

1641

18-O-1641

(Do Not Write Above This Line) #16261

**AN ORDINANCE BY
ZONING COMMITTEE**

Z-18-102 An Ordinance by Zoning Committee to rezone from MR-5A-C (Multifamily Residential Conditional) to MR-5A-C (Multifamily Residential Conditional) for a site plan amendment for property located at **556 Centennial Olympic Park Drive, N.W.** fronting 165.23 feet on the western side of Centennial Olympic Park Drive, N.W. beginning at a point located at the intersection of the westerly right-of-way of Centennial Olympic Park Drive and the northerly right-of-way of relocated Merritts Avenue, N.W. Depth: approximately 632 feet. Area: 3.4714 acres, Land Lot: 79, 14th District, Fulton County, Georgia

OWNER: CENTENNIAL PARK NORTH II, LLC
APPLICANT: CAPSTONE COLLEGIATE COMMUNITIES, LLC
NPU M COUNCIL DISTRICT 4

Adopt AS amended
14Y BN

- 12/3/18
- ☐ CONSENT REFER
☒ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1ST ADOPT 2ND READ & REFER
☐ PERSONAL PAPER REFER

Date Referred 10/15/18
Referred To: ZRB + zoning
Date Referred 11/19/18
Referred To: zoning
Date Referred
Referred To:

Committee
Date 2018/11/18
Chair Carla Smith
Referred To

First Reading

Committee
Date 2018/11/18
Chair Carla Smith
Action NO Recommendation
Fav, Adv, Hold (See rev.side)
Other
Members

Refer To

Committee
Date 2018/11/18
Chair Carla Smith
Action AS Amended
Fav, Adv, Hold (See rev.side)
Other
Members

ADOPTED BY
DEC 03 2018
Refer To
COUNCIL

FINAL COUNCIL ACTION
☐ 2ND
☐ 1ST & 2ND
☐ 3RD

Readings

☐ Consent
☐ V Vote
☒ RC Vote

CERTIFIED
DEC 03 2018

ATLANTA CITY COUNCIL PRESIDENT

Tyler D. Pope

CERTIFIED
DEC 03 2018

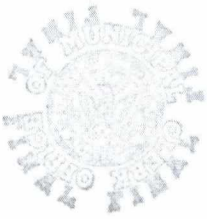
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

DEC 12 2018

WITHOUT SIGNATURE
BY OPERATION OF LAW



City Council
Atlanta, Georgia

18-O-1641

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-18-102

AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM MR-5A-C (MULTIFAMILY RESIDENTIAL CONDITIONAL) TO MR-5A-C (MULTIFAMILY RESIDENTIAL CONDITIONAL) FOR A SITE PLAN AMENDMENT FOR PROPERTY LOCATED AT 556 CENTENNIAL OLYMPIC PARK DRIVE, N.W. FRONTING 165.23 FEET ON THE WESTERN SIDE OF CENTENNIAL OLYMPIC PARK DRIVE, N.W. BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF CENTENNIAL OLYMPIC PARK DRIVE AND THE NORTHERLY RIGHT-OF-WAY OF RELOCATED MERRITTS AVENUE, N.W. DEPTH: APPROXIMATELY 632 FEET. AREA: 3.4714 ACRES, LAND LOT: 79, 14TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: CENTENNIAL PARK NORTH II, LLC APPLICANT: CAPSTONE COLLEGIATE COMMUNITIES, LLC NPU M COUNCIL DISTRICT 4

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 **556 Centennial Olympic Park Drive, N.W.** be changed from MR-5A-C (Multifamily Residential Conditional) to MR-5A-C (Multifamily Residential Conditional) for a site plan amendment; and for other purposes:

ALL THAT TRACT or parcel of land lying in Land Lot 79 of the 14th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If 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 in Section 1 above, the Director, Bureau 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 (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

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

A true copy,

Municipal Clerk

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

DEC 03, 2018
DEC 12, 2018



Conditions for Z-18-102
556 Centennial Olympic Park Drive, N.W.

1. The property shall be developed in accordance with the site plan entitled Centennial Lofts dated August 24, 2018 and stamped received by the Office of Zoning and Development August 30, 2018. Minor changes to the approved site plan may be authorized by the Director, of the Office of Zoning and Development in accordance with Section 16-02.003(7).



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 79, OF THE 14TH DISTRICT OF FULTON COUNTY (CITY OF ATLANTA), STATE OF GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF CENTENNIAL OLYMPIC PARK DRIVE (TOTAL RIGHT-OF-WAY WIDTH VARIES; 35 FEET WEST OF CENTERLINE AT THIS POINT), AND THE NORTHERLY RIGHT-OF-WAY OF RELOCATED MERRITTS AVENUE (50 FOOT TOTAL RIGHT-OF-WAY WIDTH).

