

STATE OF GEORGIA

COUNTY OF FULTON

AN ORDINANCE TO REZONE THE PROPERTIES LOCATED AT 135 AND 145 CLIFTWOOD DRIVE FROM CS-3 (CITY SPRINGS, 3 STORIES MAXIMUM HEIGHT) TO CS-6 (CITY SPRINGS, 6 STORIES MAXIMUM HEIGHT)

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on Tuesday, June 16, 2020 at 6:00 p.m. as follows:

SECTION 1. That the Official Zoning Map, incorporated into and part of the City of Sandy Springs Development Code be amended so the property located at **135 and 145 Cliftwood Drive** (Parcel #s 17 009000030309 and 17 009000030325), consisting of a total of approximately 0.8345 acre, be rezoned from CS-3 (City Springs, 3 stories maximum height) to CS-6 (City Springs, 6 stories maximum height) with conditions, to wit; and

For a maximum of 36 residential condominium units that could be constructed within a six (6)-story building that is generally consistent with the conceptual drawings that were provided to the City by the applicant: “*Artistic Rendering: Cliftwood Flats,*” prepared by Archetype Design, dated 2019, received November 26, 2019; and relevant portions of the “*Cliftwood Flats*” plan set, prepared by Archetype Design, dated October 14, 2019, received October 28, 2019.

SECTION 2. That the property shall be developed in compliance with the conditions of approval, as attached to this Ordinance. Any conditions hereby approved 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 That all Ordinances or part of Ordinances in conflict with the terms of this Ordinance are hereby repealed; and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.

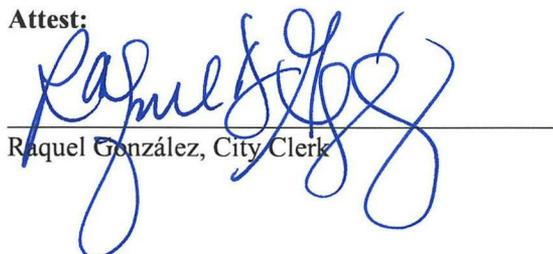
APPROVED AND ADOPTED this the 16th day of June, 2020.

Approved:



Russell K. Paul, Mayor

Attest:



Raquel González, City Clerk





SANDY SPRINGS

GEORGIA

June 19, 2020

NexCity Development LLC
Attn: Gary Unell
195 Chaseland Road
Sandy Springs, GA 30328

Subject: **Conditional Approval of RZ19-0006**
135 & 145 Cliftwood Drive
Parcel #s 17 009000030309 & 17 009000030325

Dear Mr. Unell,

Please be advised that the City of Sandy Springs Mayor and City Council at the June 16, 2020 public hearing **approved** Zoning Map Amendment (Rezoning) RZ19-0006, request for a Zoning Map Amendment (Rezoning) of 135 & 145 Cliftwood Drive from CS-3 (City Springs, 3 stories maximum height) to CS-6 (City Springs, 6 stories maximum height). Zoning Map Amendment (Rezoning) RZ19-0006 was **approved**, subject to the following **condition**:

1. For a maximum of 36 residential condominium units that could be constructed within a six (6)-story building that is generally consistent with the conceptual drawings that were provided to the City by the applicant: "*Artistic Rendering: Cliftwood Flats*," prepared by Archetype Design, dated 2019, received November 26, 2019; and relevant portions of the "*Cliftwood Flats*" plan set, prepared by Archetype Design, dated October 14, 2019, received October 28, 2019.

Please include a copy of this letter in any construction documents set upon application for any permits associated with this property.

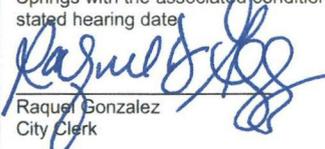
Should you have questions or need any additional information, please do not hesitate to contact Alexandra Horst at ahorst@sandyspringsga.gov or (770) 730-5600.

Sincerely,

Ginger Sottile

Ginger Sottile
Community Development Director

GS/ah

Certification of Approval	
I hereby certify that the subject case was approved by the Mayor and City Council of the City of Sandy Springs with the associated conditions on the above stated hearing date.	
 Raquel Gonzalez City Clerk	6/19/2020 Date

ARTISTIC RENDERING



RECEIVED

NOV 26 2019

City of Sandy Springs
Community Development

Cliftwood Flats, sandy springs, GA

NEXCITY DEVELOPMENT, LLC

archetype
design



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Gary Unell • craftmastergary@bellsouth.net • 404.731.6704

*Offered by Nexcity Development,
these Cliftwood Flats are the sophisticated choice for
the accomplished Sandy Springs Buyer of today.*

