

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO REZONE PROPERTY LOCATED AT 960, 980, 1000 JOHNSON FERRY ROAD AND 5780 PEACHTREE DUNWOODY ROAD FROM O-I (OFFICE INSTITUTIONAL DISTRICT) TO O-I (OFFICE INSTITUTIONAL DISTRICT), WITH A USE PERMIT TO INCREASE THE MAXIMUM BUILDING HEIGHT AND A CONCURRENT VARIANCE TO INCREASE THE MAXIMUM LOT COVERAGE**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on October 18, 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 960, 980, 1000 Johnson Ferry Rd and 5780 Peachtree Dunwoody Rd to wit; and

ALL THAT TRACT or parcel of land lying and being Land Lots 16 and 17 of the 17<sup>th</sup> 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**SECTION 3.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 18<sup>th</sup> day of October, 2016.

Approved:

  
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Russell K. Paul, Mayor

Attest:

  
\_\_\_\_\_  
Michael D. Casey, City Clerk

(Seal)



**RZ16-0095 and U16-0024**  
**Approved Conditions of Zoning**

1. To the location of the new tower and parking deck situated as depicted on the conceptual zoning site plan prepared by Long Engineering dated June 15, 2016 and received by the Department on June 17, 2016. In the event of a conflict between the site plan and these conditions, the written conditions will control.
2. To restrict the use of the Property (including the Tower Parking Deck Tract) as follows:
  - a. Maximum of 1,756,000 sq. ft. of gross floor area;
  - b. Maximum of 5,673 parking spaces.
3. To the following planning activities:
  - a. Enter into a written agreement to participate in the Shared Congestion and Traffic Management Strategy initiated by the City of Sandy Springs; to implement traffic assist technology for all site parking deck;
  - b. The Applicant has submitted a copy of its campus wayfinding program to the City and will work with the City to implement the program in the Perimeter Medical Center area;
  - c. The Applicant will develop a bicycle/pedestrian circulation plan for the Property in accordance with the most current standards published by the National Association of City Transportation Officials (NACTO) and will begin construction of improvements required by the plan prior to issuance of a certificate of occupancy for the new bed tower.
4. To the following site improvements:
  - a. Lot coverage shall not exceed 1,240,000 square feet (**Concurrent Variance 1**)
  - b. Bicycle parking spaces shall be provided at the number and in the locations identified in the bicycle/pedestrian circulation plan and shall be under construction prior to issuance of a certificate of occupancy for the bed tower;
  - c. A minimum of five percent (5%) of employee parking spaces will be dedicated to carpooling (vehicles carrying at least one passenger in addition to the driver); and
  - d. Street frontage improvements shall be constructed as follows:
    - i. Along Hollis Cobb Circle, improvements shall be provided to include sidewalks on both sides of the roadway, at a minimum, and may include additional enhancements as identified by the Northside Hospital bicycle/pedestrian circulation plan, and construction of any required improvements shall begin prior to issuance of a certificate of occupancy for the bed tower;
    - ii. Along Peachtree Dunwoody Road and Johnson Ferry Road:
      - 1) The Applicant will bring the existing sidewalks and landscape strips into compliance with the applicable Public Space Standards of the Perimeter Community Improvement District including a protected bicycle lane; provided, however, that the landscape strip and sidewalk dimensions may be adjusted as needed to preserve existing surface parking spaces and ensure patient and emergency access to the Hospital, as approved by the Public Works Director;

- 2) The City will support Northside's project design to the degree possible, including restriping lanes to add up to four additional feet for bicycle and pedestrian facility construction
- 3) Construction shall begin prior to the issuance of a certificate of occupancy for the bed tower or by the certification of completion (final building approval) for the parking deck, whichever occurs later.

**RZ16-0095 & U16-0024**

**Legal Descriptions**

**LEGAL DESCRIPTION  
NORTHSIDE HOSPITAL TRACT**

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ALL THAT TRACT OR PARCEL OF LAND LYING IN OR BEING IN LAND LOT 16 OF THE 17TH DISTRICT, UNINCORPORATED FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD (VARIABLE RIGHT-OF-WAY WIDTH AT THIS POINT) WITH THE EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400 (FORMERLY KNOWN AS NORTH FULTON EXPRESSWAY) (VARIABLE RIGHT-OF-WAY WIDTH); THENCE DEPART SAID EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400 AND PROCEED ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD, NORTH 66 DEGREES 28 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 69.56 FEET TO A POINT;

THENCE CONTINUE ALONG THE NORTHWESTERLY AND NORTHERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 635.62 FEET AND AN ARC LENGTH OF 180.20 FEET, BEING SUBTENDED BY A CHORD OF NORTH 74 DEGREES 36 MINUTES 01 SECOND EAST FOR A DISTANCE OF 179.60 FEET TO A POINT;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD, NORTH 82 DEGREES 35 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 269.98 FEET TO A POINT, AT WHICH POINT THE AFORESAID VARIABLE RIGHT-OF-WAY WIDTH MEETS WITH A RIGHT-OF-WAY WIDTH OF 100 FEET, SAID POINT BEING THE POINT OF BEGINNING;

