

AN ORDINANCE TO MODIFY CONDITION(S) OF A RESOLUTION BY THE FULTON COUNTY BOARD OF COMMISSIONERS APPROVING PETITION Z89-0023 ON APRIL 13, 1989, PROPERTY LOCATED AT 5416 AND 5424 GLENRIDGE DRIVE

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on October 16, 2007 at 7:00 p.m. as follows:

SECTION 1. That the condition(s) of a Resolution by the Fulton County Board of Commissioners, approved on April 13, 1989, for petition Z89-0023 that rezoned property from the O-I (Office and Institutional) District to the O-I (Office and Institutional) District be changed for the property located at **5416 and 5424 Glenridge Drive**, consisting of a total of approximately 2.06 acres, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 69 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 5. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

ORDAINED this the 16th day of October, 2007.

Approved:


Eva Galambos, Mayor

Attest:


Christina Rowland, CMC, City Clerk

(Seal)



CONDITIONS OF APPROVAL

ZM07-004/CV07-015
5416 and 5424 Glenridge Drive

The City of Sandy Springs Mayor and City Council approved the modification of the conditions of Z89-0023, with regard to the above referenced property currently zoned currently zoned O-I (Office and Institutional District). Zoning modification petition ZM07-004/CV07-015 was approved by the Mayor and City Council at the October 16, 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 accessory uses at a maximum density of 15,000 square feet of gross floor area per acre zoned or a total gross floor area of 31,500 square feet, whichever is less.
2. To the owner's agreement to abide by the following:
 - a. To a revised site plan to be submitted to the Department of Community Development. 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. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
 - a. To submit to the Director of Community Development for his approval, prior to any defoliation or alteration of the site, a Land Disturbance application which shall include a grading plan including phasing, a hydrological study, a separate soil sedimentation and erosion control plan, and proposed provisions for permanent storm water retention and the method of continuing maintenance of these facilities.
 - b. To submit to the Director of Community Development for his approval, prior to the approval of a Land Disturbance Permit, a detailed landscape and/or tree protection plan for all required buffers, landscape strips, and tree protection zones. Said landscaping for each phase of development shall be in place within 90 days after the issuance of a Certificate of Occupancy or the connection of permanent power for each phase provided, however, that all landscaping shall be in place prior to the issuance of a Certificate of Occupancy or the connection of permanent power for the final place of development.
 - c. To submit to the Director of Community Development for his approval, prior to the subdivision of any parcel zoned pursuant to this petition, a copy of all easement agreements for shared parking and access.
3. To the owner's agreement to the following site development considerations:
 - a. Provide a minimum 6 foot high, fence or wall subject to the approval of the Sandy Springs Design Review Board along the entire length of the north property line (except

for approved access crossings), said fence/wall to be located outside of any public right-of-way and interior to any required landscape strips and/or buffers.

- b. No more than 1 exit/entrance on Glenridge Drive to be located a minimum of 250 feet from any other curb cut. Curb cut location and alignment are subject to the approval of the Sandy Springs Traffic Engineer.
 - c. Trash dumpsters shall not be located within 50 feet of any required fencing. Said location of trash dumpsters shall be subject to the approval of the Director of Community Development.
 - d. To a maximum two (2) story parking deck located at the northeast corner of the subject property as shown on the site plan received by the Department of Community Development on September 28, 2007. The parking deck shall have a screening treatment similar to that received by the Department of Community Development on September 28, 2007 and presented at the October 16, 2007 Mayor and City Council hearing. Said parking deck and screening shall be subject to the approval of the Sandy Springs Design Review Board.
 - e. No roof signs are permitted.
 - f. Provide and maintain off-street parking on the subject property during the entire construction period.
 - g. Provide interparcel access within the subject property and to adjacent property(ies) as may be required by the Director of Public Works.
 - h. To delete the required fifty (50) foot buffer and ten (10) foot improvement setback along the north property line adjacent to residentially zoned property (CV07-015).
 - i. To allow the proposed parking deck to encroach into the required ten (10) foot landscape strip along the east property line (CV07-015).
 - j. To allow the proposed parking deck to encroach into the required twenty-five (25) foot impervious surface stream setback (CV07-015).
4. To the owner's agreement to abide by the following requirements, dedications and improvements:
- a. Dedicate at no cost to Sandy Springs along the entire property frontage prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide a minimum of forty (40) feet of right-of-way from the centerline of Glenridge Drive, and dedicate at no cost to Sandy Springs such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as improve said road 26 feet from center of road to back of curb along the entire property frontage, and further to allow the necessary construction easements while the right-of-way is being improved.

- b. Provide a deceleration lane for a distance of 200 feet and a 50 foot taper for each project entrance or as may be approved by the Sandy Springs Traffic Engineer.
 - c. Provide a left-turn lane at the project entrance on Glenridge Drive. Said design and location subject to the approval of the Sandy Springs Traffic Engineer.
 - d. Design required on-site storm water detention facilities such that they are not located within any required buffers, landscape strips or on required parking and loading areas.
 - e. Construct sidewalks along entire property frontage within the right-of-way of Glenridge Drive. Said sidewalks shall be in place prior to the issuance of a Certificate of Occupancy or the connection of permanent power for the development.
5. To the owner's agreement to abide by the following:
- a. To contact the Director of Community Development, prior to the application for a Land Disturbance Permit, to arrange with the City Arborist an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries.
 - b. To maintain as a minimum, the tree density requirements as prescribed by the Sandy Springs Tree Preservation Ordinance Administrative Guidelines, either through the retention of existing trees, or tree replacement, in perpetuity.

