



**OFFICE OF ZONING AND DEVELOPMENT**

55 Trinity Avenue S.W., Suite 3350  
Atlanta, Georgia 30303  
(404) 330-6145

APPLICATION #: **Z-23-045**

DATE ACCEPTED **06/30/2023**

**NOTICE TO APPLICANT**

Address of Property:

**1990 Defoor AVE NW**

City Council District: **9** Neighborhood Planning Unit (NPU): **D**

Zoning Review Board (ZRB) Hearing Date:

**Thursday, September 07 or 14, 2023 at 6:00 p.m.**

Council Chambers, 2nd Floor, City Hall  
55 Trinity Avenue, S.W.

The contact person for NPU D is:

**James "Jim" Martin**  
**404-351-6949**  
**james.martin@me.gatech.edu**

Contact info for adjacent NPUs is provided below if necessary:

**Additional Contacts:**

Z-23-045



Please contact the person(s) listed above within five days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,

*Kenneth Jordan*

KJ, for Director, Office of Zoning and  
Development

*Jessica Hill*

Jessica Hill



Department of  
**CITY PLANNING**



Office of the Commissioner  
55 Trinity Avenue, Suite 1450  
Atlanta, Georgia 30303  
Email: [CRC@atlantaga.gov](mailto:CRC@atlantaga.gov)

### CONCEPT REVIEW COMMITTEE LOG

<b>CRC Date:</b>	June 23, 2023	<b>CRC#:</b>	CRC-2023-00065
<b>Site Address:</b>	1990 Defoor Ave, NW		
<b>Applicant Name:</b>	Jessica Hill		
<b>Applicant Email:</b>	<a href="mailto:Jessica.Hill@troutman.com">Jessica.Hill@troutman.com</a>		
<b>Summary of Request:</b>	<b>Rezoning</b> from I-1/UWO to MR-4A/UWO from redevelopment of existing industrial manufacturing site with multi-family development.		

City Representative	COMMENTS
<b>OFFICE OF ZONING &amp; DEVELOPMENT</b>  *Tatum Jordan-Madden, <a href="mailto:TJordan-Madden@atlantaga.gov">TJordan-Madden@atlantaga.gov</a>	<ul style="list-style-type: none"> <li>○ Land use amendment required</li> <li>○ Proposal seems consistent with residential element on east side of rail line</li> <li>○ Be sure proposed connections to the site can accommodate expected traffic</li> <li>○ Consider integrating development into surrounding area better</li> </ul>
<b>OFFICE OF DESIGN / HP STUDIO</b>  *Susan Coleman, <a href="mailto:SuColeman@atlantaga.gov">SuColeman@atlantaga.gov</a>	<ul style="list-style-type: none"> <li>● Connect with the existing community or area.</li> <li>● Design to be reflective of the existing or historic houses.</li> </ul>
<b>DEPT. OF WATERSHED MGMT. / SITE DEVELOPMENT</b>  *Lateef Balogun, <a href="mailto:LBalogun@atlantaga.gov">LBalogun@atlantaga.gov</a>	<p>Multiple storm pipes observed on site per city GIS. -Detailed survey must depict all existing easements and not to be impacted</p>



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<p style="text-align: center;"><b>ATL DEPT. OF TRANSPORTATION</b></p> <p>*Juan Rodriguez, <a href="mailto:JCRodriguez@atlantaga.gov">JCRodriguez@atlantaga.gov</a></p>	<ul style="list-style-type: none"> <li>• Please consult MARTA for the Bus stop on Defoor Ave near your entrance and label on the plans for any further information please contact Mr. John Saxton <a href="mailto:jmsaxton@AtlantaGa.Gov">jmsaxton@AtlantaGa.Gov</a>, Will be necessary to provide adequate connections for community transportation.</li> <li>• Provide bike stripping transition in front of the driveway apron. Please use the link to Streets Atlanta. <a href="https://www.atlantaga.gov/government/departments/transportation/strategy-and-planning/-fsiteid-1">https://www.atlantaga.gov/government/departments/transportation/strategy-and-planning/-fsiteid-1</a> <a href="https://www.atlantaga.gov/home/showpublisheddocument/48107/637353603402070000">https://www.atlantaga.gov/home/showpublisheddocument/48107/637353603402070000</a></li> <li>• Provide, and display in the drawing, the standard detail that applies to your road frontage. 1. driveway apron TR-B_DR005 (your driveway flares should be inside of your property and do not cross the property line. 2. sidewalk uses TR-B_SW004 (eliminate any ADA issue on the sidewalk and provide an adequate transition to the existing path) 3. Match with the existing curbing on site (install or reset 6 inches over the street level) 4. Stop sign and stop bar.</li> <li>• ATLDOT will not allow the installation of any trees near the driveway that can block the sight distance. This entrance already has his on the challenge and adding more will not be permitted. Provide a sight distance study for the proposed curb cut and relocate any obstruction as a result of the report for each curb proposed under the proposal to be connected to a public road. The other trees shall be limbed up a minimum of 7 feet at the time of installation (IN PERPETUALLY) to keep buffer zones clear at the triangle's sight distance.</li> <li>• Thank you for the street lights proposed this will be reviewed later under the official proposal. Please contact me, if you need further clarification Stephen A. Adesanya: <a href="mailto:asadesanya@atlantaga.gov">asadesanya@atlantaga.gov</a> 470-542-9656 Office 404-658-7862 (Ext. 15).</li> <li>• Consult the ATLDOT ROW Manual for additional information and requirements about performing work in the City of Atlanta (COA) ROW. The manual can be found at the <a href="https://app.apply4.com/uploads/instance_document/file/832/COAROWManual_2ndEdition_DE.pdf">https://app.apply4.com/uploads/instance_document/file/832/COAROWManual_2ndEdition_DE.pdf</a></li> </ul>
<p style="text-align: center;"><b>OFFICE OF BUILDINGS / ARBORIST DIVISION</b></p> <p>*Marty Ussery, <a href="mailto:MUssery@atlantaga.gov">MUssery@atlantaga.gov</a></p>	<p>Design should be implemented which minimizes impact to trees. Trees must be replaced on a tree per tree basis to the maximum amount, that is feasible. If any trees are impacted (requiring a prescription) or destroyed on adjacent property, boundary tree agreements will be required. Information about tree protection plans and ordinance updates can be found at: <a href="https://www.atlantaga.gov/home/showpublisheddocument/58784/638167412801730000">https://www.atlantaga.gov/home/showpublisheddocument/58784/638167412801730000</a> <a href="https://www.atlantaga.gov/home/showpublisheddocument/58782/638167378896370000">https://www.atlantaga.gov/home/showpublisheddocument/58782/638167378896370000</a></p>
<p style="text-align: center;"><b>ATL FIRE RESCUE DEPT.</b></p> <p>*Kenneth Oliver, <a href="mailto:KCOliver@atlantaga.gov">KCOliver@atlantaga.gov</a></p> <p>*Tommie Dunson, <a href="mailto:TDunson@atlantaga.gov">TDunson@atlantaga.gov</a></p>	<p>See 2018 International Fire Code (IFC) / Section 510: <a href="https://codes.iccsafe.org/content/IFC2018/">https://codes.iccsafe.org/content/IFC2018/</a></p> <p>Contact representative to address any questions.</p>

\*\*Disclaimer: If the plans submitted to the CRC are significantly altered prior to submittal with subsequent reviews, the comments received from CRC will not apply.



Department of  
**CITY PLANNING**

Office of the Commissioner  
55 Trinity Avenue, Suite 1450  
Atlanta, Georgia 30303  
Email: [CRC@atlantaga.gov](mailto:CRC@atlantaga.gov)

**OFFICE OF BUILDINGS /  
BUILDINGS DIVISION**

\*Arthur Nerbas,  
[ANerbas@atlantaga.gov](mailto:ANerbas@atlantaga.gov)

- Contact representative for comments and questions.



