SANDY SPRINGS
GEORGIA

CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council **DATE:** November 13, 2014

FROM: John McDonough, City Manager

AGENDA ITEM: **201402051** - 4735 Roswell Road, *Applicant: The Providence Group of Georgia, LLC*, to rezone from A-1 (Apartment Dwelling District) conditional to A-L (Apartment Limited District) for the construction of a mixed townhouse and multifamily dwelling unit development, with a use permit to exceed the maximum district height and concurrent variances

MEETING DATE: For Submission onto the November 18, 2014, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Rezoning Material

CITY MANAGER APPROVAL: _____

PLACED ON AGENDA FOR: **11/18/2014**

CITY ATTORNEY APPROVAL REQUIRED: (✓) *YES* ( ) *NO*

CITY ATTORNEY APPROVAL: _____

SANDY SPRINGS
GEORGIA

To: John McDonough, City Manager

From: Angela Parker, Director of Community Development

Date: November 6, 2014 for submission onto the November 18, 2014 City Council meeting

Agenda Item: **201402051 4735 Roswell Road**

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

APPROVAL CONDITIONAL of a request to rezone the subject property from A-1 (Apartment Dwelling District) conditional to A-L (Apartment Limited Dwelling District) to allow the development of 325 multi-family units and 162 townhomes, with a use permit and concurrent variances. **Denial** of the use permit and concurrent variance number 3.

The applicant has changed the following to the application:

Concern	Resolution
Project Density	Agreed to reduce the project density from 30.5 UPA to 27 UPA (an 11% reduction).
3 Cub Cuts on Franklin Road	Agreed to limit access to Franklin Road to 1 fully functional curb cut by eliminating the curb cut closest to Huntley Drive and limiting the apartment building's parking deck entrance from Franklin Road to "ENTRANCE ONLY".
Open Space / Green Space	Agreed to increase open space requirement from 10% to 40.9% (4x). Agreed to increase green space requirement from 5% to 28% (5.6x)
Zoning Setbacks (Street Frontage)	Agreed to decrease requested variances and agreed to heightened streetscape frontage improvements proposed by Staff (*i.e.*, 6' planting strip, 8' sidewalk, and 3' planting zone).
Zoning Buffers	Agreed to eliminate all variances requesting reduction in zoning buffers.
Apartment Bldg Height	Agreed to reduce the height of the apartment project by one entire level, making the Roswell Road and approximately one-third of the Franklin Road frontages 3 stories in height.
Apartment Bldg Architecture	Agreed to eliminate parapet / urban-style roofline in favor of pitched, shingled roofline. Agreed to build apartments to Class "A" standards as reflected in zoning conditions.

Discussion:
To rezone the subject property from A-1 (Apartment Dwelling District) conditional to A-L (Apartment Limited Dwelling District) to allow the development of 325 multi-family units and 162 townhomes.

COMMUNITY DEVELOPMENT

Additionally, the applicant is requesting five (5) concurrent variances from the Zoning Ordinance and two (2) from the Development Regulations as follows:

1. Variance from Section 4.23.1 to allow encroachment into the required fifty (50) foot rear buffer and ten (10) improvement setback along the east property line permit removal of existing encroachments, re-grading, clearing of undergrowth, installation of required utilities, and replanting of the Zoning Buffer to buffer standards as shown on the site plan dated received October 3, 2014.

2. Variance from Section 4.23.1 to allow encroachment into the required twenty-five (25) foot side buffer and ten (10) improvement setback along the east and north property line to permit removal of existing encroachments, re-grading, clearing of undergrowth, installation of required utilities, and replanting of the Zoning Buffer to buffer standards as shown on the site plan dated received October 3, 2014.

3. Variance from Section 7.4.3.B to reduce the front yard setback (Roswell Road) from forty (40) feet to ten (10) feet.

4. Variance from Section 7.4.3.C to reduce the side corner yard setback (Franklin Road) from forty (40) feet to twenty-five (25) feet.

5. Variance from Section 33.26.C.1 to allow one (1) additional sign on Roswell Road and Franklin Drive.

6. Variance from Section 103.75.b.7 to reduce the required fifty (50) foot setback for new private streets adjacent to residentially zoned property as shown on the site plan dated received October 3, 2014

7. Variance from Section 103.75.a.1 to reduce the required fifty (50) foot right-of-way width to forty (40) feet.

PLANNING COMMISSION RECOMMENDATION- October 16, 2014

Tart moved to recommend deferral seconded by Frostbaum. The Commission recommended **deferral** (4-0, Frostbaum, Tart, Porter, and Nickles for; Maziar and Squire absent; and Duncan not voting) for the applicant to provide existing and proposed traffic counts for the development and to continue to work with the community regarding height and density.

MAYOR AND CITY COUNCIL- September 16, 2014

The petition was heard at the September 16, 2014 Mayor and City Council meeting. The Council **deferral** the application to the October 16th Planning Commission meeting and the November 18th Mayor and City Council meeting to allow the applicant time to continue working with the neighborhoods and staff..

PLANNING COMMISSION RECOMMENDATION- July 17, 2014

The petition was heard at the August 21, 2014 Planning Commission meeting. Tart moved to recommend deferral seconded by Nickles. The Commission recommended **deferral** (5-0, Maziar, Frostbaum, Tart, Nickles and Squire for; Porter Absent and Duncan not voting) to the October 16th Planning Commission meeting and the November 18th Mayor and City Council meeting to allow the applicant time to continue

working with the neighborhoods and staff. The Commission found that while the redevelopment of the property is desirable, the proposed density is too high.

PROPERTY INFORMATION	
Address, Land Lot, and District	4735 Roswell Road Land Lot 94, District 17th
Council District	5 (Tiberio "Tibby" DeJulio)
Frontage	912.50 feet of frontage along the east side of Roswell Road and 991.02 feet of frontage along the south side of Franklin Road.
Area	17.9 acres
Existing Zoning and Use	A-1 (Apartment Dwelling District) under Fulton County zoning case Z65-0091, currently developed with apartment buildings.
Overlay District	Suburban District
2027 Comprehensive Future Land Use Map Designation	LWN (Live Work Neighborhood) Node 2A: (Long Island Drive/Franklin Road)
Proposed Zoning	A-L (Apartment Limited Dwelling District)

APPLICANT/PETITIONER INFORMATION		
Property Owner	**Petitioner**	**Representative**
225 Franklin Street, LLC	The Providence Group	Nathan V. Hendricks, III

HEARING & MEETING DATES			
Community Zoning Information Meeting	**Community Developer Resolution Meeting**	**Planning Commission Hearing**	**Mayor and City Council Hearing**
June 24, 2014	July 31, 2014	August 21, 2014 October 16, 2014	September 16, 2014 November 18, 2014

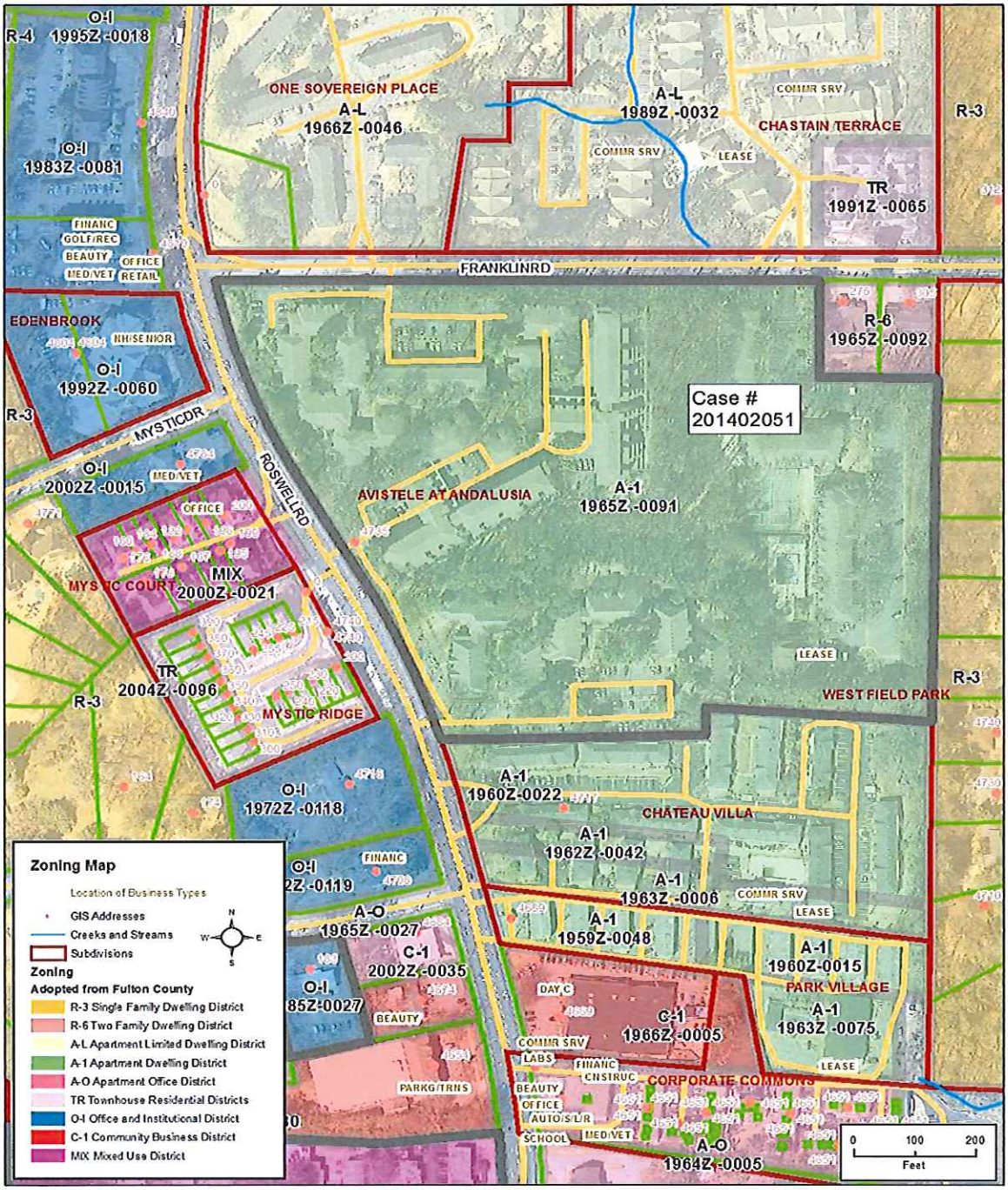
EXISTING LAND USE AND ZONING OF ABUTTING PROPERTIES

SUBJECT PETITION 201402051	Requested Zoning	Proposed Use	Land Area (Acres)	Units/Square Footage	Density (Units per Acre)
	A-L	Apartments/Townhome	17.9	487	27.21 units/ac

Location in relation to subject property	Zoning	Use	Land Area (Acres)	Square Footage or Number of Units	Density (Square Feet or Units Per Acre)
North	A-L conditional Z66-0046	One Sovereign Place Apartments 4883 Roswell Road	±11.4	172 units	±15.09 units/ac
North	A-L conditional Z89-0032 TR conditional Z99-0065	Chastain Terraces 240 Franklin Road	±8.5	±174 units	±20.47 units/ac
East	R-6 conditional Z65-0092	275 & 305 Franklin Road	0±.7	2 units	±5.4 units/ac
East	R-3	West Field Park	±75.9	±135 units	±1.78 units/ac
South	A-1 conditional Z60-0022 Z62-0042 Z63-0006	Chateau Villa 4717 Roswell Road	±5.79	125 units	±21.59 units/ac
South	A-1 conditional Z59-0048 Z60-0015 Z63-0075	Park Villa 4689 Roswell Road	±2.85	64 units	±22.46 units/ac
West	O-I conditional Z92-0060	Edenbrook Personal Care Home 4804 Roswell Road	1.70	78 Beds	45.88 beds/ac
West	O-I conditional Z02-0015	4784 Roswell Road	0.659	3,813	5,786.04 sf/ac
West	MIX conditional Z00-0021	Mystic Court	1.45	13 units	8.97 units/ac
West	TR conditional Z04-0096	Mystic Ridge	2.24	20 units	8.39 units/ac
West	O-I Z72-0118	4716 Roswell Road	1.38	2,644	1,915.94 sf/ac

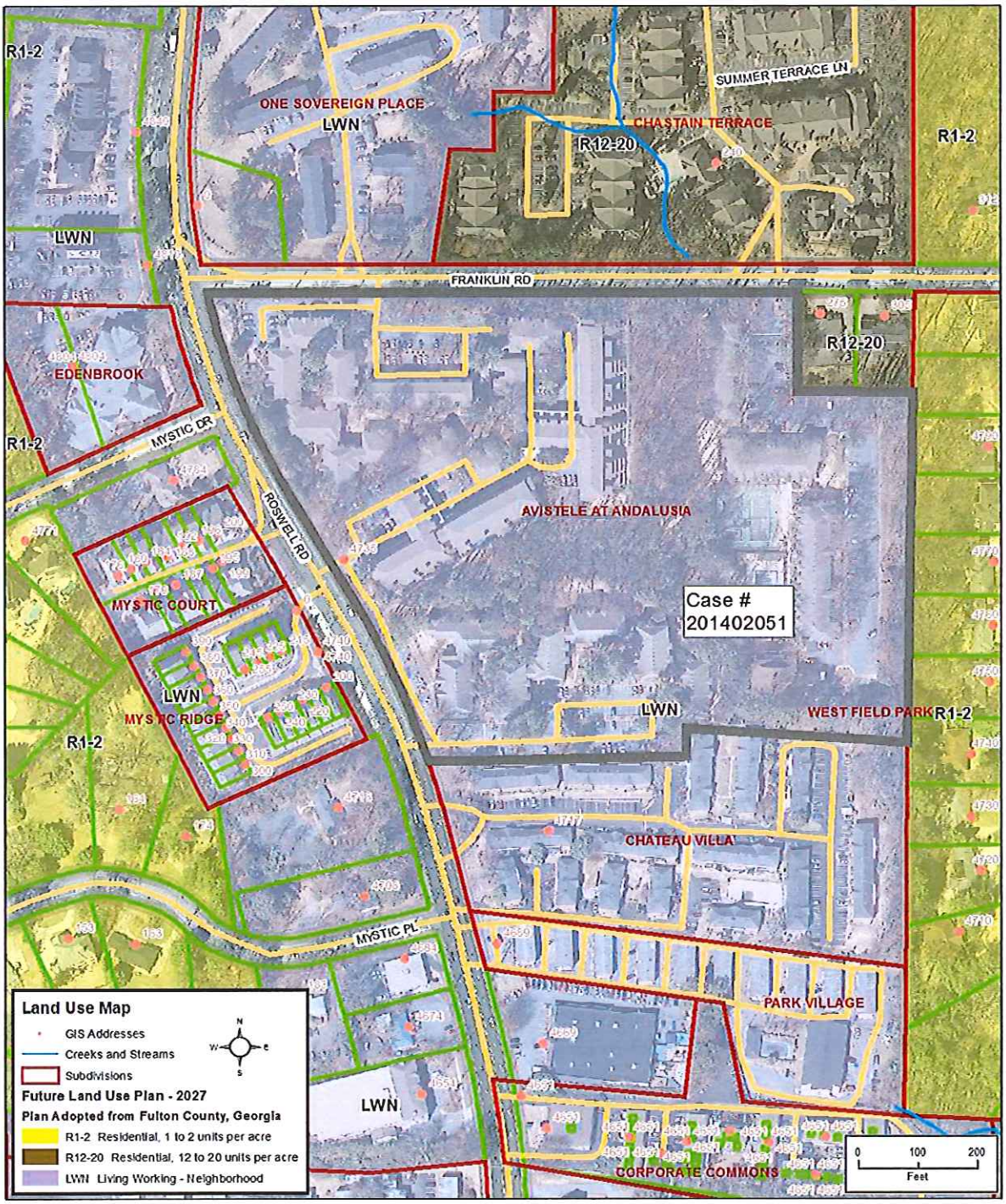
Zoning Map

4735 Roswell Road (SR9)



Future Land Use Map

4735 Roswell Road (SR9)



ZONING IMPACT ANALYSIS

Per Article 28.4.1, *Zoning Impact Analysis by the Planning Commission and the Department*, the staff shall make a written record of its investigation and recommendation on each rezoning petition with respect to the following factors:

A. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*

Findings: The staff is of the opinion that the proposed use is suitable in view of the use and development of adjacent and nearby property. The surrounding area consists of a similar uses to the north and south along Roswell Road. The area consists of A-L (Apartment Limited Dwelling District) and TR (Townhouse Residential District) to the north; R-6 (Two family Dwelling District) and R-3 (Single Family Dwelling District) to the east; A-1 (Apartment Dwelling District) to the south; and O-I (Office and Institutional District), MIX (Mixed Use District), TR (Townhouse Residential District) to the west. Additionally, the applicant is proposing the apartment portion of the development along Roswell Road and transitioning to townhomes to the east and south.

B. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*

Findings: The staff is of the opinion that the proposal if approved would not have an adverse impact on the use or usability of adjacent or nearby properties. The use is consistent with adjacent properties to the north and south. The project provides a transition to the single family R-3(Single Family Dwelling District) properties to the east. The property is currently developed with class C apartments. Though, the proposed density is considerably higher than the Comprehensive Plan recommends and the existing development. Staff has conditioned the property to all transportation improvements recommended by GRTA (Georgia Regional Transportation Authority) and the City's Public Works Department.

C. *Whether the property to be affected by the zoning proposal may have reasonable economic use as currently zoned.*

Findings: The staff is of the opinion that the subject property has a reasonable economic use as currently zoned.

D. *Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.*

Findings: The staff is of the opinion that the proposal as conditioned will not result in a use which will cause an excessive or burdensome use of the existing infrastructure. The proposed development will be required to meet all current City codes and ordinances, which will require a stormwater management system where there is currently none. Additionally, the Georgia Regional Transportation Authority (GRTA) conditions will be carried forward from the Development of Regional Impact (DRI) approval. Staff has also conditioned the site to provide inter-parcel access to the property to the south to create a north south connection as recommended by the Roswell Road LCI (Livable Communities Incentive) see attached.

E. *Whether the zoning proposal is in conformity with the policies and intent of the land use plan.*

Findings: The staff is of the opinion that the proposed use is consistent with the intent of the future land use plan, but the proposal is not consistent with the designation of Live Work Neighborhood (LWN), Node 2a: Long Island Drive/Franklin Road. The applicant is requesting a density of 27.21 units/acre which exceeds the Node 2a recommendations. However, the existing developed density of 16.76 units per acre also exceeds the Plan recommended density of 5 units per acre. Additionally, under the current zoning the property would allow up to 19.36 units per acre. The Comprehensive Plan includes guidelines and policies for the Long Island/Franklin Road Node that provide for density and height bonuses beyond the recommendations of the Comprehensive Plan. The Long Island/Franklin Road Node Guidelines and Policies section of the plan is incorporated in the bullets below the table. Additionally, other plan policies that staff considered in developing the recommendation for this proposal are also listed.

Existing Density	Proposed	Comprehensive Plan
Multi-family – 16.76 units/ac Height- 2 Stories	Residential 27.21 units/ac Height- 6 Stories	Commercial -None Residential – 5 units/ac or less Height- 2 stories LWN (Node 2a)

The project is consistent with the following polices set forth in the comprehensive plan:

Node 2a: Long Island Drive/Franklin Road Node

- Density and/or height bonuses, beyond the recommendations of the Comprehensive Plan, may be approved by the Mayor and City Council for the development or redevelopment of assembled properties comprising 5 or more acres. The approval of bonuses will be based on the merits of the project relative to whether it provides desirable attributes that meet or exceed the goals and objectives of the Comprehensive Plan. Such goals may include, but not be limited to:
    - Providing significant green space that exceeds the minimums established in Table 1.5.
    - The elimination of multiple curb cuts along Roswell Road.
    - The use of more neighborhood-scale architecture and design in accordance with new urbanism principles.
- Provide incentives and bonuses for additional density and/or height for the redevelopment of obsolete commercial areas along the Roswell Road corridor.
- Redevelopment areas in Sandy Springs should be pedestrian and transit friendly.
- During rezoning and development application review, carefully address the interface between protected neighborhoods and commercial areas, especially within the Roswell Road corridor.
- When a rezoning or use permit proposal is received in a transitional area, the proposal should carefully regulate through conditions, the building height, building placement, intensities, densities, location of parking, placement of accessory uses, buffers, tree protection, landscaping, exterior lighting, site amenities and other site planning features to be compatible with protected neighborhoods. "Compatible" means that the characteristics of different land uses or activities located near each other are in harmony and without conflict.

- A variety of housing types, including multi-family should be permitted in transit-oriented live-work areas.
- Place higher-density housing near commercial centers, transit lines and parks, to enable more walking, biking and transit.
- Urban Residential
    - Redevelopment of obsolete complexes is considered desirable, in order to improve neighborhood conditions.
- The vision also includes refurbishment and redevelopment of multi-family complexes for higher quality residences, at greater density and height than provided in existing complexes.
- Policies Regarding Housing Mix
- Rezoning for new, freestanding apartments is discouraged. This policy does not preclude the replacement of existing multi-family units.
- The redevelopment of apartment complexes to condominiums and mixtures of housing types, including detached, single-family starter homes where feasible, is encouraged.
- Encourage a variety of home styles, densities and price ranges in locations that are accessible to jobs and services to ensure housing for individuals and families of all incomes and age groups.

F. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

Findings: The staff is of the opinion that there are no existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or denial of the applicant's proposal.

G. *Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of Sandy Springs.*

Findings: The staff is of the opinion that the proposal would not permit a use which could be considered environmentally adverse to the natural resources, environment, or citizens of Sandy Springs. The proposal will be required to meet all current City Codes.

VARIANCE CONSIDERATIONS

Article 22 of the Zoning Ordinance indicates the following are considerations in granting variances, of which only one has to be proven:

1. *Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance*; or,
2. *The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or*

The applicant is requesting seven (7) concurrent variances as outlined below. The applicant has indicated that the variances being requested will be in harmony with the policy and intent of the Zoning Ordinance and will not result in any harm to the health, safety and welfare of the general.

1. Variance from Section 4.23.1 to allow encroachment into the required fifty (50) foot rear buffer and ten (10) improvement setback along the east property line to permit removal of existing encroachments, re-grading, clearing of undergrowth, installation of required utilities, and replanting of Zoning Buffer to buffer standards as shown on the site plan dated received October 3, 2014.

Findings:
Staff is of the opinion that the request to allow encroachment into the required fifty (50) foot rear buffer and ten (10) improvement setback along the east property line and require replanting to buffer standards and sidewalk as shown on the site plan dated received October 3, 2014 is in harmony with the intent on the Zoning Ordinance. The applicant will be removing existing encroachments, re-grading, clearing of undergrowth, installation of required utilities, and replanting of Zoning Buffer to buffer standards. The site currently has parking lots located in the buffer area. The proposal is to restore the natural buffer to buffer standards. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

2. Variance from Section 4.23.1 to allow encroachment into the required twenty-five (25) foot side buffer and ten (10) improvement setback along the east and north property line to permit removal of existing encroachments, re-grading, clearing of undergrowth, installation of required utilities, and replanting of Zoning Buffer to buffer standards as shown on the site plan dated received October 3, 2014.

Findings:
Staff is of the opinion that the request to allow encroachment into the required twenty-five (25) foot side buffer and ten (10) improvement setback along the east and north property line to permit removal of existing encroachments, re-grading, clearing of undergrowth, installation of required utilities, and replanting of Zoning Buffer to buffer standards as shown on the site plan dated received October 3, 2014. The site currently has parking lots located in the buffer area. The proposal is to restore the natural buffer to buffer standards. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

3. Variance from Section 7.4.3.B to reduce the front yard setback (Roswell Road) from forty (40) feet to ten (10) feet.

Findings:
Staff is of the opinion that the request to reduce the front yard setback from forty (40) feet to ten (10) feet is not in harmony with the intent on the Zoning Ordinance. The right-of-way along Roswell Road is large enough to accommodate the building setback. However, pulling the building to the edge of the right-of-way line would make it difficult to construct future right-of-way improvements. Additionally, the site does display some topographical challenges, but none which would support the setback reduction. The Ordinance requires the building setback to be taken from the right-of-way line not the back of curb. Therefore, based on these reasons, the staff recommends DENIAL of this variance request.

4. Variance from Section 7.4.3.C to reduce the side corner yard setback (Franklin Road) from forty (40) feet to twenty-five (25) feet.

Findings:
Staff is of the opinion that the request to reduce the side corner yard setback from forty (40) feet to twenty-five (25) feet is in harmony with the intent on the Zoning Ordinance and would not cause a detriment to the public. This will allow the buildings to be rear loaded and the front of the house would face Franklin Road. Additionally, it will encourage walkability from the property residence. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

5. Variance from Section 33.26.C.1 to allow one (1) additional sign on Roswell Road and Franklin Drive.

Findings:
Staff is of the opinion that the request to allow one (1) additional sign on Roswell Road and Franklin Drive is in harmony with the intent on the Zoning Ordinance. The additional signage would allow the property to be more visible to vehicular access and would reduce confusion on the location and entrances of the project. The site does have significant change in topography and has two road frontages with almost a 1,000 feet and three different access points. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

6. Variance from Section 103.75.b.7 to reduce the required fifty (50) foot setback for new private streets adjacent to residentially zoned property as shown on the site plan dated received August 11, 2014.

Findings:
Staff is of the opinion that the request to reduce the required fifty (50) foot setback for new private streets adjacent to residentially zoned property as shown on the site plan dated received October 3, 2014 is in harmony with the intent on the Zoning Ordinance. The existing conditions currently have a driveway entrance at this location. The applicant is proposing to remove the curb cut and re-establish the twenty-five (25) buffer and ten (10) foot improvement setback Therefore, based on these reasons, the staff recommends APPROVAL CONDITIONAL of this variance request.

7. Variance from Section 103.75.a.1 to reduce the required fifty (50) foot right-of-way width to forty (40) feet.

Findings:
Staff is of the opinion that the reduction of minimum right-of-way from fifty (50) feet to fort (40) feet for internal streets is in harmony with the intent of the Development Regulation. The request has been reviewed and approved by the Department of Public Works. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

USE PERMIT CONSIDERATIONS

The applicant is requesting a use permits to exceed the district height of sixty (60) feet or four (4) stories to six (6) stories on the north east corner of the apartment building.

Per Article 19.2.4, *Use Permit Considerations*, the City Council shall consider each of the following:

A. Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by the City Council;

Findings: The staff is of the opinion that the proposed use is consistent with the intent of the future land use plan, but the proposal is not consistent with the designation of Live Work Neighborhood (LWN), Node 2a: Long Island Drive/Franklin Road. The applicant is requesting a density of 27.21 units/acre which exceeds the Node 2a recommendations. However, the existing developed density of 16.76 units per acre also exceeds the Plan recommended density of 5 units per acre. Additionally, under the current zoning the property would allow up to 19.36 units per acre. The Comprehensive Plan includes guidelines and policies for the Long Island/Franklin Road Node that provide for density and height bonuses beyond the recommendations of the Comprehensive Plan. The Long Island/Franklin Road Node Guidelines and Policies section of the plan is incorporated in the bullets below the table. Additionally, other plan policies that staff considered in developing the recommendation for this proposal are also listed.

Existing Density	Proposed	Comprehensive Plan
Multi-family – 16.76 units/ac Height- 2 Stories	Residential 27.21 units/ac Height- 6 Stories	Commercial -None Residential – 5 units/ac or less Height- 2 stories LWN (Node 2a)

Additionally, the surrounding properties are two (2) to three (3) stories high and the request is not within the range of the adjacent properties.

B. Compatibility with land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed;

Findings: The area consists of A-L (Apartment Limited Dwelling District) and TR (Townhouse Residential District) to the north; R-6 (Two family Dwelling District) and R-3 (Single Family Dwelling District) to the east; A-1 (Apartment Dwelling District) to the south; and O-I (Office and Institutional District), MIX (Mixed Use District), TR (Townhouse Residential District) to the west

C. Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development;

Findings: The staff is of the opinion the proposed uses would not violate any local, state, and/or federal statutes, ordinances, or regulations.

D. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets;

Findings: The staff is of the opinion that the proposal will not result in a use that will cause an

excessive or burdensome use of the existing infrastructure as conditioned. The site will have full access to Roswell Road and Franklin Road. The staff has conditioned the site to require inter-parcel access to the property to the south to create a grid system in the future. The applicant is providing streetscape above the current requirements of the Zoning Ordinance currently required. Streetscape will be installed along Roswell.

E. The location and number of off-street parking spaces;

Findings: The total parking required:

*Includes garage spaces.

	Required	Proposed
Apartment	552	552
***Townhomes**	324	449
Total	876	**1001**

F. The amount and location of open space;

Findings: The applicant is proposing 28% green space where 5% is required and 40.9% open space where 5% is required.

G. Protective screening;

Findings: The applicant is not proposing protective screening. The applicant will be providing a replanted fifty (50) foot buffer and ten (10) foot improvement setback as required by the ordinance.

H. Hours and manner of operation;

Findings: The standard/typical hours and manner of operation would be consistent with other residential properties.

I. Outdoor lighting; and

Findings: Any modification to or addition of outdoor lighting will be required to meet the minimum requirements of the Zoning Ordinance. Additionally, all building and parking deck lighting shall be shielded so that the light source is not visible from existing residential properties and the light is directed downward.

J. Ingress and egress to the property

Findings: The proposal has two (2) ingress and egress points on Franklin Road and one (1) on Roswell Road. The most western access point on Franklin Road will restrict the garage to an entrance only. Additionally, sidewalks will be installed to facilitate pedestrians on both Franklin and Roswell Road.

DEPARTMENT COMMENTS

The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on July 9, 2014 at which the following departments had comments. The staff has received additional comments from the Fulton County Board of Education and Fulton County Department of Water Resources (see attachments).

