

**Z-16-46 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE MRC-3-C/I-2 (MIXED RESIDENTIAL COMMERCIAL CONDITIONAL/HEAVY INDUSTRIAL) DISTRICT TO THE MRC-3-C (MIXED RESIDENTIAL COMMERCIAL CONDITIONAL) DISTRICT FOR PROPERTY LOCATED AT 75 AIRLINE STREET AND A PORTION OF PARCEL 7 RAIL CORRIDOR, N.E., FRONTING APPROXIMATELY 340 FEET ON THE EAST SIDE OF AIRLINE STREET AND BEGINNING AT THE SOUTHWEST INTERSECTION OF EDGEWOOD AVENUE. DEPTH: VARIES AREA: APPROXIMATELY 1.3 ACRES. LAND LOT 20, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: AIRLINE ON THE BELTLINE, LLC. AND THE ATLANTA DEVELOPMENT AUTHORITY APPLICANT: NORTH AMERICAN PROPERTIES, BY DENTONS US, LLP NPU M COUNCIL DISTRICT 2**

Application File Date	5-26-2016
Zoning Number	Z-16-46
NPU / CD	M/2
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

City Council  
 Atlanta, Georgia

16-O-1376

AN AMENDED ORDINANCE  
 BY: ZONING COMMITTEE

Z-16-46  
 Date Filed: 5-26-2016

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 75 Airline Street and a portion of Parcel 7 Rail Corridor, N.E. be changed from the MRC-3-C /I-2 (Mixed Residential Commercial Conditional/Heavy Industrial) District to the MRC-3-C (Mixed Residential Commercial Conditional) District/Beltline Overlay District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 20, 14<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 COUNCIL  
ATLANTA, GEORGIA**

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**Workflow List:**

Office of Research and Policy Analysis	Completed	06/22/2016 11:59 AM
Zoning Committee	Completed	06/29/2016 9:30 AM
Atlanta City Council	Completed	07/05/2016 1:00 PM
Zoning Review Board Staff	Completed	08/17/2016 11:23 AM
Office of Research and Policy Analysis	Completed	08/17/2016 11:43 AM
Zoning Committee	Completed	08/24/2016 9:30 AM
Atlanta City Council	Completed	09/06/2016 1:00 PM
Mayor's Office	Pending	

**HISTORY:**

06/29/16                                    Zoning Committee

<b>RESULT:</b>	<b>REFERRED TO COMMITTEE [13 TO 0]</b>
<b>AYES:</b>	Norwood, Dickens, Smith, Hall, Young Jr., Winslow, Archibong, Wan, Shook, Moore, Martin, Bottoms, Sheperd
<b>ABSENT:</b>	Yolanda Adrean
<b>AWAY:</b>	Michael Julian Bond

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