

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO REZONE FROM R-2 (SINGLE FAMILY DWELLING DISTRICT) TO MIX (MIXED USE DISTRICT), FOR PROPERTIES LOCATED AT 6615 AND 6565 GLENRIDGE DRIVE**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on August 18, 2015 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 at 6615 and 6565 Glendridge Drive (Parcel ID #170034LL0120, #170035LL0608, #170035LL0237, and #170035LL0913) consisting of a total of approximately 75.752 acres, be changed from R-2 (Single Family Dwelling District) to MIX (Mixed Use District) conditional, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lots 34 & 35 of the 17<sup>th</sup> District, Fulton County, Georgia by the attached legal description; and

**SECTION 2.** 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 3.** 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**SECTION 4.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

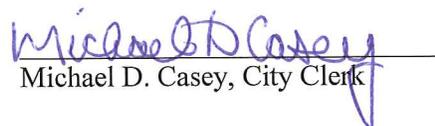
**SECTION 5.** This Ordinance shall become effective upon adoption by the City Council and the signature of approval of the Mayor.

**APPROVED AND ADOPTED** this the 18<sup>th</sup> day of August, 2015.

Approved:

  
Russell K. Paul, Mayor

Attest:

  
Michael D. Casey, City Clerk

(Seal)



## CONDITIONS OF APPROVAL

**201501168**

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of property owned by CGM Management, LLC; Glenridge Land Holdings, LLLP; Caroline Glen Mason, as Trustee of the Glenridge Foundation; SunTrust Bank, N.A. as Trustee of the Caroline Glenn Mayson Trust No. 2 at 6615 and 6565 Glenridge Drive, Sandy Springs (tax parcel ID #170034LL0120, #170035LL0608, #170035LL0237, and #170035LL0913), Sandy Springs, Georgia. Rezoning petition 201501168 was approved to rezone from R-2 (Single Family Dwelling District) to MIX (Mixed Use District) with a concurrent application for a Use Permit for increased heights, and seventeen (17) Concurrent Variances related to the proposed development of detached single family homes, townhouses, condominiums, apartments, commercial space, and office space.

by the Mayor and City Council at the August 18, 2015 hearing, subject to the following conditions:

**Zoning**

1. To the owners' agreement to restrict the use of the subject property as follows and the rezoning shall be subject to the following conditions, which shall apply to the entire Project in the aggregate:
  - a. For sale residential uses, including detached homes, townhomes and condominiums at a maximum density of 8.25 units per acre in the aggregate or 625 units, whichever is less.
  - b. Multifamily residential apartment use at a maximum density of 355 units. There shall be no multifamily residential apartment use on the north side of Abernathy Road.
  - c. Office and associated accessory uses at a maximum density of 6,028 square feet per acre or 456,600 square feet, whichever is less.
  - d. The attached and detached townhomes shall have a maximum building height of 50 feet.
  - e. Commercial uses (consisting of neighborhood commercial uses with a mix of retail, restaurant and personal services uses) at a maximum density of 501.64 square feet per acre or 38,000 square feet, whichever is less. Commercial uses on the north side of Abernathy Road shall not exceed an aggregate of 8,000 square feet.
  - f. The following uses are prohibited: Church, Temple or Other Place of Worship; Funeral Home; Group Residence/Shelter; Nursing Home/Hospice; Personal Care Home/Assisted Living; Rooming House; Boarding House; and Stadium.
  
2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Community Development on July 2, 2015. Said site plan is conceptual and must meet or exceed the requirements of the Zoning Ordinance, the Development Ordinance, and these conditions prior to the approval of any Land Disturbance Permit, except as otherwise expressly modified by these conditions or any concurrent use permit or variance.

3. To the owner's agreement to provide the following project development standards:
  - a. The minimum design standards are:
    - i. Minimum Yards:
      1. Exterior Project: The front, side and rear yards along the exterior Project boundaries shall be 20 feet.
      2. Interior Project: The front, side and rear setbacks for the townhomes will be zero feet. The detached single family lots shall have a minimum 5 foot side yard setback and a minimum 10 foot rear yard setback.
    - ii. Minimum heated floor area per dwelling unit:
      1. Apartment and condominium: 700 SF
      2. Townhome, detached and attached: 1,500 SF
  - b. At least 30% of the property (inclusive of the park area) shall be maintained as greenspace.
  - c. The owner/developer shall not be required to move any existing transmission poles on the north side of Abernathy Road.
  - d. Proposed Street and streetscape design shall be consistent with the proposed thoroughfare sections identified on Sheet 2 of the site plan received by the Department of Community Development on July 2, 2015 subject to approval of Public Works. Roadway sections shall include curb and gutter per Section 103-79 of the development ordinance.
  - e. Direct pedestrian and bicycle access shall be provided to public street frontages from internal development streets at intervals of 300 to 500 feet.
  - f. The proposed east-west street between Glenridge Drive and Barfield Road shall be designed to public street standards and shall not be gated from Glenridge Drive eastward to the western property line of the Mercedes property. All property owners, residents and employees on the southern tract shall have access to both the public and private portions of the street.
  - g. Accommodate future inter-parcel access on the north tract at the northern and eastern property line to provide for future connection to Glenlake Parkway or Glenridge Drive and on the south tract at the southern property line.
  - h. Developments shall provide bicycle parking based on use type.
  - i. Site shall comply with condition of the Georgia Regional Transportation Authority notice of Decision for DRI #2492, Attachment A:

Attachment A – General Conditions

- General Conditions for GRTA Notice of Decision: Development Intensity and Use
- Provide a mixture of residential and non-residential uses.