**APPLICATION FOR REZONING**

Date: 6/29/23

Summary of Proposed Project: See attached

**REZONING REQUEST**

PROPERTY ADDRESS: 1990 Defoor Avenue, NW PARCEL ID 17 0193 LL123

City Atlanta State GA Zip Code 30318

The subject property fronts 73.57 feet on the west side of Defoor Avenue

Depth: varies Area: 5.604 acres Land Lot: 193 Land District: 17 - Fulton County, GA.

Council District: 9 Neighborhood Planning Unit: D

The undersigned, having interest in the property herein described, respectfully petitions that said property be rezoned from

I-1/UWO

to

MR-4A/UWO

Existing Zoning (s)

Proposed Zoning (s)

**CDP REQUEST (if applicable)**

MDR

to

HDR

Existing Land Use

Proposed Land Use

**APPLICANT INFORMATION**

Name of Applicant 1990 Defoor Avenue, LLC (404) 885-3925 jessica.hill@troutman.com and  
Daytime Phone (678) 702-5200 email thierry@francoisandco.com

Address 1990 Defoor Avenue, NW, Atlanta, GA 30318  
street city state zip code

Name of Property Owner 1990 Defoor Avenue, LLC and 1990 Defoor Avenue II, LLC Phone (678) 702-5200

Address 1990 Defoor Avenue, NW, Atlanta, GA 30318  
street city state zip code

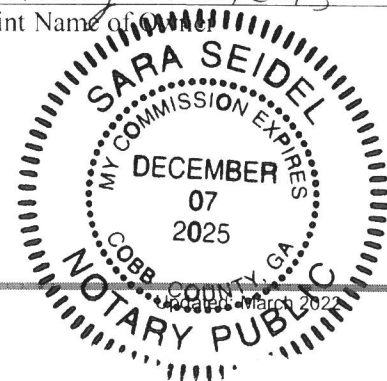
**Applicant affirms that he/she is the applicant for the property described in the attached legal description, which is made part of this application.**

[Signature]  
Owner or Agent for Owner (Applicant)

Thierry Francois  
Print Name of [Signature]

Sworn To And Subscribed Before Me This 29 Day Of 06, 20 23.

[Signature]  
NOTARY PUBLIC



# AUTHORIZATION TO INSPECT PREMISES


(Attachment 1)

With the signature below, I authorize the staff of the Office of Zoning and Development of the City of Atlanta to inspect the premises, which are the subject of this rezoning application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

  
\_\_\_\_\_  
Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 29 day of June, 2023.

  
\_\_\_\_\_  
Notary Public

12/7/25  
\_\_\_\_\_  
Commission Expires



Z-23-045





**SUMMARY**  
1990 Defoor Avenue

This application requests a rezoning on the 5.604 acre property located at 1990 Defoor Avenue from Light Industrial (I-1)/Upper Westside Overlay (UWO) to Multifamily Residential-4A (MR-4A)/UWO. Currently the property is a manufacturing facility operated by Francois & Co. for surface and architectural elements such as flooring, mantels and similar building components. Due to a need for expansion and challenges with truck access to the property, Francois & Co. is relocating its operations.

The purpose of this application is to accommodate the redevelopment of the property with a multifamily development. The proposed multifamily development will contain 341 dwelling units with 333,200 square feet of floor area. Parking will be provided in a parking garage to be constructed as part of the project. Access to the property will be provided from Defoor Avenue. Concurrently with this application the applicant has also filed an application to amend the Comprehensive Development Plan (CDP) from Medium Density Residential (MDR) to High Density Residential (HDR) to accommodate the rezoning.

**DOCUMENTED IMPACT ANALYSIS**

**(1) Compatibility with comprehensive development plans; timing of development.**

The CDP designation for the property is MDR. The proposed rezoning is not consistent with the CDP designation, which necessitates the request to amend the designation to HDR. Notwithstanding the foregoing, the current I-1 zoning district and manufacturing operation on the property are also incongruent with the current MDR comprehensive development plan designation. While the proposed rezoning is not consistent with the CDP, the multifamily development proposed by this application is consistent with the character and trend of development in the area. The CDP character area for the property is Industrial but is immediately adjacent to properties designated as Traditional Neighborhood Redevelopment that has a policy of encouraging compatible infill development on lots with vacant or deteriorating commercial buildings. Although not vacant, the current manufacturing operation is located in an industrial building constructed in 1974 which has deteriorated due to the industrial nature of the current use. If approved, the development will promptly commence the permitting process.

**(2) Availability of and effect on public facilities and services; referrals to other agencies.**

All necessary public facilities and services are available to this property.

**(3) Availability of other land suitable for proposed use; effect on balance of land uses.**

There is not any other property in the immediate area that is similarly sized and suitable to accommodate the proposed use. The balance of land uses will not be adversely affected by the proposal as the proposed multifamily use of the property is consistent with the existing multifamily residential character of development in the immediate and



surrounding area. Further, the CDP recommends residential use on the property which suggests the proposed zoning to transition from industrial to residential use is appropriate.

**(4) Effect on character of the neighborhood.**

The neighborhood is developed with a variety of uses including multifamily residential, single family residential and varying industrial and commercial uses. Defoor Avenue specifically is primarily residential, with several multifamily developments in the immediate vicinity of the property, including immediately abutting to the north and east. There is a railroad line adjacent to the property on the west that isolates the property from industrial uses farther west. All properties on the east side of the railroad south of Collier Road for many blocks have residential CDP designations and are developed with residential uses. A redevelopment of the property with a new multifamily development will add to and diversify the area with new housing supply. Further, the existing industrial operation of the property is incompatible with the neighborhood. The use generates significant truck traffic which is impactful on the use of Defoor Avenue by passenger vehicles and other modes of transportation. Additionally, the current use includes outdoor storage areas and an active industrial use that is misaligned with the surrounding residential neighborhood. The change from I-1 to MR-4A will be beneficial for the character of the neighborhood.

**(5) Suitability of proposed use.**

The immediate vicinity of the subject property includes the Marquis Midtown West apartment development to the north, the Defoors Ridge Apartments across Defoor Avenue to the east, Defoors Court condominiums to the east and Brickton Place condominiums also located to the east. To the west across the railroad right of way are a number of commercial and industrial uses including Georgia Pacific, Round Trip Brewing Company, Saltbox and Zep Superior Solutions. While in proximity, the railroad right of way provides a significant barrier between the property and the more commercial and industrial nature of the uses located to the west. The development proposed by this application is not only suitable but also complementary to the existing mix of residential uses in the immediate area.

**(6) Effect on adjacent property.**

As noted above, the adjacent properties largely include other residential developments. The zoning would replace an existing industrial use with a residential use that is more congruent with the adjacent multifamily properties. Further, the property is depressed topographically from the properties to the north and east which provides a unique opportunity for a project of this scale as an infill development. The adjacent properties will benefit from the removal of an industrial zoning and use and replacement with a multifamily use more aligned with the adjacent uses.



**(7) Economic use of current zoning.**

Due to significant topography, the location of the property on Defoor Avenue and adjoining residential uses to the north and east, industrial use of the property is challenging. While the parcel may be redeveloped under the current zoning, such redevelopment would not be consistent with the existing and emerging trend of residential development in the area. Accordingly, the economic use of the current zoning is significantly limited, which suggests that demand in the area and the current zoning are misaligned. The zoning district proposed by this application allows a development more commensurate with the market demand for the area.

**(8) Tree Preservation.**

The applicant shall comply with the policies related to tree preservation as adopted in Section 158-28 (Policy, Purpose and Intent) of the City of Atlanta Tree Ordinance.