Transportation Planner	Background Conditions: Roswell Road/SR 9 – Classified a Principal Arterial, 35 mph Daily traffic volumes: 33,070 (2008) north of site; 32,440 (2010) south of site Franklin Road – Classified Minor Street, 25 mph; daily traffic volume 2,880 (2008) Frontages of Roswell Road and Franklin Road are subject to the Suburban Overlay District streetscape requirements. Planning Studies: Identified needs and recommendations from the Roswell Road Corridor Livable Centers Initiative (LCI) Study include: •Identification of appropriate parallel routes and connections to reduce local trip loading on Roswell Road and improve pedestrian and bicycling access and access to transit. •Implementation of access management strategies to minimize conflict points, provide adequate driveway spacing, and promote inter-parcel connectivity. •Project to provide neighborhood street enhancement along Franklin Road including sidewalks, bikeable shoulders, and staggered traffic calming measures such as speed humps, bulb outs, and landscaped medians (Project ID# T-7). •Project to provide a mixed-use path parallel to Roswell Road (Project ID# T-8). Identified needs and recommendations from the Transportation Master Plan include: •Project to establish interparcel connectivity along Roswell Road and other commercial corridors (Project ID# A9). •Policy to provide a grid system of streets within downtown and elsewhere to disperse traffic over several roads. Development of Regional Impact (DRI) 2419 •Comments and conditions from the DRI review are pending. Recommended Conditions: •Provide for future street connection of eastern driveway from Franklin Road to the south property line to provide interparcel connectivity. •The shared access streets throughout the development shall be designed and constructed to public street standards. Development Ordinance Compliance Roswell Road/SR 9 access and frontage improvements subject to review and permitting by the Georgia Department of Transportation (GDOT). It addition, the proposed signal at Franklin Road requires GDOT approval. At time of Land Disturbance Permit, site shall meet requirements of Articles 11 and 12 of the Development Ordinance. Based on review of the zoning site plan, please note the following:

	Sec. 103-70: General •All streets (public or private) shall be designed and constructed to public street standards. •Frontages along Roswell Road and Franklin Road requires Suburban Overlay District streetscape application. Section 103-72: Access •Gated entries shall meet design, setback and turnaround requirements. Sec. 103-73: Driveways intersections and access improvements •Street intersections shall be at no less than 80 degrees. •All internal intersections shall meet sight distance requirements of Section 103-77. •Warrants are met for auxiliary lanes on Roswell Road. •Minimum street spacing for 25 mph is 200 feet. •Driveways shall be aligned with those across the street (existing access on Franklin Road are not shown. Proposed access on Roswell Road is offset from access on opposite side of street). •Traffic impact study is required (met by DRI). Sec. 103-74: General layout requirements •Dead-end streets greater than 150 feet shall provide turnaround. •Dead-end streets without turnarounds should provide turning pockets to permit two-way ingress-egress (i.e., vehicles from private driveways should have adequate clear distance to back up and exit driveway). •Note existing MARTA bus stops along Roswell Road frontage, bus shelters may be required. Sec. 103-75: Minimum right-of-way and street improvements •The minimum right of way requirements are as follows: o Roswell Road: 55 feet from centerline or 11 feet from back of curb or 1 foot behind sidewalk, whichever is greater o Franklin Road: 25 feet from centerline or 11 feet from back of curb or 1 foot behind sidewalk, whichever is greater o Proposed new streets: 50 feet minimum right-of-way o 20-foot right-of-way miters are required at intersections on Roswell Road and 10 foot miters are required at intersections on Franklin Road. •All travel lanes on proposed streets shall meet minimum pavement width of 10 feet. •The right-of-way for new public streets or the easement/common area for new private streets must be located a minimum of 50 feet from any peripheral property line adjoining residentially zoned property unless interparcel access is required. Sec. 103-76: Roadway design •All proposed streets shall meet grade, horizontal curve, and vertical curve requirements. •Minimum tangent length for local streets is 50 feet Sec. 103-77: Street intersections •All proposed street intersections and driveways shall meet sight distance requirements Sec. 103-79: Curb and gutter •Curb and gutter is required on all street frontages existing and proposed •GDOT standards shall apply to Roswell Road frontage •Fulton County standards shall apply to Franklin Road and proposed street frontages

	Sec. 103-80: Sidewalks and multiuse trails •A five-foot sidewalk with two-foot landscape strip shall be provided on all proposed street frontages •For Roswell Road and Franklin Road, the Suburban Overlay District streetscape is required. •All proposed streets shall have ADA-compliant sidewalks connecting to street frontage sidewalks Sec. 103-82: Traffic control devices •All signing and marking shall meet MUTCD, latest edition. •Proposed private streets shall have blue field with white letters. Sec. 103-83: Street lights Street lighting on Roswell Road and Franklin Road shall meet Suburban Overlay District streetscape requirements. • The minimum lane width for a 2-way roadway is 10 feet/lane with a 2-foot curb/gutter section. 18 feet to face of curb is narrow and implies only 7.5 foot travel lanes. The ordinance does not permit alleyways except by permission of the PW Director. Alleyways traditionally are used as parallel access route to housing units fronting a major street but getting access from the rear. This is not what is suggested by the proposed site plan. • The proposed gate on the eastern access from Franklin Road most likely does not meet setback requirements for stacking, based on the number of units served.
Fire	The radiuses do not appear to support the fire apparatus. A fire department turn-around is required at all roads with a dead end of 150' or more.

PUBLIC INVOLVEMENT

Public Comments (see attached)

- Very urban/ Midtown looking building
- Building Height is too tall
- Traffic concerns on Franklin Road
- Franklin and Roswell Road is already a bad intersection
- Doesn't like both uses on the same property
- Will the on street parking have oil/gas separators
- Would like to see a rendering of the apartment building from Roswell Road
- Liked the townhomes
- Take a look at traffic through the neighborhoods
- Potential light at Franklin Road and the HAWK crossing are to close in distance
- More curb cuts on Franklin than Roswell will add more traffic onto Franklin

CONCULSION TO FINDINGS

The Comprehensive Plan clearly supports a variety of housing types and uses. The Plan notes that the designation of areas in the Living Working Category was done to encourage redevelopment. It is the opinion of the staff that the proposal is not in conformity with the intent of the Comprehensive Plan Policies. The proposed density is outside the ranges suggested by the Future Land Use Map. However, Planning Commission recommended deferral to all the applicant time to work with staff and the neighbors. Therefore, based on these reasons, the staff recommends **APPROVAL CODITIONAL** of the rezoning petition and concurrent variances numbers 1-2 and 4-7; and **DENIAL** of the use permit and concurrent variance number 3.

STAFF RECOMMENDED CONDITIONS

Should the Mayor and City Council decide to rezone the subject property from A-1 (Apartment Dwelling District) to A-L (Apartment Limited Dwelling District), the staff recommends the approval be subject to the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Mayor and City Council.

1. To the owner's agreement to restrict the use of the subject property as follows:
    a. Residential units at density of 25 units per acre or 447 units, whichever is less.
2. To the owners agreement to abide by the following:
    a. To the Rezoning Site Plan submitted to the Department of Community Development dated received October 3, 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. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
    b. To the rendering received by the Department of Community Development dated October 3, 2014. Said rendering is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Building Permit. The applicant shall be required to complete the concept review procedure prior to application for a Building Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
    c. Height shall be limited to no more than three (3) stories on Roswell Road and four (4) stories along Franklin Road.
3. To the owner's agreement to provide the following site development standards:
    a. All project improvements required by Georgia Regional Transportation Authority (GRTA) and outlined in the Notice of Decision for DRI #2419, shall be completed prior to the issuance of the first apartment unit certificate of occupancy.
    b. Interior ceiling heights should be a minimum of ten (10) feet.
    c. All units shall be individually metered and/or submetered.
    d. Building shall have a pitched roof of articulated asphalt shingles (i.e., no flat or parapet-type urban roof.

e. Streetscape along the Roswell Road and Franklin Road frontage shall consists of a six (6) foot planted strip, an eight (8) foot sidewalk, and a three (3) foot planting zone.

f. No more than two (2) curb cuts on Franklin Road. Said curb cut location and design shall be subject to the approval of the Public Works Department at time of LDP.

g. The structured parking deck shall be screened from all public right-of-way by building façade.

h. The parking structure shall be entrance only from Franklin Road.

i. All building and parking deck lighting shall be shielded so that the light source is not visible from existing residential properties and the light is directed downward.

j. Inter-parcel access shall be provided along the south property line location shall be subject to the approval of the Public Works Department at time of LDP.

k. Green space and open space shall be maintained as shown on site plan dated October 3, 2014.

l. Fencing shall not be permitted along the Roswell Road and Franklin Road frontage.

m. Detention pond landscaping shall be subject to the approval of the Sandy Spring Arborist.

n. Variance from Section 4.23.1 to eliminate the required fifty (50) foot rear buffer and ten (10) improvement setback along the east property line permit removal of existing encroachments, re-grading, clearing of undergrowth, installation of required utilities, and replanting of Zoning Buffer to buffer standards as shown on the site plan dated received October 3, 2014. (201402051 Variance #1)

o. Variance from Section 4.23.1 to eliminate the required twenty-five (25) foot side buffer and ten (10) improvement setback along the east and north property line to permit removal of existing encroachments, re-grading, clearing of undergrowth, installation of required utilities, and replanting of Zoning Buffer to buffer standards as shown on the site plan dated received October 3, 2014. (201402051 Variance #2)

p. Variance from Section 7.4.3.B to reduce the front yard setback (Roswell Road) from forty (40) feet to twenty (20) feet. (201402051 Variance #3)

q. Variance from Section 7.4.3.C to reduce the side corner yard setback (Franklin Road) from forty (40) feet to twenty-five (25) feet. (201402051 Variance #4)

r. Variance from Section 33.26.CC.1 to allow one (1) additional sign on Roswell Road and Franklin Drive. (201402051 Variance #5)

s. Variance from Section 103.75.b.7 to reduce the required fifty (50) foot setback for new private streets adjacent to residentially zoned property as shown on the site plan dated received October 3, 2014. (201402051 Variance #6)

t. Variance from Section 103.75.a.1 to reduce the required fifty (50) foot right-of-way width to forty (40) feet. (201402051 Variance #7)

Attachments

- First Amendment to the application dated received August 8, 2014
- Letter of Intent dated received June 3, 2014
- Letter from Smith, Gambrell and Russell, LLP
- Density Considerations
- Site Plan dated received October 3, 2014
- Site Plan dated received August 11, 2014
- Townhome examples photographs dated received August 13, 2014
- Townhome elevations dated received August 13, 2014
- Apartment rendering dated received August 1, 2014
- Apartment Elevations dated received August 1, 2014
- Streetscape plans dated August 13, 2014
- Traffic Photos dated August 19, 2014
- Roswell Road Corridor LCI Study Transportation Recommendations
- Additional comments from the City of Atlanta and Fulton County Schools.
- Letter of Opposition (102) *all previously attached letters and e-mails are on file
- Letter of Support (1)

LAW OFFICE
NATHAN V. HENDRICKS III
6085 LAKE FORREST DRIVE, SUITE 200
ATLANTA, GEORGIA 30328

OFFICE (404) 255-5161
TELECOPIER (404) 255-3899

August 15, 2014

Ms. Angela Parker
Community Development Director
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350

Received
AUG 15 2014
City of Sandy Springs
Community Development
Department

Re: 201402051

Dear Angela:

The Applicant and I had a meeting last evening with representatives from the Community Neighborhoods most interested in the above referenced Application for Rezoning as well as Susan Yeosock representing the Sandy Springs Council of Neighborhoods. Based upon last evening's discussion, the Applicant requests that this Application be recommended for deferral by the Planning Commission at their Hearing on August 21, 2014 and that the Mayor and City Council defer this matter at their Hearing on September 16, 2014 which would result in this Application coming before the Planning Commission on October 16, 2014 and the Mayor and City Council on November 18, 2014. The length of this requested deferral should provide adequate time for the Applicant and Community Representatives to work on resolving this issues discussed last evening.

Please call me if you have any questions and I would appreciate your providing a copy of this letter to the Chairman of the Planning Commission and its Members as well as to the Mayor and the Members of City Council. Thank you.

Very truly yours,

Nathan V. Hendricks III
Attorney for the Applicant

NVH:sks

LAW OFFICE
NATHAN V. HENDRICKS III
6085 LAKE FORREST DRIVE, SUITE 200
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VIA HAND DELIVERY

August 18, 2004

Ms. Angela Parker
Community Development Director
City of Sandy Springs
7840 Roswell Road, Building 500
Sandy Springs, GA 30350

Re: Rezoning Petition No. 201402051
Park 225 Apartments Redevelopment
The Providence Group, Petitioner

Dear Angela:

As you are aware, I represent The Providence Group, the Petitioner in above-referenced Rezoning case. This Rezoning Petition represents a timely, and unique, opportunity to redevelop a 1960's era apartment community specifically identified in the Roswell Road Corridor LCI Study as a tear-down opportunity to a mix of townhomes and apartments. This site is unique, this development plan is unique, and to underscore the whole proposition: the total capital my client and its development partner will invest to create this new housing and improve both Roswell Road and Franklin Road will be in excess of $100 million. Again, this is a timely, and unique, opportunity for the City.

I am taking the time to write you because I wanted you to specifically know that the Park 225 redevelopment plan was conceived by my client with direct input from me based on my experience in rezoning the Providence North Apartments (*Rezoning Petition No. 201300662*) and The Chastain Apartments (*Rezoning Petition No. 201201766*). In both cases, the apartment redevelopment plan was ultimately approved at a density of ± 30 units per acre. However, unlike those two rezonings, where apartment buildings were allowed to be developed immediately adjacent to a Protected Neighborhood, the Park 225 redevelopment plan creates a ± 14-acre transition buffer of townhomes wrapping a ± 4-acre apartment community. Because of this unique and creative buffering approach, I, and my client, firmly believe this Rezoning Petition has strong merit.

Any rezoning that is adjacent to a Protected Neighborhood is, understandably, sensitive and, for the surrounding neighborhood, emotional. In this case, I personally was surprised at the very limited engagement my client received at either the Community Information Meeting or the Community Developer Resolution Meeting, or as a result of the many informal meetings and conversations my client has had with Sandy Springs staff, local neighborhood leadership, and the adjacent property owners. Be that as it may, it is clear that sometime after the July 31st Community Developer Resolution Meeting, the neighborhoods has become engaged in opposition to the Rezoning Petition.

This is unfortunate because we feel that we have not had an adequate opportunity to meet with the neighborhood to explain the redevelopment and hear directly their concerns. Stated differently, the rezoning process in Sandy Springs should not be one where, as it was here, the first written communications the applicant sees from the neighborhood is a batch of emails attached to Staff's official

Report to Planning Commission. That is unfair to everyone involved in the rezoning process. In this case, we note that the result is particularly unfair given the amount of misinformation about the redevelopment plan that has been circulated via email, a fact of which Planning Staff is aware.

We are requesting a deferral of this Rezoning Petition in order give the Applicant, at a minimum, two months to engage with the neighborhood in a process designed to achieve a project which, hopefully, will have the support of both parties. We would ask the City's Planning Staff to assist the neighborhood in identifying a working group of individuals to begin that process. We were able to have two meetings with neighborhood groups last week (one organized by Westfield Park; the second organized by the Council of Neighborhoods), and we are optimistic that this effort will be successful because some – certainly not all – individuals in attendance noted the aesthetic improvement the redevelopment plan represented, acknowledged the merits of certain aspects of the redevelopment plan, raised specific concerns regarding aspects of the redevelopment plan, and sought specific resolutions to those concerns. This, we believe, is a framework for a successful rezoning process.

As importantly, this deferral period will allow us the opportunity to engage the City's Planning Staff regarding the guidance which the City's past vision statements give as to the merits of this Rezoning Petition.

> ***While we acknowledge and strongly appreciate the dialogue, collaborate meetings, and individual work that undergirds Staff's conclusion that the Park 225 redevelopment plan meets or exceeds the Comprehensive Plan's guidance for density and height bonuses in this Node (see Staff Report, pages 7-8), we believe that Staff's recommendation that redevelopment be conditioned to 16.76 units per acre – in other words, no more than the current density of the existing 1960's era apartment community and half the density approved for the Providence North and The Chastain redevelopments – is not in keeping with the City's stated guidance or practical vision for the redevelopment of older apartment complexes located within the Roswell Road Corridor.***

At no time during our interactions with Staff were we told that they believed the density should be limited to the current density. There are a number of responsible responses to this position which we would have raised, ranging from the practicality of such a decision as applied to the economics of the current apartment community (i.e., you must increase density to give economic "credit" to the cash flow currently being generated by the apartment community) to limiting the analysis to density based on usable acreage (the redevelopment plan will put into production more land than the existing apartment community by eliminating dangerous grade changes, closing curb cuts on Roswell Road, employing New Urbanism planning principles and employing comprehensive storm water management). But, equally importantly, we were not afforded the opportunity to have dialogue with the Staff regarding the City's past vision statements in this regard. The remainder of this letter is dedicated to beginning that process.

- ***The Vision for this Redevelopment Began with the City's Own Leadership.***

  It is well established that the City has sought to improve the Roswell Road Corridor through the redevelopment of older, poorly-maintained apartment communities – wherever they occur. This is noted in specific visions statements (addressed more fully below), and, as importantly, it has been reinforced repeatedly through communications to the development community from past

Mayor's offices, the City's Community Development Staff, as well as the City's Economic Development officers. The City's Comprehensive Plan clearly articulates a positive policy encouraging redevelopment of older apartment communities in its Land Use Policies, and it is clear that this redevelopment plan meets all of the criteria for the incentives available to encourage redevelopment (*see Comprehensive Plan, pages 137 – 138*).

- ***The Park 225 Apartments are Specifically Identified as a Redevelopment Opportunity in the Roswell Road Corridor LCI Study.***

In addition to broadly establishing policies and incentives for the redevelopment of older apartment communities in Sandy Springs, the Park 225 Apartments are specifically identified in the Roswell Road Corridor LCI Study, which highlights the intersection of Roswell Road and Franklin Road as 1 of 3 areas of "Aging Apartments" which are "ready to be redeveloped (*see LCI Study, page 43*).

