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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and  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:  

[Signature]  
Eva Galambos, Mayor  

Attest:  

[Signature]  
Michael Casey, City Clerk  

(Seal)
CONDITIIONS 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)
LEGAL DESCRIPTION - Total Tract

All that tract or parcel of land lying and being in Land Lot 38 of the 11th District, City of Sandy Springs, Fulton County, Georgia known as Glengate Park and being more particularly described as follows:

Connecting at the southeastern end of the eastern intersection of the southerly right of way of Lanark 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 Dogwood 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 176,380 feet and an arc length of 53,888 feet (field curve having a chord bearing of South 45 degrees 45 minutes 39 seconds East and a chord distance of 54,296 feet) to a point, South 70 degrees 48 minutes 51 seconds East a distance of 29,843 feet to a point, South 35 degrees 48 minutes 47 seconds East a distance of 32,569 feet, for a total of 153,450 feet, said point being the True Point of Beginning; thence the True Point of Beginning, as 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 102,350 feet and an arc length of 49,716 feet (field curve having a chord bearing of South 45 degrees 30 minutes 35 seconds East and a chord distance of 50,992 feet) to a point, South 84 degrees 58 minutes 56 seconds East a distance of 63,363 feet, for a total of 153,450 feet, said point being the True Point of Beginning, as established, continuing along said right of way of Johnson Ferry Road and proceeding North 80 degrees 20 minutes 44 seconds and 20 minutes 59 seconds East, a distance of 308,669 feet to a point, North 80 degrees 20 minutes 44 seconds East a distance of 171,330 feet to a well found and North 80 degrees 20 minutes 44 seconds East a distance of 93,456 feet in a well found on the southwestern side of Glengate Parkway (private road) thence proceeding along said Glengate Parkway (private road) to the following courses and distances: South 46 degrees 35 minutes 36 seconds East a distance of 34,715 feet to a point, South 65 degrees 17 minutes 43 seconds East a distance of 35,576 feet in a well found and the following courses and distances: South 46 degrees 35 minutes 36 seconds East a distance of 34,715 feet to a point, South 65 degrees 17 minutes 43 seconds East a distance of 35,576 feet in a well found and the following courses and distances: South 46 degrees 35 minutes 36 seconds East a distance of 34,715 feet to a well found, South 18 degrees 38 minutes 34 seconds East a distance of 49,412 feet in a well found, South 65 degrees 17 minutes 43 seconds East a distance of 35,576 feet in a well found along the course described in the Tract Description of the City of Sandy Springs, Fulton County, Georgia, recorded in Deed Record 321, Volume 202, Page 620, the same being a continuation of the True Point of Beginning, as established, continuing along said right of way of Johnson Ferry Road, Renewable 4 miles 47 minutes 41 seconds East and a chord distance of 47,043 feet to the True Point of Beginning, as established, continuing along said right of way of Johnson Ferry Road, Renewable 4 miles 47 minutes 41 seconds East and a chord distance of 47,043 feet to the True Point of Beginning.
LEGAL DESCRIPTION - Total Tract

All that tract or parcel of land lying and being in Land Lot 38 of the 7th District, City of Sandy Springs, Fulton County, Georgia as herein described and being particularly described as follows:

Commencing at the southeastern end of the eastern intersection of the southerly right of way of Landmark Center Parkway, formerly known as Johnson Ferry Road, and the northerly right of way of Landmark Center Parkway, formerly known as Johnson Ferry Road; thence proceeding along said southerly right of way of Landmark Center Parkway, northerly right of way of Johnson Ferry Road, southerly right of way of Johnson Ferry Road, severally described in the plan hereinafter attached, along a curve to the right with a radius of 1920.00 feet and an arc length of 306.88 feet; said curve having a chord bearing of South 40 degrees 44 minutes 35 seconds east, and a chord distance of 1936.73 feet to a 102 restraint found, along a curve to the right with a radius of 1920.00 feet and an arc length of 306.88 feet; said curve having a chord bearing of South 40 degrees 44 minutes 35 seconds east, and a chord distance of 1936.73 feet to a point, South 73 degrees 40 minutes 50 seconds east, a distance of 252.44 feet to a point, South 73 degrees 48 minutes 05 seconds east, a distance of 213.45 feet to a point, South 68 degrees 56 minutes 05 seconds east, a distance of 833.33 feet to a point and along a curve to the right with a radius of 5653.33 feet and an arc length of 265.19 feet; said point being the True Point of Beginning, as the established centerline along said right of way of Johnson Ferry Road the following courses and directions, along a curve to the right with a radius of 5653.33 feet and an arc length of 265.19 feet; said curve having a chord bearing of South 30 degrees 45 minutes 35 seconds west, and a chord distance of 1804.64 feet, to a 180 restraint found, North 85 degrees 22 minutes 31 seconds East, a distance of 713.30 feet to a null found; North 85 degrees 36 minutes 36 seconds North 85 degrees 45 minutes 05 seconds west, a distance of 3426.50 feet to a 3426 restraint found, thence leaving said right of way of Johnson Ferry Road and proceeding North 60 degrees 28 minutes 31 seconds East, a distance of 3846.56 feet to a 101 restraint found, thence leaving said right of way of Johnson Ferry Road and proceeding North 30 degrees 17 minutes 43 seconds East, a distance of 1573.94 feet to a null found on the southwestern side of Glendive Point Parkway (private road); thence proceeding along said Glendive Point Parkway, the following courses and directions: South 6 degrees 31 minutes 54 seconds East, a distance of 846.60 feet to a 101 restraint found, along a curve to the right with a radius of 10000 feet and an arc length of 165.50 feet; said curve having a chord bearing of South 60 degrees 44 minutes 05 seconds East, and a chord distance of 1000 feet to a null found; South 60 degrees 25 minutes 54 seconds East, a distance of 1000 feet to a null found, along a curve to the left with a radius of 1444.43 feet, and an arc length of 224.24 feet; said curve having a chord bearing of South 07 degrees 21 minutes 45 seconds East, and a chord distance of 233.62 feet to a null found and South 40 degrees 58 minutes 36 seconds East, a distance of 55.51 feet to the True Point of Beginning.