**SITE PLAN SPECIFICATIONS TABLE**

DEVELOPMENT DATA	RESIDENTIAL
PROPOSED BUILDING SF	333,200 SF
PROPOSED FAR	1.37
ALLOWED FAR	1.49
DWELLING UNITS (DU)	341

**PARKING CALCULATION TABLE**

	RESIDENTIAL PARKING DATA
SPACES REQUIRED	256 (.75 PER D/U)
SPACES PROVIDED	460

**OPEN SPACE TABLE**

OPEN SPACE	USABLE (UOSR)
REQUIRED	.42 (102,523 SF)
PROPOSED	.49 (120,762 SF)

Allowable Building Coverage: 85%  
 Proposed Building Coverage: Not to Exceed Maximum

Allowable Building Height: 80'  
 Proposed Building Height: < 80"

Total Required Loading Spaces = (2) 12'x35' Spaces  
 Total Proposed Loading Spaces = (2) 12'x35' Spaces\*  
 \*All Loading Areas To Be Fully Screened



**ZONING CLASSIFICATIONS BREAKDOWN:**  
 EXISTING: I-1/ UWO  
 PROPOSED: MR-4A/ UWO  
 NET LAND AREA: 244,101 SF (5.6 ACRES)  
 GROSS LAND AREA: 244,228 SF (5.6 ACRES)

- NOTES:**
- All buildings facades adjacent to sidewalks or supplemental zones shall be a minimum of 24' in height
  - Site to meet bicycle parking requirements of city of Atlanta Municipal code (Sec. 16-34.023)
  - Actual required and proposed parking, loading, AND usable open space calculations will be based on actual constructed density.
  - All portions of the building are not to exceed the elevation of the transitional height planes per the requirements of abutting properties.



3525 Piedmont Road NE  
 Building 8, Suite 320  
 Atlanta, Georgia 30305  
 www.hgor.com  
 p. 404-248-1960  
 f. 404-248-1092

CONSULTANT LOGO:

PROJECT TITLE:

**1990 DEFOOR AVENUE**  
 1990 DEFOOR AVENUE NW, ATLANTA GA.

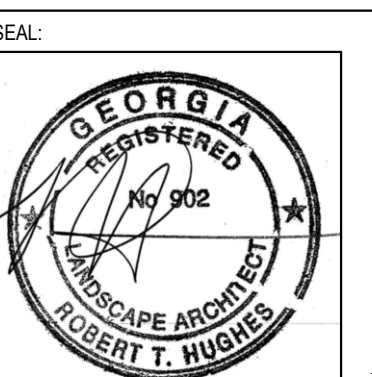
**CANNON EQUITIES**  
 3001 LOOKOUT PL. NE.  
 ATLANTA, GA. 30305

PROJECT NO:  
**23019**

PRINCIPAL IN CHARGE: TF  
 PROJECT ARCHITECT: CS  
 DRAWN BY: LG

ISSUE AND DATE:  
 RE-ZONING PLAN  
 JUNE 16, 2023

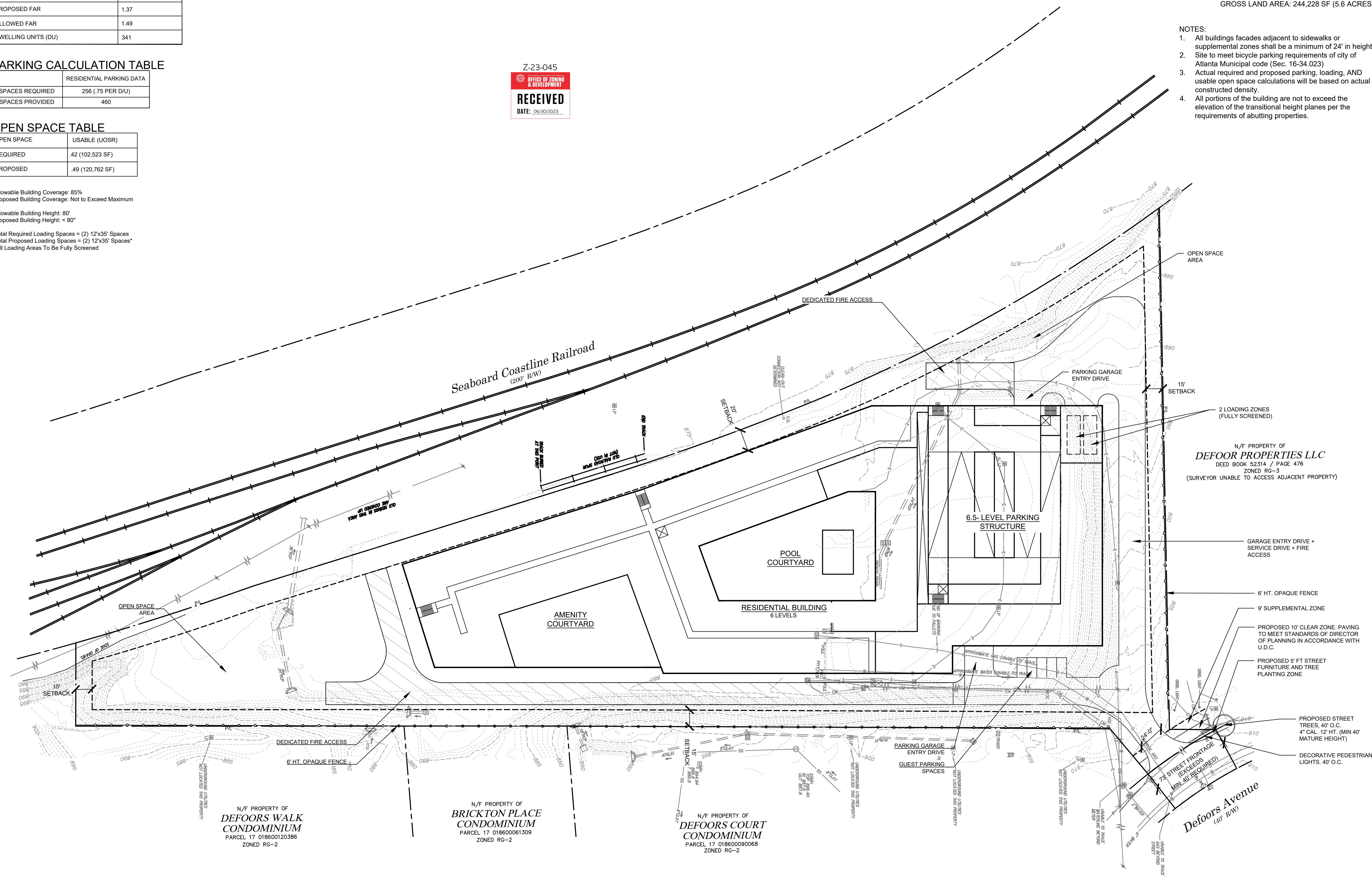
REVISIONS:	NO.	DATE	DESCRIPTION



SHEET TITLE:  
**REZONING SITE PLAN**

SHEET NO:  
**P-1**

NOT RELEASED FOR CONSTRUCTION

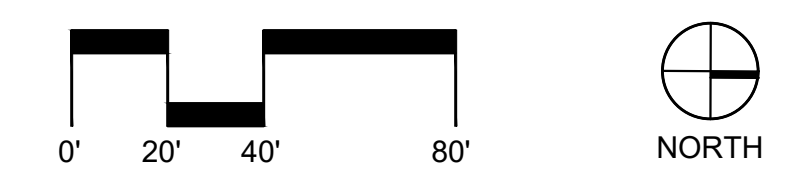


N/F PROPERTY OF  
**DEFOORS WALK CONDOMINIUM**  
 PARCEL 17 018600120386  
 ZONED RG-2

N/F PROPERTY OF  
**BRICKTON PLACE CONDOMINIUM**  
 PARCEL 17 018600061309  
 ZONED RG-2

N/F PROPERTY OF  
**DEFOORS COURT CONDOMINIUM**  
 PARCEL 17 018600090068  
 ZONED RG-2

**A REZONING SITE PLAN**  
 P-1 SCALE: 1:40





**Legal Description – 1990 Defoor Avenue**

*All that tract or parcel of land lying and being in Land Lots 186 and 193 of the 17th District, Fulton County, Georgia, within the City of Atlanta and being more particularly described as follows:*