- ***The Park 225 Apartments are Specifically Identified as a Redevelopment Opportunity in the City's Economic Development Plan.***

The City's Economic Development Plan identifies the Park 225 Apartments as "Class C" apartments where "[c]rime rates are typically higher", "residents tend to be lifelong renters", and the communities comprise "low to moderate income renters" (*See EDP, pages 11-12*). Notably, the City's Economic Development Plan notes that "Class A" apartments are characterized by "higher density", "luxury-style features" and tenants who are "renters by choice". According to the Economic Development Plan, there are 4,256 Class A units in Sandy Springs and roughly 16,000 Class B and Class C units. The Park 225 redevelopment plan would move existing apartment rental stock from the Class C category to the Class A category while creating a 14 acre buffer of townhomes between those units and the High Point Protected Neighborhood, a transition zone which is encouraged under the Comprehensive Plan but which does not currently exist.

- ***The Park 225 Redevelopment Plan is Consistent with the City's Own Guidance for the Redevelopment of Older Apartments Communities Within the Roswell Road Corridor***

As mentioned above, the rezonings which were approved for the redevelopment of Providence North and The Chastain both settled upon a development density of 30 units per acre and 4- to 5-level buildings. It is important to note that, in both instances, there was no guidance – either for or against – this density metric. Rather, this density was arrived at through a negotiated process with Planning Staff and the neighborhoods, a process which balanced the economic realities of tearing down income-producing Class C apartments against the desires of Protected Neighborhoods impacted by the redevelopment. My guidance to my client with respect to Park 225 was to only place the property under contract if the property could successfully be redeveloped at 30 units per acre given my experience in those two rezonings. The ultimate redevelopment plan succeeded on this point while achieving clear policy objectives which were not obtained in the prior two cases (*e.g.*, notably, the closing of curb cuts on Roswell Road and the creation of a 14-acre "ownership" buffer of 2- and 3-story townhomes to be built by one of Sandy Springs most noted home builders). It is important to note that leadership at both the City

and in the community was approached to vet this redevelopment plan, and the response was overwhelmingly positive.

- ***The Park 225 Redevelopment Plan is a Responsible Approach to Redeveloping an Older Apartment Community within the Long Island Drive/Franklin Road Node.***

  The Park 225 Apartments are located within the Long Island Drive/Franklin Road Node, which the Comprehensive Plan designates a Live Work Neighborhood. Retail development is prohibited in this node, but the location is unique in that it is within walking distance of two mixed-use activity nodes, Belle Isle to the North and Windsor to the South (see LCI Study, page 38). Given the retail prohibition and the unique "pedestrian-friendly" location, the redevelopment plan consciously used a mix of housing only to economically "unlock" the development potential. Doing so created, as noted above, a "fee ownership" buffer with the High Point Protected Neighborhood while at the same time allowing for the complete redevelopment of Roswell Road street scape to take advantage of the location's unique orientation. This was accomplished while satisfying almost every stated development objective contained in the Comprehensive Plan for density and height bonuses as well as every policy goal for the redevelopment of Roswell Road Corridor – all while adhering to the City's 30 units per acre guidance for apartment redevelopment.

- ***The Park 225 Redevelopment Will Not Adversely Affect Surrounding Traffic Infrastructure.***

  Based on a reading of emails included in the Staff's Report for the Rezoning Petition, the neighborhood's chief – and, in many instances, sole – concern is the impact the development will have on traffic. On this point, it is important to note that the redevelopment plan underwent a rigorous DRI review by the Georgia Regional Transportation Authority, the Atlanta Regional Commission, MARTA, the Georgia Department of Transportation, and the City of Sandy Springs Traffic & Transportation staff. The DRI Recommendations, which will be issued tomorrow, conclude that the redevelopment plan will not adversely affect existing traffic infrastructure. If nothing else, the DRI process underscores the disconnect between the neighborhood's opposition to the redevelopment plan and the professional opinion of the DRI stakeholders regarding whether that opposition is warranted. For example, it is interesting to note that the DRI process revealed that a traffic signal was probably <u>not</u> warranted at the intersection of Franklin Road and Roswell Road. It is interesting to note that the installation of this traffic signal is a chief point of opposition for the neighborhood – and it has already been determined that the traffic signal will not be installed as a result of this redevelopment.

As I stated above, we are committed to engaging in honest, meaningful dialogue with the neighborhood regarding this Rezoning Petition, and we request that the City's Staff support our request for a deferral at this time.

Very truly yours,

Nathan V. Hendricks III

RECEIVED
AUG 08 2014
City of Sandy Springs
Community Development

FIRST AMENDMENT TO APPLICATION FOR
REZONING, USE PERMIT AND CONCURRENT VARIANCES

IN RE:)

The Providence Group of Georgia, LLC) Application Number: 201402051
APPLICANT

)

PROPERTY:

)

17.97 Acres Located at the Southeast
Corner of Roswell Road and Franklin)
Road

Comes now The Providence Group of Georgia, LLC (the "Applicant" hereunder) who does hereby modify and amend the above referenced Application for Rezoning, Use Permit and Concurrent Variances and associated Letter of Intent as follows:

1.

The Site Plan originally filed with the Application is hereby deleted and there is substituted and placed in lieu thereof the Site Plan filed simultaneously herewith.

2.

The Use Permit Request originally filed as a part of the Application is hereby withdrawn.

3.

The number of "For Rent" multifamily residentail units requested is hereby reduced from 368 to 365.

4.

Section III of the Application applicable to Concurrent Variances is hereby modified and amended as follows:

Concurrent Variance 4 is hereby modified and amended to read as follows: "Pursuant to Article 4.23.1., eliminate the 50 foot buffer and 10 foot improvement setback along the east Property line and require in lieu thereof landscape strips planted to buffer standards and sidewalks as shown on the Site Plan."

The following two (2) Concurrent Variances are hereby additionally requested:
7. Pursuant to Article 103.75.b.7., reduce the required 50 foot setback for new private streets adjacent to residentially zoned property as shown on the Site Plan.
8. Pursuant to Article 103.75.a.1., reduce the required 50 foot right-of-way width to 40 feet.

Now, therefore, the Applicant requests that this Application for Rezoning, Use Permit and Concurent Variances as submitted and modified and amended hereunder be approved in order that the Applicant be able to proceed with the lawful use and development of the Property.

Nathan V. Hendricks III
Attorney for the Applicant

6085 Lake Forrest Drive
Suitr 200
Sandy Springs, Georgia 30328
(404) 255-5161

20140205

RECEIVED
JUN 03 2014
City of Sandy Springs
Community Development

LETTER OF INTENT

The property contains approximately 17.97 acrea and is located at the southwest corner ot the intersection of Franlin Road and Roswell Road (the "Properyt"). The Property is presently zoned to the A-1 Classification.

The Applicant requests a rezoning to the A-L (Apartment/Limited) Classification for the development of a residential community consisting of 173 "For Sale" townhomes and 368 "For Rent" multifamily residential units. The Property presently consists of a 312 "For Rent" residential units the majority of which are large units. The Property is within the Live/Work Neighborhood designation of the Sandy Springs Comprehensive Land Use Plan as well as under the Surburban Overlay District. While the develpment's proposed density of 30.10 per acre does not comply with the density suggested under the Live/Work Neighborhood designation, it does comply with the Vision Statements of (1) consolidation of smaller lots should be encoraged to accommodate a more consistant character in terms of architecture and uses and provide for an elimination or reduction of curb cuts along Roawell Road and (2) developments should be designed to protect existing single and multifamily neighborhoods along the east and west boundaries of the Node. The development also complies with the Guidelines and Policies for Density and Height Bonus of (1) providing significant green space that exceeds the minimums established in Table 1.5 as the green space proposed will meet the standards of the Live/Work Regional designation, (2) the elimination of multiple curb cuts along Roswell Road and (3) the use of more neighborhood-scale architecture and design in accordance with new urbansim principals. The development also complies with the Land Use Policies for Multifamily Assemblages for the redevelopment of absolete and deteriorating multifamily properties being encouraged as necessary to maintaining a reliable and safe affordable housing stock within the City. Increased densities and streamlined processes should be considered to encourage these developments. It is to be noted that the multifamily units will be individually metered with interior ceiling heights of 10 feet with stainless steel kitchen appliances and granite or comparable grade counter tops. As referenced above, the existing multifamily complex contains 312 units with a total of 539 bedrooms which would be replaced with 368 multifamily units with a total of 464 bedrooms giving a reduction of 75 bedrooms from that which presently exists.

In order to be able to develop the Property as proposed with an urgan and pedestrian engaging environment incorporating a mix of 158 alley loaded townhomes and 15 front loaded townhomes, it is necessary to overcome the real and substantial hardship of having to strictly comply with certain of the development standards applicable to the proposed development, the Applicant requests a six (6) part Concurrent Variance as more particularly stated and set forth on Exhibit "A" attached hereto and by reference thereto made a part hereof. The approval of these Concurrent Variances will not cause harm to the health, safety and welfare of the general public and will conversely enable the Applicant to develop the Property that with the inclusion of the townhome community will add to the ownerhsip stock of the City of Sandy Springs. Further, the Applicant requests a Use Permit pursuant to Article 19.4.5., the allow the height of in certain areas of the multifamily buildings to be 75 feet and not the 40 feet othersise required. In view of the compliance of the proposed development with the numerous policies and guidelines above referenced, this Application for Rezoning, Use Permit and Concurrent Variances is entirely appropriate and the appropirateness of this Application for Rezoning, Use Permit and Concurrent Variances and the constitutional assertions of the Applicant are more particularly stated and set forth on Exhibit "B" attached hereto and by reference thereto made a part hereof.

Now, therefore, the Applicant requests that this Application for Rezoning, Use Permit and Concurrent Variances be approved as submitted in order that the Applicant be able to proceed with the lawful use, enjoyment and development of the Property.

APPLICANT:

The Providence Group of Georgia, LLC

By: _____
Warren S. Jolly
Its: President

_____
Nathan V. Hendricks III
Attorney for the Applicant

6085 Lake Forrest Drive
Suite 200
Sandy Springs, Georgia 30328
(404) 255-5161

Exhibit "A"

CONCURRENT VARIANCE:

1. Pursuant to Article 7.4.3.B., reduce the front yard setback from 40 feet to 0 feet.

2. Pursuant to Article 7.4.3.B., reduce the side corner yard setback from 40 feet to 0 feet.

3. Pursuant to Article 12.B.4., reduce the 10 foot landscape strip to 0 feet for streetscepe.

4. Pursuant to Article 4.23.1., reduce the buffer along the east Property line as shown on the Site Plan submitted simultaneously herewith.

5. Pursuant to Article 7.4.3.D., encroach in the 20 foot side yard along the South Property line as shown on the Site Plan submitted simultaneously herewith.

6. Pursuant to Article 33.26.C.1., allow one (1) additional monument sign along each Property road frontage.

Exhibit "B"

APPROPRIATENESS OF APPLICATION
AND
CONSTITUTIONAL ASSERTIONS

The portions of the Zoning Resolution of the City of Sandy Springs as applied to the subject Property which classify or may classify the Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Resolution of the City of Sandy Springs to the Property which restricts its use to any classification other that that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Firth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the Sandy Springs City Council without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Sandy Springs City Council to rezone the Property as proposed by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the subject Property would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Any rezoning of the Property without the simultaneous approval of the Use Permit and Concurrent Variances requested would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Promenade, Suite 3100
1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592
Main: 404 815-3500
Fax: 404 815-3509
www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

Kathryn M. Zickert
Direct Tel: 404-815-3704
Direct Fax: 404-685-7004
kmzickert@sgrlaw.com

September 15, 2014

RECEIVED
SEP 15 2014
City of Sandy Springs
Community Development

VIA EMAIL

Ms. Angela Parker
Director of Community Development
City of Sandy Springs
City Hall
7840 Roswell Road
Sandy Springs, GA 30350

Re: Rezoning Petition No. 201402051; Park 225 Apartments Redevelopment

Dear Angela,

Please be advised that I represent 225 Franklin Street, LLC, the entity which owns the above-referenced tract and authorized its rezoning. My client has asked me to put the City of Sandy Springs on notice that in its opinion the denial of this application will deprive it of valuable property and due process rights as per the Constitutional Objection attached hereto. Please include this letter and attachment in the official file and any packets regarding the matter which are distributed to the City Council.

Thank you for your attention to this matter.

Sincerely,

Kathryn M. Zickert
Attorney-at-Law

KMZ/tnw
Enclosure

cc: Craig Kaufman, Manager: 225 Franklin Street, LLC

CONSTITUTIONAL OBJECTIONS

The Zoning Ordinance of Sandy Springs presently in effect as applied to the Property Owner's tract is contrary to the best interest of the health and welfare of the citizens of Sandy Springs, Georgia, and constitutes an arbitrary and capricious exercise of authority. As a result, the failure to change Zoning Ordinance in the manner requested by Rezoning Petition 2014-0205, would be in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, a failure to amend the Zoning Ordinance as requested would violate the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the Zoning Ordinance presently in effect is unconstitutional in that it renders this property unusable and destroys its marketability. Therefore, the Zoning Ordinance constitutes a taking of applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitutional and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The failure to rezone the subject property as requested would constitute a taking of property without due process and without the payment of adequate compensation in violation of Article I, Section I, Paragraph 1 of the Constitution of the State of Georgia, 1983; and the Fifth and Fourteenth Amendments of the Constitution of the United States.

Failure to grant the application for rezoning or to zone the property to any other classification including other intervening classifications, would be contrary to the best interest of

the health and welfare of the citizens of Sandy Springs, Georgia, and would further constitute an arbitrary and capricious act. Additionally, denying this rezoning would discriminate unfairly between this Property Owner and similarly situated property owners. As such, failure to grant the application would constitute a Violation of Article I, Section I, Paragraph 1 of the Constitution of the State of Georgia, 1983; and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983, together with the due process clause and equal protection clauses of Fifth and Fourteenth Amendments to the Constitution of the United States of America.

4735 ROSWELL ROAD
CHASTAIN HEIGHTS
201402051

DENSITY CONSIDERATIONS

The Property is currently developed at a density of 17.43 UPA. That developed density is less than the permitted density under the applicable zoning classification, A-1, we believe because of the uniquely difficult topography which the site exhibits. The "as of right" permitted density for the site is 19.35 UPA.

Our guidance has been that the City's framework for density bonuses under the Comprehensive Plan is to grant an additional 25% over the existing allowed density if the Applicant is redeveloping aged, undesirable apartments. It is acknowledged that is the case here, so the analysis should begin with a minimum allowed density of 24.19%.

From that 25% increase over the existing allowed density, we believe we should be granted an additional 3% increase in density for complying with the following policies and goals:

- The project is adding 162 owner-occupied units to the housing stock, thereby reducing the ratio of owner-occupied to rental housing within the City.
- The location and orientation of these owner-occupied units has introduced a use which serves as a buffer between the existing Protected Neighborhood and rental housing.
- The project closes an existing curb cut on Roswell Road.
- The project has dedicated developable land to creation of green space in excess of the requirement for this Node.
- The project will incorporate a heightened streetscape along its Roswell Road and Franklin Road frontages in order to increase pedestrian engagement within the Roswell Road Corridor.
- The project incorporates more neighborhood-scale architecture and design in accordance with new urbanism principles.
- The project places higher-density housing closer to commercial centers and transit lines to enable more walking, biking, and transit.

4735 ROSWELL ROAD
CHASTAIN HEIGHTS
201402051

VARIANCES

1. **Roswell Road Building Setback:** *Variance from Section 7.4.3.B to reduce the front yard setback from forty (40) feet to ten (10).*

2. **Franklin Road Building Setback:** *Variance from Section 7.4.3.C to reduce the side yard setback from forty (40) feet to twenty-five (25).*

3. **Northeast Corner Private Street & Side Yard Improvement Setbacks:**

   a. *Variance from Section 103.75.b.7 to reduce the required fifty (50) foot setback for new private streets adjacent to residentially zoned property to twenty-five (25) feet along one hundred (100) lineal feet of private street as shown on the Zoning Site Plan; and*

   b. *Variance from Section 4.23.1.E to permit same one hundred (100) lineal feet of private street to exist within ten (10) foot interior improvement setback as shown on the Zoning Site Plan.*

4. **Private Streets (Internal) ROW Width:** *Variance from Section 103.75.a.1 to reduce the required fifty (50) foot right-of-way width for private streets internal to the project to forty (40) feet.*

5. **Additional Signage:** *Variance from Section 33.26.CC.1 to allow one (1) additional sign on Roswell Road and Franklin Road.*

6. **Variance to Remove Existing Encroachments:** *Variance from Section 4.23.1.B and 4.23.1.E to permit removal of existing encroachments, re-grading, clearing of undergrowth and dangerous old growth vegetation, installation of required utilities, and replanting of Zoning Buffer to buffer standards.*

4735 ROSWELL ROAD
CHASTAIN HEIGHTS
201402051

VARIANCES JUSTIFICATIONS & FINDINGS

The Applicant has indicated that the variances being requested will be in harmony with the policy and intent of the Zoning Ordinance and will not result in any harm to the health, safety and welfare of the general public.