UNIT TYPES, AREA AND QUANTITIES:

a. 3BR/ DEN: 2,885SF (5) UNITS
b. 3BR/ DEN: 2,700SF (5) UNITS
c. 3BR/DEN: 2,835SF (15) UNITS
d. 2BR/DEN: 2,315SF (5) UNITS

TOTAL: (30) UNITS

TOTAL SF:

89,960 GROSS (HEATED AREA)
82,045 NET (TOTAL UNIT AREA)
8,760 SF (BALCONIES)
RESIDENTIAL FLOORS: 91% EFFICIENT

PARKING SPACES:

4 HANDICAPPED SPACES
77 TYPICAL SPACES
(4 POTENTIAL MOTORCYCLE)
81 TOTAL SPACES*
(*+4 ADDITIONAL POTENTIAL MOTORCYCLE)

AMENITIES:

+/-7,000SF LOBBY AMENITY SPACE
•SECURE ACCESS CONTROLLED COVERED PARKING
•ON-STREET PARKING AT ENTRY DRIVE
•GARDEN LANDSCAPED ATMOSPHERE
•DOWNTOWN AMENITIES
•WALKABLE RETAIL AND CIVIC BUILDINGS
•POCKET PARK AT LOBBY ENTRANCE

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OCT 28 2019

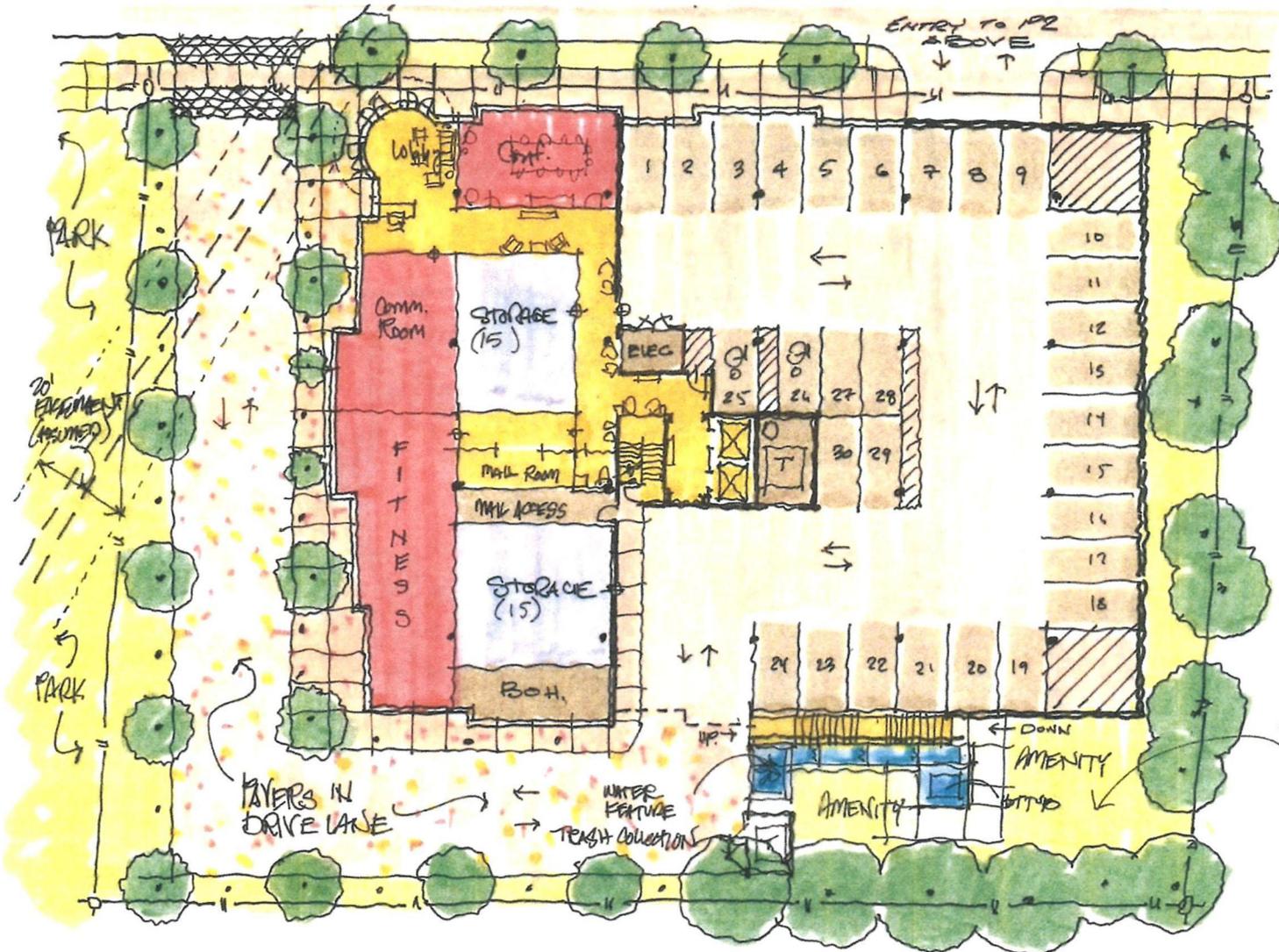
City of Sandy Springs
Community Development