*BEGINNING at a nail set at the intersection of the Southwesterly right-of-way line of Defoors Avenue (40-foot right-of-way) and the Land Lot Line common to Land Lots 186 and 193, said point being the TRUE POINT OF BEGINNING; Thence along said right-of-way line along a curve to the left having an arc length of 73.66 feet, with a radius of 425.04 feet, being subtended by a chord bearing of South 32 degrees 35 minutes 46 seconds East, for a distance of 73.57 feet to a nail set; Thence departing said right-of-way line South 50 degrees 30 minutes 27 seconds West, a distance of 53.38 feet to a 5/8-inch rebar set located on the Land Lot Line common to Land Lots 186 and 193; Thence along said line South 00 degrees 56 minutes 13 seconds West, a distance of 149.34 feet to a 5/8-inch rebar set; Thence South 00 degrees 46 minutes 53 seconds West, a distance of 343.86 feet to a 5/8-inch rebar set; Thence South 00 degrees 30 minutes 56 seconds West, a distance of 445.97 feet to a 1/2-inch rebar found; Thence departing said Land Lot Line North 89 degrees 22 minutes 04 seconds West, a distance of 75.58 feet to a 5/8-inch rebar set located on the Easterly right-of-way line of the Seaboard Coastline Railroad (200-foot right-of-way; Thence along said right-of-way line a curve to the left having an arc length of 169.18 feet, with a radius of 2500.00 feet, being subtended by a chord bearing of North 17 degrees 15 minutes 36 seconds West, for a distance of 169.15 feet to a 5/8-inch rebar set; Thence North 16 degrees 47 minutes 52 seconds West, a distance of 297.15 feet to a 5/8-inch rebar set; Thence along a curve to the left having an arc length of 215.89 feet, with a radius of 2500.00 feet, being subtended by a chord bearing of North 18 degrees 37 minutes 48 seconds West, for a distance of 215.82 feet to a 5/8-inch rebar set; Thence along a curve to the left having an arc length of 383.34 feet, with a radius of 1500.00 feet, being subtended by a chord bearing of North 28 degrees 16 minutes 03 seconds West, for a distance of 382.30 feet to a 1/2-inch rebar found; Thence departing said right-of-way line North 89 degrees 24 minutes 54 seconds East, a distance of 473.64 feet to a 5/8-inch rebar set; Thence North 00 degrees 59 minutes 19 seconds East, a distance of 42.14 feet to a nail set, said point being the TRUE POINT OF BEGINNING.*

*Said tract of land contains 5.604 Acres.*

Z-23-045





GRID NORTH - CA, WEST ZONE  
(COLOR OF COURT RECORDING INFORMATION)



**SITE PHOTOGRAPHS**



**UTILITY NOTE**

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY UTILISURVEY, LLC, 1227 NORTH PEACHTREE PARKWAY, STE 178 PEACHTREE CITY, GA 30269

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRES) ARE NOT LOCATED.

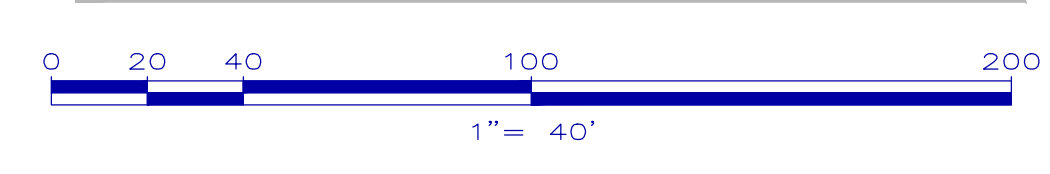
THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE, BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

**IF YOU DIG**

**811** Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

**GRAPHIC SCALE**



N/E PROPERTY OF DEFOOR PROPERTIES LLC DEED BOOK 52314 / PAGE 476 ZONED RG-3 (SURVEYOR UNABLE TO ACCESS ADJACENT PROPERTY)

#1990 DEFOORS AVENUE N/E PROPERTY OF 1990 DEFOOR AVENUE, LLC DEED BOOK 43350 / PAGE 458 TAX PARCEL 17 0193 LL1232 SITE AREA 5,604 Acres 244,101 SF

N/E PROPERTY OF DEFOORS COURT CONDOMINIUM PARCEL 17 0186009068 ZONED RG-2

N/E PROPERTY OF BRICKTON PLACE CONDOMINIUM PARCEL 17 018600061309 ZONED RG-2

N/E PROPERTY OF DEFOORS WALK CONDOMINIUM PARCEL 17 018600120386 ZONED RG-2

**LEGEND**

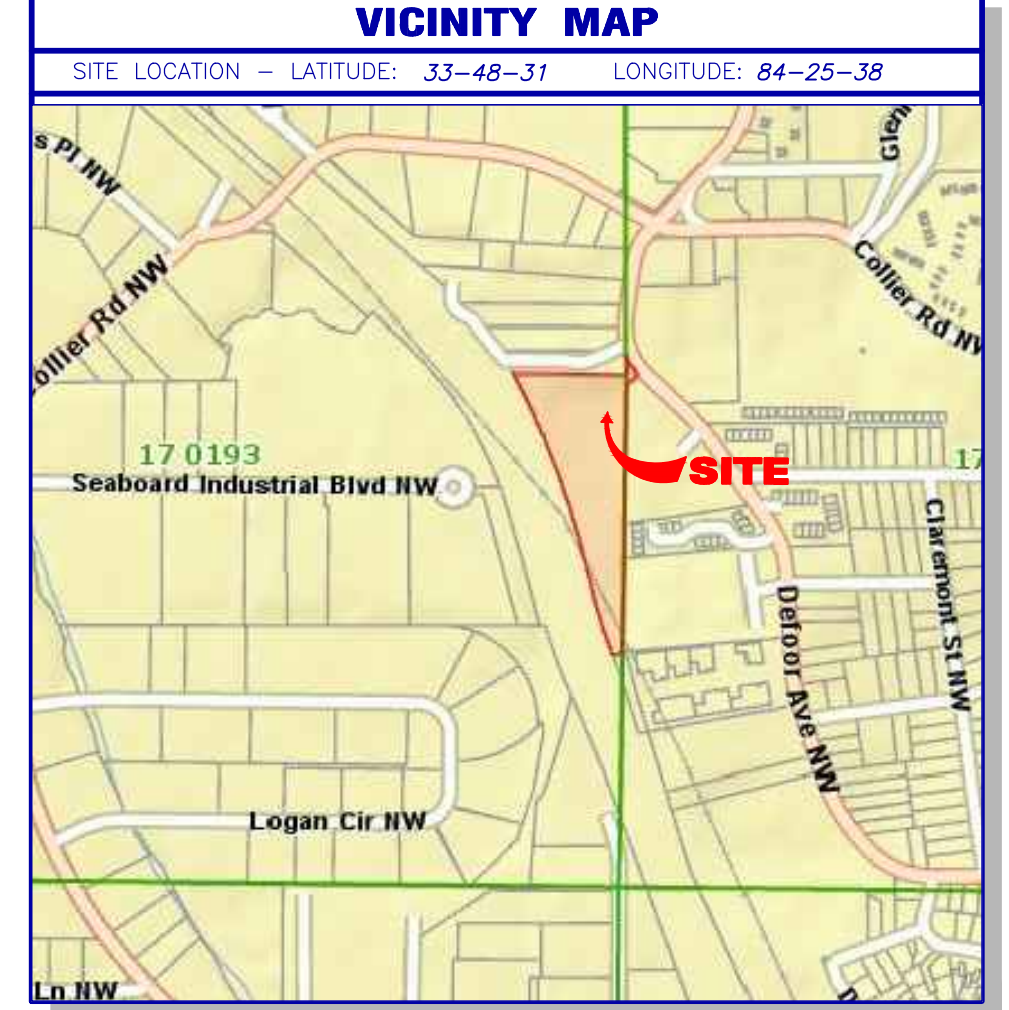
STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	POW POLE
SH SORE HOLE	OUT WIRE
BSL BUILDING SETBACK LINE	POWER LINE
CI CURB INLET	LIGHT POLE
CMP CORRUGATED METAL PIPE	ELECTRIC TRANSFORMER
CMF CONCRETE MONUMENT FND	WATER VAULT
CPD CONCRETE PEDESTAL	GAS VALVE
CRP CORRUGATED PEDESTAL	GAS METER
DI DRAIN INLET	WATER VALVE
DIR DUCTILE IRON PIPE	WATER METER
DWB DOUBLE WIND CATCH BASIN	FIRE HYDRANT
GM GAS METER	UNDERGROUND ELECTRIC LINE
HW HOLE	UNDERGROUND GAS LINE
JB JUNCTION BOX	UNDERGROUND COMMUNICATION LINE
MF MANHOLE	UNDERGROUND WATER LINE
NF NAIL FOUND	REINFORCED CONCRETE PIPE
OCS OUTLET CONTROL STRUCTURE	POINT OF COMMENCEMENT
OTF OPEN TOP FLOOR	REINFORCED CONCRETE PIPE
PM POWER METER	IRON REINFORCING BAR
PPR POINT OF BEGINNING	5/8" IRON SET CAPRED LSF 421
POC POINT OF COMMENCEMENT	SS SANITARY SEWER
RFB REINFORCED CONCRETE PIPE	SWCB SINGLE WIND CATCH BASIN
RFR IRON REINFORCING BAR	TRANS ELECTRIC TRANSFORMER
RIS 5/8" IRON SET CAPRED LSF 421	
SS SANITARY SEWER	
SWCB SINGLE WIND CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

