

Z-23-63

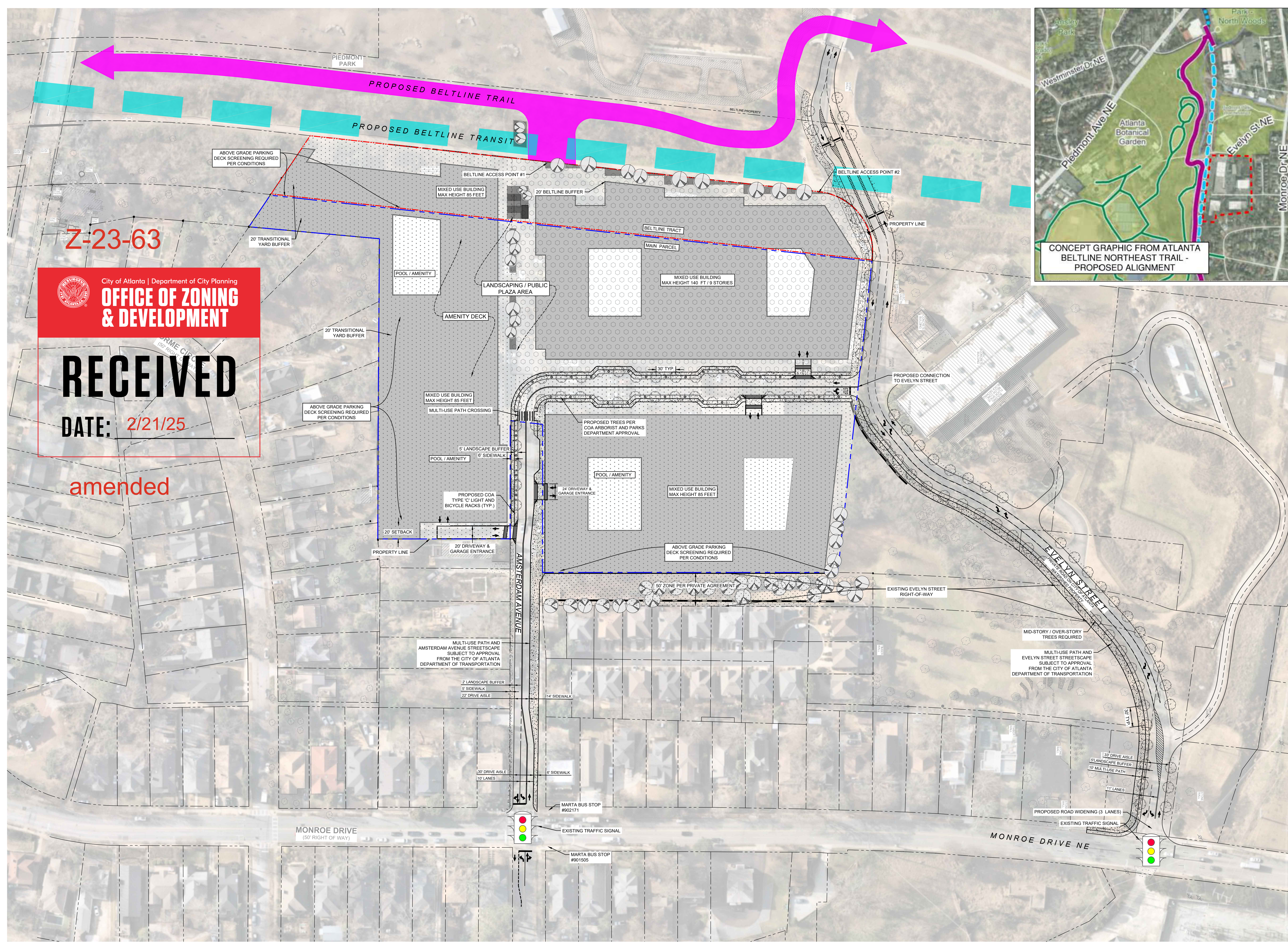
City of Atlanta | Department of City Planning
OFFICE OF ZONING & DEVELOPMENT