OCTOBER 14TH, 2019

Cliftwood Flats, Sandy Springs, GA

NEXCITY DEVELOPMENT, LLC

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LOBBY LEVEL

- +/- 6,000sf HEATED
- +/- 30 SPACES

RECEIVED

OCT 28 2019

City of Sandy Springs
Community Development

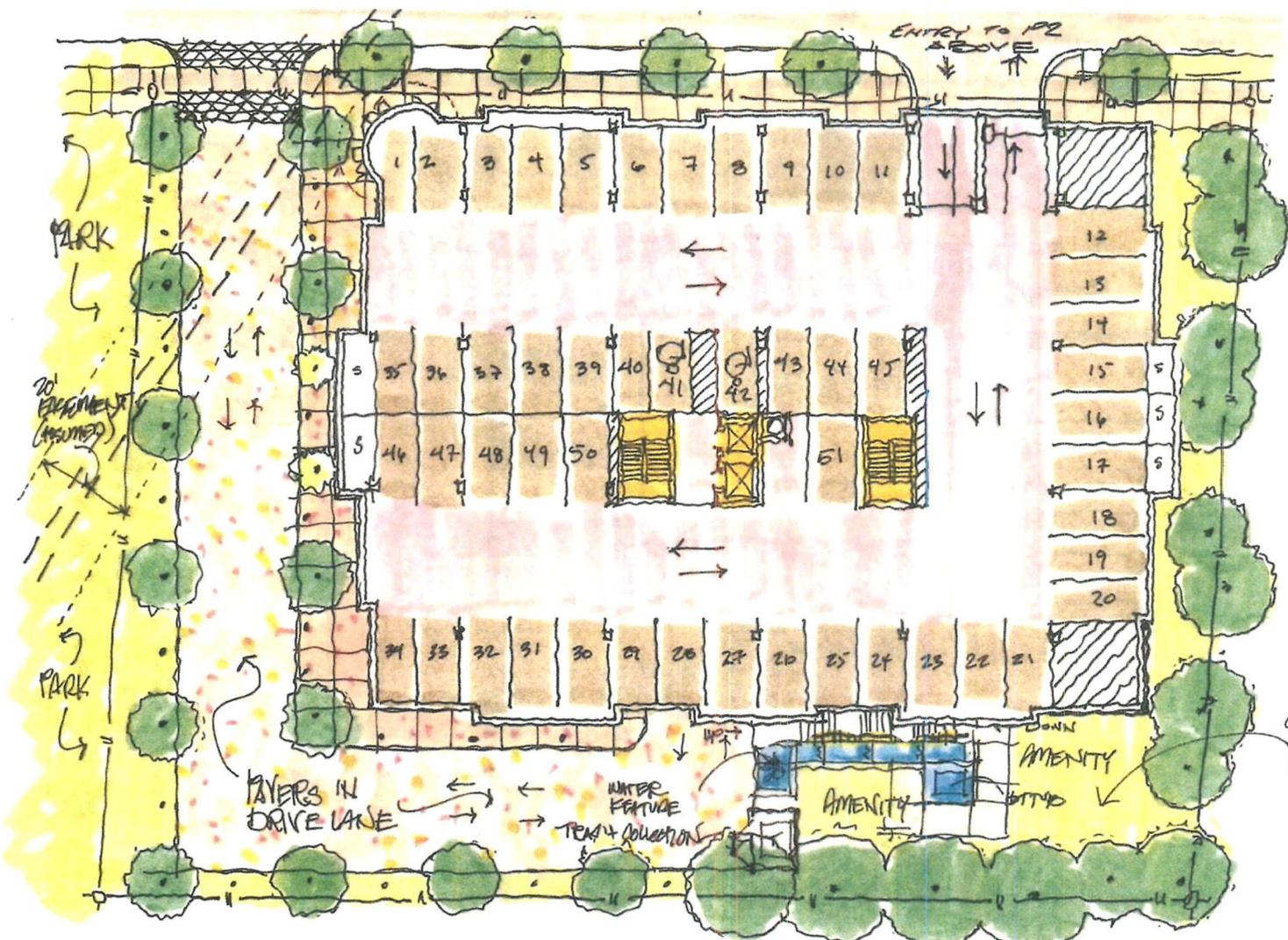
(ELEVATED)
LANESCAPED
COURTYARD

Cliftwood Flats, sandy springs, GA

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PARKING