**PROPERTY DESCRIPTION**

All that tract or parcel of land lying and being in Land Lots 186 and 193 of the 17th District, Fulton County, Georgia, within the City of Atlanta and being more particularly described as follows:

BEGINNING at a nail set at the intersection of the Southwesterly right-of-way line of Defoors Avenue (40-foot right-of-way) and the Land Lot Line common to Land Lots 186 and 193, said point being the TRUE POINT OF BEGINNING, Thence along said right-of-way line along a curve to the left having an arc length of 73.66 feet, with a radius of 425.94 feet, being subtended by a chord bearing of South 32 degrees 35 minutes 46 seconds East, for a distance of 73.67 feet to a nail set; Thence departing said right-of-way line South 50 degrees 30 minutes 27 seconds West, a distance of 53.88 feet to a 5/8-inch rebar set located on the Land Lot Line common to Land Lots 186 and 193; Thence along said line South 00 degrees 56 minutes 13 seconds West, a distance of 149.34 feet to a 5/8-inch rebar set; Thence South 00 degrees 46 minutes 53 seconds West, a distance of 343.86 feet to a 5/8-inch rebar set; Thence South 00 degrees 30 minutes 56 seconds West, a distance of 445.97 feet to a 1/2-inch rebar found; Thence departing said Land Lot Line North 89 degrees 22 minutes 04 seconds West, a distance of 72.58 feet to a 5/8-inch rebar set located on the Eastern right-of-way line of the Seaboard Coastline Railroad (200-foot right-of-way). Thence along said right-of-way line a curve to the left having an arc length of 168.18 feet, with a radius of 2300.00 feet, being subtended by a chord bearing of North 17 degrees 15 minutes 36 seconds West, for a distance of 169.15 feet to a 5/8-inch rebar set; Thence North 16 degrees 47 minutes 52 seconds West, a distance of 297.75 feet to a 5/8-inch rebar set; Thence along a curve to the left having an arc length of 215.89 feet, with a radius of 2500.00 feet, being subtended by a chord bearing of North 18 degrees 37 minutes 48 seconds West, for a distance of 215.82 feet to a 5/8-inch rebar set; Thence along a curve to the left having an arc length of 383.34 feet, with a radius of 1500.00 feet, being subtended by a chord bearing of North 28 degrees 16 minutes 03 seconds West, for a distance of 382.30 feet to a 1/2-inch rebar found; Thence departing said right-of-way line North 89 degrees 24 minutes 54 seconds East, a distance of 423.64 feet to a 5/8-inch rebar set; Thence North 00 degrees 59 minutes 19 seconds East, a distance of 42.14 feet to a nail set, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 5,604 Acres.



**GENERAL NOTES**

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT, EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA IS 13102241E, AND THE DATE OF SAID MAP IS 09/18/2015. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY ePS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)-STATE PLANE COORDINATES SYSTEM OF GEORGIA-WEST 1 ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "I-1" (LIGHT INDUSTRIAL DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF ATLANTA.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

**CLOSURE STATEMENT**

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,102. AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE SC SERIES TOTAL STATION AND TRIMBLE TSC SERIES DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE, AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 232,081 FEET. bdc, int.

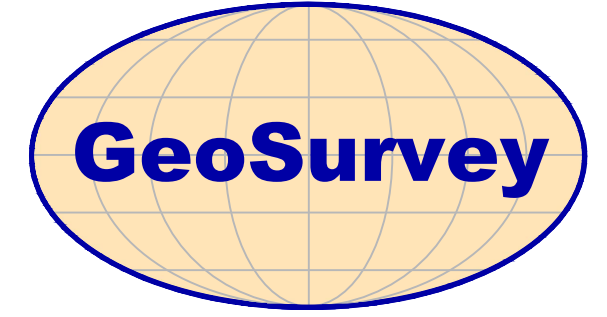
**GEORGIA SURVEYOR CERTIFICATION**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments that create the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and Chapter 10 of the O.C.G.A. Section 15-6-67.

Bradley D. Cash  
Georgia Registered  
Land Surveyor # 2840

**BOUNDARY & TOPOGRAPHIC SURVEY**

**1990 Defoors Avenue**  
FOR  
**1990 DEFOOR AVENUE, LLC**



Land Surveying • 3D Laser Scanning  
1660 Barnes Mill Road  
Marietta, Georgia 30062  
Phone: (770) 795-9900  
Fax: (770) 795-8880  
www.geosurvey.com  
EMAIL: info@geosurvey.com  
Certificate of Authorization #LSF-000621

CS JOB NO: 20227389	DRAWING SCALE: 1" = 40'	SURVEY DATE: 07/13/2022
FIELD WORK: DT	CITY: ATLANTA	REVISIONS (SEE GENERAL NOTES)
PROJ MGR: BDC	COUNTY: FULTON	STATE: GA
REVIEWED: CAJ	LAND LOT: 186 & 193	
DWG FILE: 20227389-1.dwg	DISTRICT: 17TH	



**ATLANTA PUBLIC SCHOOL REVIEW REQUEST**  
**(Required only if application would result in construction of one or more units of new housing)**  
*(Attachment 2)*