In addition, the requested variances were reviewed during the Applicant's Neighborhood Work Group sessions and were not objected to during that process.

Article 22 of the Zoning Ordinance indicates the following are considerations in granting variances, of which on one has to be proven:

- ***Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance.***

  We believe Staff should be of the opinion that granting the requested variances would be in harmony with the general purpose and intent of the Zoning Ordinance:

  (a) One of the goals of the Comprehensive Plan is to redevelop the Roswell Road Corridor with uniform standards that create pedestrian engagement. At Staff's recommendation, the Applicant as agreed that the Roswell Road and Franklin Road frontages will be improved with a heightened streetscape improvement consisting of a 6' planting strip next to the curb, an 8' sidewalk, and an adjacent 3' planting area.

  (b) Having the Roswell Road and Franklin Road streetscape improvements developed to uniform standards will create a more active pedestrian engagement leading up to Roswell Road from the adjacent Protected Neighborhood.

  (c) Applicant has incorporated green space in excess of the Comprehensive Plan's requirement for this Node.

  (d) The proposed building setbacks will result in the project's buildings being placed generally in line with the building improvements existing on the east side of Roswell Road south to the Gateway redevelopment which we believe will be the building setbacks established in the future if those properties are redevelopments (based on the depth and configuration of those parcels).

- ***The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.***

We believe Staff should be of the opinion that the size, shape and topography of the property merits granting the requested variances:

(a) The Property exhibits an extraordinary amount of grade change within its boundaries. In particular, the property has 100 feet of grade change fall from its west property boundary along Roswell Road to its east property boundary. This topography severally constrains site planning, utility installations, and other development dynamics.

(b) Applicant has agreed to comply with the Comprehensive Plan's goal of closing curb cuts on Roswell Road, resulting in more land being used for internal circulation and connectivity, which is itself burdened by the grade changes observed across the Property.

(c) The Property is unique in that it has a much greater than expected amount of frontage impacted by the Zoning Ordinance's forty (40) foot setback: 912.50 lineal feet of frontage on Roswell Road and 991.02 lineal feet of frontage on Franklin Road. In addition, the Roswell Road frontage is impacted by the required future right-of-way dedication, the taking of which results in the uncompensated loss of approximately a half an acre of developable land. Because of the length of the property's frontages on Roswell Road and Franklin Road, the impact of the future right-of-way taking is particularly cumbersome and economically impactful.

(d) Applicant is providing master storm water management for the entire 17.9 acres, where none exists today, making alternative site plans employing terracing and / or significant retaining walls not feasible.

4735 ROSWELL ROAD
CHASTAIN HEIGHTS
201402051

APARTMENT CONDTIONS & SPECIAL USE PERMIT

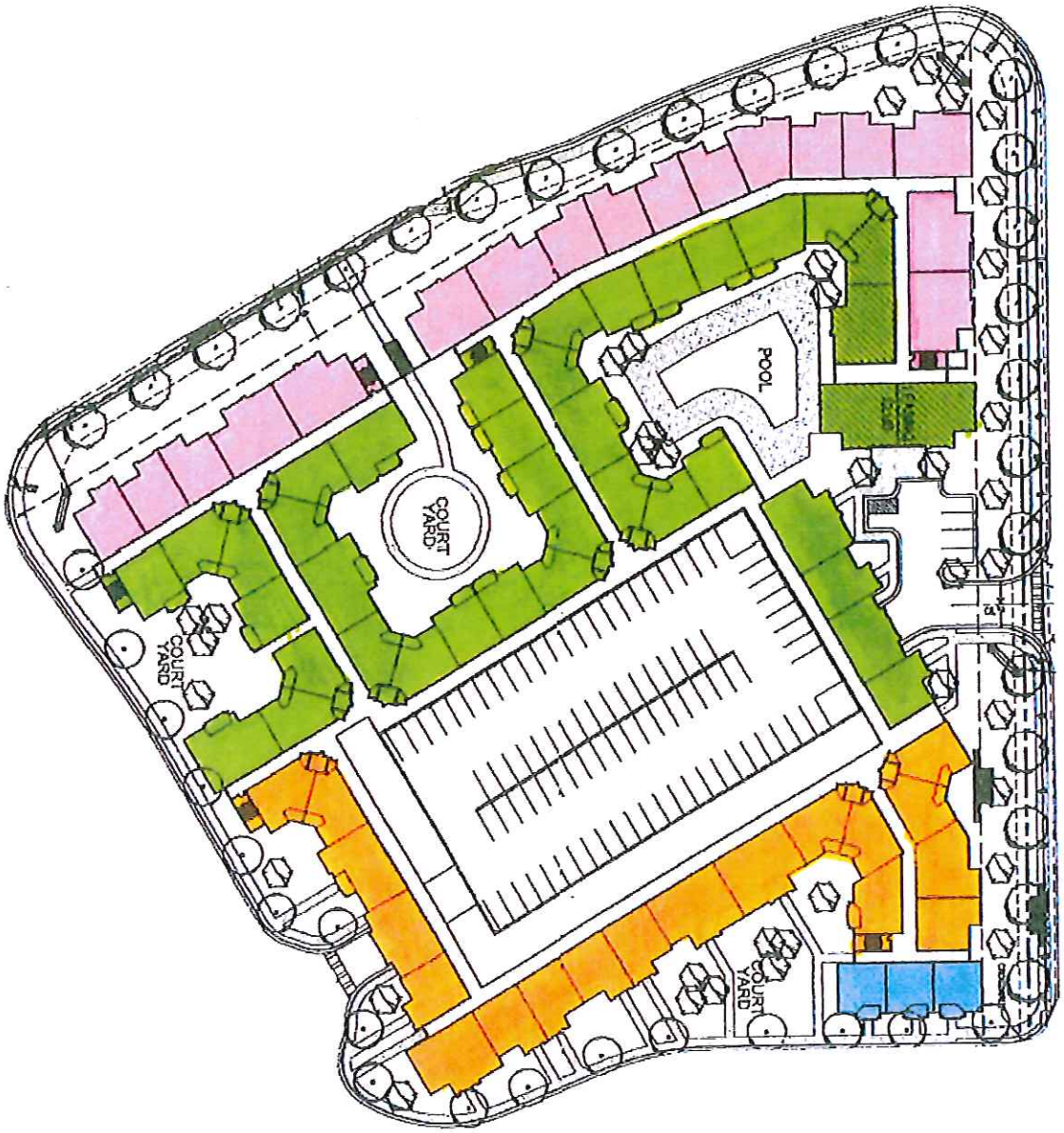
- Applicant has agreed to condition the apartment building to the following conditions:

Unit Types	All units shall be either Studio, one (1) bedroom or two (2) bedroom units, with no three (3) or more bedroom units.
Ceiling Heights	All units shall be constructed with ten (10) foot ceiling heights.
Building Stories	The number of stories within in the apartment buildings shall be limited as set forth in the attached Building Story Addendum.
Exteriors	Building exteriors shall be limited to brick, stone, hard coat stucco, and hardiplank, with no wood.
Roof Line	Building will have a pitched roof of articulated asphalt shingles (i.e., no flat- or parapet-type urban roof).
Streetscape	The Roswell Road and Franklin Road streetscapes shall consist of a six (6) foot planting strip, an eight (8) foot sidewalk, and a three (3) foot planting zone.
Deck Screening	The structured parking deck shall be screened from all public rights of way by buildings facades.
Deck Access	The structured parking deck shall be entrance only from Franklin Road.
Lighting	All building and parking deck lighting shall be shielded so that the light source is not visible from existing residential properties and the light is directed downwards.

- Applicant is requesting a special use permit to exceed the Section 7.4.3.A sixty (60) foot height restriction by six feet (i.e., a total building height of sixty-six (66) feet as measured from the average grade to the mid-roof line) in order to comply with the foregoing conditions regarding Ceiling Heights, Building Stories, Roof Line and Deck Screening in the building areas colored Orange and Blue on the attached Building Story Addendum.

4735 ROSWELL ROAD
CHASTAIN HEIGHTS
201402051

APARTMENT CONDITIONS - BUILDING STORY ADDENDUM



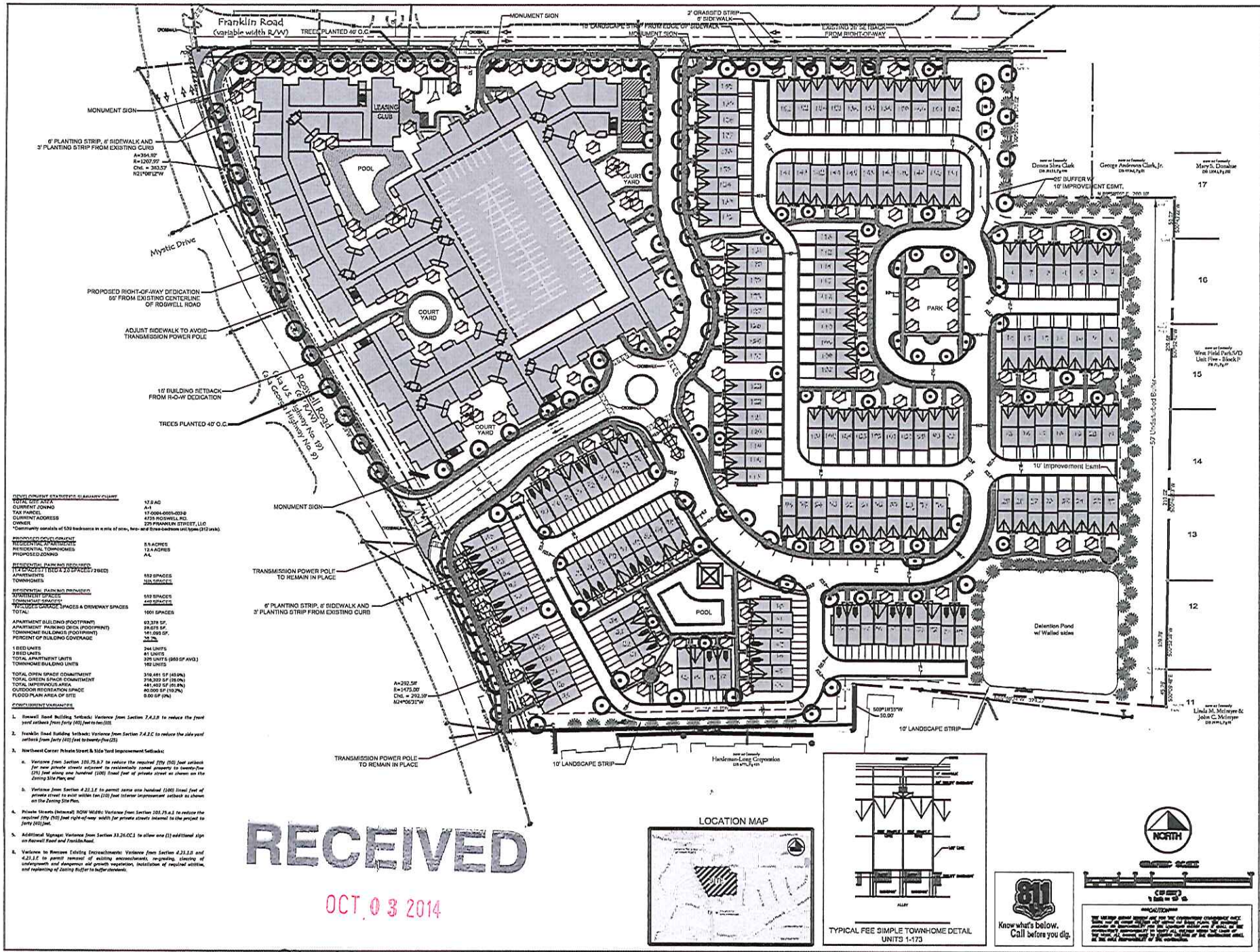
Pink Building Area	Green Building Area	Orange Building Area	Blue Building Area
3 stories along Roswell Road and a portion of Franklin Road	4 levels interior to project and a portion of Franklin Road to screen parking deck structure	5 levels interior to project and a portion of Franklin Road to screen parking deck structure	5 levels "stepped down" one story; condition faces internal spine road

4735 ROSWELL ROAD
CHASTAIN HEIGHTS
201402051

SUMMARY OF PLAN / DESIGN CHANGES:

The following table is a summary of the concerns that were raised during our neighborhood engagement and the plan / design changes we have made in an effort to be responsive to those concerns.

Concern	Resolution
Project Density	Agreed to reduce the project density from 30.5 UPA to 27 UPA (an 11% reduction).
3 Cub Cuts on Franklin Road	Agreed to limit access to Franklin Road to 1 fully functional curb cut by eliminating the curb cut closest to Huntley Drive and limiting the apartment building's parking deck entrance from Franklin Road to "ENTRANCE ONLY".
Open Space / Green Space	Agreed to increase open space requirement from 10% to 40.9% (4x). Agreed to increase green space requirement from 5% to 28% (5.6x)
Zoning Setbacks (Street Frontage)	Agreed to decrease requested variances and agreed to heightened streetscape frontage improvements proposed by Staff (*i.e.*, 6' planting strip, 8' sidewalk, and 3' planting zone).
Zoning Buffers	Agreed to eliminate all variances requesting reduction in zoning buffers.
Apartment Bldg Height	Agreed to reduce the height of the apartment project by one entire level, making the Roswell Road and approximately one-third of the Franklin Road frontages 3 stories in height.
Apartment Bldg Architecture	Agreed to eliminate parapet / urban-style roofline in favor of pitched, shingled roofline. Agreed to build apartments to Class "A" standards as reflected in zoning conditions.



DEVELOPMENT STATISTICS SUMMARY CHART

TOTAL SITE AREA	17.0 AC
CURRENT ZONING	A-1
TAX PARCEL	17-0084-0005-039-9
CURRENT ADDRESS	4725 ROSWELL RD.
OWNER	229 FRANKLIN STREET, LLC

*Community consists of 530 bedrooms in a mix of one-, two- and three-bedroom unit types (312 units).