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF CENTENNIAL OLYMPIC PARK DRIVE, ON AN ARC OF A CURVE TO THE RIGHT 65.08 FEET (SAID ARC HAVING A RADIUS OF 410.00 FEET AND A CHORD OF NORTH 04 DEGREES 27 MINUTES 52 SECONDS WEST, 65.01 FEET) TO A POINT.

THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY OF CENTENNIAL OLYMPIC PARK DRIVE, NORTH 00 DEGREES 04 MINUTES 58 SECONDS EAST, 285.29 FEET TO THE POINT OF BEGINNING.

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY OF CENTENNIAL OLYMPIC PARK DRIVE, NORTH 89 DEGREES 55 MINUTES 02 SECONDS WEST, 23.18 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388").

THENCE SOUTH 57 DEGREES 41 MINUTES 23 SECONDS WEST, 27.07 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388").

THENCE NORTH 89 DEGREES 55 MINUTES 02 SECONDS WEST, 50.11 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388").

THENCE ALONG AN ARC OF A CURVE TO THE RIGHT 38.07 FEET (SAID ARC HAVING A RADIUS OF 98.00 FEET AND A CHORD OF NORTH 78 DEGREES 47 MINUTES 13 SECONDS WEST, 37.84 FEET) TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388").

THENCE NORTH 67 DEGREES 39 MINUTES 25 SECONDS WEST, 131.40 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388").

THENCE SOUTH 72 DEGREES 53 MINUTES 13 SECONDS WEST, 31.94 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388").

THENCE NORTH 89 DEGREES 55 MINUTES 02 SECONDS WEST, 176.80 FEET TO A POINT.

2-18-102
2013



THENCE NORTH 27 DEGREES 57 MINUTES 31 SECONDS WEST, 22.63 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388").

THENCE SOUTH 62 DEGREES 02 MINUTES 29 SECONDS WEST, 37.23 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388").

THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST, 40.61 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388").

THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 125.82 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388").

THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST, 276.52 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILIER 2388").

THENCE NORTH 89 DEGREES 42 MINUTES 34 SECONDS EAST, 197.84 FEET TO A CONCRETE NAIL FOUND.

THENCE NORTH 00 DEGREES 35 MINUTES 04 SECONDS WEST, 50.00 FEET TO A CONCRETE NAIL FOUND,

THENCE NORTH 89 DEGREES 49 MINUTES 11 SECONDS EAST, 222.42 FEET TO A 1/2" REBAR FOUND.

THENCE SOUTH 00 DEGREES 00 MINUTES 44 SECONDS EAST, 157.63 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILIER 2388").

THENCE SOUTH 89 DEGREES 52 MINUTES 34 SECONDS EAST, 211.56 FEET TO A "X" SCRIBED IN CONCRETE ON THE WESTERLY RIGHT-OF-WAY OF CENTENNIAL OLYMPIC PARK DRIVE (TOTAL RIGHT-OF-WAY WIDTH VARIES; 35 FEET WEST OF CENTERLINE AT THIS POINT).

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF CENTENNIAL OLYMPIC PARK DRIVE SOUTH 00 DEGREES 04 MINUTES 58 SECONDS WEST, 165.23 FEET TO **THE POINT OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING 3.4714 ACRES (151,214 SQUARE FEET) OF LAND.

Office of Planning

2-18-102

55 Holly Ave. SW
Rm. 310
Atlanta, GA



Affordable Housing Impact Statement

Z-18-102

Requirements

Per the requirements of the City of Atlanta, Georgia Code of Ordinances, Chapter 54, Article I, Section 54-2, Affordable Housing Impact Statements shall include a quantitative or numeric section that shall provide numeric estimates of impacts, quantifying numbers of units impacted at certain levels of Area Median Income (AMI) over the 30-year period following the enactment of the legislation; and a narrative section to provide an explanation of the analyses that led to the estimates.

Narrative Section

The ordinance would change the conditions for the existing zoning, MR-5A-C, for the property located at 556 Centennial Olympic Park Drive. The Applicant proposes the construction of 400 apartment units in 3 buildings. The development would be designed to serve students. The property is currently undeveloped, vacant land.