RECEIVED

DATE: 2/21/25

amended

Drawing name: K:\AMT_CIVIL\019292043_Amsterdam Walk\CAD\Plan sheets\03-30 - REZONING SITE PLAN.dwg CO-30 - REZONING SITE PLAN Nov 18, 2024 12:11pm by: Benji Curran



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	C-1 (BELTLINE OVERLAY)
PROPOSED ZONING:	R-4 (BELTLINE OVERLAY) PDMU (BELTLINE OVERLAY)
NET LOT AREA:	441,353 SF (10.13 ACRES)
GROSS LOT AREA:	488,459 SF (11.21 ACRES)

BULK LIMITATIONS:

MAX. BUILDING HEIGHT:	140 FT / 85 FT
MAX. TOTAL DENSITY:	1,180,000 SF ⁴
MAX. NON-RESIDENTIAL DENSITY:	240,000 SF
FLOOR AREA RATIO ⁵ :	2.42 RESI
NON-RESIDENTIAL FAR (NLA):	0.54 NON-RESI

PARKING SUMMARY:

MINIMUM PARKING:	
SEE CONDITIONS	
MAXIMUM PARKING:	
SEE CONDITIONS	
PROPOSED PARKING:	1,435 SPACES (TOTAL)

BICYCLE PARKING:

MINIMUM REQUIRED:	100 SPACES TOTAL
RESIDENTIAL:	50 SPACES
NON-RESIDENTIAL:	50 SPACES
MINIMUM REQUIRED:	250 SPACES TOTAL
RESIDENTIAL:	50 SPACES
NON-RESIDENTIAL:	50 SPACES

LOADING SPACES:

MINIMUM REQUIRED:	
RESIDENTIAL:	(2) 12' X 35' SPACES
NON-RESIDENTIAL:	(2) 12' X 35' SPACES (4) 12' X 35' SPACES
PROVIDED:	
RESIDENTIAL:	(2) 12' X 35' SPACES
NON-RESIDENTIAL:	(2) 12' X 35' SPACES (4) 12' X 35' SPACES

OPEN SPACE:

20% OPEN SPACE REQUIREMENT (SEE CONDITIONS)

***NOTES:**

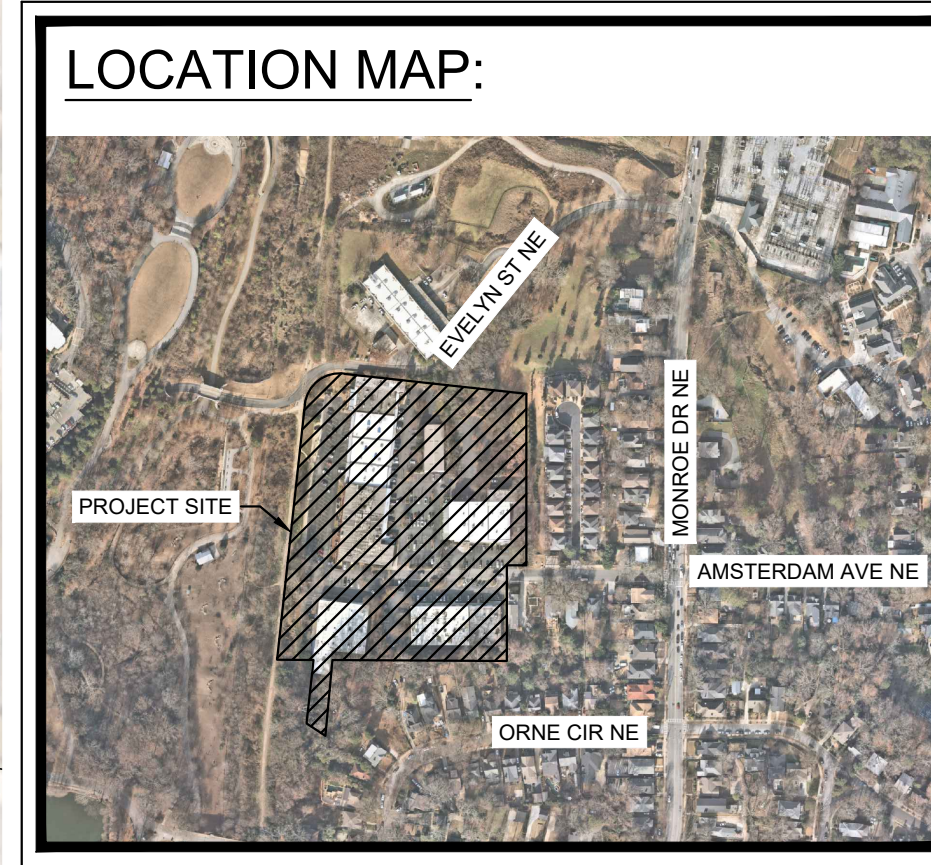
- ESTIMATED REQUIRED AND PROVIDED PARKING SPACES, LOADING SPACES, USABLE OPEN SPACE AND TOTAL OPEN SPACE WILL BE BASED ON ACTUAL CONSTRUCTED DENSITY AND USES.
- SEE PLAN FOR BUILDING SETBACKS.
- THE PERMITTED USES ON THE PROPERTY SHALL BE IN ACCORDANCE WITH SECTION 16-19B.003.
- NOT TO EXCEED 1,180,000 SF TOTAL.