THE POINT OF BEGINNING THUS ESTABLISHED, THENCE DEPART SAID NORTHERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD AND PROCEED ALONG THE APPROXIMATE CENTERLINE OF HOLLIS COBB CIRCLE (A PRIVATE ROAD) NORTH 00 DEGREES 41 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 66.02 FEET TO A POINT;

THENCE CONTINUE ALONG SAID APPROXIMATE CENTERLINE OF HOLLIS COBB CIRCLE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 296.51 FEET AND AN ARC LENGTH OF 201.84 FEET, BEING SUBTENDED BY A CHORD OF NORTH 18 DEGREES 48 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 197.97 FEET TO A POINT;

THENCE CONTINUE ALONG SAID APPROXIMATE CENTERLINE OF HOLLIS COBB CIRCLE, NORTH 38 DEGREES 19 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 85.28 FEET TO A POINT;

THENCE CONTINUE ALONG SAID APPROXIMATE CENTERLINE OF HOLLIS COBB CIRCLE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 302.75 FEET AND AN ARC LENGTH OF 651.87 FEET, BEING SUBTENDED BY A CHORD OF NORTH 23 DEGREES 22 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 533.04 FEET TO A POINT;

THENCE DEPART SAID APPROXIMATE CENTERLINE OF HOLLIS COBB CIRCLE, NORTH 04 DEGREES 56 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 233.20 FEET TO A POINT ON THE NORTH LINE OF LAND LOT 16 OF AFORESAID 17TH DISTRICT, BEING THE SOUTH LINE OF LAND LOT 17;

THENCE PROCEED ALONG SAID LAND LOT LINE SOUTH 89 DEGREES 36 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 463.07 FEET TO A 5/8-INCH REINFORCING BAR AT THE SOUTHWESTERLY RIGHT-OF-WAY OF PEACHTREE-DUNWOODY ROAD (VARIABLE RIGHT-OF-WAY WIDTH AT THIS POINT);

THENCE DEPART SAID LAND LOT LINE AND PROCEED ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF PEACHTREE-DUNWOODY ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 670.00 FEET AND AN ARC LENGTH OF 221.21 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 23 DEGREES 24 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 220.21 FEET TO A POINT;

THENCE CONTINUE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF PEACHTREE-DUNWOODY ROAD, SOUTH 31 DEGREES 29 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 208.48 FEET TO A POINT;

THENCE CONTINUE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF PEACHTREE-DUNWOODY ROAD ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 686.98 FEET AND AN ARC LENGTH OF 157.29 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 26 DEGREES 18 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 156.94 FEET TO A POINT;

THENCE CONTINUE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF PEACHTREE-DUNWOODY ROAD, SOUTH 19 DEGREES 44 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 257.14 FEET TO A POINT;

THENCE PROCEED ALONG THE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY RIGHT-OF-WAY OF SAID PEACHTREE-DUNWOODY ROAD ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 430.77 FEET AND AN ARC LENGTH OF 376.11 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 16 DEGREES 01 MINUTE 20 SECONDS WEST FOR A DISTANCE OF 364.28 FEET TO A POINT;

THENCE PROCEED ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF PEACHTREE-DUNWOODY ROAD, SOUTH 41 DEGREES 02 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 188.63 FEET TO A POINT AT THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY OF AFORESAID JOHNSON FERRY ROAD (100-FOOT RIGHT-OF-WAY WIDTH);

THENCE CONTINUE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD, NORTH 52 DEGREES 52 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 240.71 FEET TO A POINT;

THENCE PROCEED ALONG THE NORTHEASTERLY AND NORTHERLY RIGHT-OF-WAY OF SAID JOHNSON FERRY ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 393.31 FEET AND AN ARC LENGTH OF 269.71 FEET, BEING SUBTENDED BY A CHORD OF NORTH 72 DEGREES 31 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 264.46 FEET TO A POINT;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD, SOUTH 87 DEGREES 49 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 222.86 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 20.6977 ACRES OR 901,591 SQUARE FEET.

# LEGAL DESCRIPTION MEDICAL OFFICE BUILDINGS TRACT

ALL THAT TRACT OR PARCEL OF LAND LYING IN OR BEING IN LAND LOT 16 AND 17 OF THE 17TH DISTRICT, CITY OF SANDY SPRINGS, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH-WESTERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD (VARIABLE RIGHT-OF-WAY WIDTH AT THIS POINT) WITH THE EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400 (FORMERLY KNOWN AS NORTH FULTON EXPRESSWAY) (VARIABLE RIGHT-OF-WAY WIDTH);

