

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE PROPERTY LOCATED AT 0 RIVER EXCHANGE
DRIVE FROM C-1 (COMMUNITY BUSINESS DISTRICT) PER 1977Z-0020 TO O-I
(OFFICE INSTITUTIONAL DISTRICT)**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on August 16, 2016 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 property located at 0 River Exchange Drive to wit; and

ALL THAT TRACT or parcel of land lying and being Land Lot 313 of the 6th District, Fulton County, Georgia by the attached legal description; and

SECTION 2. 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 3. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 4. This Ordinance shall become effective upon adoption by the City Council and the signature of approval of the Mayor.

APPROVED AND ADOPTED this the 16th day of August, 2016.

Approved:



Russell K. Paul, Mayor

Attest:



Michael D. Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

RZ16-0088
0 River Exchange Drive

Please be advised that the City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Dunwoody Place Venture, LLC, located at 0 River Exchange Drive at their regularly scheduled meeting on August 16, 2016, from C-1 (Community Business District) per 1997Z-0020 to O-I (Office Institutional District), subject to the following conditions:

1. To the Site Plan prepared by Planners and Engineers Collaborative, dated July 13, 2016 and received by the Department of Community Development on July 13, 2016;
2. Along Spalding Drive, the applicant shall install a 5-foot sidewalk, a 2-foot landscape strip, an 8-foot buffered bike lane, and a deceleration lane;
3. Along River Exchange Drive, the applicant shall install a 5-foot sidewalk and a 7-foot landscape strip;
4. The applicant shall dedicate right-of-way to accommodate the required streetscape improvements as indicated on the Site Plan prepared by Planners and Engineers Collaborative, dated July 13, 2016, and received by the Department of Community Development on July 13, 2016. The final right-of-way needed shall be established by the Department of Public Works and dedicated when the applicant applies for a land disturbance permit;
5. Provide landscaping as follows, at a minimum, in the areas highlighted on the plan prepared by the City of Sandy Springs dated August 15, 2016, included here as Exhibit A:
 - a. Landscaping Area 1: Landscape the island in front of the porte cochere with a mix of perennials and annuals. No lawn permitted.
 - b. Landscaping Area 2: Plant and maintain a mix of shrubs, perennials and annuals between the building façade and the parking sidewalk, facing Spalding Drive and the adjacent property to the east. Lawn shall not exceed 50% of the area shown on Exhibit A.
 - c. Landscaping Area 3: Plant and maintain a mix of shrubs between the parking lot and the sidewalks along Spalding Drive. No lawn permitted.

These requirements are in addition to compliance with the Administrative Standards of the Tree Conservation Ordinance for landscape strips and parking lots.

To the following concurrent variances:

1. Variance from Section 4.23.1 of the Zoning Ordinance to encroach approximately 3.5 to 5 feet into the 10-foot side corner landscape area to construct off-street parking spaces as indicated on the Site Plan prepared by Planners and Engineers Collaborative, dated July 13, 2016, and received by the Department of Community Development on July 13, 2016.

2. Variance from Section 18.3.1E of the Zoning Ordinance to allow off-street parking within the required 40-foot setback for the side corner yard as indicated on the Site Plan prepared by Planners and Engineers Collaborative, dated July 13, 2016, and received by the Department of Community Development on July 13, 2016.