• +/- 51 SPACES

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Community Development

(ELEVATED)
LANESCAPED
DRIVEWAY

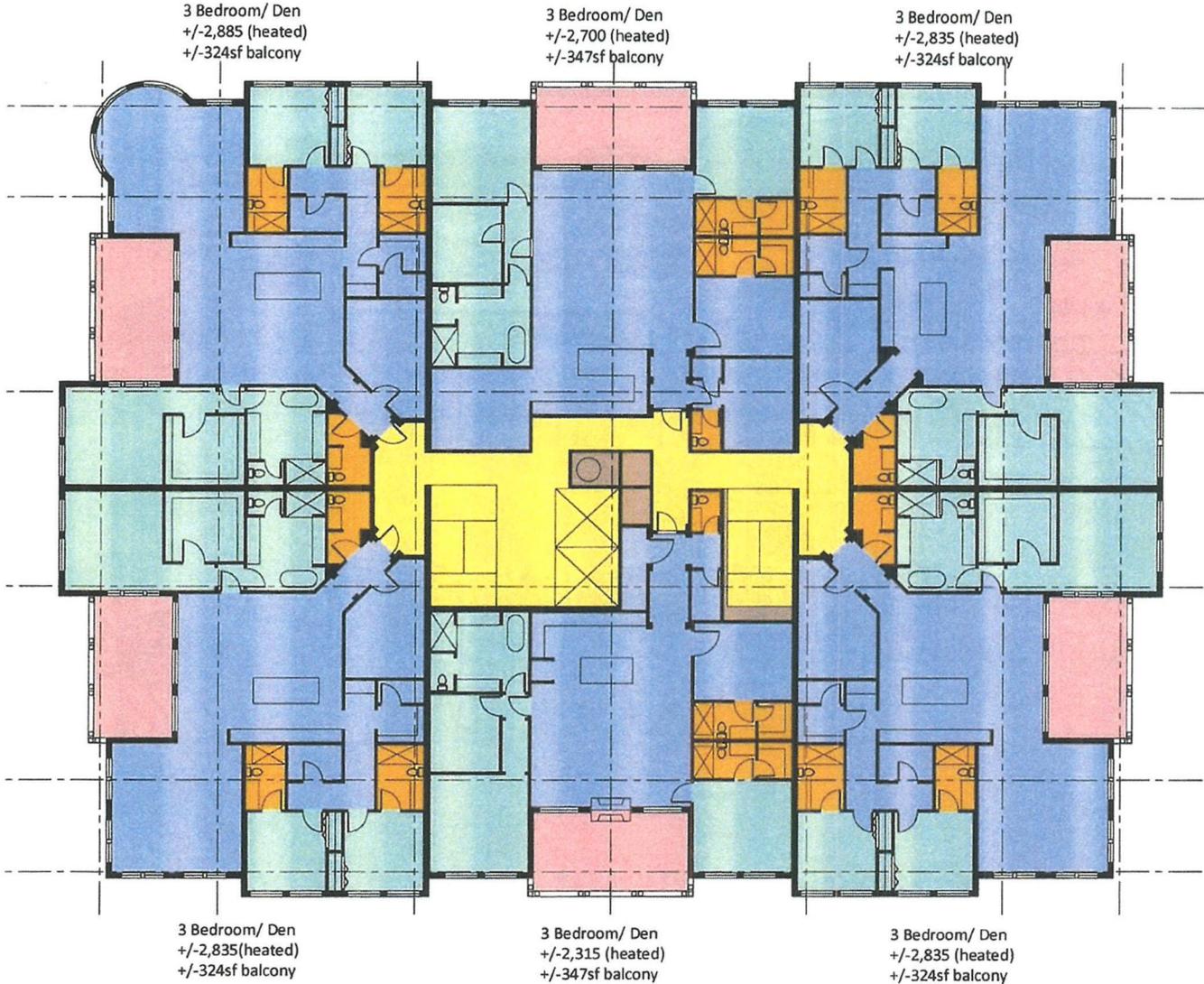
Cliftwood Flats, sandy springs, GA

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TYPICAL FLOORPLATE



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Cliftwood Flats, Sandy Springs, GA

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