PROJECT CONTACTS:

APPLICANT: PORTMAN HOLDINGS, LLC.
303 PEACHTREE CENTER AVE NE
SUITE 575
ATLANTA, GA 30303
CONTACT: MIKE GREENE
PHONE: 404.614.8252

TRAFFIC CONSULTANT: KIMLEY-HORN & ASSOCIATES
1200 PEACHTREE STREET NE
SUITE 800
ATLANTA, GA 30309
CONTACT: ANA EISENMAN, P.E.
PHONE: 404.201.6155

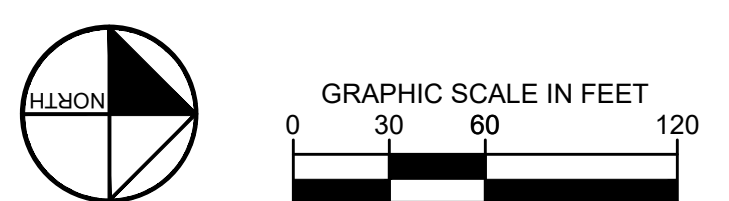
CIVIL ENGINEER: KIMLEY-HORN & ASSOCIATES
1200 PEACHTREE STREET NE
SUITE 800
ATLANTA, GA 30309
CONTACT: CHARLES ZAKEM, P.E.
PHONE: 404.419.8700



SITE PLAN LEGEND:

- MAIN PARCEL PROPERTY LINE
- ABI PARCEL PROPERTY LINE
- STANDARD DUTY CONCRETE SIDEWALK
- LANDSCAPING ZONE
- CITY OF ATLANTA TYPE 'C' LIGHT
- GRASS PAVE
- CITY OF ATLANTA TREE AND TREE WELL
- 140' MAX BUILDING HEIGHT ZONE (9 STORIES)
- 85' MAX BUILDING HEIGHT ZONE

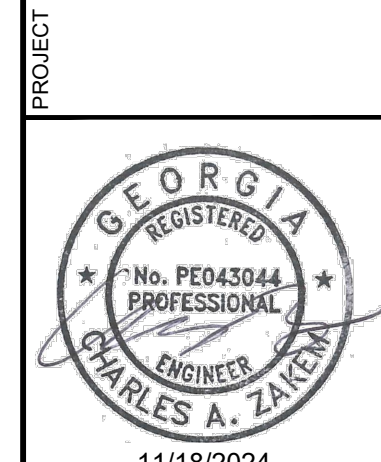
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Call before you dig.



Kimley-Horn
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ATLANTA, GA 30309
PHONE: (404) 419-8700
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PORTMAN HOLDINGS
303 PEACHTREE CENTER AVE NE
SUITE 575
ATLANTA, GA 30303

AMSTERDAM WALK
900 AMSTERDAM AVE NE, ATLANTA, GA 30306
DRI #4065



PROJECT NO. 019292043
DATE 11/18/2024
DRAWN BY BAC
DESIGNED BY BAC
REVIEWED BY CAZ
DATE 11/18/2024
PROJECT NO. 019292043
TITLE
REZONING SITE PLAN
SHEET NUMBER
C0-30

PRELIMINARY - NOT FOR CONSTRUCTION