City Council
Atlanta, Georgia

05- O -1747

AN ORDINANCE 05-O-

BY: COUNCILMEMBER FELICIA MOORE

AN ORDINANCE TO AMEND CODE SECTION 16-27.003(2) OF THE LAND DEVELOPMENT; TO CLARIFY AND DEFINE THE MINIMAL INFORMATION REQUIRED FOR A REZONING APPLICATION; AND FOR OTHER PURPOSES

Whereas, the Bureau of Planning is designated as the City agency for the acceptance of amendments to the zoning ordinance; and

Whereas, the Bureau of Planning has developed application forms that are supplied to prospective applicants; and

Whereas, the ordinance specifically states that the "application shall be also be accompanied by a recent plat or survey prepared by a registered professional engineer or land surveyor" and does not reference requirements for presentation of rezoning proposals; and

Whereas, the application package developed by the Bureau of Planning and supplied to prospective applicants outlines site plan requirements for certain categories of rezoning proposals while applications for many quality of life rezoning proposals only include concept plans; and

Whereas, many neighborhood planning units are presented concept plans by applicants for rezoning proposals that vary from the final plans submitted as part of the Special Administrative Permit application process: and

Whereas, neighborhood planning units provide a recommendation on the proposed rezoning proposals to the Zoning Review Board and desire to provide recommendations of plans that are similar to those submitted as a part of the Special Administrative Permit application permit process;

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

Section 1. That Section 16-27.003 (2) which reads as follows:

Applications required to be on forms supplied: Applications shall be submitted on approved forms supplied to prospective applicants. Any communication purporting to be an application for a change shall be regarded as mere notice to seek relief until made in the form required by the owner of property involved or his authorized representative.

If a rezoning of specific property is involved, the application shall also be accompanied by a recent plat of survey prepared by a registered professional engineer or land surveyor.

Each proposed zoning change shall be accompanied by a written, documented analysis of the impact of the proposed zoning with respect to each of the matters enumerated in section 16-27.004.

Be deleted in its entirety and replaced with the following:

Applications required to be on forms supplied: Applications shall be submitted on approved forms supplied to prospective applicants. Any document not submitted in a form that clearly includes all information required by the form supplied by the Bureau of Planning shall be considered a notice of intention to apply for a rezoning and shall not have the same effect as a complete application.

If a rezoning of specific property is involved, the application shall also be accompanied by a recent plat or survey prepared by a registered professional engineer or land surveyor. The application shall be filed on a form provided for such purposes and shall be accompanied by plans, reports or other information, exhibits or documents as may reasonably be required by the director, bureau of planning to make the necessary findings in the case. Site plans should include, at a minimum, current and proposed zoning classification, square footage of buildings and structures, square footage and use of accessory space, number of dwelling units, height of buildings and structures in feet, net land area, gross land area, the proposed floor area ratio (FAR),maximum floor area ratio allowed, total open space or lot overage-minimum required and proposed, minimum required usable open space or lot coverage, proposed useable open space or lot coverage, ,the - minimum required number of parking and loading spaces and proposed number of parking and loading spaces.

If requested by staff, other studies may be required including, but not limited to building elevations, transitional yards and transitional height plane drawings and shadow studies.

Each proposed zoning change shall be accompanied by a written, documented analysis of the impact of the proposed zoning with respect to each of the matters enumerated in section 16-27.004.

SECTION 2. All ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed to the extent of the conflict.