

U-16-13 AN AMENDED ORDINANCE GRANTING A SPECIAL USE PERMIT TO SEVER EXCESS DEVELOPMENT DENSITY (145,827 SQUARE FEET OF RESIDENTIAL FLOOR AREA AND 157,045 SQUARE FEET OF NONRESIDENTIAL FLOOR AREA) FROM PROPERTY LOCATED AT 1150 PEACHTREE STREET (DONOR PARCEL), FRONTING 122 FEET ON THE WEST SIDE OF PEACHTREE STREET AND BEGINNING APPROXIMATELY 161.38 FEET FROM THE SOUTHWEST INTERSECTION OF FOURTEENTH STREET. OWNERS: THE ATLANTA WOMEN'S CLUB APPLICANT: THE ATLANTA WOMEN'S CLUB NPU E COUNCIL DISTRICT 2

Application File Date	5-16-2016
Zoning Number	U-16-13
NPU / CD	E/2
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

City Council
 Atlanta, Georgia

16-O-1378

U-16-03

AN AMENDED ORDINANCE
 BY ZONING COMMITTEE

AN AMENDED ORDINANCE GRANTING A SPECIAL USE PERMIT TO SEVER EXCESS DEVELOPMENT DENSITY FROM PROPERTY LOCATED AT 1150 PEACHTREE STREET (DONOR PARCEL); AND FOR OTHER PURPOSES.

WHEREAS, the City Council finds that it is in the public interest to allow the owners of historic designated properties to transfer their development density to adjacent properties; and

WHEREAS, the donor parcel is zoned SPI-16, Subarea 1/LBS and is the site of the Wimbish House (aka Atlanta Women's Club), a designated Landmark Building or Site pursuant to Ordinance 02-O-0051; and

WHEREAS, this legislation approves a special use permit to authorize the donor parcel to sever development rights (145,827 square feet of residential floor area and 157,045 square feet of nonresidential floor area).

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

SECTION 1. Under the provisions of (Section 16-28.023 of the Zoning Ordinance of the City of Atlanta), a Special Use Permit for a Transfer of Excess Development Rights is hereby approved. Said use is granted to Atlanta Women’s Club, its successors, assigns and all subsequent owners. The donor parcel is more particularly described by the attached legal descriptions and/or surveys.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled “Special Use Permits, Procedural Requirements”, and the Director, Office of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the Special Use Permit, including the executed agreements shall be recorded with the Clerk of Superior Court of Fulton County in accordance with the provisions of Section 16-28.023 (4).

SECTION 4. That the Special Use Permit shall be recorded by the Office of Planning on the official zoning map referencing the Donor parcel in accordance with the provisions of Section 28.023 (4).

SECTION 5. 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 12:02 PM
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 11:38 AM
Office of Research and Policy Analysis	Completed	08/17/2016 11:46 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

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

LEGISLATION HISTORY – BLUE BACK

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