

#16

1703

1158

<p>16 O 1703 (Do Not Write Above This Line)</p> <p>AN ORDINANCE BY COUNCIL MEMBER JOYCE SHEPHERD <i>Joyce M. Shepherd</i> Z-16-90</p> <p>AN ORDINANCE TO REZONE CERTAIN PROPERTIES ALONG A PORTION OF THE METROPOLITAN PARKWAY CORRIDOR (SYLVAN HILLS NEIGHBORHOOD - BETWEEN LAKEWOOD AVENUE AND JUST NORTH OF CASPLAN STREET) FROM THE C-1 AND C-2-C TO MRC-1-C (MIXED RESIDENTIAL COMMERCIAL - (CONDITIONAL) IN WHICH TO IMPLEMENT RECOMMENDATIONS OF VARIOUS PLANS AND STUDIES, AND FOR OTHER PURPOSES.</p> <p><i>As Amended</i></p> <p>ADOPTED BY JUN 19 2017 COUNCIL</p> <p><input type="checkbox"/> CONSENT REFER <input type="checkbox"/> REGULAR REPORT REFER <input type="checkbox"/> ADVERTISE & REFER <input checked="" type="checkbox"/> 1ST ADOPT 2ND READ & REFER <input checked="" type="checkbox"/> PERSONAL PAPER REFER</p> <p>Date Referred: <u>12/5/2016</u> Referred To: <u>ZRB + Zoning</u></p> <p>Date Referred: _____ Referred To: _____</p> <p>Date Referred: _____ Referred To: _____</p> <p>Date Referred: _____ Referred To: _____</p>	<p>Committee _____ Date _____ Chair _____ Referred To _____</p> <p>Committee <u>Zoning</u> Date <u>6/14/17</u> Chair <u>Cheryl Cook</u> Action <u>Fav</u> Adv, Hold <u>As Amended</u> Other _____ Members <u>Raymond</u> <u>Sharon</u></p> <p>Refer To _____</p>	<p>Committee _____ Date _____ Chair _____ Action _____ Fav, Adv, Hold _____ Other _____ Members _____</p> <p>Refer To _____</p>	<p>Committee _____ Date _____ Chair _____ Action _____ Fav, Adv, Hold (see rev. side) _____ Other _____ Members _____</p> <p>Refer To _____</p>	<p>FINAL COUNCIL ACTION <input type="checkbox"/> 2nd Reading <input type="checkbox"/> 1st & 2nd Reading <input checked="" type="checkbox"/> 3rd Reading <input type="checkbox"/> Consent V Vote <input checked="" type="checkbox"/> RC Vote</p> <p>CERTIFIED JUN 19 2017 ATLANTA CITY COUNCIL PRESIDENT <i>[Signature]</i></p> <p>CERTIFIED JUN 19 2017 <i>Rod D. Johnson</i> MUNICIPAL CLERK</p> <p>MAYOR'S ACTION</p> <p>APPROVED JUN 28 2017 WITHOUT SIGNATURE BY OPERATION OF LAW</p>
---	--	---	---	---



CITY COUNCIL
ATLANTA, GEORGIA

16-O-1703

Z-16-90

**AN AMENDED ORDINANCE
BY COUNCILMEMBER JOYCE SHEPHERD**

AN ORDINANCE TO REZONE CERTAIN PROPERTIES ALONG A PORTION OF THE METROPOLITAN PARKWAY CORRIDOR (SYLVAN HILLS NEIGHBORHOOD – BETWEEN LAKEWOOD AVENUE AND JUST NORTH OF CASPLAN STREET) FROM THE C-1 AND C-2-C TO MRC-1-C (MIXED RESIDENTIAL COMMERCIAL – CONDITIONAL) IN WHICH TO IMPLEMENT RECOMMENDATIONS OF VARIOUS PLANS AND STUDIES, AND FOR OTHER PURPOSES.

