

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE FROM O-I (OFFICE INSTITUTIONAL DISTRICT)
CONDITIONAL TO O-I (OFFICE INSTITUTIONAL DISTRICT) CONDITIONAL, FOR
PROPERTY LOCATED AT 183 MYSTIC PLACE, SANDY SPRINGS, GEORGIA**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on August 18 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 183 Mystic Place (Parcel #17 009400020561), consisting of a total of approximately 0.59 acres, be changed from O-I (Office and Institutional District) Conditional to O-I (Office and Institutional District) Conditional with six (6) concurrent variances, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 94 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 18th day of August, 2015.

Approved:


Russell K. Paul, Mayor

Attest:


Michael D. Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

201501380
183 Mystic Place

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Alan Larsen at 183 Mystic Place, Sandy Springs, Georgia. Rezoning petition 201501380 was approved to rezone from O-I (Office Institutional District) Conditional to O-I (Office Institutional District) Conditional with six (6) concurrent variances by the Mayor and City Council at the August 18, 2015 hearing, subject to the following conditions:

1. To restrict the use of the subject property as follows:
 - a. A two-story building of no more than 7,300 sq. ft. of gross floor area;
 - b. An ambulatory surgery clinic shall occupy the street level floor;
 - c. The space on the lower level, accessed through the parking lot, shall be restricted to office uses.

2. To the following site development standards:
 - a. The streetscape on Mystic Place shall conform with the requirements of the Suburban Overlay (Article XII of the Zoning Ordinance);
 - b. The intact portion of the twenty (20) ft. wide landscape strip in the front of the property shall be planted with trees, shrubs and groundcovers other than common lawn;
 - c. The perimeter of the surface parking lot shall be surrounded on the east, west and south by a ten (10) ft. wide strip planted with trees spaced by a maximum of thirty (30) ft. on center. Species and location shall be approved by the City arborist prior to the issuance of a land disturbance permit.
 - d. Approved concurrent variances:
 - a. (Sec. 4.23.2) To encroach into the 10 ft. improvement setback on the west side property line to maintain the existing surface parking lot;
 - b. (Sec. 4.23.1.A) To encroach into the 10 ft. improvement setback on the east side property line to maintain the existing connecting internal driveway;
 - c. (Sec. 4.23.2) To waive the required landscape islands to maintain the existing surface parking lot;
 - d. (Sec. 12B.4) To waive the required sidewalk, landscaping and pedestrian light poles;
 - e. (Sec. 4.23.1.A) To reduce the landscape area in the front yard from 20 ft. to 10 ft.;
 - f. (Sec. 18.2.1.E) To allow for one (1) parking space within the required minimum front yard.

3. To the owner's agreement to abide by the following:
 - a. To the site plan received July 7, 2015 by the Department of Community Development drawn by TK Consulting Engineers, LLC with revision date of 7/7/15. 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.