PROPOSED DEVELOPMENT	
RESIDENTIAL APARTMENTS	5.5 ACRES
RESIDENTIAL TOWNHOMES	12.4 ACRES
PROPOSED ZONING	A-L

RESIDENTIAL PARKING REQUIRED (1.4 SPACES / 1 BED & 2.0 SPACES / 2 BED)	
APARTMENTS	552 SPACES
TOWNHOMES	N/A SPACES

RESIDENTIAL PARKING PROVIDED	
APARTMENT SPACES	552 SPACES
TOWNHOME SPACES*	449 SPACES
*INCLUDES GARAGE SPACES & DRIVEWAY SPACES	
TOTAL	1001 SPACES

APARTMENT BUILDING (FOOTPRINT)	93,378 SF.
APARTMENT PARKING DECK (FOOTPRINT)	29,675 SF.
TOWNHOME BUILDINGS (FOOTPRINT)	161,095 SF.
PERCENT OF BUILDING COVERAGE	26.3%

1 BED UNITS	244 UNITS
2 BED UNITS	81 UNITS
TOTAL APARTMENT UNITS	325 UNITS (860 SF AVG.)
TOWNHOME BUILDING UNITS	162 UNITS

TOTAL OPEN SPACE COMMITMENT	310,461 SF (40.0%)
TOTAL GREEN SPACE COMMITMENT	216,333 SF (28.0%)
TOTAL IMPERVIOUS AREA	441,402 SF (61.8%)
OUTDOOR RECREATION SPACE	40,000 SF (10.2%)
FLOOD PLAIN AREA OF SITE	0.00 SF (0%)

CONCURRENT VARIANCES

1. Roswell Road Building Setback: *Variance from Section 7.4.3.B to reduce the front yard setback from forty (40) feet to ten (10).*
2. Franklin Road Building Setback: *Variance from Section 7.4.3.C to reduce the side yard setback from forty (40) feet to twenty-five (25).*
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   b. *Variance from Section 4.23.1.E to permit some one hundred (100) linear feet of private street to exist within ten (10) feet interior improvement setback as shown on the Zoning Site Plan.*
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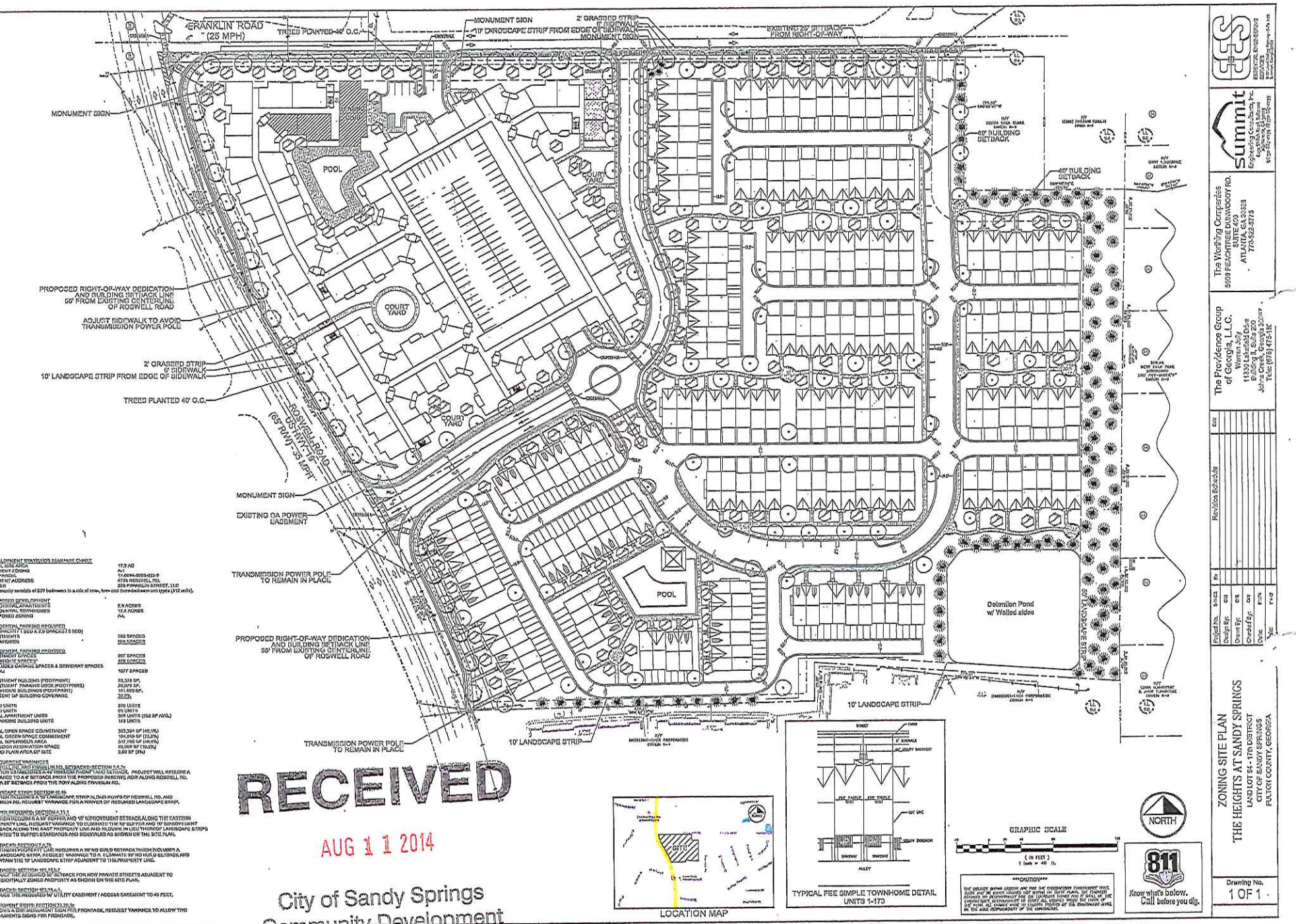
OCT 03 2014
City of Sandy Springs
Community Development



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City of Sandy Springs
Community Development

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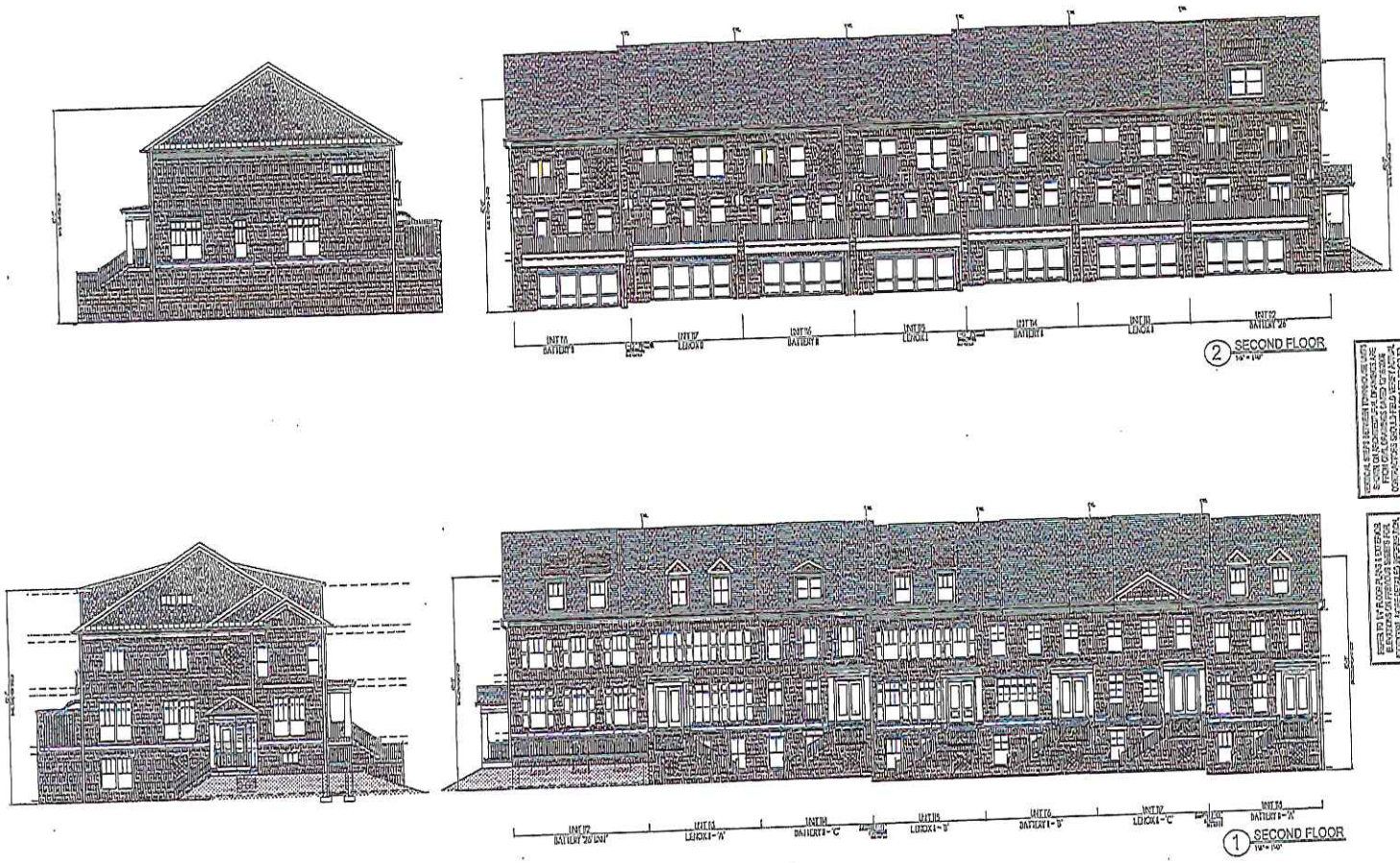
City of Sandy Springs
Community Development

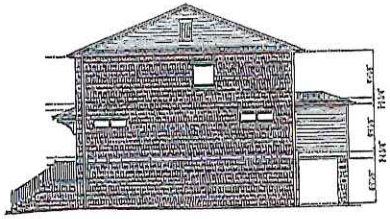


BENCHMARK DESIGN INTERNATIONAL, INC. ARCHITECTS
SUITE 503 · DULUTH · GEORGIA 30097 · TEL: 678.624.0080 · FAX: 678.624.0081

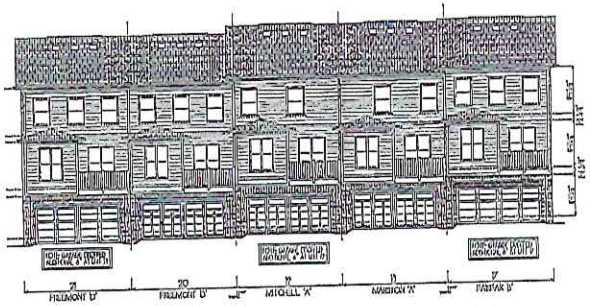
PROVIDENCE
Jolly Development

ALDERWOOD on ABERNATHY
SANDY SPRINGS GEORGIA

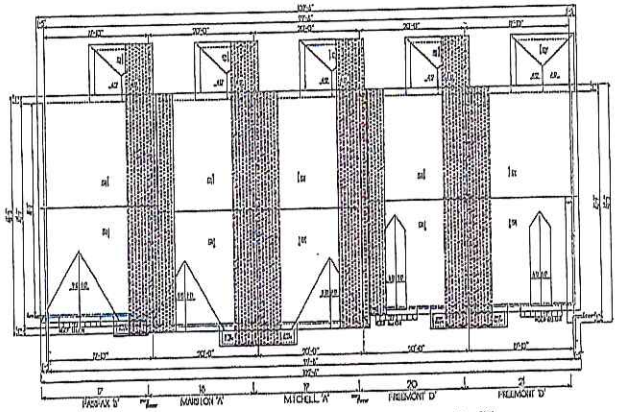
3280 ABBOTTS BRIDGE ROAD
01/20/06 05013.00
A-21.3 FRONT, REAR & SIDE ELEVATIONS - UNITS 112-118
ISSUED FOR CONSTRUCTION



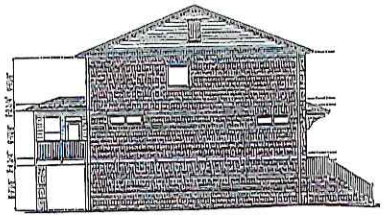
5 Right Elevation



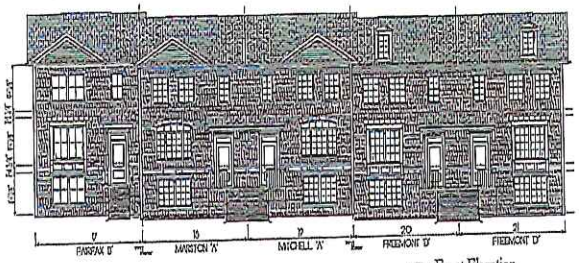
4 Rear Elevation



3 Roof Plan



2 Left Elevation



1 Front Elevation

PARTITION SCHEDULE U336

2-HOUR COLLAR WALL = UL U305
Fire-rated GA-1 Gypsum
UL P-U336 or U347 or U373
See Floor plan for accessible storage 3/4

2-Hour Wall

1-HOUR WALL TYPE UL - U305

Brick Veneer

Horizontal wood Batch wall

Exterior insulation FIN. wall

NOTES:
1. Where dwelling units are separated, the separation partition must extend from the floor to the underside of the roof sheathing.
2. Provide 3/4" gypsum board (GYP BOARD) below stairs where stairs are in a space enclosed by walls.
3. Provide 2HOURS (UL U305 U306) where the dwelling units are separated by walls.
4. Provide 5/8" GYP BOARD applied to garage side of garage walls and 5/8" GYP BOARD on entry door to dwelling UNITS AND GARAGE.

6300 ABBOTTS BRIDGE ROAD • SUITE 503
JOHNS CREEK • GEORGIA 30097
TEL: 678.624.0920 • FAX: 678.624.0921
B.R.I. ARCHITECTS, INC.

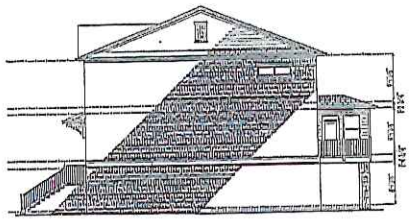
APPROVED IC Eff

East Village

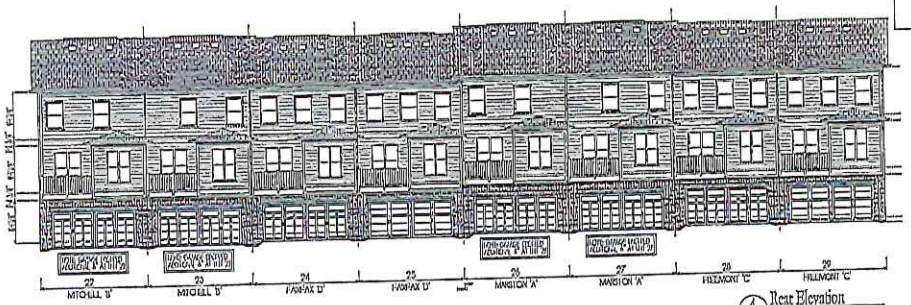
2550 Holcomb Bridge Road
Roswell, Georgia 30022

© Copyright B.R.I. Architects, Inc.

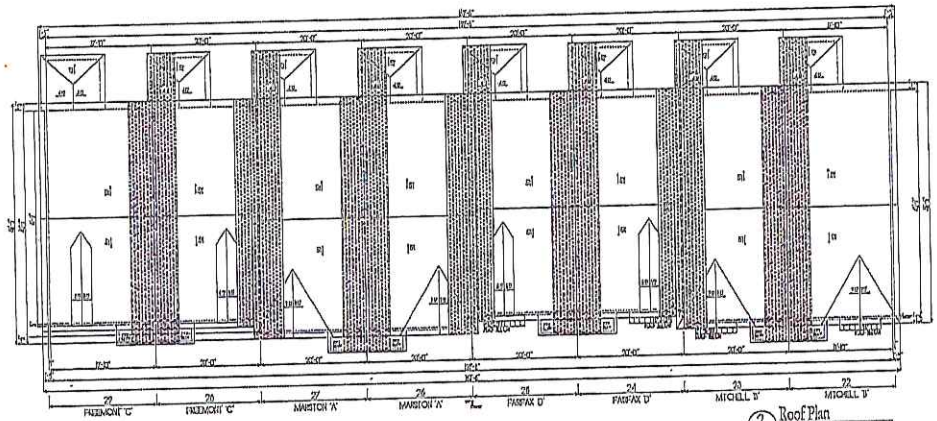
Date	01/15/14
Project No.	1306.00
Drawn By	GCB/ BM
Revisions	Elev Fl.Pl. Elevations & Roof Plan
Sheet No.	A-31.1



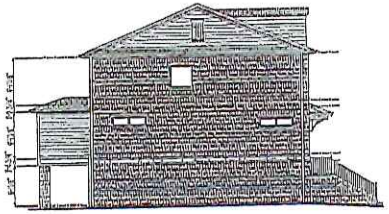
5 Right Elevation



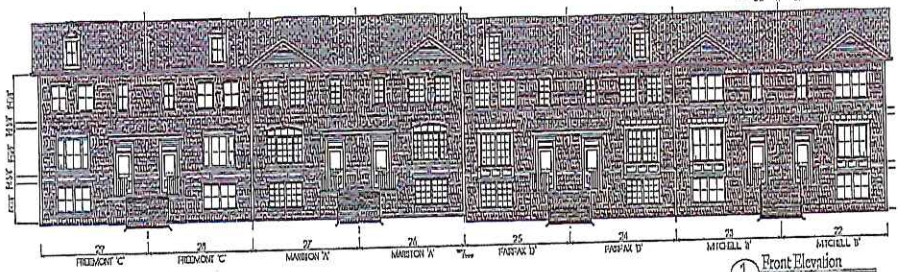
4 Rear Elevation



3 Roof Plan



2 Left Elevation



1 Front Elevation

PARTITION SCHEDULE 13336

	2-HOUR COMMON WALL - UL U336 (Interior: ALSO 1 hr rated) UL U336 or U337 or U373 See detail for specifics or space 1/2
	2-Hour Wall
	1-HOUR WALL UL U336 - U355
	Rock Veneer
	Horizontal wood clad wall
	Exterior wood 2X4 wall