WHEREAS, there are many locational advantages that should be leveraged in order to enhance the quality of life along the Metropolitan Parkway corridor and its geographic area which has been included in several plans including the NPU X Comprehensive Plan, the Lakewood Liveable Centers Initiative, and the Metropolitan Parkway Redevelopment Plan; and

WHEREAS, the Metropolitan Parkway corridor revitalization has been a collaborative effort between the Sylvan Hills neighborhood, the Office of Councilmember Joyce Shepherd and the City of Atlanta; and

WHEREAS, the initiative provided various strategies and recommendations including the rezoning of certain parcels along the Metropolitan Parkway corridor through the Sylvan Hills neighborhood to improve the urban design aesthetic of the street and to begin to change the balances of uses in the area that currently define the area; and

WHEREAS, several discussions with residents, property owners and other stakeholders have been held to develop specific strategies and recommendations to address land use, zoning, urban design, transportation and the environment in order to promote quality growth and improve transportation while protecting adjacent existing residential neighborhoods; and

WHEREAS, the official zoning maps should be amended to include the properties within as described in this document and shown on Attachments “A and B.”

NOW, THEREFORE, THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS, as follows:

SECTION 1: That the 1982 City of Atlanta Zoning Ordinance be amended and the official zoning maps established in connection therewith be changed to include the properties located along the Metropolitan Parkway corridor with the designations as shown on “Attachment ‘A’” and “Attachment ‘B’”

SECTION 2: This amendment is approved under the provisions of Section 16-02.003 of the City of Atlanta Zoning Ordinance, entitled “Conditional Zoning,” as identified with the use of the suffix “C”



after the district designation. The Director of the Office of Buildings shall issue building permits for the development of the properties with said "Conditional Zoning" designation only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations.

A. Notwithstanding anything contrary in City Code Sec.16-34.005 et. seq., only the following uses shall be permitted as principal uses and structures:

1. Banks, savings and loan associations, and similar financial institutions.
2. Barber shops, beauty shops, manicure shops and similar personal service establishments.
3. Business or commercial schools.
4. Childcare centers, kindergartens and special schools.
5. Churches, synagogues, temples, mosques and other religious worship facilities regardless of size.
6. Commercial greenhouses.
7. Commercial recreation establishments, including bowling alleys, theaters, convention halls, places of assembly and similar uses with primary activities conducted within fully enclosed buildings. Pool halls, billiard parlors and amusement arcades allowed only by special use permits.
8. Institutions of higher learning, including colleges and universities.
9. Laundry and dry-cleaning stores, collection stations or plants; laundry and dry cleaning establishments where customers do not operate equipment.
10. Market gardens.
11. Museums, art galleries, libraries, and similar profit or non-profit cultural facilities.
12. Nursing homes and convalescent centers.
13. Offices, studios, clinics (including veterinary), laboratories and similar uses, but not blood donor stations except at hospitals.
14. Plumbing, air conditioning service and repair.
15. Photocopying or blueprinting shops.
16. Professional or service establishments, but not hiring halls.
17. Public schools or private schools having similar academic curricula and special schools for exceptional children.
18. Restaurants, bars, coffee shops, delicatessens, taverns and other eating and drinking establishments including those licensed for the on-premises consumption of malt beverages, wine and/or distilled spirits.
19. Retail establishments.
20. Sales and repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and similar household goods.
21. Single-family, two-family and multi-family dwellings.
22. Structures and uses required for operation of MARTA or a public utility but not including uses involving storage, train yards, warehousing switching or maintenance shop as the primary use.
23. Tailoring, custom dressmaking, millinery and similar establishments.
24. Urban gardens.

B. Notwithstanding anything to the contrary in City Code Sec. 16-34.005 and City Code Sec.16-34.007, the following shall be prohibited as principal and accessory uses and structures:



1. Automobile service stations, battery exchange stations, car washes.
2. Bingo parlors.
3. Clubs and lodges.
4. Digital industry switchboards, power generators and other relay equipment and rooms housing.
5. Group home, congregate care home and rehabilitation centers.
6. Helicopter landing facilities or pickup or delivery stations.
7. Mixed-use storage facility having less than 100,000 square feet of total floor area of storage use.
8. Mortuary and funeral homes.
9. New and used car sales, including other motorized vehicles such as mopeds and motorcycles.
10. Park-for-hire parking decks.
11. Park-for-hire surface parking lots.
12. Poolrooms, billiard parlors, amusement arcades.
13. Repair garages, pain and body shops.
14. Rooming houses and boarding houses.
15. Shelters.
16. Single room occupancy residence.
17. Supportive housing.
18. Truck stops.

