



APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)
For SPI, Beltline, LW, MR, MRC & NC Zoning Districts
City of Atlanta, Office of Planning (404-330-6145)

File No.: **BL-15-041**

APPLICANT (name) Patrick Leonard

COMPANY RP Grant Park, LLC

ADDRESS PO Box 260007 Atlanta, GA 31126

PHONE NO. 404-855-5854 **EMAIL** patrick.leonard@rocapoint.com

PROPERTY LANDOWNER RP Grant Park, LLC

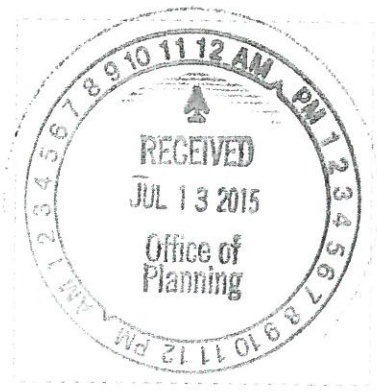
ADDRESS PO Box 260007 Atlanta, GA 31126

PHONE NO. 404-855-5854 **EMAIL** patrick.leonard@rocapoint.com

ADDRESS OF PROPERTY 1144 Avondale Avenue

Land District 14 Land Lot 23 Council District 1 NPU W

Is property within the BeltLine Overlay District? Yes No Zoning Classification MR4A-C



INSTRUCTIONS (approved SAP plans shall be included in Building Permit Application submittal to the Office of Buildings):

- **Demolition Permits:** Applications for demolition permits shall not be approved until the SAP is approved.
- **Signage:** SAP approval for free-standing/monument and/or projecting structures only. Signage approval issued by Office of Buildings.
- **Submittal Package Requirements (See detailed checklist):**
 - 1) **Project Summary:** Provide cover letter describing new construction, alterations, repairs or other changes to the exterior of existing structures and/or the site. Requests for administrative variations must be accompanied by a written justification for each.
 - 2) **Property Survey:** Submit two (2) copies. Lot consolidation, replatting or subdivision may be required prior to approval of SAP.
 - 3) **Site Plan (released for construction and sealed) and Building Elevations:**
 - a. **Initial Plan Submission:** Two (2) copies for initial review (four (4) copies that require DRI & NPU review). Also, copies of applicable Rezoning Legislation, Special Use Permit, Variance or Special Exception letters from Board of Zoning Adjustment.
 - b. **Final Plan Submission (after staff review) incorporating staff comments:** 11 copies of site plan and 5 copies of elevations.
 - c. **Other information:** Additional plans or documents may be required at the discretion of the Office of Planning.
 - 4) **Property Owner Authorization:** Submit required notarized owner consent per attached form.
 - 5) **Notice to Applicant:** Submit attached form with signature and date.
- **Additional Submittal Requirements (as applicable):**
 - **Photographs (buildings/site):** Show existing conditions for alterations to exterior building facades and/or site modifications.
 - **Shared Off-site Parking:** Requests for approval of off-site parking submit materials on Shared Off-site Parking checklist.
 - **BeltLine, NC-2, NC-6, NC-10, NC-11, NC-12, & NC-14 Districts:** Pre-application conference with Planning Staff is required prior to SAP submittal. **INCLUDE EXTRA COPY OF SUBMITTAL PACKAGE** for the required 21-day NPU review period as detailed below. Submit one application and three sets of drawings, staff will make copies of the stamped received application for you.
 - Mail a copy of the submitted SAP application & drawings **stamped received by the Office of Planning** to the NPU.
 - Submit a copy of U.S. Postal Service Certificate of Mailing and notarized Affidavit of NPU Notification as soon as possible to complete the application submission and begin the plan review period.
 - **Development Review Committee (DRC):** Projects within SPIs 1, 9, 12, 15, 16, 17 districts may require review by DRC.
 - **Development of Regional Impact (DRI) Study:** Developments either; over 300,000 sf; or greater than 400 residential units; or a mixed-use development with more than 222 residential units require a DRI approval by GRTA and ARC.
 - Initial submission: DRI Form 1 with the SAP application. Planning staff will then submit information to GRTA and ARC.
 - Final submission: Copy of the DRI Notice of Decision letter shall be printed on the final site plan submission.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** consultation meeting with DWM is REQUIRED to determine applicable stormwater improvements. Call 404-330-6249 or visit www.atlantawatershed.org/greeninfrastructure
- **Fees (non-refundable):** Payable to the "City of Atlanta" in the form of cash, credit card, personal or cashier check, or money order.
 - Exterior demo, outdoor dining new/expansion, or non-expansion: \$250.
 - Developments < 50,000 sqft of floor area: \$500.
 - Developments 50,000 to 250,000 sqft of floor area: \$1,000.
 - Developments ≥ 250,000 sqft of floor area: \$1,500.

I HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY. I HEREBY DEPOSE THAT ALL STATEMENTS HEREIN ATTACHED & SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date 7/10/2015 **Signature of Applicant** [Signature], Manager

The City Code provides that Planning Director shall review each request for an SAP within 30 days of a filing of a **completed*** application. (Atlanta Code Chapter 16, Section 16-25). * **Note: NPU/DRC notification and review, as applicable, are required to complete the SAP application.**

(FOR OFFICE OF PLANNING OFFICE USE ONLY)

The above request for a Special Administrative Permit (SAP) was approved or denied on _____
See attached **Special Administrative Permit Approval Form(s)** for detailed approval information.

Signed for Director, Office of Planning

Staff Reviewer - Print Name



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notice to Applicants

File # BL-15-041

The applicant hereby acknowledges notification that in the process of design review in connection with the issuance of a **Special Administrative Permit (SAP)**, the City of Atlanta Office of Planning (OOP) will only review such documents as are deemed necessary for the approval of a project concept in compliance with the district regulations set forth in the City of Atlanta Zoning Code. Such documents may include, without limitation, the elevations of the structures proposed and site plans specifying the arrangement of such structures and other features of the project, but generally will not include a full set of construction drawings. This level of review is for the purpose of determining compliance with those sections of the Zoning Code applying to the district where the project is located or to be located and to allow the applicant the flexibility to receive approval for a project concept without the requirement that a full set of construction drawings, that would otherwise be necessary to obtain a building permit, be prepared, presented and reviewed.

It is the applicant's duty to ensure that all drawings or plans, that may be required for further permitting of the actual construction of the project, will result in a finished project that complies with the elevations, site plan and other plans on which the SAP was granted. The applicant is further notified that neither the Office of Buildings nor any of the other City of Atlanta agencies that review any other part of the overall project plans for compliance to building codes, zoning codes, the tree preservation, the riparian buffers ordinance, land disturbance regulations, drainage and sewer capacity or any other regulations in effect at the time of plan review have the authority to approve any changes to the exterior appearance of structures or site plans in a SAP.

It is the responsibility of the applicant to ensure that any changes required, requested, or allowed by any other City agency or any other agency reviewing the plans during any part of the building permit process will not alter the exterior appearance of any structure or cause the relocation, rearrangement and/or reorientation of any feature of the site plan. Therefore, it is important for the applicant to be aware that even changes which may be in compliance with other codes, including without limitation, an increase to the height of the structure, whether resulting from changes to the foundation plan or the grading plan of the site, alterations to the interior layout of the structure that affect the location or size of exterior doors or windows, or changes to the method of construction for any floor of a structure or the roof of any structure, may affect the exterior appearance in a manner which could cause the finished structure to be out of compliance with the elevations approved by the OOP.

The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the OOP. This includes, without limitation, any such changes that might affect the setbacks of any structure, the orientation of structures or features on the lot, including, without limitation, accessory buildings, the location and size of driveways, walkways, fences, parking pads, parking spaces, loading zones and service areas. It shall be the responsibility of the applicant to ensure that any changes required by any agency reviewing plans for the project remain consistent with the site plan and elevations approved by the OOP. It shall be the responsibility of the applicant, not the OOP, to monitor any plan changes during the permitting of the project to be sure that such changes do not affect the elevations and site plan approved by the OOP at the time of issuance of the SAP.

It is also the responsibility of the applicant to ensure that any changes made on site during the construction of the project, regardless of whether such changes are approved by a City building inspector, or representative of another City agency as being in compliance with the building codes or other applicable codes, do not result in a change to the exterior appearance of a structure or in a change to the site plan. The City of Atlanta Zoning Ordinance provides a process under which changes to the elevations and site plan in a SAP may be approved, however such approval is not guaranteed and the applicant is hereby notified that such changes are based on the application of the district regulations and not on the fact that a hardship, financial or otherwise may result if such permission is not given. The duty to adequately monitor the construction of the project to ensure compliance to the approved SAP and or any other City permit shall at all times be on the applicant, who assumes all risk of loss, financial or otherwise, from enforcement actions that result from the failure to comply with the SAP or any other City permit.

