

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE PROPERTY FROM THE O-I (OFFICE AND
INSTITUTIONAL) DISTRICT TO THE MIX (MIXED USE) DISTRICT, PROPERTY
LOCATED AT 5620 GLENRIDGE DRIVE**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on May 15, 2007 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 **5620 Glenridge Drive**, consisting of a total of approximately 8.4004 acres, be changed from the O-I (Office and Institutional) District to MIX (Mixed Use) District with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 38 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 use permit(s), as listed in the attached conditions of approval, be approved under the provisions of Section 19.2.3 of the Zoning Ordinance of the City of Sandy Springs; and

SECTION 4. 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 5. 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 6. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 7. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

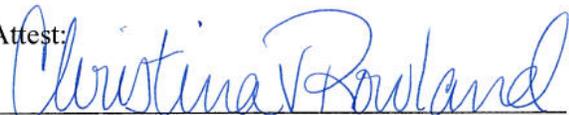
ORDAINED this the 15th day of May, 2007.

Approved:



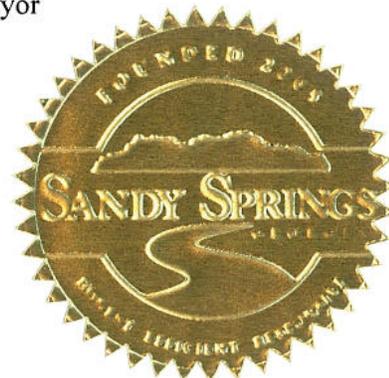
Eva Galambos, Mayor

Attest:



Christina Rowland, CMC, City Clerk

(Seal)



CONDITIONS OF APPROVAL

RZ06-055/CV06-039/U06-008

5620 Glenridge Drive

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by BTIC Glenridge, LLC located at 5620 Glenridge Drive. Rezoning petition RZ06-055/CV06-039/U06-008 to rezone the subject property from O-I (Office and Institutional District) conditional to MIX (Mixed Use District) was approved by the Mayor and City Council at the May 15, 2007 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Office and associated accessory uses at a density of 13,206.99 square feet per acre or 110,944 square feet, whichever is less.
 - b. Retail, service commercial, and associated accessory uses at a density of 2,380.84 square feet per acre or 20,000 square feet, whichever is less. Said retail and service commercial uses shall be contained within either the office building or the residential building. The following uses shall be excluded: adult entertainment establishments; bar with food sales being less than 50% of its gross sales volume; liquor store; fast food restaurants.
 - c. 168 residential units at a density of 20 units per acre, whichever is less. No more than 80 residential units may have a minimum heated floor area of less than 750 square feet. No less than 80 residential units may have a minimum heated floor area of less than 1,200 square feet.
 - d. To a maximum building height of seventy-five (75) feet (U06-008). The residential/retail building will be 3 stories of residential over 1 level of retail along the Glenridge Drive frontage of the subject property, and will not exceed 62 feet in height in that area. In addition, the residential/retail building will be set back at least 100 feet from the property line. The residential/retail building may be up to 5 stories where not over retail.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated April 6, 2007. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance 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 minimum design standards are:

Minimum front yard: 25 feet
Minimum side yard: 10 feet
Minimum rear yard: 10 feet
Minimum internal setback: 10 feet
Minimum landscaping and buffering between uses: 10 feet
Minimum heated floor area per unit: 750 square feet
Maximum building height: 75 feet

- b. The light source of all external lighting in the development shall not be directly visible from adjoining residential properties.
- c. The owner/developer shall dedicate forty-five (45) feet of right-of-way from centerline of Glenridge Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
- d. No less than 25% of the site shall be maintained as open space.
- e. No less than 10% of the site shall be maintained as green space.
- f. The current Crawford signal and intersection will be reconfigured to a four-legged intersection, per the approval of Public Works. This may include realignment of curb, gutter, roadway, and signal equipment.
- g. Signalization shall be updated to accommodate new roadway configuration at Crawford entrance. All changes are subject to the approval of the Public Works Department.
- h. Prior to issuance of an LDP, the owner/developer shall attempt to provide interparcel access with the properties to the west and across the entrance drive to the adjacent property to the east. Should the owner/developer not come to an agreement on interparcel access at this time, the owner/developer shall provide documentation of such. In addition, if an interparcel access agreement is not obtained, permanent easements shall be recorded allowing for future inter-parcel access, prior to the issuance of an LDP.
- i. The owner/developer shall retain at least five (5) of the existing specimen trees located on the subject property.

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MAY 04 2007

City of Sandy Springs
Community Development



CONCEPTUAL PERSPECTIVE
NOT TO SCALE



THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM
196 ALBERTA WAY, SUITE 600
ATLANTA, GEORGIA 30328
TEL: 770.396.2400
FAX: 770.396.2404
WWW.PRESTONPARTNERSHIP.COM
CONSULTANT

REV. _____

PROJECT

Glenridge
Drive

FIRM

**EASLAN
CAPITAL**
Easlan Capital Atlanta, Inc.
One River Place 200
300 Peachtree Road, NE
Suite 250
Atlanta, Georgia 30326

PERIODS

DATE: APRIL 10, 2007

JOB NUMBER: _____

LAYOUT LOCATION: 0618903

PLANNING USE: _____

PREPARED BY: _____

CHECKED BY: _____

APPROVED BY: _____

PROJECT TITLE:
**CONCEPTUAL
PERSPECTIVE**

DRAWING NUMBER

CP-01

CONTRACT

LEGAL DESCRIPTION

LEGAL

All that tract or parcel of land lying and being in Land Lot 38, of the 17th District, of Fulton County, Georgia, being more particularly described as follows:

Beginning at the point of intersection of the southerly right-of-way of Interstate 285(variable R/W) with the westerly right-of-way of Glenridge Drive(variable R/W), said point being the Point of Beginning; thence continuing along the westerly right-of-way of Glenridge Drive,

1. South 14°51'17" East, 43.06 feet to a point; thence,
2. South 01°57'30" East, 118.32 feet to a point; thence,
3. South 02°15'08" East, 27.46 feet to a point; thence,
4. 228.46 feet along an arc to the right and having a radius of 439.92 feet and a chord bearing and distance of South 30°00'52" West, 225.90 feet to a point; thence,
5. South 44°53'29" West, 218.23 feet to a point; thence,
6. 320.14 feet along an arc to the right and having a radius of 641.53 feet and a chord bearing and distance of South 59°11'15" West, 316.83 feet to a point; thence,
7. South 73°29'01" West, 41.96 feet to a point; thence leaving said right-of-way,
8. North 24°30'55" West, 411.39 feet to a point; thence,
9. North 16°13'10" East, 364.24 feet to a 1/2" rebar located on the southerly right-of-way of Interstate 285; thence continuing along said right-of-way,
10. South 81°23'39" East, 398.58 feet to a point; thence,
11. North 78°45'18" East, 242.72 feet to a point being the Point of Beginning.

Said tract of land contains 365,923 square feet or 8.4004 acres of land, more or less.

Property is subject to all easements and rights-of-ways recorded and unrecorded.

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City of Sandy Springs
Community Development

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