Quantitative/Numeric Section

This legislation, if enacted, is estimated to have a projected impact upon the affordable housing stock of the City of Atlanta over the 30-year period following the enactment of the legislation by:

Adding _0_, preserving _0_, or decreasing _0_ units affordable at 30 percent or below of the Area Median Income (AMI); and

Adding _0_, preserving _0_, or decreasing _0_ units affordable between 30.01 and 50 percent of AMI; and

Adding _0_, preserving _0_, or decreasing _0_ units affordable between 50.01 and 80 percent of AMI; and

Adding _400_, preserving _0_, or decreasing _0_ units affordable above 80 percent of AMI.

Impact

The Applicant proposes the construction of 400 apartments to be distributed in 3 buildings ranging from seven to twelve stories each. They would be marketed toward students. The Applicant estimates that the monthly rent per unit will be \$4,840. The property management would lease by bedroom for an estimated rent of \$1,210 per tenant. However, the affordability of the units will be determined at the level of the unit overall to avoid overestimating the affordability of the housing. The monthly rent of \$4,840 exceeds the affordable rent for



households at 80% of AMI. Therefore, this ordinance is estimated to add 400 units of housing affordable to households above 80% of AMI. No housing would be preserved or decreased as a result of this ordinance because the property is currently vacant, undeveloped land.

The methodology below is used to determine the affordability of the proposed units for households at certain percentages of AMI.

Methodology for Calculating Affordability

The affordability of units at various levels of AMI, whether for rent or sale, is calculated by first examining the income limits provided by the US Department of Housing and Urban Development (HUD). These income limits are published annually for each Metropolitan Statistical Area (MSA). The income limits provided by HUD in April of 2018 for the Atlanta MSA are shown below:

INCOME LIMITS BY HOUSEHOLD SIZE, FY 2018 (BASED ON HUD'S AMI OF \$74,800 FOR THE ATLANTA MSA, RELEASED APRIL 2018.)						
Household Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
30% AMI Limit	\$15,750	\$18,000	\$20,780	\$25,100	\$29,420	\$33,740
50% AMI Limit	\$26,200	\$29,950	\$33,700	\$37,400	\$40,400	\$43,400
80% AMI Limit	\$41,900	\$47,900	\$53,900	\$59,850	\$64,650	\$69,450

To determine the affordable rent or home sales price for households at each level of AMI, the following three assumptions are made:

- 1) Rental housing is affordable when it costs no more than 30% of a household's gross income. Households that pay more than this toward housing costs are considered cost-burdened by HUD.
- 2) Homeownership units are affordable when the purchase price is no more than three times a household's annual income.
- 3) An average of 1.5 persons will reside in each bedroom of a residential unit.

Following this, the number of persons estimated to live in units with different numbers of bedrooms is determined by multiplying the number of bedrooms by 1.5. See the table below for this calculation:



CALCULATION OF ASSUMED HOUSEHOLD SIZE FROM UNIT BEDROOM COUNT					
Number of Bedrooms	0	1	2	3	4
Assumed Household Size	1	1.5	3	4.5	6

This income limit is then taken for the household size that corresponds to the number of bedrooms in the unit, as shown in the table above. If the assumed household size is not a whole number, the income limits that correspond to households for the nearest two whole numbers are averaged.

Affordable Rent Calculation

The calculation of affordable rents is determined by first identifying the income limit for the household size using the methodology shown above. Following this, the income limit is multiplied by 0.3 to cap rent at 30% of household income, divided by 12, and rounded up to the nearest whole number to find the monthly maximum rent. See the examples below.

Studio/Efficiency Calculation for 80% of AMI

0 Bedroom (1.5 Person) = 1 Person Income Limit

$$41,900 (0.3) = 12,570$$

$$12,570 / 12 = 1,047.50$$

Rounded up = \$1,048 maximum rent

1 Bedroom Calculation for 80% of AMI

1 Bedroom (1.5 Person) = 1.5 Person Income Limit

$$(41,900 + 47,900) / 2 = 44,900$$

$$44,900 (0.3) = 13,470$$

$$13,470 / 12 = 1,122.50$$

Rounded up = \$1,123 maximum rent

The following rent limits would apply under this methodology:



AFFORDABLE RENTS, FY 2018 (BASED ON HUD'S AMI OF \$74,800 FOR THE ATLANTA MSA, RELEASED APRIL 2018.)					
Number of Bedrooms	Studio/ Efficiency	1 BR	2 BR	3 BR	4 BR
30% AMI	\$394	\$422	\$520	\$682	\$844
50% AMI	\$655	\$702	\$843	\$973	\$1,085
80% AMI	\$1,048	\$1,123	\$1,348	\$1,556	\$1,736

Disclaimer Statement

Please be mindful that any analysis of the legislation, unless otherwise stated, is based on a summary of the information provided by the Applicant who requested the rezoning/Land Use amendment and in some cases, on public real estate data obtained from the Internet. The analysis does not extend through the next 30 years as required by the City of Atlanta, Georgia Code of Ordinances, Chapter 54, Article I, Section 54-2 because it is impossible to estimate the affordability of market-rate housing beyond the initial lease-up or sale of the units. In addition, any changes to a zoning/Land Use will apply to any future developments, not just the initial development proposed by the current Applicant. Therefore, the Office of Housing and Community Development cannot estimate any future development that may take place on parcel(s) not within this Applicant's scope of work.