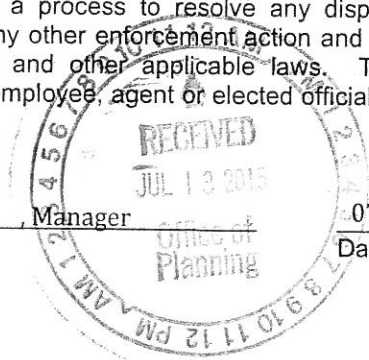
The applicant acknowledges that relief from any stop work order or other enforcement action, whether resulting from action taken by the OOP staff, the Office of Buildings staff or by the staff of any other City agency, must be appealed within the time and in the manner provided by the City Code. The applicant further acknowledges that the decision to apply to the OOP for permission to alter the approved plans is not an appeal of a stop work order or other enforcement action. The applicant acknowledges that it is solely within their own discretion to choose a process to resolve any dispute arising from the interpretation of any ordinance, the issuance of a stop work order or any other enforcement action and that the resolution of any such matter shall be made in compliance with the City Code and other applicable laws. The applicant further acknowledges that no written or oral representation of any City officer, employee, agent or elected official can waive or modify the City Code.

RP Grant Park, LLC

Patrick Leonard

Applicant Printed Name

Applicant Signature



Manager

07-10-15

Date



STORMWATER CONCEPT PLAN AND CONSULTATION MEETING RECORD
DEPARTMENT OF WATERSHED MANAGEMENT
CITY OF ATLANTA

Contact the Site Development Office, 404-330-6249, to schedule a meeting time.

Site Name Avondale Ave Project Representative Chris Stellhut
 Address 1144 Avondale Ave Watershed Representative Cory Rayburn
 Date of Meeting Request 3/23/15 Date of Meeting 3/26/15

For applicable developments (see below), a stormwater concept plan and consultation meeting is required early in the design process. The project's engineer and Site Development staff shall discuss the post-development stormwater management measures necessary for the proposed project and to assess constraints, opportunities and ideas for better site design, green infrastructure and runoff reduction techniques early in the design process. This consultation meeting shall be held prior to submittal of an application for a building permit (BB) or land disturbance permit (LD).

Per the City of Atlanta's Post Development Stormwater Management Ordinance, the project's engineer must present a Stormwater Concept Plan to Site Development Staff for the following activities:

- New commercial development (Greenfield) that involves the creation of any impervious cover;
- Commercial redevelopment that includes the creation, addition, or replacement of 500 square feet of impervious cover or more;
- Commercial development or redevelopment that disturbs one acre of land or more; and,
- Commercial demolition projects that leave in place more than 500 square feet of impervious cover.

For more information regarding the applicability and exemptions of the City's Post Development Stormwater Management ordinance, see Chapter 74-Environment, Article X. Section 74-504 of the city code.

The Stormwater Concept Plan should include the following:

- Project description;
- A preliminary survey showing the following:
 - Property lines, existing conditions, general topography, general soil conditions, easements, and adjacent rights-of-way;
 - Location of all state waters, wetlands, applicable buffers, and floodplains;
 - Any critical areas of the site which may affect the control of stormwater during and post-construction (steep slopes, eroded areas, buffers, invasive species, existing stormwater infrastructure, undersized culverts, floodplains, wetlands, etc.);
 - A conceptual grading plan;
 - Location and limit of proposed structures, land disturbing activities, demolition, and impervious surfaces;
 - Infiltration rates shall be determined by soil surveys, on-site soil analysis, double-ring infiltrometer or percolation test. If a site has been previously developed or graded or contains urban soil types, a double-ring infiltrometer or percolation test is required. The test locations must be in the region where infiltration practices are proposed at the appropriate depth; and,
 - Preliminary selection and location of proposed structural stormwater controls; location of existing and proposed conveyance systems such as grass channels, swales, and storm drains; flow paths; relationship of site to upstream and downstream properties and drainages; and preliminary location of proposed stream channel modifications, such as bridge or culvert crossings.

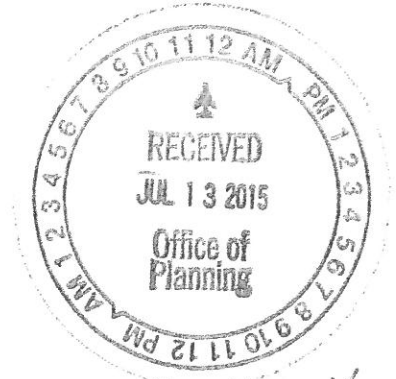


SOUTHEASTERN ENGINEERING, INC.