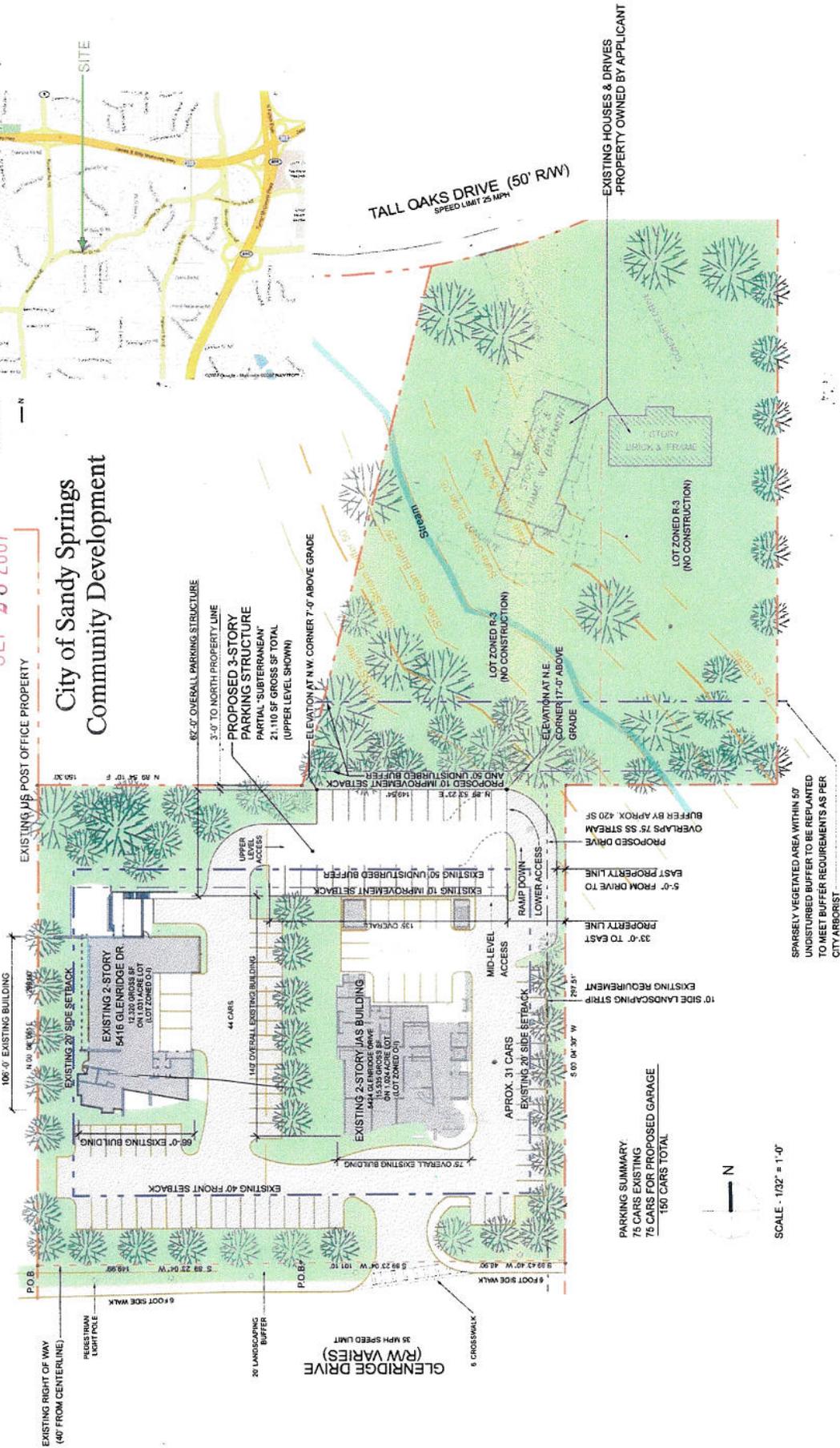
RECEIVED

SEP 28 2007

AREA MAP
NOT TO SCALE



City of Sandy Springs
Community Development



PARKING SUMMARY
76 CARS EXISTING
75 CARS FOR PROPOSED GARAGE
150 CARS TOTAL



SCALE - 1/32" = 1'-0"



PARKING EXTENSION
Sandy Springs, Georgia

Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 69, 17th District, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a point located on the northern right-of-way of Glenridge Drive (said point being located 40 feet from the centerline thereof), said point being located a distance of 693.35 feet from the mitered intersection of the northern right-of-way line of Glenridge Drive and the eastern right-of-way line of Roswell Road; thence running north $00^{\circ}06'06''$ east a distance of 5.00 feet to an iron pin set (said pin being 45 feet from the centerline of Glenridge Drive), which iron pin is the TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING thus established, leave said right-of-way line and proceed north $00^{\circ}06'06''$ east a distance of 279.90 feet to an iron pin found; thence run north $89^{\circ}54'10''$ east a distance of 150.30 feet to an iron pin found; thence run south $88^{\circ}48'59''$ east a distance of 149.54 feet to a 1/2" rebar found; thence run south $01^{\circ}22'12''$ west a distance of 271.53 feet to a 5/8" rebar set on the northerly right-of-way of Glenridge Drive (having a variable right-of-way); thence along said right-of-way the following courses and distances: along a curve to the left, said curve having a radius of 4080.55 feet, with a chord bearing of north $88^{\circ}58'23''$ west, with a chord length of 49.22 feet, with an arc length of 49.22 feet to a point; thence north $89^{\circ}18'47''$ west a distance of 100.74 feet to a 5/8" rebar set; thence south $89^{\circ}23'04''$ west a distance of 150.01 feet to an iron pin set, said iron pin set marking the TRUE POINT OF BEGINNING.