

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO REZONE PROPERTY FROM THE O-I (OFFICE AND INSTITUTIONAL) DISTRICT TO THE O-I (OFFICE AND INSTITUTIONAL) DISTRICT, PROPERTY LOCATED AT 70 CLIFTWOOD DRIVE

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on August 15, 2006 at 7:00 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 **70 Cliftwood Drive**, consisting of a total of approximately 0.41 acres, be changed from the O-I (Office and Institutional) District to the O-I (Office and Institutional) District with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 90 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 Mayor and City Council and the signature of approval of the Mayor.

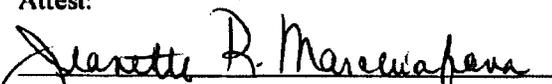
ORDAINED this the 15th day of August, 2006.

Approved:



Eva Galambos, Mayor

Attest:



Jeanette R. Marchiafava, City Clerk

(Seal)



CONDITIONS OF APPROVAL

RZ06-016/CV06-008
70 Cliftwood Drive

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by SM Services, Inc. located at 70 Cliftwood Drive. Rezoning petition RZ06-016 to rezone the subject property from O-I (Office and Institutional District) conditional to **O-I (Office and Institutional District)** was approved by the Mayor and City Council at the August 15, 2006 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. To a single building at a density of 10,000 gross square feet per acre or 4,100 gross square feet, whichever is less.
 - b. To the uses permitted under the O-I (Office and Institutional District) zoning classification excluding the following uses: rooming house and boarding house; assembly halls; churches, temples or other places of worship; clinics; community center buildings; convalescent centers/nursing homes/hospices; funeral homes; group residences; gymnasiums; health clubs/spas; hospitals; hotels; institutions of higher learning, business colleges, music conservatories, and similar institutions; motels; parking lots; personal care homes; research laboratories; stadiums; and, thrift institutions.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated June 28, 2006. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance, the Development Standards contained therein, and these conditions prior to the approval of a Land Disturbance Permit. 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 a Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
 - a. The owner/developer shall install a masonry wall, six (6) feet in height, along the east, west and north property lines beginning at the rear line of the structure and screening the rear of the property. The wall shall be located interior to the improvement setback, the type of which shall be subject to the approval of the Director of Community Development.
 - b. The light source of all external lighting in the development shall not be directly visible from adjoining residential properties.

- c. The proposed structure shall have the appearance of a single family residence, subject to the approval of the Sandy Springs Design Review Board.
- d. Parking areas shall not be visible from residentially zoned property.
- e. Landscape areas adjacent to residentially zoned property shall be planted to buffer standards, subject to the approval of the Sandy Springs Design Review Board and the Sandy Springs Landscape Architect/Arborist.
- f. There shall be no signs on the property identifying the business.
- g. The property shall be limited to a maximum building height of two (2) stories.
- h. No less than 5% of the site shall be maintained as open/green space.
- i. To change the required twenty five (25) foot zoning buffer and ten (10) foot improvement setback adjacent to property zoned R-3 (Single Family Dwelling District) to a 10' landscape strip along the west property line (CV06-008).
- j. To reduce the required fifty (50) foot buffer along the north property line to a twenty five (25) foot buffer and ten (10) foot improvement setback (Article 8.1.3, *Development Standards*) (CV06-008).
- k. To reduce the required parking from 3 spaces per 1,000 gross square feet of building area (18 spaces) to 2 ½ spaces per 1,000 gross square feet of building area (15 spaces) (Article 18.2.1, *Basic Off-street Parking Requirements*) (CV06-008).