2470 Sandy Plains Rd
Marietta, GA 30066
P (770) 321-3936
F (770) 321-3935

Date: 7/10/2015

Mr. Karl Smith-Davids
City of Atlanta
Office of Planning
Suite 3350
Atlanta Georgia 30303



RE: Avondale Avenue SAP Plan Submittal

Mr. Smith-Davids,

SEI, on behalf of RP Grant Park, LLC, is pleased to submit this Special Administrative Permit application package for a new townhome development at 1144 Avondale Avenue. The proposed development consists of an assemblage of several existing parcels (formerly 1104, 1144 and 1174 Avondale Ave.) that have been consolidated into one parcel represented by the common rezoning of MR4A-C/Beltline per 12-O-1614 Z-12-43.

The properties are currently characterized by a mixture of old growth forest and reclaimed landfill. The properties are currently a part of the Georgia EPD Brownfield sites program wherein a portion of the property is currently under remediation action to remove contaminated soils. There are no permanent structures currently on the property.

The proposed development will consist of 104 single family townhomes of varying dimensions. The streets have been laid out with respect to the Street Grid plan included as a stipulation of the Z-12-43 zoning case. Additionally, the proposed site plan has been developed utilizing the Beltline Street Single Family typology (as directed by the street grid stipulations of Z-12-43 and as published in the Atlanta Beltline Sub Area 3 Master Plan).

We seek an administrative variance from requirements outlined in the Beltline Overlay District Regulations Section 16-36.017, Item 2b and Section 16-36.017, Item 5. Each of these sections refer to the placement of garage entrances and the driveway access to them. We seek relief from these sections because the planned residences along the east roadway adjacent to Intrenchment Creek (Units 73 – 104) will front a community green space and amenity area. We wish to allow the rear loaded garage of each of these townhomes face the street and be accessed by a driveway that connects to the street. The rear facades of these units will be designed to mimic the appearance of a house front and contain decorative garage doors.

We also seek concurrence with our interpretation of the Street Single Family roadway typology adjacent to Intrenchment Creek. A stipulation of the zoning conditions, Item 6.b of Z-12-43, requires that the "Stream buffer shall include a fully publicly accessible 8-foot wide concrete path along the western side of the stream between East Confederate and to within 50 feet of the southernmost property line". We ask that the location of this path within the stream buffer and its proximity to the roadway offset the requirement to install a 6' sidewalk on the eastern side of the street as specified in the Beltline Sub Area 3 Master Plan Street Single Family typology.

SEI and RP Grant Park, LLC appreciate your consideration of review of this Special Administrative Permit and request for administrative variances.

Sincerely,

Chris Shelnett
Southeastern Engineering, Inc.



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications

File # BL-15-041

Residential Open Space Requirements (refer to Chapter 28 for clarification)

Definitions and Methods of Calculation

- **LUI** = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations)
- **TOSR** are calculated only for residential developments. TOSR includes the total horizontal area of uncovered open space plus 1/2 of the total horizontal area of covered open space subject to the limitations in Section 16-28.010 (4). Covered total open space is the open space closed to the sky but having two clear unobstructed open or partially open (50% or more) sides.
 - TOSR required = (LUI table) X (GLA).
 - TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces).
- **UOSR** requirements are calculated using the residential FAR (of the corresponding net lot or GLA lot sized used to calculate FAR) for both residential and mixed-use developments. It does not include areas for vehicles. However, newly created on-street parking (outside of existing travel lanes) and new streets may be counted towards the UOSR calculations as specified in the district regulations.
 - UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR).
 - If GLA is used for USOR, than the amount provided shall be = (NLA) – (area of building footprint + surface area of parking lots, and driveways) + (balconies, rooftop terraces, and landscaped areas on sidewalks within the adjacent right-of-way).

TOSR: Total Open Space Requirements for Residential Only Projects

(Not required in SPI-9, SPI-16, SPI-17, SPI-18, SPI-20, SPI-21, MRC, MR, or LW districts, or in mixed-use developments.)

