

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE TO O-I (OFFICE AND INSTITUTIONAL DISTRICT) TO
ALLOW 10,366 S.F. GENERAL OFFICE, 2,200 S.F. MEDICAL OFFICE/CLINIC USE, AND
19,177 S.F. ADULT DAY CARE USE IN THE EXISTING BUILDING, PROPERTY LOCATED
AT 1120 HOPE ROAD**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on April 20, 2010 at 6:00 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 1120 Hope Road, consisting of a total of approximately 2.53 acres, be changed from the O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) conditional, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 363 of the 6th 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 20th day of April, 2010.

Approved:



Eva Galambos, Mayor

Attest:


Michael Casey, City Clerk
(Seal)



CONDITIONS OF APPROVAL

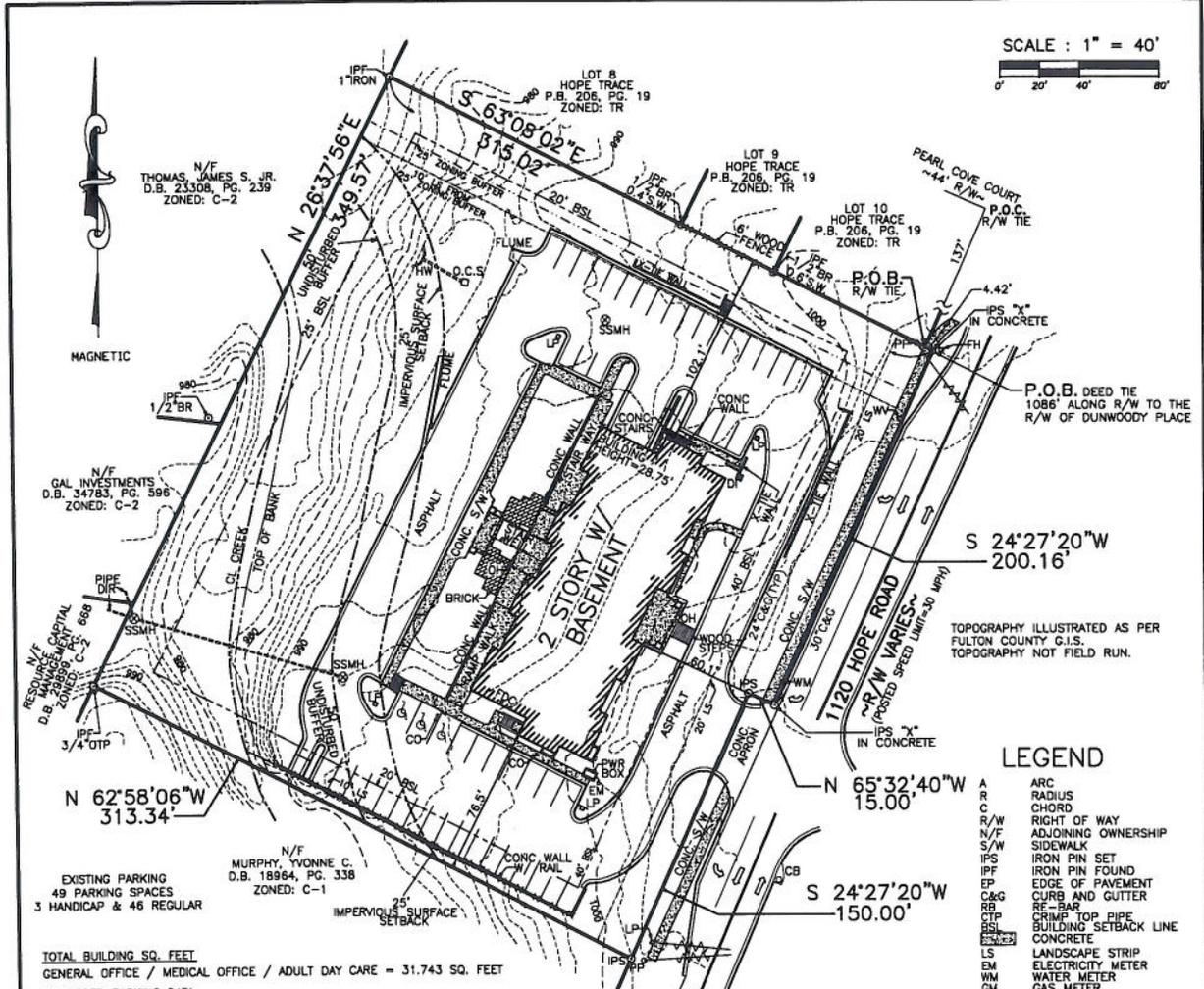
RZ09-012/CV09-020**1120 Hope Road**

The City of Sandy Springs Mayor and City Council approved the rezoning of property located at 1120 Hope Road. Rezoning petition RZ09-012/CV09-020 was approved to rezone the subject property from O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) to allow 10,366 s.f. general office, 2,200 s.f. medical office/clinic use, and 19,177 s.f. adult day care use in the existing building by the Mayor and City Council at the April 20, 2010 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. To General Office, Medical Office/Clinic, and Day Care Facility uses and associated accessory uses limited to the following gross square footages:
 - 10,366 gross square feet of General Office
 - 2,200 gross square feet of Medical Office/Clinic
 - 19,177 gross square feet of Day Care Facility
 - b. To a 31,743 square foot building developed at a density of 12,531.78 square feet per acre.
 - c. The above condition 1.a. shall not prevent the existing 20,732 gross square foot building from being used for General Office as long as 62 spaces are provided and/or used for Medical Office/Clinic as long as 83 parking spaces are provided.
 - d. The above condition 1.b. may be amended to add an elevator to exterior of the subject building when required by the Americans with Disabilities Act and the Georgia Accessibility Code.
 - e. To limit the height of the building to no more than two (2) stories.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development on December 4, 2009. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance to include the regulations for the design of off-street parking spaces, 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.
 - b. The above condition 2.a. may be amended to add an elevator to exterior of the subject building when required by the Americans with Disabilities Act and the Georgia Accessibility Code.
3. To the owner's agreement to provide the following site development standards:

- a. Variance from Section 18.3.1.E of the Zoning Ordinance to allow existing parking to encroach fifteen (15) feet into the minimum forty (40) foot front yard (CV09-020).
- b. Variance from Section 4.23.1 of the Zoning Ordinance to reduce the required twenty (20) foot landscape strip along the front property line to the extent necessary for the existing structure(s) to comply in accordance with the site plan received by the Department of Community Development on December 4, 2009 (CV09-020).
- c. Variance from Section 4.23.1 of the Zoning Ordinance to reduce the required ten (10) foot landscape strip along the south side property line to a minimum of four (4) feet +/- to the extent necessary for the existing structure(s) to comply in accordance with the site plan received by the Department of Community Development on December 4, 2009 (CV09-020).
- d. Variance from Section 4.23.1 of the Zoning Ordinance to reduce the required ten (10) foot improvement setback along the north side property line to zero (0) feet to the extent necessary for the existing structure(s) to comply in accordance with the site plan received by the Department of Community Development on December 4, 2009 (CV09-020).
- e. Variance from Section 4.23.1 of the Zoning Ordinance to reduce the required twenty-five (25) foot zoning buffer along the north side property line to a minimum of twenty (20) feet +/- to the extent necessary for the existing structure(s) to comply in accordance with the site plan received by the Department of Community Development on December 4, 2009 (CV09-020).
- f. Variance from Section 4.23.2 of the Zoning Ordinance to delete the parking lot landscaping requirements (CV09-020).
- g. Variance from the Tree Conservation Ordinance, Administrative Standards, & Best Management Practices - Landscape Strips, Buffers, and Parking (F.1) to relieve the requirement of planting a large shade tree every 6 parking spaces for all new parking lots (CV09-020).
- h. Variance from Section 109-225.a 1 and 2 of the Stream Buffer Protection Ordinance to reduce the seventy-five (75) foot buffer and setback requirements (50 foot undisturbed natural buffer and 25 foot impervious surface setback) to a minimum of five (5) feet +/- to the extent necessary for the existing structure(s) to comply in accordance with the site plan received by the Department of Community Development on December 4, 2009 (CV09-020).
- i. Any exterior illumination on the site shall not exceed 1.2 footcandles on any property line adjacent to a residential use or zoning district, nor will the light source be directly visible from adjoining properties.
- j. The owner/developer shall dedicate thirty (30) feet of right-of-way from centerline of Hope Road 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.

