

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 185 CLIFTWOOD DRIVE FROM CS-6 (CITY SPRINGS, 6 STORIES MAXIMUM HEIGHT) TO CS-6**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on April 17, 2018 at 6:00 p.m. as follows:

**SECTION 1.** That the Development Code 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 **185 Cliftwood Drive**, consisting of a total of approximately 4.2606 acres, to wit; and

ALL THAT TRACT or parcel of land lying and being in Land Lot 90 of the 17<sup>th</sup> District of Fulton County, Georgia by the attached legal description; and

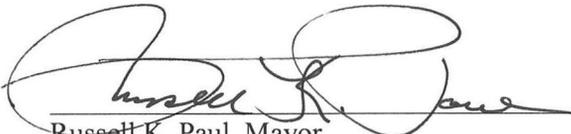
**SECTION 2.** That the property shall be developed in compliance with the conditions of approval, as attached to this Ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

**SECTION 3.** That all Ordinances or part of Ordinances in conflict with the terms of this Ordinance are hereby repealed; and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 Mayor and City Council and the signature of approval of the Mayor.

**APPROVED AND ADOPTED** on this the 17<sup>th</sup> day of April, 2018.

Approved:

  
Russell K. Paul, Mayor

Attest:

  
Michael D. Casey, City Clerk

(Seal)



**CONDITIONS OF APPROVAL**

**RZ17-0004**  
185 Cliftwood Drive

Please be advised, the City of Sandy Springs Mayor and City Council approved Rezoning RZ17-0004, rezoning of an apartment complex (The Cliftwood) on the property located at 185 Cliftwood Drive (Parcel # 17 009000020888) from CS-6 to CS-6 to reflect existing conditions. Rezoning RZ17-0004 was approved by the Mayor and City Council at the April 17, 2018 public hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Multi-Family Units and associated accessory uses at a density of 251 units.
2. To the owner's agreement to abide by the following:
  - a. To the 2018 Amended Land Use Restriction Agreement (LURA) 4/4/2018 and its terms and provisions, to be signed.

**PROPERTY DESCRIPTION**  
**"ALLEN ROAD PROPERTY"**

Being all that tract or parcel of land lying and being in Land Lot 90, 17<sup>th</sup> District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2 inch rebar set on the northerly right-of-way line of Allen Road (having an apparent variable width right-of-way) said rebar set 320 feet westerly along the aforesaid right-of-way of Allen Road from the intersection of said northerly right-of-way line of Allen Road and the westerly right-of-way line of Roswell Road per record information; thence, leaving the aforesaid 1/2 inch rebar set and running with the right-of-way line of Allen Road North 00° 02' 00" East, 5.00 feet to a point; thence, North 89° 47' 00" West, 56.42 feet to a point and the **POINT OF BEGINNING**.

Thence, from said POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Allen Road

1. North 89° 47' 00" West, 80.47 feet to a point; thence,
2. 11.51 feet along the arc of a curve deflecting to the right, having a radius of 46.00 feet and a chord bearing and distance of North 82° 39' 10" West, 11.48 feet to a point; thence,
3. 26.95 feet along the arc of a curve deflecting to the left, having a radius of 54.00 feet and a chord bearing and distance of North 89° 47' 00" West, 26.67 feet to a point; thence,
4. 11.45 feet along the arc of a curve deflecting to the right, having a radius of 46.00 feet and a chord bearing and distance of South 83° 02' 55" West, 11.42 feet to a point; thence,
5. North 89° 47' 00" West, 28.87 feet to a point; thence,
6. 9.23 feet along the arc of a curve deflecting to the right, having a radius of 46.00 feet and a chord bearing and distance of North 84° 04' 26" West, 9.21 feet to a point; thence,
7. 21.59 feet along the arc of a curve deflecting to the left, having a radius of 54.00 feet and a chord bearing and distance of North 89° 47' 00" West, 21.45 feet to a point; thence,
8. 9.17 feet along the arc of a curve deflecting to the right, having a radius of 46.00 feet and a chord bearing and distance of South 84° 28' 10" West, 9.15 feet to a point; thence,
9. North 89° 47' 00" West, 16.99 feet to a point; thence,
10. 9.33 feet along the arc of a curve deflecting to the right, having a radius of 46.00 feet and a chord bearing and distance of North 84° 00' 33" West, 9.32 feet to a point; thence,
11. North 78° 11' 51" West, 4.56 feet to a point; thence,
12. 10.67 feet along the arc of a curve deflecting to the left, having a radius of 14.00 feet and a chord bearing and distance of South 79° 57' 57" West, 10.41 feet to a point; thence,
13. North 89° 47' 00" West, 4.05 feet to a point; thence, leaving the aforesaid right-of-way line of Allen Road and running with property now or formerly owned by Housing Authority of Fulton County per Deed Book 8236, Page 299 & 300 as recorded among the Land Records of Fulton County, Georgia
14. North 00° 02' 00" East, 558.96 feet to an iron pin set; thence, leaving the aforesaid property of Housing Authority of Fulton County and running with properties now or formerly owned by Cliftwood, LLC per Deed Book 49951, Page 210, aforesaid records and Cliftwood Animal Hospital, LLC per Deed Book 51721, Page 210, aforesaid records
15. South 89° 48' 58" East, 119.78 feet to an iron pin set thence,
16. North 04° 11' 02" East, 160.59 feet to a point on the southerly right-of-way line of Cliftwood Drive (having a variable width right-of-way); thence, leaving the aforesaid property of Cliftwood Animal Hospital, LLC and running with the said right-of-way line of Cliftwood Drive
17. 111.36 feet along the arc of a curve deflecting to the right, having a radius of 632.58 feet and a chord bearing and distance of South 86° 08' 57" East, 111.22 feet; thence, leaving the aforesaid right-of-way line of Cliftwood Drive and running with property now or formerly owned by Andy Ann Hung Tai & Julie Mei Li per Deed Book 36784, Page 494, aforesaid records
18. South 03° 26' 02" West, 153.33 feet to an iron pin set; thence,
19. South 89° 48' 58" East, 10.84 feet; thence, leaving the aforesaid property of Andy Ann Hung Tai & Julie Mei Li and running with property now or formerly owned by the City of Sandy Springs per Deed Book 56872, Page 253, aforesaid records (and being a variable width public right-of-way)
20. South 00° 00' 08" West, 47.87 feet to a point; thence,
21. 52.72 feet along the arc of a curve deflecting to the right, having a radius of 24.73 feet and a chord bearing and distance of South 00° 00' 08" West, 43.28 feet to a point; thence,
22. South 00° 00' 08" West, 7.50 feet to a point; thence,

