

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO REZONE FROM C-1 (COMMUNITY BUSINESS DISTRICT) to
MIX (MIXED USE DISTRICT) FOR PROPERTIES LOCATED AT 6075 ROSWELL
ROAD, 6077 ROSWELL ROAD, 6090 BOYLSTON DRIVE

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on July 21, 2015 at 6:00 p.m. as follows:

SECTION 1. That the Zoning Ordinance of the City of Sandy Springs be amended, and the official maps established in connection therewith be changed so that the following properties located 6075 & 6077 Roswell Road and 6090 Boylston Drive, consisting of a total of approximately 4.381 acres, be changed from C-1 (Community Business District) to MIX (Mixed Use District) Conditional, with concurrent variance(s), to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 89 of the 17th District, Fulton County, Georgia by the attached legal description; and

SECTION 2. That the variance(s), as listed in the attached conditions of approval, be approved under the provisions of Section 22.9 of the Zoning Ordinance of the City of Sandy Springs; and

SECTION 3. That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

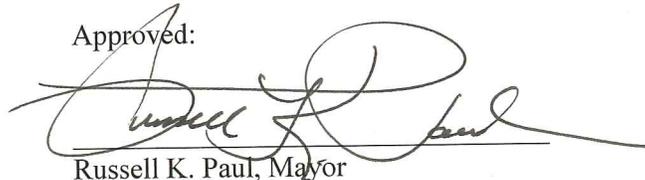
SECTION 4. That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

SECTION 5. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 6. This Ordinance shall become effective upon adoption by the City Council and the signature of approval of the Mayor.

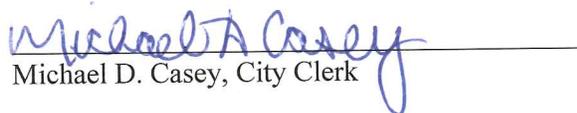
APPROVED AND ADOPTED this the 21st day of July, 2015.

Approved:



Russell K. Paul, Mayor

Attest:



Michael D. Casey, City Clerk

(Seal)



Rezoning Petition No. 201404018

Mayor and City Council approved the rezoning and concurrent variance for properties owned by Griffin 6075 Roswell Road Partners LLC located at 6075 & 6077 Roswell Road, 6090 Boylston Drive (LL 89, District 17) from C-1 (Community Business District) to MIX (Mixed Use Development) conditional at the July 21, 2015 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Retail/Office/Service Commercial and associated accessory uses totaling a minimum of 10,000 square feet.
 - b. A maximum of two hundred ninety-one (291) residential units (apartments).
2. To the owner's agreement to abide by the following:
 - a. The site plan and renderings received by the Department of Community Development on June 4, 2015. The final site development plan to be submitted for land disturbance permitting must meet or exceed the requirements of the Zoning Ordinance, the Development Standards contained therein, and these conditions prior to the approval of any Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
 - a. Street Sections shall be in accordance with Appendix B of the City Center Master Plan.
 - b. Ground floor residential units that are adjacent to the sidewalk on Boylston Drive and the new east-west street to the south of the site shall have individual entrances, porches, landings or other similar measures.
 - c. Ground floor residential units along the newly created north-south street, newly created east-west street and Boylston Drive shall have a finished floor elevation between 12 and 42 inches above sidewalk grade or as may be approved by the Director of Community Development.
 - d. With the exception of the major power transmission line, all utilities shall be placed underground and in the right-of-way.
 - e. Roswell Road, Boylston Drive and newly created streets and alleys shall employ a street design in accordance with the City Center Master Plan.
 - f. Create a minimum of 20% open space on the property.
 - g. All ingress and egress points on Roswell Road must meet Georgia DOT requirements and receive approval by the City of Sandy Springs Public Works Department.
 - h. All upper-story façades above the fourth floor shall be recessed be recessed back to reduce the bulk of the building adjacent to **the** street edge.
 - i. Provide only one access point from the parking deck to Boylston Drive.

- j. The north-south road shall align with the proposed north-south street on the property to the north and the final design of the new east-west street.
- k. The south portion of the parking deck shall be finished with a façade treatment similar in design and material to the rest of the structure.

The request for a concurrent variance from Section 12B.8F.2.c.i of the zoning code to delete the 60% transparent glazing requirements for ground level residential units along Boylston Street and the newly created street was also APPROVED.