
checked
per plan

SCOTTS CROSSING - CONCEPTUAL MASTER PLAN
REVISION: 12 OCTOBER 2016

JABER PROPERTIES, LLC



**AN ORDINANCE BY
COUNCILMEMBER FELICIA A. MOORE**

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(Do Not Write Above This Line)	First Reading		FINAL COUNCIL ACTION
	Committee _____ Date _____ Chair _____ Referred To _____	Committee _____ Date _____ Chair _____ Action Fav, Adv, Hold _____ Other _____ Members _____ Refer To _____	Committee _____ Date _____ Chair _____ Action Fav, Adv, Hold (see rev. side) _____ Other _____ Members _____ Refer To _____
AN ORDINANCE BY COUNCILMEMBER MOORE <i>Felicia A. Moore</i> FELICIA A. MOORE AN ORDINANCE TO CORRECT ODRINANCE 16-O-1203 ADOPTED BY ATLANTA CITY COUNCIL ON NOVEMBER 7, 2016 AND APPROVED BY THE MAYOR WITHOUT SIGNATURE BY OPERATION OF LAW ON NOVEMBER 16, 2016, FOR PURPOSES OF INCLUDING THE CORRECT SITE PLAN; AND FOR THER PURPOSES			<input type="checkbox"/> 2 nd <input type="checkbox"/> 1 st & 2 nd <input type="checkbox"/> 3 rd Readings <input type="checkbox"/> Consent <input type="checkbox"/> V Vote <input type="checkbox"/> RC Vote CERTIFIED
<input type="checkbox"/> CONSENT REFER <input type="checkbox"/> REGULAR REPORT REFER <input type="checkbox"/> ADVERTISE & REFER <input type="checkbox"/> 1 ST ADOPT 2 ND READ & REFER <input checked="" type="checkbox"/> PERSONAL PAPER REFER Date Referred: <u>11/21/2016</u> Referred To: <u>Zoning</u> Date Referred: _____ Referred To: _____ Date Referred: _____ Referred To: _____ Date Referred: _____ Referred To: _____			MAYOR'S ACTION