Application Number: \_\_\_\_\_

Applicant: 1990 Defoor Avenue, LLC  
\_\_\_\_\_

Address: 1990 Defoor Avenue, NW  
\_\_\_\_\_  
Atlanta, GA 30318  
\_\_\_\_\_  
\_\_\_\_\_

Current Zoning: I-1/UWO  
\_\_\_\_\_

Proposed Zoning: MR-4A/UWO  
\_\_\_\_\_

Acres: 5.6 acres  
\_\_\_\_\_

Total number of Dwelling Units: 341  
\_\_\_\_\_

Dwelling units per Acre: 60.9  
\_\_\_\_\_

Monthly Rent Per Unit: \$1,959 avg.  
\_\_\_\_\_

Selling Price per Unit: N/A  
\_\_\_\_\_

Projected Completion: 2025  
\_\_\_\_\_

Z-23-045



**AFFORDABLE HOUSING SUPPLEMENTAL FORM (RENTAL)**  
*(Attachment 2a)*

**Required if the rezoning application contemplates the construction of five or more residential units.**

**SECTION 1: DEVELOPMENT INFORMATION**

Development Name: 1990 Defoor Avenue, NW

Development Address: 1990 Defoor Avenue, NW

Council District: 9 NPU D

Is Inclusionary Zoning applicable to this project?  Yes  No

**\*Note: IZ applies to all new or conversion multifamily residential rental projects with ten (10) or more units in the Beltline Overlay District OR Westside Neighborhoods of English Avenue, Vine City, Ashview Heights, or AUC. For these projects, applicant must complete and submit the Inclusionary Zoning Certification Form.**

Is there any involvement from the City of Atlanta/Invest Atlanta in the proposed project?

- Land write-down     Land donation     Financial Assistance  
 Other \_\_\_\_\_

Please provide documentation of involvement, and write-down

**SECTION 2: DEVELOPER INFORMATION**

Developer Name: 1990 Defoor Avenue, LLC

Developer Contact (Project Coordinator): Developer Address: 1990 Defoor Avenue, NW, Atlanta, GA 30318

Email address: thierry@francoisandco.com      May we use email to contact you?  Yes  No

Telephone Number: (678) 702-5200

**SECTION 3: DEVELOPMENT INFORMATION**

a) Affordable units required **N/A**

For rental projects: \_\_\_\_\_ x 10%\* = (always round up) Total units  
Total affordable units required 25% = \_\_\_\_\_

Bonus Square Footage\* \_\_\_\_\_ Affordable sq. footage required \_\_\_\_\_

\*Note that the maximum allowed bonus is 15% of base FAR.

b) Building details

In addition to water, which of the following utilities will be included in the rent (mark applicable):

- Cooking gas     Electric     Gas heat     Electric heat     Other \_\_\_\_\_

Is parking included in the rent for the: affordable units  Yes  No

Market-rate units:  Yes  No

Z-23-045





If parking is not included, what is the monthly cost per space?

Estimated date for the commencement of marketing: \_\_\_\_\_

Estimated date for completion of construction of the affordable units: \_\_\_\_\_

For each unit configuration, fill out a separate row, as applicable (see example).

Table with 9 columns: Unit Type\*, Number of Units, Number of Bedrooms/Unit, Total Square Footage Per Unit, Expected Market Rent, Proposed Affordable Rent\*, Proposed Level of Affordability (% or less of AMI), Unit Mix. Rows include Example, Affordable Units, and Market Rate Units.

SECTION 4: PAYMENT IN LIEU OF UNITS N/A

Provide an estimate if an option is chosen to make the payment -in-lieu.

Date payment can begin and end: \_\_\_\_\_

For rental projects, use the following formula to calculate payment owed:

Number of total units in development X 10% = (Round up to nearest whole number) X \$100,000 = \$ Amount owed

For Density Bonus projects, use the following formula to calculate payment owed:

Bonus Floor Area (sq. ft.) x 15% x \$ Median price per base FAR foot = \$ Amount owed

Handwritten signature of Developer/Project Coordinator

Handwritten date 6/29/23



**AFFORDABLE HOUSING SUPPLEMENTAL FORM (FOR SALE)**  
(Attachment 2b)

N/A

**Required if the rezoning application contemplates the construction of one or more residential units.**

**SECTION 1: DEVELOPMENT INFORMATION**

Development Name: \_\_\_\_\_

Development Address: \_\_\_\_\_

Council District: \_\_\_\_\_ NPU \_\_\_\_\_

Is there any involvement from the City of Atlanta/Invest Atlanta in the proposed project?

Land write-down       Land donation       Financial Assistance

Other \_\_\_\_\_

Please provide documentation of involvement and write-down

**SECTION 2: DEVELOPER INFORMATION**

Developer Name: \_\_\_\_\_

Developer Contact (Project Coordinator): Developer Address: \_\_\_\_\_

Email address: \_\_\_\_\_ May we use email to contact you?       Yes       No

Telephone Number: \_\_\_\_\_

**SECTION 3: DEVELOPMENT INFORMATION**

Affordable units required

For "for sale" projects: \_\_\_\_\_ x 10%\* = \_\_\_\_\_ (always round up)

Total units total affordable units required 25% = \_\_\_\_\_

Bonus Square Footage\* \_\_\_\_\_ Affordable sq. footage required \_\_\_\_\_

\*Note that the maximum allowed bonus is 15% of base FAR.

Is parking included in the price of market rates units?       Yes       No

Is parking included in the price of affordable units?       Yes       No

If parking is not included in the unit price, what is the price to purchase parking? \_\_\_\_\_

Estimated date for the commencement of marketing: \_\_\_\_\_

Estimated date for completion of construction of the affordable units: \_\_\_\_\_

Building type (condo, townhouse, etc.) \_\_\_\_\_

For each unit configuration, fill out a separate row, as applicable (see example).

N/A

Unit Configuration	Square feet per unit	Number of affordable units proposed	Number of market rate units proposed	Total #	Proposed Assessments	Proposed Affordable Price*	Proposed Level of Affordability (___% or less of AMI)	Expected Market Price
<i>Example:</i> 1 bed/1 bath				0				
<b>Building Total</b>								

**SECTION 4: PAYMENT IN LIEU OF UNITS**

Provide an estimate if an option is chosen to make the payment -in-lieu.

Date payment can begin and end: \_\_\_\_\_

For “for sale” projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{(Round up to nearest whole number)}} \times 10\% = \text{_____} \times \$100,000 = \$ \text{_____}$$

Number of total units in development (Round up to nearest whole number) Amount Owed

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq. ft.)} \times 15\% \times \$ \text{median price per base FAR foot} = \$ \text{Amount owed}$$

\_\_\_\_\_  
Developer/Project Coordinator

\_\_\_\_\_  
Date

# AFFORDABLE HOUSING QUESTIONS

(Attachment 2c)

Applicants for rezoning should only answer these questions if housing will be eliminated or created as part of their development plans. If the requested information cannot fit in the space below, please attach an additional page with your application.

## Rental Housing

If you are planning to eliminate rental housing through demolition or a conversion of a property into a different use, please provide the following information on the existing rental units:

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Average Rent
EX: 2/1	25	\$1,150

If you are planning to create rental housing through new construction or a conversion of a property into a different use, please provide the following information on the proposed rental units. If your proposed development is required to comply with the Inclusionary Zoning policy for the Beltline Overlay District and the Westside, and you are not paying the in-lieu fee, break out the affordable inclusionary zoning units on separate rows.

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Expected Average Rent

**For-Sale Housing**

If you are planning to eliminate for-sale housing through demolition or a conversion of a property into a different use, please provide the following information on the existing homeownership units.

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Average Value per the Fulton <sup>i</sup> or DeKalb County Tax Assessor <sup>ii</sup>

If any of the units to be eliminated have been vacant for a year or more, and/or are currently uninhabitable, please specify that information.