**Road Connectivity**

- Provide a direct road connection between Glenridge Drive and Barfield Road.
- Provide road connectivity between all site access points on each of the north and south parcels.
- Provide a stub-out on the north tract at the eastern property line to allow for a future connection to Glenlake Drive.
- Provide a stub-out on the south tract at the southern property line to allow for a future connection to the south.

**Access Management**

- Site Driveways #1 North and South are limited to right-in/right-out access only.
- A maximum of 1 full movement intersection along Abernathy Road is allowed.
- Internal intersections must begin at a minimum of 100' from Abernathy Road, except Site Driveway #1 North to accommodate stream buffer requirements.

**Pedestrian and Bicycle Facilities**

- Provide sidewalks along all road frontages.
- Provide direct pedestrian connections between all uses.
- Provide sidewalks on both sides of all internal roads, except alleyways and the extern loop road on the north parcel.
- Provide bike racks at all retail, office, and multi-family building entrances.

**Roadway Improvements to the GRTA Notice of Decision**

The following are to be completed by full build out of Phase I of the ORI:

**Glenridge Drive at Abernathy Road**

- Provide an additional northbound left turn lane on Glenridge Drive.
- Provide a southbound right turn lane on Glenridge Drive.

**Abernathy Road at Northern Site Driveway #2/ Southern Site Driveway #2**

- Provide a traffic signal, if and when warranted.
- Provide a dedicated westbound left turn lane along Abernathy Road.
- Provide a dedicated eastbound left turn lane along Abernathy Road.
- Provide a westbound right turn lane along Abernathy Road.
- Provide an eastbound right turn lane along Abernathy Road.

**Glenridge Drive at Southern Site Driveway #4**

- Provide a southbound dedicated left turn lane along Glenridge Drive.
- Provide a northbound right turn lane along Glenridge Drive.

**Barfield Road at Southern Site Driveway #5**

- Provide a northbound dedicated left turn lane along Barfield Road.
- Provide a southbound right turn lane along Barfield Road.

**Concurrent Variances**

1. Section 4.23.1.B to eliminate the 50' rear zoning buffer required along the southern portion of the south tract abutting the A district and replace it with a 10 foot landscape.
2. Section 12B.4 to modify the streetscape required on Glenridge Drive to reduce the 2' planting strip for a portion of the roadway frontage. The streetscape on Glenridge Drive may be adjusted as requested, with the 2' planting strip to be reduced (and potentially eliminated) for approximately 400 feet commencing approximately 750 feet from the northwest right of way

- intersection of Glenridge Drive and Abernathy Road and continuing north along said right of way to a point that is approximately 1,150 feet from such intersection.
3. Section 33.26.E(2) to increase the number of allowable wall signs for the Mercedes Benz USA office building from two to four.
  4. Section 33.26.E(1) to allow a total of eleven (11) monument signs for the Project as identified on the site plan.
  5. Section 12.B.9.B.1.a of the Suburban District Standards to eliminate the requirement for individual floors within the proposed office buildings to be delineated as the building will have an external glass curtain wall.
  6. Section 12.B.9.D.2 to allow a steel gate at the loading dock for the office building located between the office building(s) and the parking deck,
  7. Section 12.B.9.D.3.c to eliminate the requirement for a decorative parapet or cornice along the flat roof of the office buildings,
  8. Section 18.4.4.c to allow the office building parking deck to have a difference exterior finish than the glass office building(s). Sections 12.B.9.B.1.a, 12.B.9.D.2, 12.B.9.D.3.c and 18.4.4.c shall not be applicable to the Phase I or Phase II office buildings to be developed on the Project.
  9. Section 103-76: The minimum design speed may be reduced from 25 mph to 10 mph for alleys and 25 mph to 20 mph for internal streets.
  10. Chapter 103 Article XI: Alleys will not be designed to the public street standards per Section 103. Instead, Alleys will be designed to AASHTO standards for a 10 mph speed limit, with a minimum 30 foot easement and a 16 foot pavement width provided that if an alley is needed for fire access, the alley will have at least a 34 foot easement with a minimum 20 foot pavement width.
  11. Section 103-72(c): Residential units or lots served by an alley with alternative fire access shall not be required to have public or private road access.
  12. Section 103-73(a) and 103-77(a): The minimum 80 degree angle requirement shall not be required at either intersection along the portion of the road located to the north of the existing pond on the North Site. Both intersections shall to be 3-way stop controlled in all directions and meet requirements of Section 103-77(g).
  13. Section 103-73(c)(5): The required 25' residential driveway depth shall be reduced to allow residential driveways to either be (i) 7' or less in depth (as measured from the edge of the alley or back of curb) or (ii) 18' or greater in depth (as measured from the edge of alley, back of curb or edge of sidewalk, as applicable).
  14. Section 103-73(h)(2)(a): The owner/developer shall extend the westbound deceleration right turn lane on Abernathy Road at proposed signalized entrance to radius return of the adjacent driveway. The requirements of Section 103-73(h)(2)(a) shall not apply to the proposed westbound deceleration lane at the proposed traffic signal due to existing driveway proximity.

