

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO REZONE FROM AG-1 (AGRICULTURAL DISTRICT) AND O-I (OFFICE AND INSTITUTIONAL DISTRICT) TO A-L (APARTMENT LIMITED DWELLING DISTRICT), FOR PROPERTIES LOCATED AT 8730 ROSWELL ROAD

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on July 15, 2014 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 8730 Roswell Road, consisting of a total of approximately 3.319 acres, be changed from AG-1 (Agricultural District) and O-I (Office and Institutional District) to A-L (Apartment Limited Dwelling District) conditional, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 368 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

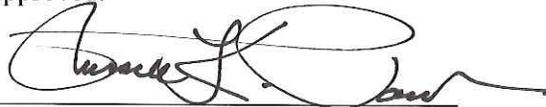
SECTION 4. That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 City Council and the signature of approval of the Mayor.

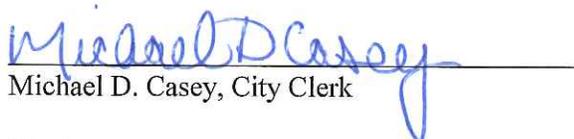
APPROVED AND ADOPTED this the 15th day of July, 2014.

Approved:



Russell K. Paul, Mayor

Attest:



Michael D. Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

201401164
8730 Roswell Road

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of properties owned by Joseph and Margaret M. Silman. Rezoning petition 201401164 was approved to rezone from AG-1 (Agricultural District) and O-I (Office and Institutional District) to A-L (Apartment Limited Dwelling District), conditional by the Mayor and City Council at the July 15, 2014 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Assisted living facility and accessory uses at a density of 22,039.77 square feet per acre, whichever is less.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated April 1, 2014. 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. 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. To reduce the required forty (40) foot front landscape strip to five (5) feet to allow the encroachment of the building and retaining wall. (CV2014001164 #1)
 - b. To reduce the required twenty (25) foot buffer and ten (10) foot improvement setback to zero (0) to allow a driveway, retaining wall and parking. (CV 201401164 #2)
 - c. To reduce the forty (40) foot front setback to ten (10) feet to allow the encroachment of the building. (CV201401164 #3)
 - d. To reduce the twenty (20) foot side setback to ten (10) feet to allow the encroachment of the building. (CV201401164 #4)
 - e. To reduce the required parking from 124 spaces to 51 spaces. (CV201401164 #5)
 - f. To reduce the sign setback from ten (10) feet to zero (0). (CV201401164 #6)
 - g. To reduce the 75 foot stream buffer to allow the existing stream crossing to be maintained as shown on site plan. (CV201401164 #7)

OVERALL LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot(s) 368 of the 6th District, Fulton County, Georgia and being more particularly described as follows:

Beginning at an iron pin found on the westerly right-of-way line of Roswell Rd (150' R/W), said point being the TRUE POINT OF BEGINNING; thence along said right-of-way line the following courses and distances: South 08 degrees 09 minutes 03seconds West a distance of 200.00 feet to a point; thence continue southerly along said line, a distance of 250.44 feet to an iron pin found; thence leaving said right-of-way line South 82 degrees 02 minutes 03 seconds West a distance of 378.38 feet to an iron pin found (1" otp); thence North 04 degrees 22 minutes 43 seconds West a distance of 249.50 feet to an iron pin found; thence North 83 degrees 06 minutes 13 seconds East a distance of 172.21 feet to an iron pin found (3/4" ctp); thence North 08 degrees 26 minutes 46 seconds East a distance of 159.97 feet to an iron pin found (3/4" ctp); thence North 74 degrees 58 minutes 31 seconds East a distance of 272.49 feet to an iron pin and the TRUE POINT OF BEGINNING.

Said tract containing 3.319 acres.