C. Notwithstanding anything to the contrary in City Code Sec. 16-34.007, the following uses are permissible only by a special use permits and subject to the applicable procedures and requirements set forth in Section 16-25.001:

1. Broadcasting towers and line-of-sight relay devices for telephonic, radio or television communications greater than 70 feet in height, except alternative design mounting structures as contemplated by subsection 16-25.002(3)(h)(iv)(i), and subject to transitional height planes (chapter 1, section 19-1006).
2. Community centers and similar establishments, when not owned by a governmental agency.
3. Dormitories, fraternity houses and sorority houses.
4. Hotels.
5. Hospitals.
6. 90 days or more duration: Outdoor amusement enterprises, exhibits, entertainment, meetings, displays or sales areas, or outdoor areas for religious ceremonies.

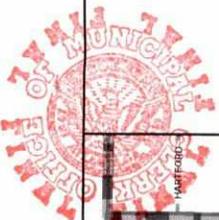
A true copy,

Rhonda Dauphin Johnson
Municipal Clerk

ADOPTED as amended by the Atlanta City Council
APPROVED as per City Charter Section 2-403

JUN 19, 2017

JUN 28, 2017



Sylvan Hills Neighborhood Rezoning

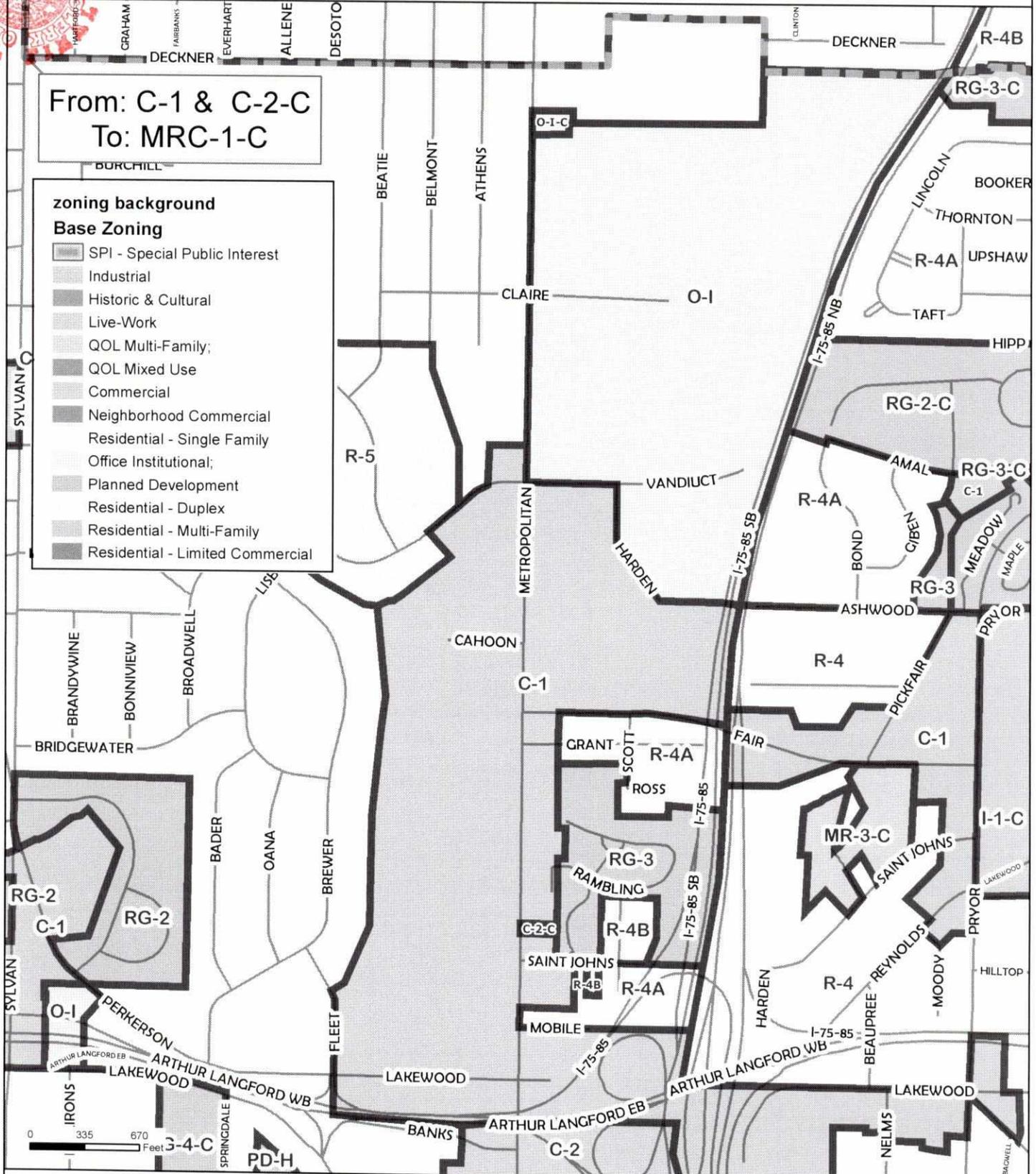
Along Metropolitan Parkway from Lakewood Avenue to just North of Casplan Street

