

STATE OF GEORGIA
COUNTY OF FULTON

**TO REZONE TO MIX (MIXED USE DISTRICT) TO ALLOW A MIXED USES
DEVELOPMENT, PROPERTIES LOCATED AT 125 GLENRIDGE POINT PARKWAY**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on July 16, 2013 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 properties located 125 Glenridge Point Parkway, consisting of a total of approximately 3.8 acres, be changed from MIX (Mixed Use District) to MIX (Mixed Use District) conditional, 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 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 City Council and the signature of approval of the Mayor.

APPROVED AND ADOPTED this the 16th day of July, 2013.

Approved:

Eva Galambos

Eva Galambos, Mayor

Attest:

Michael Casey
Michael Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

201301000
125 Glenridge Point Parkway

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of properties owned by Wells Fargo Corporate Properties Group at 125 Glenridge Point Parkway. Rezoning petition 201301000 was approved to rezone from MIX (Mixed Use District) to MIX (Mixed Use District) conditional by the Mayor and City Council at the July 16, 2013 hearing, subject to the following conditions:

- 1) To the owner's agreement to restrict the use of the subject property as follows:
 - a) Office, bank and associated accessory uses at a maximum density of 3,157.98 gross square feet per acre or 12,000 gross square feet, whichever is less.
 - b) Retail and associated accessory uses at a maximum density of 3,157.98 gross square feet per acre or 12,000 gross square feet, whichever is less.
 - c) No more than 180 residential units at a maximum density of 47.37 units per acre, whichever is less.
 - d) The maximum building height shall be sixty-eight (68) feet. (Use permit 201301000)
- 2) To the owner's agreement to abide by the following:
 - a) To the site plan received by the Department of Community Development on April 2, 2013. 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 any Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, 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 the first Certificate of Occupancy.
- 3) To the owner's agreement to provide the following site development standards:
 - a) Variance from Section 8.2.3.G.2 to reduce the parcel size from 10 acres to 3.8 acres. (CV-20130100 #1)
 - b) Variance from Section 4.23.1 to reduce the required ten (10) foot side corner landscape to five (5) feet. (CV-20130100 #2)
 - c) Variance from Section 4.23.1 to reduce the ten (10) foot rear landscape strip to zero (0) feet. (CV-20130100 #3)

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APR 02 2013

City of Sandy Springs
Community Development

201301000

LEGAL DESCRIPTION

LEGAL DESCRIPTION - Total Tract

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

Commencing at the southeastern end of the mitered intersection of the southerly right of way of Landmark Center Parkway, formerly known as Johnson Ferry Road (variable right of way width) with the northerly right of way of Johnson Ferry Road, formerly known as Douglas Road (variable right of way width); thence proceeding along said right of way of Johnson Ferry Road the following courses and distances: along a curve to the right with a radius of 275.00 feet and an arc length of 151.88 feet (said curve having a chord bearing of South 45 degrees 42 minutes 35 seconds West and a chord distance of 149.96 feet) to a 1/2" rebar found, along a curve to the right with a radius of 275.00 feet and an arc length of 57.04 feet (said curve having a chord bearing of South 66 degrees 57 minutes 37 seconds West and a chord distance of 51.96 feet) to a point, South 73 degrees 40 minutes 03 seconds West a distance of 215.44 feet to a point, South 73 degrees 40 minutes 03 seconds West a distance of 22.42 feet to a point, South 08 degrees 55 minutes 11 seconds East a distance of 883 feet to a point and along a curve to the right with a radius of 912.93 feet and an arc length of 105.15 feet (said curve having a chord bearing of South 82 degrees 03 minutes 39 seconds West and a chord distance of 105.69 feet) to a 1/2" rebar found, said point being the True Point of Beginning; from the True Point of Beginning, as thus established, continuing along said right of way of Johnson Ferry Road the following courses and distances: along a curve to the right with a radius of 912.93 feet and an arc length of 108.10 feet, said curve having a chord bearing of South 89 degrees 10 minutes 41 seconds West and a chord distance of 108.04 feet to a 1/2" rebar found, North 02 degrees 22 minutes 31 seconds East a distance of 17.33 feet to a nail found and North 82 degrees 36 minutes 09 seconds West a distance of 150.90 feet to a 3/4" rebar found; thence leaving said right of way of Johnson Ferry Road and proceeding North 00 degrees 29 minutes 28 seconds East a distance of 306.55 feet to a 1/2" rebar found; thence proceeding North 42 degrees 24 minutes 25 seconds West a distance of 63.74 feet to a 1/2" rebar found; thence proceeding North 55 degrees 17 minutes 43 seconds East a distance of 357.26 feet to a nail found on the southwestern side of Glenridge Point Parkway (private road); thence proceeding along said Glenridge Point Parkway the following courses and distances: South 46 degrees 21 minutes 54 seconds East a distance of 154.06 feet to a 1/2" rebar found, along a curve to the right with a radius of 100.00 feet and an arc length of 70.55 feet (said curve having a chord bearing of South 03 degrees 44 minutes 07 seconds East and a chord distance of 69.09 feet) to a nail found, South 16 degrees 28 minutes 24 seconds West a distance of 104.00 feet to a 1/2" rebar found, South 16 degrees 34 minutes 14 seconds West a distance of 66.13 feet to a nail found, along a curve to the left with a radius of 666.67 feet and an arc length of 214.24 feet (said curve having a chord bearing of South 07 degrees 21 minutes 49 seconds West and a chord distance of 213.32 feet) to a nail found and South 40 degrees 58 minutes 38 seconds West a distance of 55.92 feet to the True Point of Beginning.

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City of Sandy Springs
Community Development

20130100d

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