NOTES:
1. Where indicated on any 1/2 or demarcated dimensions are in centerline
2. Provide 3/8" Gypsum board on fire side of wall at every stud
3. Provide 20 HOURS UL U420 or U424 of wallboard on opposite side
4. Provide 5/8" GWB applied to underside of garage ceiling and 5/8" GWB on all sides of VESTIBULE ROOM AND ALL Lips

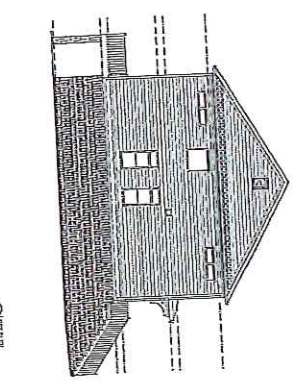
RBI ARCHITECTS, INC.
JOHNS CREEK, GEORGIA 30097
4290 ABBOTTS BRIDGE ROAD, SUITE 203
TEL: 678.624.0096 FAX: 678.624.0091

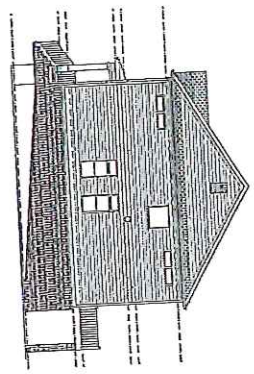
PROVIDE

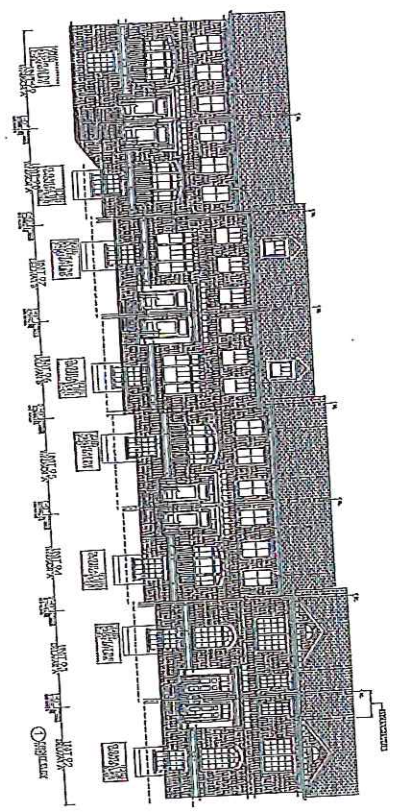
East Village
2550 Eckerd Ridge Road
Roswell, Georgia 30022

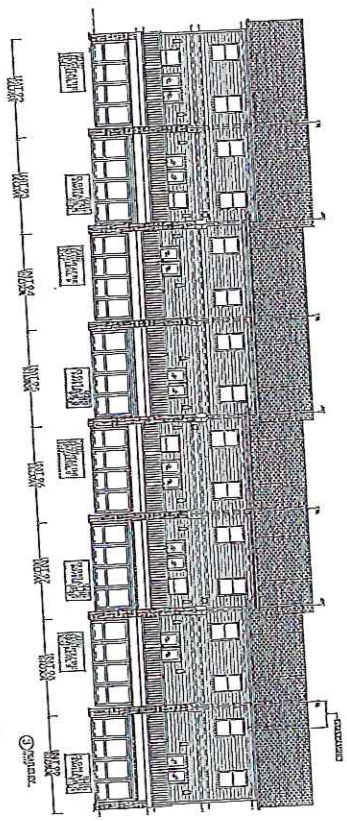
01/15/14 13705.00 Gen XV

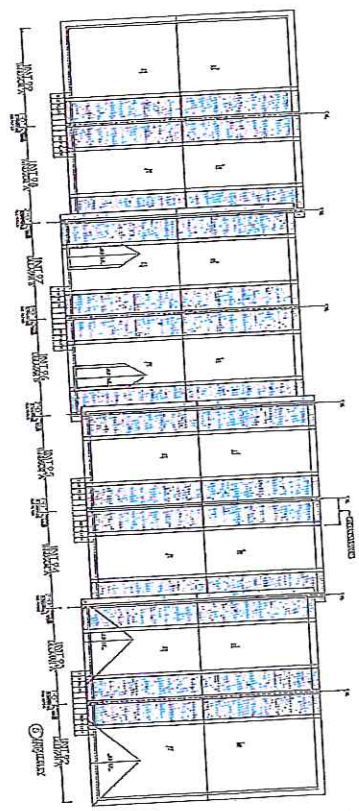
A-3.2 Units 2&3 Elevations & Roof Plan











VERTICAL STEPS BETWEEN TOWNHOUSE UNITS ARE PROVIDED PER GRADING PLANS AT THE TIME ARCHITECTURAL DRAWINGS ARE PREPARED. CONTRACTORS SHOULD FIELD VERIFY ACTUAL GRADES AND STEPS WITH OWNER OR ARCHITECT PRIOR TO CONSTRUCTION.

REFER TO 1/4" FLOOR PLANS & EXTERIOR ELEVATIONS ON PREVIOUS SHEETS FOR ADDITIONAL, MORE DETAILED INFORMATION. SOME UNITS MAY BE MIRRORED FROM THE LAYOUT SHOWN FOR INDIVIDUAL UNITS.

BENCHMARK DESIGN INTERNATIONAL, INC. ARCHITECTS
9290 ABBOTTS BRIDGE ROAD • SUITE 503 • DULUTH • GEORGIA • 30097 • TEL: 678.624.0000 • FAX: 678.624.0091

02/09/06 | 06011.00 / 06078.00 | J.S. | T.K.

A-5.2 | UNITS 92-99 ELEVATIONS & ROOF PLAN

THE HIGHLANDS OF SANDY SPRINGS

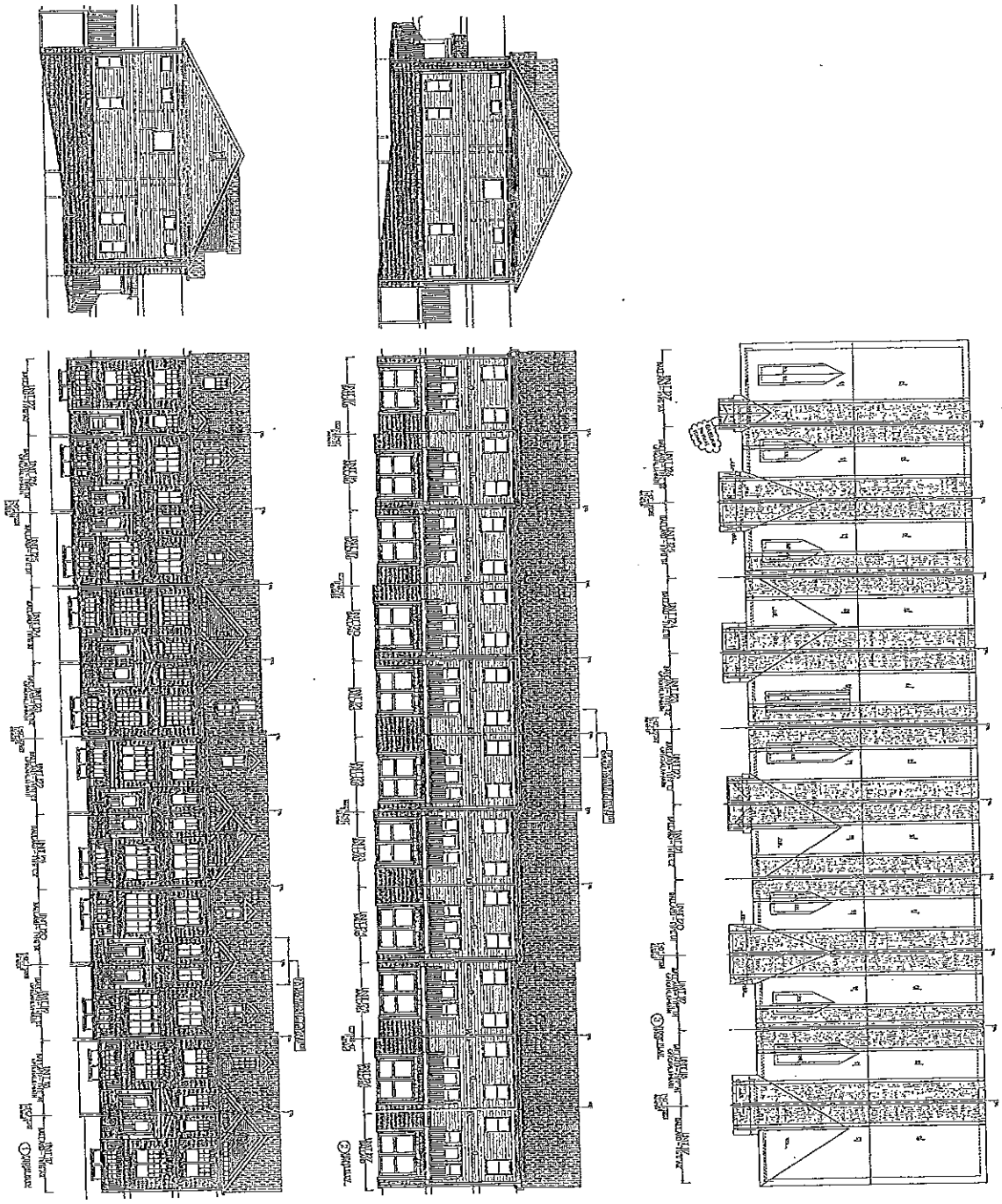
DELMAR / WINDSOR

SANDY SPRINGS, GEORGIA

the PROVIDENCE Jolly Development

ISSUED FOR CONSTRUCTION

PARTITION SCHEDULE
Unit 41
Unit 42
Unit 43
Unit 44
Unit 45
Unit 46
Unit 47
3 Rear Elevation
Note: Light wall Height will Vary per Site Grade
Unit 47 Elev 'A'
Unit 46 Elev 'A'
Unit 45 Elev 'B'
Unit 44 Elev 'B'
Unit 43 Elev 'A'
Unit 42 Elev 'A'
Unit 41 Single Unit Elev 'A'
2 Front Elevation
4 Right Elevation
5 Left Elevation
Unit 47 Elev 'A'
Unit 46 Elev 'A'
Unit 45 Elev 'B'
Unit 44 Elev 'B'
Unit 43 Elev 'A'
Unit 42 Elev 'A'
Unit 41 Single Unit Elev 'A'
1 Roof Plans
BDI ARCHITECTS, INC.
JOHNS CREEK, GEORGIA 30097
6290 ABBOTTS BRIDGE ROAD, SUITE 505
TEL: 678.624.0090
FAX: 678.624.0091
PROVIDENCE
Highlands
Sandy Springs
City of Sandy Springs, Georgia
07/18/2013 11504
A-21.1
Ballard - Roof Plan, Front, Rear & Side Elevations 41-47
ISSUED FOR CONSTRUCTION



BENCHMARK DESIGN INTERNATIONAL, INC. ARCHITECTS

6290 ABBOTTS BRIDGE ROAD • SUITE 503 • JOHNS CREEK • GEORGIA • 30097 • TEL: 678.624.0090 • FAX: 678.624.0091

02/28/06 06036.00

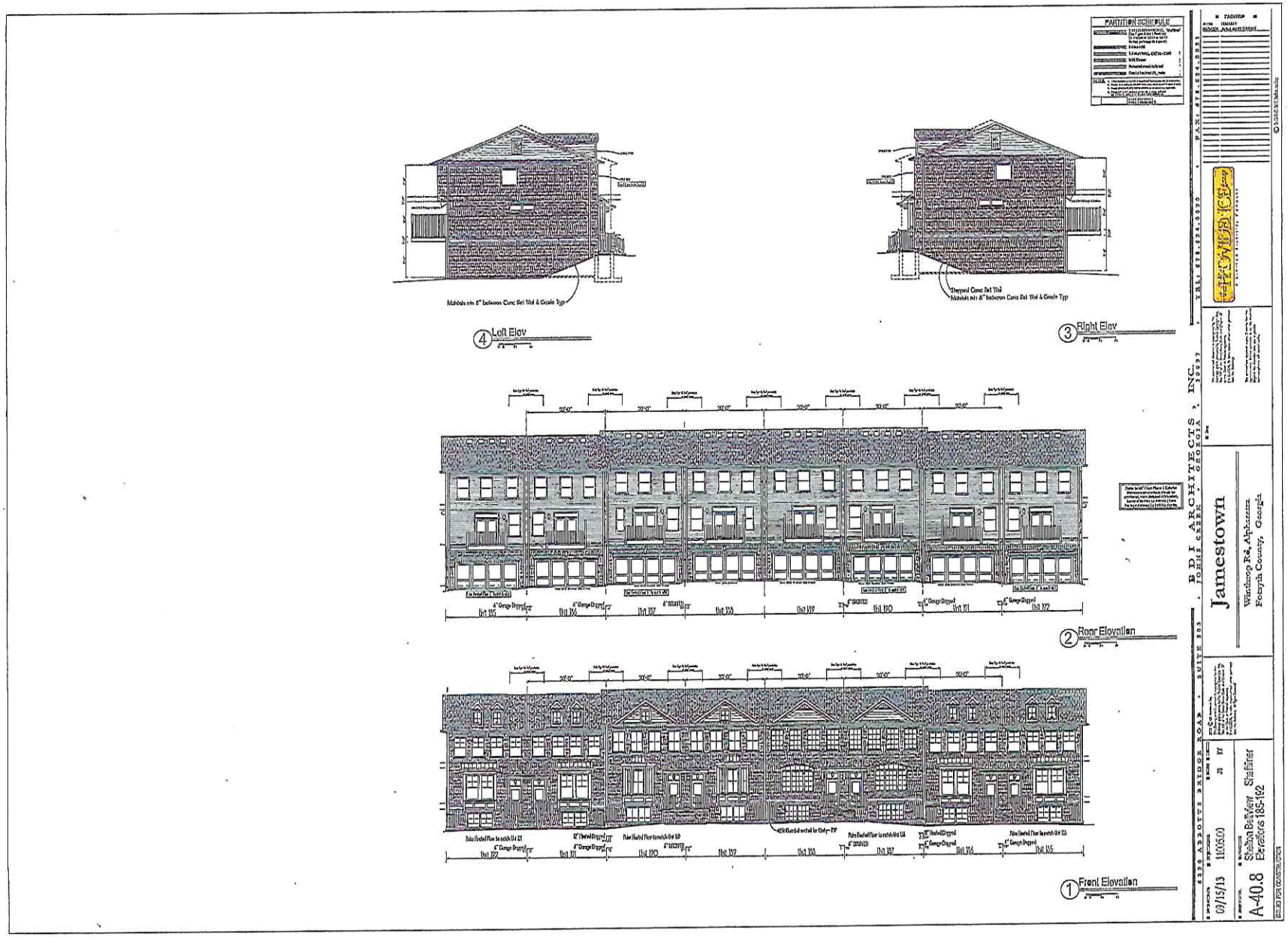
A-18.2 BUILDING 117-127 ELEVATIONS & ROOF PLAN

BRISTOL AT BRIARCLIFF

BALLARD

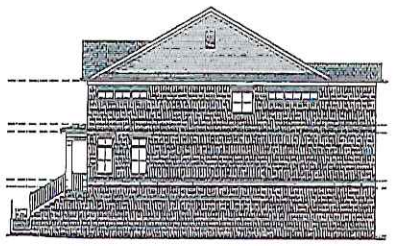
DEKALB COUNTY GEORGIA

Jolly Development



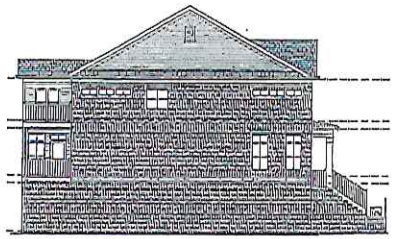
PARTITION SCHEDULE
Stepped Conc Set Wall
Mishtals min 8" between Conc Set Wall & Grade Typ
4 Left Elev
3 Right Elev
2 Rear Elevation
1 Front Elevation
BDI ARCHITECTS, INC.
Jamestown
Windcrop Rd, Alphaeta
Forsyth County, Georgia
09/15/13
A-40.8
Shelton Bellview Shelfiner
Elevations 185-192