	Ratio	Total Square Footage
Minimum Required	.69	239,728.77 SF
Provided	.71	254,249 SF

Square Footage breakout of UNCOVERED TOSR amount provided by the following:

GLA minus building square footage	254,249 SF
Open exterior balconies (per Section 16-28 or district regs)	
Roof area improved as recreation space	

Square Footage breakout of COVERED TOSR amount provided by the following:

Areas closed to the sky (roof) but having two sides with a minimum of 50% open	
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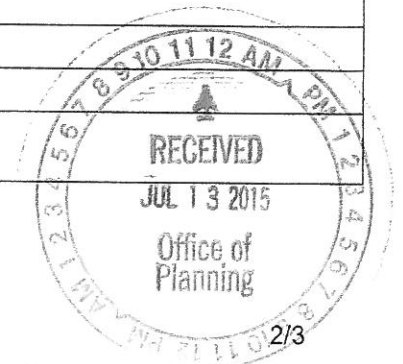
UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments

(These are areas not counted towards Public Space Requirements)

	Ratio	Total Square Footage
Minimum Required	.40	130,157.2
Provided	.44	146,111

Square Footage Breakdown of UOSR amounts provided by the following:

Balconies	113,177
Rooftop Terraces	
Landscaped Areas and Plazas	113,177
Portions of Sidewalks on Private Property	32,934
Portions of Landscaped Areas in Right-of-way adjacent to Property	





City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications

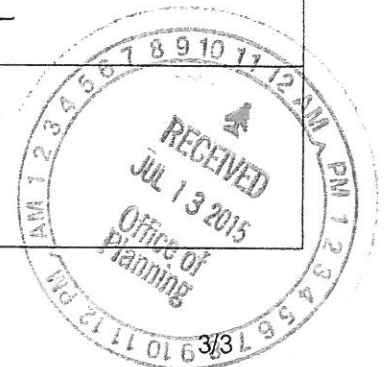
File # BL-15-041

Non-Residential Public Space Requirements (refer to Chapter 28 for clarification)

PSR: Public Space Requirements for Non-residential & Mixed-use Developments (These are areas not counted towards UOSR)		
Public Space provided = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required		
Provided		
Square Footage Breakdown of PSR amounts provided by the following:		
EXTERIOR (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)		
INTERIOR (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)		

Parking and Loading Requirements (refer to district regulations and Chapter 28 for clarification)

Residential Unit Breakout				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
0				
On-site Parking Spaces	Residential		Non-residential Uses	
Minimum Required	100			
Provided	104			
Maximum Allowed	208			
Bicycle Parking Spaces	Residential		Non-residential Uses	
Minimum Required	1			
Provided	50			
On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)				
	Residential/Hotel		Non-residential Uses (break out by use)	
Minimum Required (specify for each use)	-		-	
Provided (specify for each use)	-		-	





City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications

File # BL-15-041

These forms are intended to assist applicants in preparing the required submission materials for a Special Administrative Permit approval. In addition to these forms to be completed by the applicant, all applicable specifications should be shown on the **site plan in chart form**. Items omitted will delay the plan review process. Refer to City of Atlanta Zoning Code (Chapters 8, 19, and 28) for clarification.

Definitions and Methods of Calculation

- Net Lot Area (NLA) = length of property line X width of property line
- GLA for corner lots = (NLA) + [(street "A" right-of-way width +2) X (street "A" length of property line)] + [(street "B" right-of-way width +2) X (street "B" length of property line) + [(street "A" right-of-way width +2) X (street "B" right-of-way width +2)]
- GLA (with only one front yard adjacent to street) = (NLA) + [(street right-of-way width +2) X (length of front property line)]
- GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width.
- GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts.
- Building Lot Coverage provided = (net lot area minus area of building footprint) ÷ (net lot area)

Lot Size (in square footage)

Gross Land Area (GLA)	347,433 SF
Net Lot Area (NLA)	325,393 SF

Floor Area Ratio (FAR) – as applicable. Check which used for residential: GLA, or NLA

	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage
Base Allowed	.74	484,835 SF		
Base Provided	.74	232,960 SF		
Bonus Allowed				
Bonus Provided				

Bonus FAR Program (check bonus utilized if applicable)

Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>
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Residential Units

Total Provided: _____

Number of Units Provided (without bonus)	104
Number of Bonus Units Provided (without workforce housing)	-
Number of Bonus Workforce Housing Units Provided (20% required)	-
Total Number of Units per Acre	-

Building Coverage or Lot Coverage (check applicable as required per zoning district)

	Percentage (%)	Square Footage
Max. Permitted		
Provided		

Fenestration (% of each street-fronting facade calculated separately, per district regulations)

	Residential Façade Percentage (%)		Non-residential Façade Percentage (%)	
	on Local Street	on Arterial/Collector	on Local Street	on Arterial/Collector
Min. Required				
Provided (specify for each street)				

