

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE TO C-2 (COMMERCIAL DISTRICT) CONDITIONAL,
WITH CONCURRENT VARIANCE(S), TO CONTINUE THE INDOOR VETERINARY
CLINIC USE AND TO ALLOW ADDITIONAL USES UNDER C-2 THAT WOULD
REQUIRE 12 PARKING SPACES OR LESS, PROPERTY LOCATED AT 216 EAST
BELLE ISLE ROAD**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on June 15, 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 216 East Belle Isle Road, consisting of a total of approximately 0.51 acres, be changed from the C-2 (Commercial District) conditional to C-2 (Commercial District) conditional, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 93 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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.

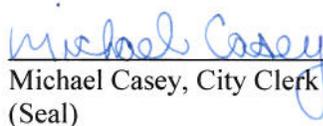
ORDAINED this the 15th day of June, 2010.

Approved:



Eva Galambos, Mayor

Attest:


Michael Casey, City Clerk
(Seal)

CONDITIONS OF APPROVAL

RZ09-013/CV09-021**216 East Belle Isle Road**

The City of Sandy Springs Mayor and City Council approved the rezoning of property located at 216 East Belle Isle Road. Rezoning petition RZ09-013/CV09-021 was approved to rezone from C-2 (Commercial District) conditional to C-2 (Commercial District) conditional, with concurrent variance(s), to continue the Indoor Veterinary Clinic use and to allow additional uses under C-2 that would require 12 parking spaces or less by the Mayor and City Council at the June 15, 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 a(n) Indoor Veterinary Clinic, Clinic, General Office, Day Care Facility, Research Laboratory, and associated accessory uses.
 - b. To the existing 3,080 square foot building developed at a density of 5,934.5 gross square feet per acre.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development on March 10, 2010. 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. Variance from Section 4.23.1 of the Zoning Ordinance to reduce the required thirty-five (35) foot Zoning Buffer and the ten (10) foot Improvement Setback along the side east property line to a twenty (20) foot landscape strip planted to buffer standards (CV09-021 #1).
 - b. Variance from Section 4.23.2 of the Zoning Ordinance to delete the parking lot landscaping requirements (CV09-021 #2).
 - c. 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 (CV09-021 #3).

- d. Variance from Section 18.2.1 of the Zoning Ordinance to reduce the required parking from 13 spaces to 12 spaces (CV09-021 #4).
- e. The owner/developer shall dedicate thirty (30) feet of right-of-way from centerline of East Belle Isle 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.
- f. The required landscape strips and zoning buffers shall be planted and maintained to meet the minimum standards as approved by the City Arborist.