

18-O-1176

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AN ORDINANCE

BY COUNCILMEMBERS DUSTIN HILLIS, ANDRE DICKENS, MICHAEL JULLIAN BOND AND MATT WESTMORELAND

AN ORDINANCE TO REZONE CERTAIN PROPERTIES IN AND AROUND THE CAREY PARK NEIGHBORHOOD FROM THE R-4A (SINGLE FAMILY RESIDENTIAL) ZONING CLASSIFICATION TO THE R-4B-C (SINGLE FAMILY RESIDENTIAL CONDITIONAL) ZONING CLASSIFICATION; TO CREATE CONDITIONS RECOGNIZING THE CAREY PARK NEIGHBORHOOD'S HISTORIC PLATTING PATTERN AND ALLOWING FOR CERTAIN STREAMLINED REPLATTING PROCEDURES CONSISTENT WITH THE HISTORIC PLATTING PATTERNS; TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.

WHEREAS, Carey Park is an existing neighborhood in northwest Atlanta that is currently zoned to the R4-A zoning classification; and

WHEREAS, Carey Park was platted in 1927 (Exhibit "B" attached hereto and incorporated herein by this reference) with a remarkably uniform platting pattern that is not consistent in terms of lot size and certain other respects with the existing R-4A zoning classification; and

WHEREAS, over the years, various combinations of lot consolidations and replats have produced conditions which make redevelopment consistent with the historic platting patterns difficult and time-consuming; and

WHEREAS, these conditions have produced a situation in which redevelopment opportunities in this area of Atlanta have stalled and have not kept pace with redevelopment opportunities occurring elsewhere in the City; and

WHEREAS, several privately-supported planning studies of Carey Park, including the areas around Carey Park, have extensively reviewed the enormous possibilities for more active redevelopment in this vicinity consistent with identified policies in the City's Comprehensive Development Plan, and have analyzed the possibility of developing a master planned area incorporating new commercial and institutional redevelopment, preservation of important existing residential communities such as Carey Park, incorporation of meaningful affordable housing opportunities to help revitalize the area without displacement of longtime residents, and improved public infrastructure support; and

WHEREAS, these planning studies have identified a need to make specific changes to the zoning of Carey Park as a first step toward revitalization of this important area of Atlanta; and

WHEREAS, the Mayor and City Council believe that the rezoning of Carey Park consistent with its historic platting pattern and allowing new development tools for more streamlined development opportunities as conditions to the rezoning will enhance the public health, safety

and welfare and help pave the way toward a greater public-private revitalization of the areas in and around Carey Park;

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

SECTION 1. The Zoning Ordinance of the City of Atlanta is hereby amended, and the official zoning maps established in connection therewith are changed, so that the following properties are rezoned from the R-4A zoning district to the R-4B-C zoning district, said properties being more particularly depicted and described as follows:

THOSE TRACTS AND PARCELS OF LAND lying in Land Lots 249 and 250 of the 17th District of Fulton County, Georgia that are more particularly depicted and described in Exhibit “A” attached hereto and incorporated herein by this reference.

SECTION 2. The zoning conditions attached hereto as Exhibit “C”, which are incorporated herein by this reference, shall be applicable to the properties herein rezoned.

SECTION 3. 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 suffix “C” after the district designation set forth in Section 1 above. The Director of the Office 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 do not authorize the violation of any district regulations, as modified herein. Except as is specifically identified and authorized in this Ordinance, district variances can only be approved by application to the Board of Zoning Adjustment, and replats not specifically identified and authorized in this Ordinance shall follow all procedures otherwise required.

SECTION 4. That the maps referred to, now on file in the Office of Planning, be changed to conform to the terms of this Ordinance.

SECTION 5. That all ordinances or parts of ordinances in conflict with the terms of this Ordinance are hereby repealed to the extent of said conflict.