23. North 89° 59' 52" West, 0.87 feet to a point; thence,
24. South 00° 00' 05" East, 170.26 feet to a point; thence,
25. South 89° 59' 52" East, 2.83 feet to a point; thence,
26. South 00° 00' 08" West, 21.71 feet to a point; thence,
27. South 89° 59' 52" East, 19.02 feet to a point; thence,
28. South 00° 00' 08" West, 7.33 feet to a point; thence,
29. North 89° 59' 52" West, 19.02 feet to a point; thence,
30. South 00° 00' 08" West, 69.08 feet; thence,
31. South 89° 59' 52" East, 4.52 feet to a point; thence,
32. 22.77 feet along the arc of a curve deflecting to the left, having a radius of 14.50 feet and a chord bearing and distance of North 45° 01' 19" East, 20.50 feet to a point; thence,
33. South 00° 00' 08" West, 54.91 feet to a point; thence,
34. North 89° 59' 52" West, 20.68 feet to a point; thence,
35. South 00° 00' 08" West, 13.29 feet to a point; thence,
36. South 89° 59' 52" East, 5.67 feet to a point; thence,
37. South 00° 00' 23" West, 131.52 feet to a point; thence,
38. South 45° 20' 43" West, 9.72 feet to the **POINT OF BEGINNING**, containing 156,485 square feet or 3.5924 acres of land, more or less.

**TOGETHER WITH** all that tract or parcel of land lying and being in Land Lot 90, 170 District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

**COMMENCING** at a 1/2 inch rebar set on the northerly right-of-way line of Allen Road (having an apparent variable width right-of-way) said rebar set 320 feet westerly along the aforesaid right-of-way of Allen Road from the intersection of said northerly right-of-way line of Allen Road and the westerly right-of-way line of Roswell Road per record information; thence, leaving the aforesaid 1/2 inch rebar set and running with the right-of-way line of Allen Road North 00° 02' 00" East, 5.00 feet to a point and the **POINT OF BEGINNING**.

Thence, from said **POINT OF BEGINNING** as thus established and continuing with the aforesaid right-of-way line of Allen Road

1. North 89° 47' 00" West, 3.14 feet; thence, leaving the aforesaid right-of-way line of Allen Road and running with property now or formerly owned by the City of Sandy Springs per Deed Book 56872, Page 253, recorded among the Land Records of Fulton County, Georgia (and being a variable width public right-of-way)
2. 15.01 feet along the arc of a curve deflecting to the right, having a radius of 24.50 feet and a chord bearing and distance of North 17° 33' 45" West, 14.78 feet; thence,
3. North 00° 00' 16" East, 545.06 feet to a point; thence, leaving the aforesaid property of Sandy Springs, Georgia and running with property now or formerly owned by Andy Ann Hung Tai & Julie Mei Li per Deed Book 36784, Page 494, aforesaid records
4. South 89° 48' 58" East, 7.88 feet to an iron pin set; thence, leaving the aforesaid property now or formerly owned by Andy Ann Hung Tai & Julie Mei Li and running with property now or formerly owned by NLA ARP Sandy Springs LLC per Deed Book 56780, Page 278, aforesaid records
5. South 00° 11' 19" West, 76.55 feet to a 1/2 inch rebar found; thence,
6. South 89° 53' 46" West, 6.01 feet to a 1/2 inch rebar found; thence,
7. South 00° 12' 18" East, 304.85 feet to an iron pin set; thence,
8. South 89° 59' 42" East, 4.95 feet to an iron pin set; thence, leaving the aforesaid property now or formerly owned by NLA ARP Sandy Springs LLC and running with property now or formerly owned by The Mary Virginia Seagraves Irrevocable Trust per Deed Book 21739, Page 164, aforesaid records
9. South 00° 02' 00" West, 177.73 feet to the **POINT OF BEGINNING**, containing 2,599 square feet or 0.0597 acres of land, more or less.

Described property is subject to all easements and rights of way recorded and unrecorded.

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