THENCE DEPART SAID NORTHERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD AND PROCEED ALONG SAID EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400, NORTH 13 DEGREES 58 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 423.78 FEET TO A 5/8-INCH REINFORCING BAR FOUND;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400, NORTH 04 DEGREES 52 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 230.58 FEET TO A 5/8-INCH REINFORCING BAR FOUND;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400, NORTH 04 DEGREES 46 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 154.32 FEET TO A POINT;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400, NORTH 04 DEGREES 24 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 99.93 FEET TO A 5/8-INCH REINFORCING BAR FOUND;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400, NORTH 16 DEGREES 06 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 270.96 FEET TO A 5/8-INCH REINFORCING BAR FOUND AT THE NORTH LINE OF LAND LOT 16 OF AFORESAID 17TH DISTRICT, BEING THE SOUTH LINE OF LAND LOT 17;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400, NORTH 24 DEGREES 37 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 155.45 FEET TO A CONCRETE RIGHT OF WAY MONUMENT;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400, NORTH 49 DEGREES 17 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 60.25 FEET TO A POINT;

THENCE CONTINUE SOUTH 40 DEGREES 44 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 33.37 FEET TO A POINT;

THENCE CONTINUE SOUTH 42 DEGREES 57 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 38.41 FEET TO A POINT;

THENCE CONTINUE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4.30 FEET AND AN ARC LENGTH OF 7.38 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 36 DEGREES 23 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 6.51 FEET TO A POINT;

THENCE CONTINUE SOUTH 12 DEGREES 47 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 14.34 FEET TO A POINT;

THENCE CONTINUE SOUTH 75 DEGREES 31 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 101.83 FEET TO A POINT;

THENCE CONTINUE SOUTH 77 DEGREES 18 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 24.32 FEET TO A POINT;

THENCE CONTINUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 26.60 FEET AND AN ARC LENGTH OF 7.62 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 19 DEGREES 33 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 7.59 FEET TO A POINT;

THENCE CONTINUE NORTH 76 DEGREES 18 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 15.70 FEET TO A POINT;

THENCE CONTINUE SOUTH 14 DEGREES 37 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 47.50 FEET TO A POINT;

THENCE CONTINUE NORTH 75 DEGREES 19 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 9.37 FEET TO A POINT;

THENCE CONTINUE SOUTH 14 DEGREES 15 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 4.31 FEET TO A POINT;

THENCE CONTINUE NORTH 73 DEGREES 48 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 28.82 FEET TO A POINT;

THENCE CONTINUE SOUTH 14 DEGREES 27 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 36.66 FEET TO A POINT;

THENCE CONTINUE ALONG SAID NORTH LINE OF LAND LOT 16, SOUTH 89 DEGREES 36 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 152.69 FEET TO A POINT;

THENCE DEPART SAID LAND LOT LINE SOUTH 04 DEGREES 56 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 233.20 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF HOLLIS COBB CIRCLE (A PRIVATE ROAD);

THENCE CONTINUE ALONG THE APPROXIMATE CENTERLINE OF HOLLIS COBB CIRCLE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 302.75 FEET AND AN ARC LENGTH OF 651.86 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 23 DEGREES 22 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 533.03 FEET TO A POINT;

THENCE CONTINUE ALONG THE APPROXIMATE CENTERLINE OF HOLLIS COBB CIRCLE SOUTH 38 DEGREES 18 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 85.28 FEET TO A POINT;

THENCE CONTINUE ALONG THE APPROXIMATE CENTERLINE OF HOLLIS COBB CIRCLE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 296.51 FEET AND AN ARC LENGTH OF 201.84 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 18 DEGREES 48 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 197.96 FEET TO A POINT;

THENCE CONTINUE ALONG THE APPROXIMATE CENTERLINE OF HOLLIS COBB CIRCLE SOUTH 00 DEGREES 40 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 61.31 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF AFORESAID JOHNSON FERRY ROAD, AT WHICH POINT THE AFORESAID VARIABLE RIGHT-OF-WAY WIDTH MEETS WITH A 100-FOOT RIGHT-OF-WAY WIDTH;

THENCE PROCEED ALONG SAID NORTHERLY VARIABLE RIGHT-OF-WAY OF JOHNSON FERRY ROAD, SOUTH 82 DEGREES 51 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 202.93 FEET TO A POINT;

THENCE CONTINUE ALONG SAID NORTHERLY AND NORTHWESTERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD SOUTH 07 DEGREES 24 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 5.62 FEET TO A POINT;

THENCE CONTINUE ALONG SAID NORTHERLY AND NORTHWESTERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD SOUTH 82 DEGREES 35 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 67.72 FEET TO A POINT;

THENCE CONTINUE ALONG SAID NORTHERLY AND NORTHWESTERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 635.61 FEET AND AN ARC LENGTH OF 180.20 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 74 DEGREES 35 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 179.60 FEET TO A POINT;

THENCE CONTINUE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD, SOUTH 66 DEGREES 28 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 69.56 FEET TO THE POINT OF BEGINNING;

SAID PROPERTY CONTAINS 8.9928 ACRES OR 391,727 SQUARE FEET.

SAID DESCRIPTION REFERENCES BOUNDARY SURVEY BY LONG ENGINEERING PREPARED 5-15-03, REVISED 11-20-07.