If you are planning to create for-sale housing through new construction or conversion of a property into a different use, please provide the following information on the proposed homeownership units.

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Expected Average Sales Price

**Additional Information**

If you wish to explain any of the information provided above, please use this space.

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Are you seeking assistance from a local government, development authority, or other governmental entity to fund, partially or in whole, your development? If so, please describe:

1) The type of assistance you intend to apply for and/or have received; and

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2) Any rental or sales affordability requirements that will come with this assistance.

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<sup>i.</sup> To determine the value of homeownership units in DeKalb County, use the DeKalb County Tax Commissioner’s real estate search function. The link to this website is: <https://taxcommissioner.dekalbcountyga.gov/TaxCommissioner/TCSearch.asp>. Use the “Total Value”, not the “Assessed Value”. If there are multiple properties that are the same unit type, average their values together.

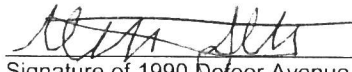
<sup>ii.</sup> To determine the value of homeownership units in Fulton County, use the qPublic.net function from the Fulton County Tax Commissioner. The link to this website is: <https://qpublic.schneidercorp.com/Application.aspx?App=FultonCountyGA&Layer=Parcels&PageType=Search>. Use the “Total Value”, not the “Assessed Value”. If there are multiple properties that are the same unit type, average their values together.

# AUTHORIZATION BY PROPERTY OWNER

(Required only if the person filing application is **not** the owner of the subject property for the proposed rezoning)

I, 1990 Defoor Avenue II, LLC (Owner's Name) swear and affirm that I am the owner of property at 1990 Defoor Avenue, NW (Property address). As shown in the records of Fulton County, Georgia, which is the subject matter of the attached application. I authorize 1990 Defoor Avenue, LLC\* to file this application.

\*c/o Troutman Pepper Hamilton Sanders, LLP

  
\_\_\_\_\_  
Signature of 1990 Defoor Avenue II, LLC

Sworn to and subscribed before me this the

29 Day of 06 2023

  
\_\_\_\_\_  
NOTARY PUBLIC



Z-23-045



**ATTORNEY AT LAW**

I swear and affirm, as an attorney at law, that I have been authorized by the owner of the property subject to the proposed rezoning to file this application.

Troutman Pepper Hamilton Sanders LLP  
Jessica Hill or Henry Bailey

TYPE OR PRINT ATTORNEY'S NAME

600 Peachtree Street, NE, Suite 3000

ADDRESS

Atlanta, GA 30308

CITY & STATE ZIP CODE

ATTORNEY'S SIGNATURE

404-885-3925 or 404-885-3348

PHONE NUMBER

Sworn to and subscribed before me this the

27<sup>th</sup> Day of June 2023

Angela Maddox  
NOTARY PUBLIC

2/20/2025  
COMMISSION EXPIRES

(SEAL)



Z-23-045









## CDP CHANGE CRITERIA

1990 Defoor Avenue

### SUMMARY

This application requests a Comprehensive Development Plan (CDP) change from Medium Density Residential (MDR) to High Density Residential (HDR) on the 5.604 acre property located at 1990 Defoor Avenue. Currently the property is a manufacturing facility operated by Francois & Co. for surface and architectural elements such as flooring, mantels and similar building components. Due to a need for expansion and challenges with truck access to the property, Francois & Co. is relocating its operations.

The purpose of this application is to allow for the redevelopment of the property with 341 multifamily units with 333,200 square feet of floor area. Access to the property will be provided on Defoor Avenue and parking will be provided in a parking garage to be constructed as part of the project. Concurrently with this application the applicant is also requesting a rezoning from Light Industrial (I-1)/Upper Westside Overlay (UWO) to Multifamily Residential-4A (MR-4A)/UWO.

### DOCUMENTED IMPACT ANALYSIS

**(1) Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property.**

The immediate vicinity of the subject property includes the Marquis Midtown West apartment development to the north, the Defoors Ridge Apartments across Defoor Avenue to the east, Defoors Court condominiums to the east and Brickton Place condominiums also located to the east. To the west across the railroad right of way are a number of commercial and industrial uses including Georgia Pacific, Round Trip Brewing Company, Saltbox and Zep Superior Solutions. The railroad right of way provides a significant barrier between the subject property and the commercial and industrial uses located west of the property. The property is isolated from those industrial and commercial uses and is surrounded by residential uses east of the railroad. The railroad line creates a line of demarcation in the area that divides the industrial uses from the residential uses. The development proposed by this application is not only suitable but also complementary to the existing fabric of the immediate area.

**(2) Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property.**

As noted above, the adjacent properties largely include other residential developments. The use proposed by this application adds a new residential use to the area that is similar to the type of developments existing on adjacent properties. This development provides an opportunity to redevelop a critical piece of property in the fabric of the immediate area with a use that is complementary and more aligned with the existing residential uses adjacent to the property and in the immediate area. The current manufacturing use on the

property includes outdoor storage areas and significant truck access demands that conflict with the surrounding residential neighborhood. Changing the CDP to allow the proposed development will have a positive effect on adjacent properties.

**(3) Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of the existing streets, transportation facilities, utilities or schools.**

It is not anticipated that the land use change will cause an excessive or burdensome use of streets, transportation facilities, utilities or schools. There will be some impact on schools due to the residential scope of development but that impact is expected to be minimal due to the nature of multifamily developments. The site is already served by adequate utilities and infrastructure as a result of the proposed development being a redevelopment project on an infill site. It is anticipated that there will not be significant impacts on the existing transportation facilities. The current industrial use of the property involves significant truck traffic access which will be removed with the proposed development.

**(4) Whether the amendment is consistent with the written policies in the Comprehensive Plan text.**

The property has a MDR CDP designation which suggests that residential use of the property is more appropriate than the current I-1 zoning and industrial use of the property. The proposed development advances the comprehensive plan text's policy of focusing on urbanized areas that are well suited for growth to leverage the results of that growth to create dynamic urban environments. The subject property is located in a highly urbanized area with a significant built environment. The current zoning of the property is misaligned with that built environment and the MDR designation is incongruent with the current zoning. The amendment of the CDP will allow for a leveraging of this existing urbanized area with a suitable development that creates a more complete urban environment for this area.

**(5) Whether there are environmental impacts or consequences resulting from the proposed changes.**

No adverse environmental impacts or consequences are anticipated from the proposed change. The proposed development will improve the existing site conditions and the property will be completely redeveloped.





3525 Piedmont Road NE  
 Building 8, Suite 320  
 Atlanta, Georgia 30305  
 www.hgor.com  
 p. 404-248-1960  
 f. 404-248-1092

CONSULTANT LOGO:

PROJECT TITLE:

**1990 DEFOOR AVENUE**  
 1990 DEFOOR AVENUE NW, ATLANTA GA.

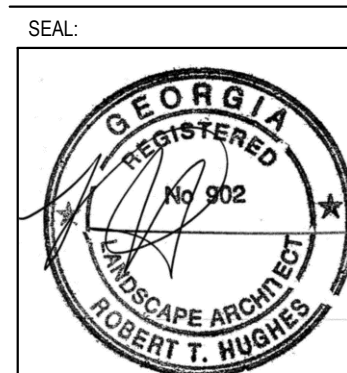
**CANNON EQUITIES**  
 3001 LOOKOUT PL. NE.  
 ATLANTA, GA. 30305