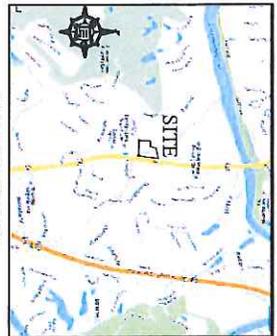
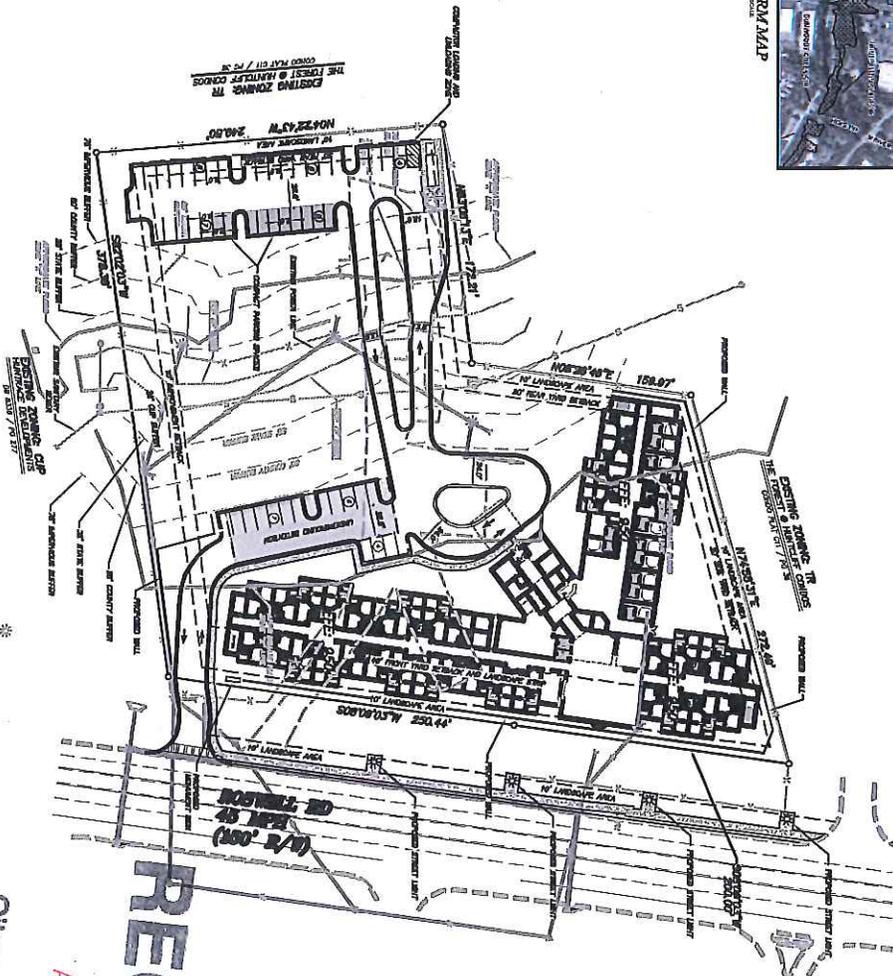


FINAL FROM MAP

WETLANDS CERTIFICATION

THE FEDERAL AGENCY REGULATORY BOARD HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS NOT A WETLANDS ACTIVITY AND DOES NOT REQUIRE A PERMIT UNDER THE FEDERAL WETLANDS ACT.

3. THE APPROVED FINAL SITE PLAN SHALL BE SUBMITTED TO THE LOCAL BOARD OF ZONING AND PLANNING FOR REVIEW AND APPROVAL. THE LOCAL BOARD OF ZONING AND PLANNING SHALL REVIEW THE PROPOSED DEVELOPMENT FOR CONFORMANCE WITH THE LOCAL ZONING ORDINANCE AND SHALL ISSUE A ZONING PERMIT TO CONSTRUCT THE DEVELOPMENT.



SITE LOCATION MAP

SITE DATA:

OVERALL TOTAL SITE AREA	3.319 ACRES
EXISTING ZONING	M-1, M-2, M-3
PROPOSED ZONING	M-1 & M-2
ADJACENT ZONING	M-1 & M-2
CITY OF SANDY SPRINGS FIELD NO.	14023.00
SITE SUMMARY:	
TOTAL SITE AREA	3.319 ACRES
ADJACENT SITE AREA	3.319 ACRES
TOTAL IMPERVIOUS AREA	51,500 SF (0.48 AC)
TOTAL LANDSCAPING AREA	19,000 SF (0.17 AC)
TOTAL PAVED AREA	61,500 SF (0.55 AC)
TOTAL UNPAVED AREA	31,175 SF (0.29 AC)
UNIT SQUARE FOOTINGS	99 UNITS
APARTMENT BUILDING UNITS	99 UNITS
TOTAL RESIDENTIAL SQUARE FOOTAGE	74,500 SF
SQUARE FOOTAGE PER UNIT (74,500/99)	752 SF
REGULATIONS AND SETBACKS PER A-1 ZONING:	
MIN FRONT YARD SETBACK	40 FEET ON 4 STORES
MIN SIDE YARD SETBACK	10 FEET
MIN REAR YARD SETBACK	10 FEET
MIN LOT FRONTAGE	155 FEET

- VARIANCES:**
1. REDUCE 40' FRONT LANDSCAPE SETBACK TO ZERO
 2. REDUCE 10' INTERIOR LANDSCAPE SETBACK TO ZERO
 3. SIDE OF ROBERTSON TO ZERO
 4. REDUCE 40' FRONT SETBACK TO A ZERO
 5. REDUCE 20' SIDE SETBACK TO ZERO
 6. REDUCE 10' REAR SETBACK TO ZERO
 7. REDUCE REQUIRED PAVING SETBACK TO ZERO
 8. REDUCE 10' SIGN SETBACK TO ZERO

RECEIVED

APR 01 2014

City of Sandy Springs
Community Development



REZONING SITE PLAN
SCALE: 1" = 40'
DATE: FEBRUARY 11, 2014
PROJECT: 14023.00

REVISIONS:

NO.	DATE	BY	DESCRIPTION

8730 ROSWELL ROAD
A Master Planned Assisted Living Facility
FOR
CENTRIC DEVELOPMENT
5500 INTERSTATE NORTH PARKWAY
SUITE 510
ATLANTA, GA 30338
PHONE: 404-625-5312

PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING | LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | LAND SURVEYING
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