15. Section 103-73(k): Internal private roadway spacing per Table 11.4-10 shall be reduced to 150'. Internal private alleys shall be excluded from this Section.
16. Section 103-75(b)(8) Easement miters shall be eliminated on internal Project intersections.
17. Section 103-77(f): Internal street intersections shall meet sight distance and sight triangles per AASHTO standards for 20 mph design speed (stop controls may be used to reduce this requirement). This shall apply to alley intersections with internal private streets as well.

#### Use Permit

1. The buildings including condominiums and multifamily residential apartments, including any vertically integrated commercial uses, shall have a maximum height of 90 feet (6 stories).
2. The Phase I office building shall have a maximum building height of 64 feet (3 stories), exclusive of the clerestory/light monitor.
3. The Phase II office building shall have a maximum building height of 130 feet (9 stories).

#### Additional Conditions

- a. Within 60 days of recording of the plat for the first development phase on the north tract, but not later than 24 months after issuance of the Land Disturbance Permit for such phase, the owner/developer shall dedicate by quitclaim deed that portion of the area shown in green on the attached "Glenridge Park Concept Plan" dated 8/13/15 contained within such first phase, improved with trails as described below to the City of Sandy Springs, or their designee, for use as a public park. **Within 60 days of recording of the plat for the second, and final, development phase on the north tract, but not later than 48 months after issuance of the Land Disturbance Permit for the first development phase on the north tract, the owner/developer shall similarly dedicate the balance of the property shown in green on the attached Plan.** The total amount of property to be transferred will be generally in the size and configuration shown on the attached "Glenridge Park Concept Plan" dated 8/13/15, but it is acknowledged that the final size and location of the property will be determined by the plat recorded for the final development phase of the north tract. Such dedication shall be subject to an easement in favor of the owner/developer for construction, maintenance, repair or replacement of any of the project infrastructure within the public park area, and the owner/developer shall have a continuing duty to maintain, repair or replace such infrastructure, exclusive of the pervious trails or other infrastructure or improvements related solely to the park. At the time of dedication, the owner/developer shall have constructed (a) a pervious trail system within the public park area and connecting to the public sidewalk along the Glenridge Drive frontage of the north tract, generally as shown on the attached plan; and (b) an amenity package around the Feature Pond which will include walking paths, landscaping and seating areas. The trail system will provide for a connection at the property line common to the development and the UPS property to a trail system to be developed on the UPS property. Following construction, the City of Sandy Springs shall be responsible for maintenance, repair and replacement of the pervious trails West of the Feature Pond and any other infrastructure or improvements related solely to the park. Dedication of the public park shall not reduce the total

density allowed pursuant to these conditions, nor shall any setbacks, buffers or landscape strips be imposed by the creation and dedication of the public park. Dedication of the public park shall not relieve the owner/developer of any obligation to install sidewalks and streetscapes as otherwise required by the zoning conditions or ordinance.

# GLENRIDGE PARK CONCEPT PLAN

08.13.2015



- b. Construction traffic access to and from the South Tract shall be prohibited from traversing Spalding Drive between Dalrymple Road and Roswell Road, and on Glenridge Drive between Spalding Drive and Glenlake Parkway and Barfield Road.
- c. That the multi-purpose path along Abernathy Road be constructed at the outermost portion of the right of way in anticipation of the widening of Abernathy.
- d. The apartment building on the Southern Tract shall be served by structured parking for at least 90% of its required parking. The apartments that wrap the structured parking shall be higher than the structured parking to prohibit views of the deck in the sides wrapped.
- e. No building permit shall be issued for the Phase II office building until the earlier of the completion of the I-285 at SRR 400 Interchange Reconstruction and Collector Distributor project, or January 1, 2022.
- f. Silva Cells shall be used for tree planting and stormwater management when appropriate and practical as agreed by the developer and the COSS Director of Community Development.
- g. The connector road from Glenridge to Barfield shall be constructed to public road standards and shall be dedicated to the public for the portion from Glenridge to the western property line of the Mercedes USA parcel. From the Mercedes property line to Barfield may be a private road but will be available for use by all property owners and residents of the southern tract of this development.
- h. Applicant shall provide for a landscape easement along Glenridge Drive averaging 35 feet in width as measured from the back of curb on Glenridge Drive. The landscape easement area shall be maintained by the Homeowners Association. Understory tree growth may be removed to construct path and trails, but the over-story tree canopy (measuring 10 feet or higher) will be preserved.
- i. Applicant will provide to the City up to \$60,000 in funding to provide projects developed and approved by the City working in partnership with the neighborhood. This funding shall constitute the required contribution from the neighborhood.