PROJECT NO:  
**23019**

PRINCIPAL IN CHARGE: TF  
 PROJECT ARCHITECT: CS  
 DRAWN BY: LG

ISSUE AND DATE:  
 RE-ZONING PLAN  
 JUNE 16, 2023

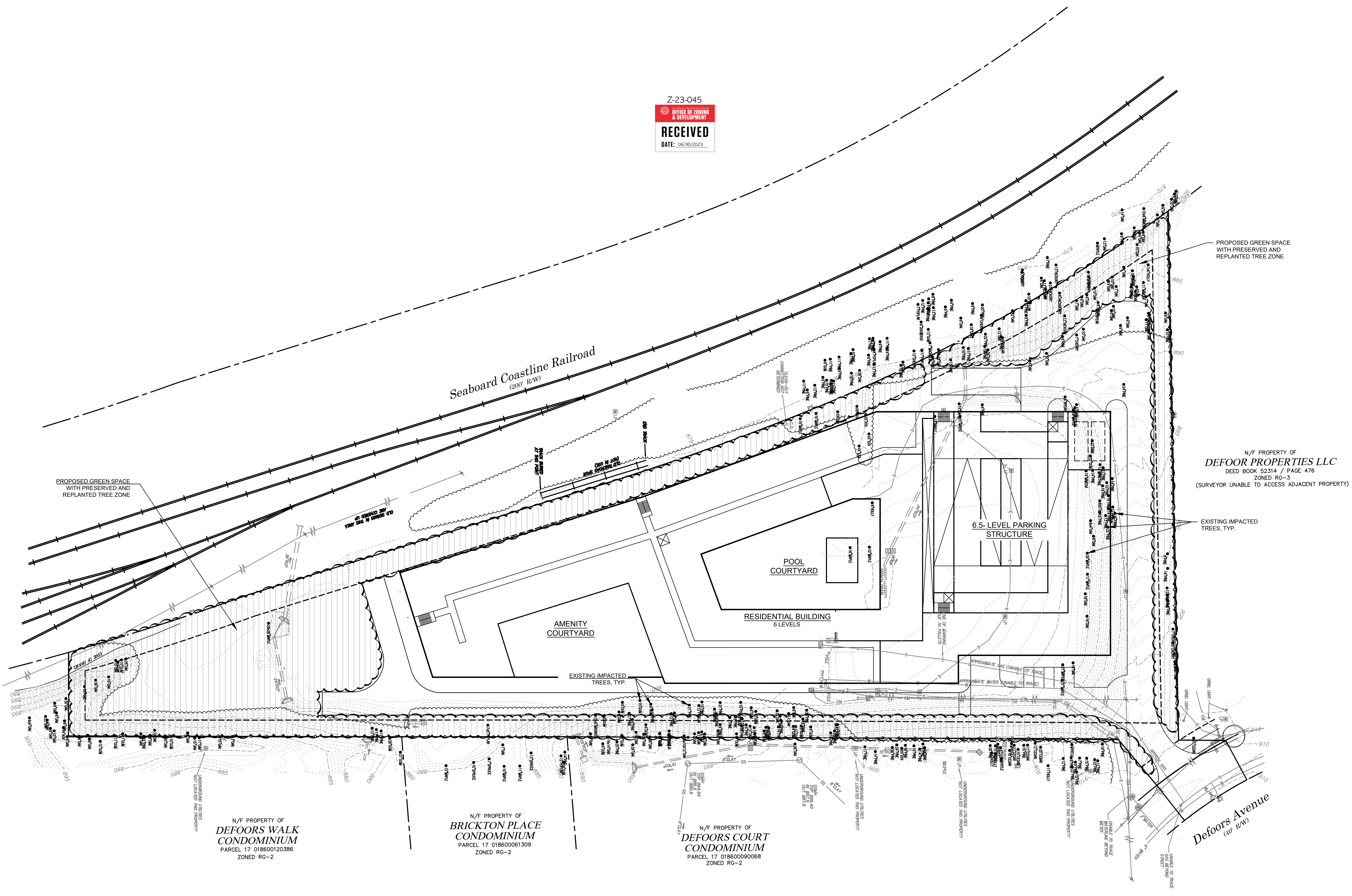
REVISIONS:  
 NO. DATE DESCRIPTION



SHEET TITLE:  
**TREE REPLACEMENT PLAN**

SHEET NO:  
**P-2**

NOT RELEASED FOR CONSTRUCTION

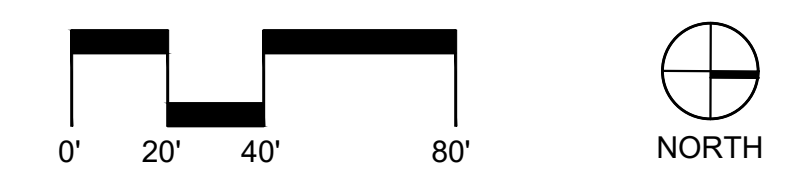


N/F PROPERTY OF  
**DEFOORS WALK CONDOMINIUM**  
 PARCEL 17 018600120386  
 ZONED RG-2

N/F PROPERTY OF  
**BRICKTON PLACE CONDOMINIUM**  
 PARCEL 17 018600061309  
 ZONED RG-2

N/F PROPERTY OF  
**DEFOORS COURT CONDOMINIUM**  
 PARCEL 17 018600090068  
 ZONED RG-2

**A** TREE REPLACEMENT PLAN  
 P-2 SCALE: 1:40





**DISCLOSURE REPORT**  
(Attachment 5)

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

Circle One:       Yes       No

If the answer is YES, proceed to section 1 through 4.  
If the answer is NO, complete only section 4.

1. Circle One:       Party to Rezoning       In Opposition of Rezoning

If party to rezoning, complete section 2, 3 and 4 below.  
If opposition, proceed to section 3 and 4 below.

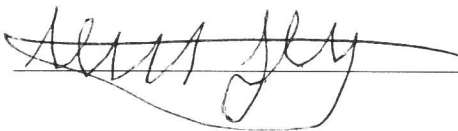
2. List all individuals or business entities which have and ownership interest in the property which is subject of this rezoning action: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (please print): 1990 Defoor Avenue, LLC

Signature: 

Date: 06/27/23

Z-23-045



# DISCLOSURE REPORT

(Attachment 5)

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

Circle One:  Yes  No

If the answer is YES, proceed to section 1 through 4.  
If the answer is NO, complete only section 4.

1. Circle One:  Party to Rezoning  In Opposition of Rezoning

If party to rezoning, complete section 2, 3 and 4 below.  
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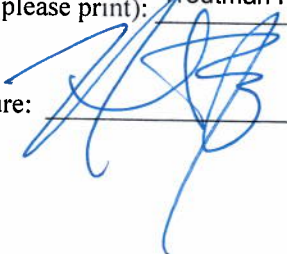
2. List all individuals or business entities which have and ownership interest in the property which is subject of this rezoning action: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (please print): Troutman Pepper Hamilton Sanders LLP; Jessica Hill or Henry Bailey

Signature: 

Date: 6/27/23

Z-23-045



RECEIPT

CITY OF ATLANTA  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
55 TRINITY AVE SW, ATLANTA GA 30303  
404-330-6070

Z-23-045



**Application:** Z-23-045  
**Application Type:** Planning/ZRB/Rezoning/NA  
**Address:** 1990 DEFOOR AVE NW, ATLANTA, GA 30318  
**Owner Name:** NINETEEN NINTY DEFOOR AVE LLC  
**Owner Address:**  
**Application Name:**

Receipt No.	876044					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Credit Card		\$1,625.00	07/05/2023	PUBLICUSER0		

**Owner Info.:** NINETEEN NINTY DEFOOR AVE LLC

**Work Description:** This application requests a rezoning on the 5.604 acre property located at 1990 Defoor Avenue from Light Industrial (I-1)/Upper Westside Overlay (UWO) to Multifamily Residential4A (MR-4A)/UWO The purpose of this application is to accommodate the redevelopment of the property with a multifamily development. The proposed multifamily development will contain 341 dwelling units with 333,200 square feet of floor area