**From: C-1 & C-2-C
To: MRC-1-C**

zoning background

Base Zoning

- SPI - Special Public Interest
- Industrial
- Historic & Cultural
- Live-Work
- QOL Multi-Family;
- QOL Mixed Use
- Commercial
- Neighborhood Commercial
- Residential - Single Family
- Office Institutional;
- Planned Development
- Residential - Duplex
- Residential - Multi-Family
- Residential - Limited Commercial



THIS MAP IS PROVIDED AS A PUBLIC SERVICE
The City of Atlanta has made known that this Data contains known errors and inconsistencies. The City of Atlanta in no way ensures, represents or warrants the accuracy and/or reliability of the Data and/or map products being developed. The user of the Data and/or map products assumes all risks and liabilities which may arise from the information produced by Maps or Data furnished to User by the City of Atlanta.

City of Atlanta
Department of Planning and Community Development

notes

Attachment 'A'

COORDINATE SYSTEM	NAD 1983 STATE PLANE GEORGIA WEST
MAP UNITS	U.S. SURVEY FEET
DATE	12/2/2016
AUTHOR	
REQUEST #	
MAP SCALE	1:10,037 1 in = 836 ft





Sylvan Hills Community Rezoning
(Along Metropolitan Parkway, S.W. from Lakewood Avenue to Casplan Street)
ATTACHMENT 'B'

ID No.	Address	Street Name	Parcel Identification No.	Existing Zoning	Proposed Zoning
1	2095	Metropolitan Parkway, S.W.	14 0103 LL050	C-1	MRC-1-C
2	2091	Metropolitan Parkway, S.W.	14 0103 LL044	C-1	MRC-1-C
3	2091	Metropolitan Parkway, S.W.	14 0103 LL043	C-1	MRC-1-C
4	2065	Metropolitan Parkway, S.W.	14 0103 LL041	C-1	MRC-1-C
5	1959	Metropolitan Parkway, S.W.	14 0103 LL045	C-1	MRC-1-C
6	1959	Metropolitan Parkway, S.W.	14 0103 LL047	C-1	MRC-1-C
7	0	Metropolitan Parkway, S.W.	14 0103 LL049	C-1	MRC-1-C
8	1961	Metropolitan Parkway, S.W.	14 0103 LL048	C-1	MRC-1-C
9	1957	Metropolitan Parkway, S.W.	14 0103 LL035	C-1	MRC-1-C
10	1956	Metropolitan Parkway, S.W.	14 0103 LL036	C-1	MRC-1-C
11	1919	Metropolitan Parkway, S.W.	14 0103 LL023	C-1	MRC-1-C
12	1987	Metropolitan Parkway, S.W.	14 0103 LL040	C-1	MRC-1-C
13	1785	Metropolitan Parkway, S.W.	14 0103 LL051	C-1	MRC-1-C
14	1735	Metropolitan Parkway, S.W.	14 01040005053	C-1	MRC-1-C
15	1707	Metropolitan Parkway, S.W.	14 01040005054	C-1	MRC-1-C
16	1724	Metropolitan Parkway, S.W.	14 00890002037	C-1	MRC-1-C
17	1756	Metropolitan Parkway, S.W.	14 0089 LL017	C-1	MRC-1-C
18	1800	Metropolitan Parkway, S.W.	14 00900001101	C-1	MRC-1-C
19	1820	Metropolitan Parkway, S.W.	14 00900001117	C-1	MRC-1-C
20	1826	Metropolitan Parkway, S.W.	14 00900001116	C-1	MRC-1-C
21	1838	Metropolitan Parkway, S.W.	14 00900001105	C-1	MRC-1-C
22	1850	Metropolitan Parkway, S.W.	14 00900001111	C-1	MRC-1-C
23	1880	Metropolitan Parkway, S.W.	14 00900001103	C-1	MRC-1-C
24	1892	Metropolitan Parkway, S.W.	14 00900001048	C-1	MRC-1-C
25	0	Climax Place, S.W.	14 00900001120	C-1	MRC-1-C
26	0	Leola Street, S.W.	14 00900001118	C-1	MRC-1-C
27	1932	Metropolitan Parkway, S.W.	14 00900001040	C-1	MRC-1-C
28	1770	Metropolitan Parkway, S.W.	14 0090 LL024	C-1	MRC-1-C
29	1780	Climax Place, S.W.	14 0090 LL027	C-1	MRC-1-C
30	1780	Metropolitan Parkway, S.W.	14 0090 LL028	C-1	MRC-1-C
31	565	Sain Johns Avenue, S.W.	14 00900001121	C-1	MRC-1-C
32	1990	Metropolitan Parkway, S.W.	14 00900003083	C-1	MRC-1-C
33	0	Metropolitan Parkway, S.W.	14 00900003081	C-2-C	MRC-1-C
34	2044	Metropolitan Parkway, S.W.	14 00900003082	C-1	MRC-1-C
35	2070	Metropolitan Parkway, S.W.	14 00900003063	C-1	MRC-1-C
36	2092	Metropolitan Parkway, S.W.	14 00900003085	C-1	MRC-1-C
37	2096	Metropolitan Parkway, S.W.	14 00900003084	C-1	MRC-1-C