SCALE : 1" = 40'
 0' 20' 40' 80'



TOTAL BUILDING SQ. FEET
 GENERAL OFFICE / MEDICAL OFFICE / ADULT DAY CARE = 31,743 SQ. FEET

PROPOSED PARKING DATA

10,366 MEDICAL OFFICE (4 SPACES/1000 SQ. FEET)	42 SPACES
10,366 SQ. FEET GENERAL OFFICE (3 SPACES/1000 SQ. FEET)	31 SPACES
11,011 SQ. FEET ADULT DAY CARE (1.7 SPACES/1000 SQ. FEET)	19 SPACES
(1 SPACES FOR EVERY 4 EMPLOYEES)	2 SPACES
TOTAL REQUIRED	94 SPACES

2.533 ACRES
 TOTAL IMPERVIOUS SURFACE
 53,248 SQ FEET

- LEGEND**
- A ARC
 - R RADIUS
 - C CHORD
 - R/W RIGHT OF WAY
 - N/F ADJOINING OWNERSHIP
 - S/W SIDEWALK
 - IPS IRON PIN SET
 - IPF IRON PIN FOUND
 - EP EDGE OF PAVEMENT
 - C&G CURB AND GUTTER
 - RE-5&R RE-5&R
 - CRIMP CRIMP TOP PIPE
 - BSI BUILDING SETBACK LINE
 - CONC CONCRETE
 - LS LANDSCAPE STRIP
 - EM ELECTRICITY METER
 - WM WATER METER
 - GM GAS METER
 - TYP TYPICAL
 - SSMH SANITARY SEWER MANHOLE
 - WV WATER VALVE
 - DI DROP INLET
 - PWR POWER TRANSFORMER
 - FH FIRE HYDRANT
 - HW HEADWALL
 - LP LIGHT POLE
 - PP POWER POLE
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - PG. PAGE
 - P.O.B. POINT OF BEGINNING
 - OH OVER HANG
 - OVERHEAD POWER LINE

NOTES:
 FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 53,867 FEET AND AN ANGULAR ERROR OF 03 SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 137,039 FEET.
 THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

FLOOD STATEMENT:
 THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13121C 0151 E DATED: JUNE 22, 1998

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

RECEIVED

DEC 4 2009

City of Sandy Springs
 Community Survey for
 1120 HOPE ROAD LLC &
 DICKENSON GILROY LLC

	1120 HOPE ROAD D.B. 46166, PG. 457	COUNTY: FULTON LAND LOT: 363 DISTRICT: 6TH SECTION: SCALE: 1"=40' FIELD: 11/17/09 BY: SS OFFICE: 12/01/09 BY: DWJ REVISED 12/03/09 COMMENTS:
	ADAM & LEE LAND SURVEYING 5640 GA. HWY. 20 S LOGANVILLE, GA. 30052 (770) 554-8995 www.adamandlee.com	09148

2719-niz/cv09-020

Exhibit A

All of that tract or parcel of land lying and being in Land Lot 363 and 368 of the 6th District of Fulton County, Georgia and being more fully described as follows:

BEGINNING AT A POINT 1,086 feet from the southwest along the right-of-way of Hope Road, A/k/a Hope Street (being a variable right-of-way) and the Southwest right-of-way of Dunwoody Place as presently located (formerly 1,086.00 feet); THENCE proceeding North 63 degrees 08 minutes 02 seconds West a distance of 315.02 feet to an iron pin found; THENCE proceeding South 26 degrees 37 minutes 56 seconds West a distance of 349.57 feet to an iron pin found; THENCE proceeding South 62 degrees 58 minutes 06 seconds East a distance of 313.34 feet to a point on the right-of-way of said Hope Road; THENCE proceeding northeast along the northwestern right-of-way of said Hope Road North 24 degrees 27 minutes 20 seconds east a distance of 150.0 feet to a point; THENCE proceeding South 65 degrees 32 minutes 40 seconds East a distance of 15.0 feet to a point; THENCE proceeding northeast along the northwestern right-of-way of Hope Road North 24 degrees 27 minutes 20 seconds East a distance of 200.16 feet to an iron pin found, said iron pin marking the POINT OF BEGINNING.

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