With respect to the accuracy of any and all initial estimates of affordability, the estimates that are provided for initial developments are largely dependent on the honesty of Applicants and their willingness to provide the most accurate available data. Data on potential rent, sales price, units to be constructed, the number of bedrooms per unit, etc. are subject to change as developers assess market conditions prior to and throughout construction. Therefore, this data should not be used as a basis to form any quantitative conclusions. For data that may better reflect the Applicant's final building plans, please refer to the issued building permit.

Z-18-102 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM MR-5A-C (MULTIFAMILY RESIDENTIAL CONDITIONAL) TO MR-5A-C (MULTIFAMILY RESIDENTIAL CONDITIONAL) FOR A SITE PLAN AMENDMENT FOR PROPERTY LOCATED AT 556 CENTENNIAL OLYMPIC PARK DRIVE, N.W. FRONTING 165.23 FEET ON THE WESTERN SIDE OF CENTENNIAL OLYMPIC PARK DRIVE, N.W. BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF CENTENNIAL OLYMPIC PARK DRIVE AND THE NORTHERLY RIGHT-OF-WAY OF RELOCATED MERRITTS AVENUE, N.W. DEPTH: APPROXIMATELY 632 FEET; AREA: 3.4714 ACRES; LAND LOT: 79, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CENTENNIAL PARK NORTH II, LLC; APPLICANT: CAPSTONE COLLEGIATE COMMUNITIES, LLC; NPU M COUNCIL DISTRICT 4

VOTE RECORD - ORDINANCE 18-O-1641						
☐ ADOPTED ☐ ADVERSED ☐ FAVORABLE ☐ ACCEPTED AND FILED ☐ FIRST READING ☐ SECOND READING ☐ THIRD READING ☐ FOURTH READING ☐ FIFTH READING ☐ REFERRED TO COMMITTEE ☐ HELD IN COMMITTEE ☐ TABLED ☐ DEFERRED ☐ RECONSIDERED ☐ FILED ☒ ADOPTED AS AMENDED ☐ AMENDED ☐ ACCEPTED ☐ SUBSTITUTED ☐ AMENDED SUBSTITUTE ☐ FILED BY COMMITTEE ☐ REFERRED TO ZRB AND ZC ☐ REFERRED WITHOUT OBJECTION ☐ ADOPTED ON SUBSTITUTE ☐ ADOPTED SUBSTITUTE AS AMENDED ☐ FORWARDED WITH NO RECOMMENDATION ☐ REFERRED TO SC ☐ FILED WITHOUT OBJECTION ☐ FAILED						
			YES/AYE	NO/NAY	ABSTAIN	ABSENT
	MICHAEL JULIAN BOND	VOTER	☒	☐	☐	☐
	MATT WESTMORELAND	VOTER	☒	☐	☐	☐
	ANDRE DICKENS	SECONDER	☒	☐	☐	☐
	CARLA SMITH	MOVER	☒	☐	☐	☐
	AMIR R FAROKHI	VOTER	☒	☐	☐	☐
	CLETA WINSLOW	VOTER	☒	☐	☐	☐
	NATALYN MOSBY ARCHIBONG	VOTER	☒	☐	☐	☐
	JENNIFER N IDE	VOTER	☒	☐	☐	☐
	HOWARD SHOOK	VOTER	☒	☐	☐	☐
	JP MATZIGKEIT	VOTER	☒	☐	☐	☐
	DUSTIN HILLIS	VOTER	☒	☐	☐	☐
	ANDREA L BOONE	VOTER	☒	☐	☐	☐
	MARCI COLLIER OVERSTREET	VOTER	☒	☐	☐	☐
	JOYCE M SHEPERD	VOTER	☒	☐	☐	☐



18-O-1641

**Adopted by the Atlanta City Council
December 3, 2018**

APPROVED

DEC 12 2018

**WITHOUT SIGNATURE
BY OPERATION OF LAW**

MAYOR'S ACTION