City Council
Atlanta, Georgia

01-O-0631

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-21
Dated filed: 3-13-01

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 **LaFrance St., NE**, be changed from the **I-2 (Heavy Industrial)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **210** of the **15th** District, **DeKalb** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

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 That all ordinance or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,
Rhonda Dauphin Johnson
Municipal Clerk, CMC

ADOPTED by the Council JUL 02, 2001
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403 JUL 11, 2001

CONDITIONS FOR Z-01-21

Site plan entitled "LaFrance Partners, LLC", prepared by Aiken, Aiken, Beauchamp and Sheetz, Architects, Inc., dated 27 May 2001 and marked received by the Bureau of Planning May 31, 2001.

Z-01-21

RECEIVED MAR 13 2001 BUREAU OF PLANNING

Z-01-21

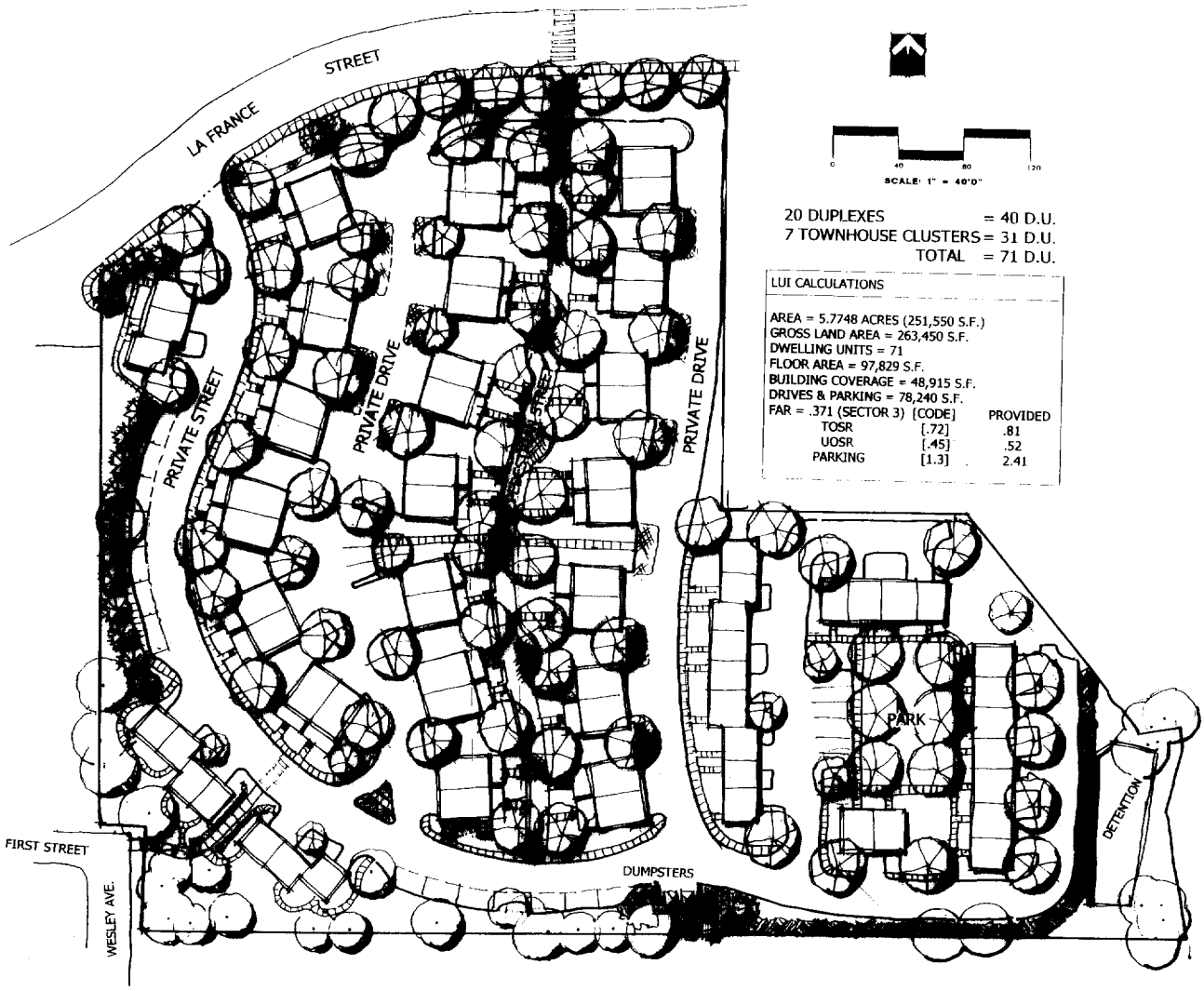
Exhibit A
Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 210 of the 15th District of DeKalb County, Georgia, and being more particularly described as follows:

COMMENCE at a ½- inch iron pin placed at the intersection of the eastern right-of-way line of Wesley Avenue (a 40-foot right-of-way) and the northern right-of-way line of First Street (a 30 foot right-of-way); thence North 87 degrees 01 minutes 34 seconds West along said northern right-of-way line of First Street a distance of 27.91 feet to a ¾-inch open top pipe found; thence leaving said right-of-way line and running North 01 degrees 05 minutes 41 seconds East a distance of 149.53 feet to a ¾ inch open top pipe found; thence North 00 degrees 38 minutes 51 seconds East a distance of 190.98 feet to a P.K. nail found on the southeastern right-of-way line of LaFrance Street (a 50 foot right-of-way); thence in a generally northeasterly and easterly direction along said southeastern and southern right-of-way line of LaFrance Street the following courses and distances: along the arc of a 311.50 foot radius curve an arc distance of 47.31 feet to a point (said arc being subtended by a chord bearing North 53 degrees 41 minutes 01 seconds East a distance of 47.26 feet); thence North 49 degrees 20 minutes 22 seconds East a distance of 44.48 feet to a point; thence along the arc of a 261.50 foot radius curve an arc distance of 179.85 feet to a point (said arc being subtended by a chord bearing North 69 degrees 02 minutes 35 seconds East a distance of 176.33 feet to a point); and thence, North 88 degrees 41 minutes 39 seconds East a distance of 145.44 feet to a ½ inch iron pin found; thence leaving said right-of-way line and running South 01 degrees 18 minutes 59 seconds West a distance of 270 .21 feet to a ½ inch iron pin found; thence south 88 degrees 53 minutes 10 seconds East a distance of 150.05 feet to a ½ inch iron pin found; thence South 36 degrees 57 minutes 55 seconds East a distance of 171.56 feet to a point; thence North 82 degrees 59 minutes 58 seconds East a distance of 22.77 feet to a point located in the centerline of a creek (said centerline being the property line); thence in a generally southeasterly, southwesterly and southeasterly direction along said centerline the following courses and distance: South 14 degrees 06 minutes 53 seconds East a distance of 13.32 feet; thence South 13 degrees 46 minutes 30 seconds West a distance of 40.54 feet; thence South 08 degrees 01 minutes 00 seconds East a distance of 39.18 feet; and thence South 07 degrees 59 minutes 36 seconds East a distance of 40.43 feet; thence leaving the centerline of said creek and running North 89 degrees 11 minutes 42 seconds West a distance of 636.82 feet to a ½ inch iron pin place on the eastern right-of-way line of Wesley Avenue; thence North 03 degrees 02 minutes 15 seconds East along the easterly right-of-way of Wesley Ave. to a ½ inch iron pin place and the point of beginning.

The above described property contains 5.77 acres, more or less and is shown as tract V & VI on, and described according to, that certain plat of survey prepared for LaFrance Partners, LLC and Stewart Title Guaranty Company by Survey Systems & Associates, Inc., E.G. Davis, Georgia Registered Land Surveyor No. 2363, dated January 30, 2001, which plat is incorporated herein and by this reference and made a part hereof.

Z-21-01



20 DUPLEXES = 40 D.U.
7 TOWNHOUSE CLUSTERS = 31 D.U.
TOTAL = 71 D.U.

LUI CALCULATIONS

AREA = 5.7748 ACRES (251,550 S.F.)
GROSS LAND AREA = 263,450 S.F.
DWELLING UNITS = 71
FLOOR AREA = 97,829 S.F.
BUILDING COVERAGE = 48,915 S.F.
DRIVES & PARKING = 78,240 S.F.

FAR = .371 (SECTOR 3)	[CODE]	PROVIDED
TOSR	[.72]	.81
UOSR	[.45]	.52
PARKING	[1.3]	2.41

LA FRANCE PARTNERS, LLC
729 Edgewood Avenue
Atlanta, Georgia 30307

Aiken, Aiken, Beauchamp & Sheetz, Architects, Inc.
2722 Piedmont Road, NE
Atlanta, Georgia 30305

27 May 2001

RCS# 2982
7/02/01
4:52 PM

Atlanta City Council

Regular Session

MULTIPLE 01-O-0631;01-O-0611;01-O-0770;01-O-0720
01-O-0632;01-O-0768
ADOPT

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

NV McCarty	NV Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	Y Martin	B Emmons
Y Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

MULTIPLE

01- O -0631
(Do Not Write Above This Line)

An Ordinance Z-01-21
by: Zoning Committee

An Ordinance to Rezone from the I-2 (Heavy Industrial) District to the PD-H (Planned Development-Housing) District, Property located at LaFrance St. NE fronting 417.08 feet on the southerly side of LaFrance St. beginning approximately 300 feet easterly from the southeast corner of Mayson Ave.
Depth: Varies
Area: 5.77 acres
Land Lot 210, 15th District, DeKalb County, Georgia
Owner: Edwards Baking Co.
Applicant: LaFrance Partners, LLC
NPU-O Council District 5

ADOPTED BY
JUL 0 2 2001
COUNCIL

☐ CONSENT REFER
☑ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred 5/7/01

Referred To: ZRB & Zoning

First Reading
Committee Zoning
Date 5/7/01
Chair Debbie M Stanley

Committee	Committee
Zoning	
Date 6-29-01	Date
Chair [signature]	Chair
Action: Fav, Adv, Held (see rev. side) Other:	Action: Fav, Adv, Held (see rev. side) Other:
Members [signature]	Members
Refer To	Refer To

Committee	Committee
Date	Date
Chair	Chair
Action: Fav, Adv, Held (see rev. side) Other:	Action: Fav, Adv, Held (see rev. side) Other:
Members	Members
Refer To	Refer To

COUNCIL ACTION
☑ 2nd ☐ 1st & 2nd Readings ☐ 3rd
☐ Consent ☐ V Vote ☑ RC Vote

CERTIFIED

CERTIFIED
JUL 2 2001
ATLANTA CITY COUNCIL

CERTIFIED
JUL 0 2 2001
Rhonda Dauphin Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED
JUL 1 1 2001
WITHOUT SIGNATURE
BY OPERATION OF LAW