RCS# 2984
6/19/17
9:04 PM

Atlanta City Council

MULTIPLE 16-O-1703, 17-O-1142 AND 17-O-1098

ADOPT AS AMNDED

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 0
ABSENT 0

NV Smith	Y Archibong	Y Moore	Y Bond
Y Hall	Y Wan	Y Martin	Y Norwood
Y Young	NV Shook	Y Bottoms	Y Dickens
Y Winslow	NV Adrean	Y Sheperd	NV Mitchell

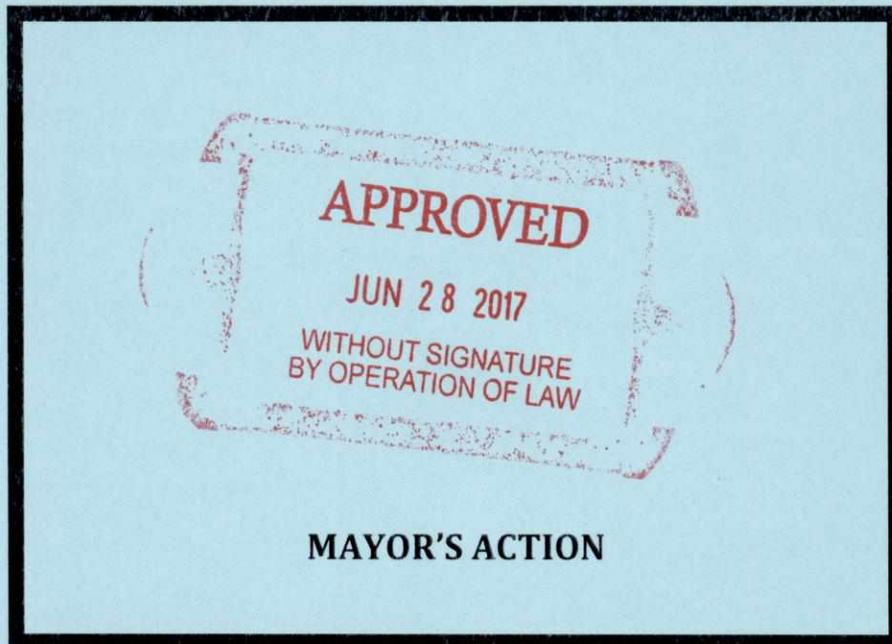
MULTIPLE

MAYOR'S ACTION AUTHENTICATION PAGE



16-O-1703

**Adopted by the Atlanta City Council
June 19, 2017**



MAYOR'S ACTION