PARTITION SCHEDULE
2-HOUR COMMON WALL
1-HOUR INTERIOR WALL
1-HOUR EXTERIOR WALL
BRICK VENEER
NON-RATED STUCCO ATTIC WALL
EXTERIOR INSULATED STUCCO WALL
NOTES
5 ROOF PLAN
2 FRONT ELEV
1 FRONT ELEV
4 RIGHT ELEV
3 LEFT ELEV
JAMESTOWNE
SEYMOUR & SINCLAIR
FORSYTH COUNTY, GEORGIA
Jolly Development
BENCHMARK DESIGN INTERNATIONAL, INC. ARCHITECTS
A-6.1
UNITS 167-171 SECOND & THIRD FLOOR PLANS

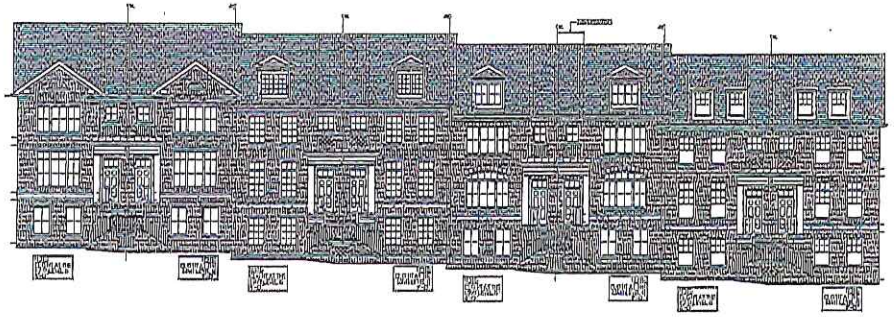


4 RIGHT ELEV

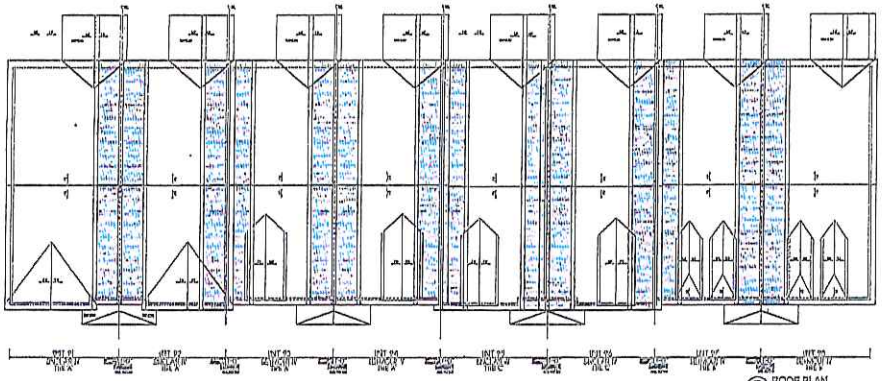
3 FRONT ELEV



2 LEFT ELEV



1 FRONT ELEV



5 ROOF PLAN

PARTITION SCHEDULE

	2-HOUR COMMON WALL
	1-HOUR WALL
	BRICK VENEER
	NON-RATED WOOD STUD WALL
	EXTERIOR INSULATED STUD WALL

NOTES

1. FOR ELEVATIONS OF PARTITIONS NOT SHOWN ON ROOF PLAN SEE FLOOR PLANS.
2. FOR ELEVATIONS OF PARTITIONS NOT SHOWN ON FLOOR PLANS SEE ROOF PLAN.
3. FOR ELEVATIONS OF PARTITIONS NOT SHOWN ON ROOF PLAN OR FLOOR PLANS SEE ELEVATIONS.
4. FOR ELEVATIONS OF PARTITIONS NOT SHOWN ON ELEVATIONS SEE ROOF PLAN OR FLOOR PLANS.
5. FOR ELEVATIONS OF PARTITIONS NOT SHOWN ON ROOF PLAN OR FLOOR PLANS SEE ELEVATIONS.

PARTITION TYPES NOT SHOWN ARE 1-HOUR.

REFER TO BY ROOF PLANS & SECTION DETAILS FOR ROOF SLOPES, ROOF VENTS, ACCESS, & ROOF DETAILS NOT SHOWN.

VERTICAL EDGE REFERENCE DIMENSIONS ARE PROVIDED ALONG PLANS & ELEVATIONS. DIMENSIONS ARE TO FACE OF CONCRETE, WOOD, FELT, VENT, FLASHING, GRADE OR STEEL FRAME OR MEMBER. FINISH TO BE DETERMINED.

BENCHMARK DESIGN INTERNATIONAL, INC. ARCHITECTS
5230 ABBOTTS BRIDGE ROAD · SUITE 501 · JOHNS CREEK · GEORGIA · 30097 · ATLANTA · 678-624-0930 · FAX: 678-624-0931

BRISTOL AT BRIARCLIFF

SEYMOUR & SINCLAIR

DEKALB COUNTY GEORGIA

DATE	02/28/06
PROJECT #	06068.00
SCALE & SHEET	1/8, 1/16
SHEET #	A-4.2
SHEET TITLE	UNITS 5-1-5-8 FRONT, REAR & SIDE ELEVATIONS & ROOF PLAN

BISTOL 06068 COLLECTION

PROVIDENCE Jolly Development

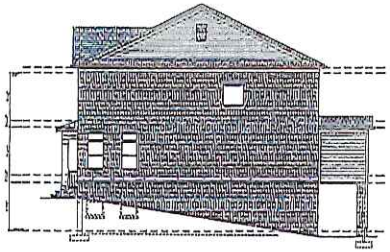
DEKALB COUNTY INTERNATIONAL CITY GEORGIA SEAL

DATE 3/31/2007 4:01 PM

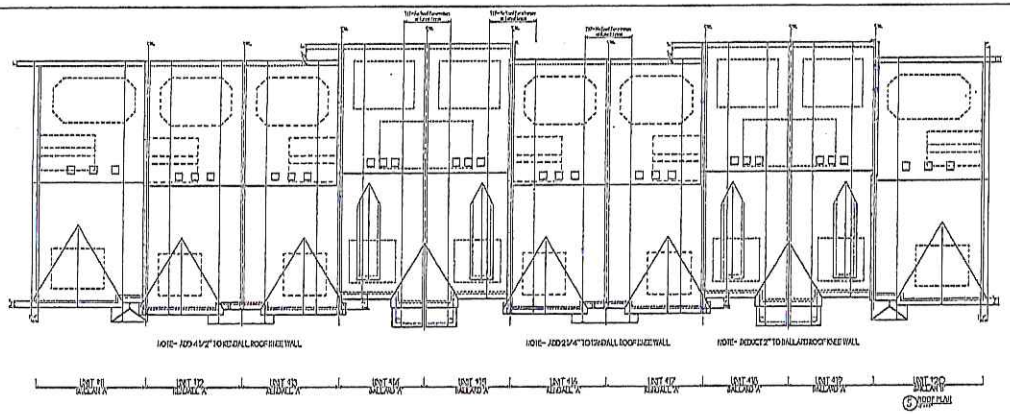
PRINTED

© 2006 BENCHMARK DESIGN INTERNATIONAL, INC. ARCHITECTS

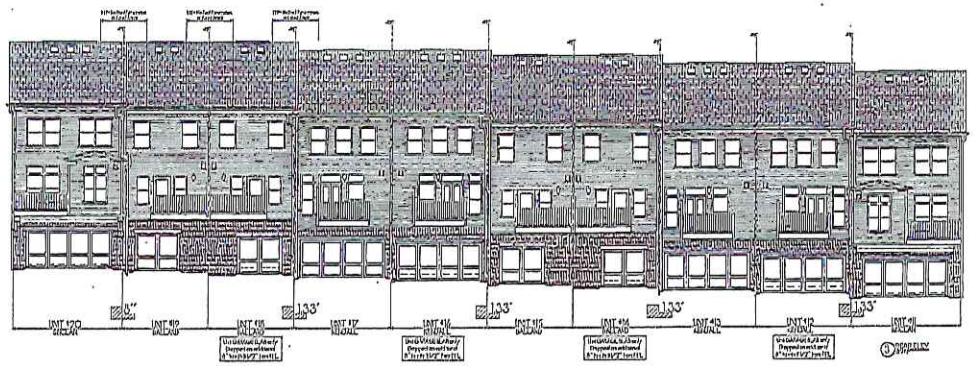
5 RIGHT ELEV
4 LEFT ELEV
HEADER MATERIALS
FRONT ELEVATION HEADERS (FIELD STONE, PRECAST, ETC.) ARE SHOWN AS OPTIONS. OWNER WILL DETERMINE ALL INDIVIDUAL MATERIALS & MATERIAL SELECTIONS.
NOTE
NOTE
NOTE
CLGHT AT THE BSMT LEVEL IS 9'-0"
NOTE
CLGHT AT THE BSMT LEVEL IS 8'-0"
3 REAR ELEV
NOTE
CLGHT AT THE BSMT LEVEL IS 8'-0"
NOTE
CLGHT AT THE BSMT LEVEL IS 9'-0"
2 FRONT ELEV
NOTE
CLGHT AT THE BSMT LEVEL IS 8'-0"
NOTE
CLGHT AT THE BSMT LEVEL IS 9'-0"
1 FRONT ELEV
BENCHMARK DESIGN INTERNATIONAL, INC. ARCHITECTS
8230 ABBOTTS BRIDGE ROAD · SUITE 501 · JOHNS CREEK · GEORGIA · 30097 · TEL: 678.524.0090 · FAX: 678.524.0091
PROVIDENCE
Jolly Development
SEAL
BRISTOL AT BRIARCLIFF
SEYMOUR & SINCLAIR
DEKALB COUNTY
GEORGIA
02/22/06
05036.00
A-3.3
SEYMOUR I - FRONT, REAR, LEFT & RIGHT ELEVATIONS
ISSUED FOR CONSTRUCTION



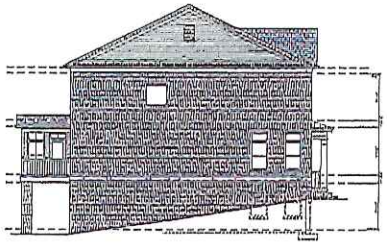
④ RIGHT SIDE



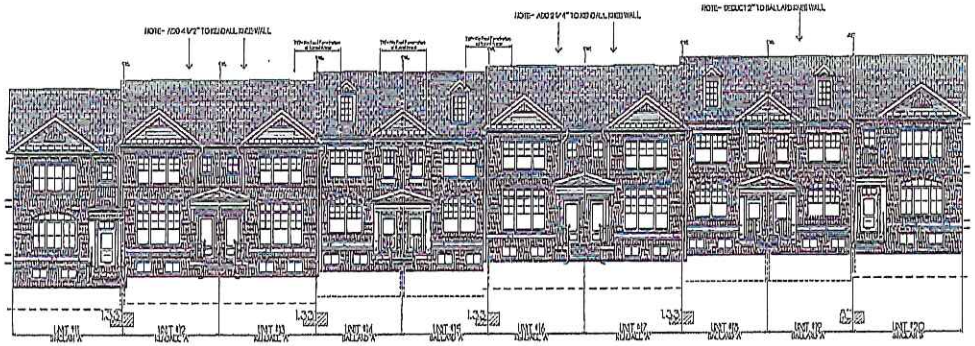
⑤ FRONT SIDE



③ REAR SIDE



② LEFT SIDE



① FRONT SIDE

2330 ABBOTTS BRIDGE ROAD · SUITE 100 · BENCHMARK DESIGN INTERNATIONAL, INC. ARCHITECTS · JOHNS CREEK, GEORGIA 30097 · TEL: 678.624.0088 · FAX: 678.624.0021

Date: 07/15/10	Job No.: 10011.00
Sheet No.: A-6.2	Sheet Title: BUILDING 4 UNITS 11-20 Front, Rear, Side & Roof Plans

ISSUED FOR CONSTRUCTION

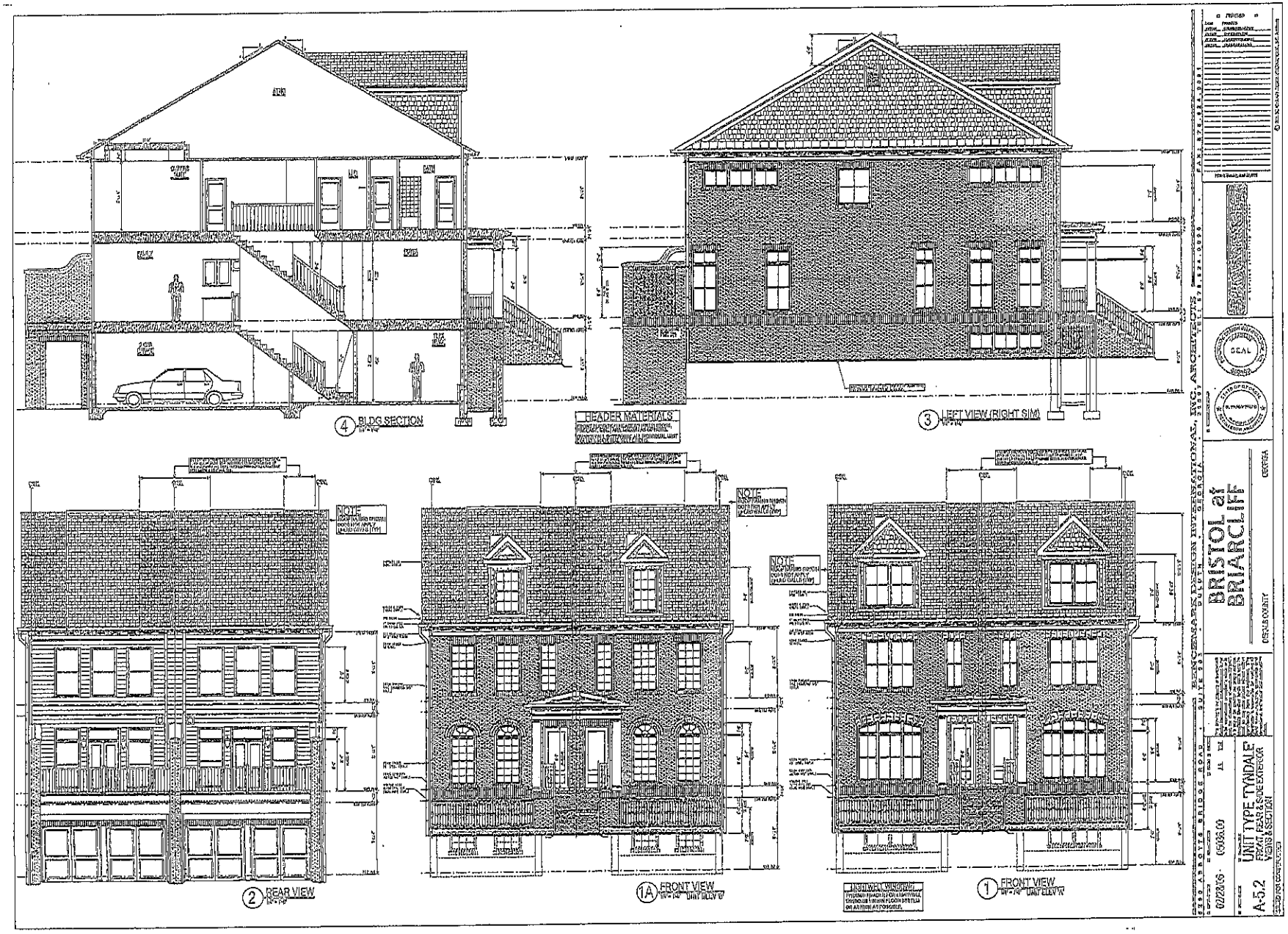
Lavista Walk

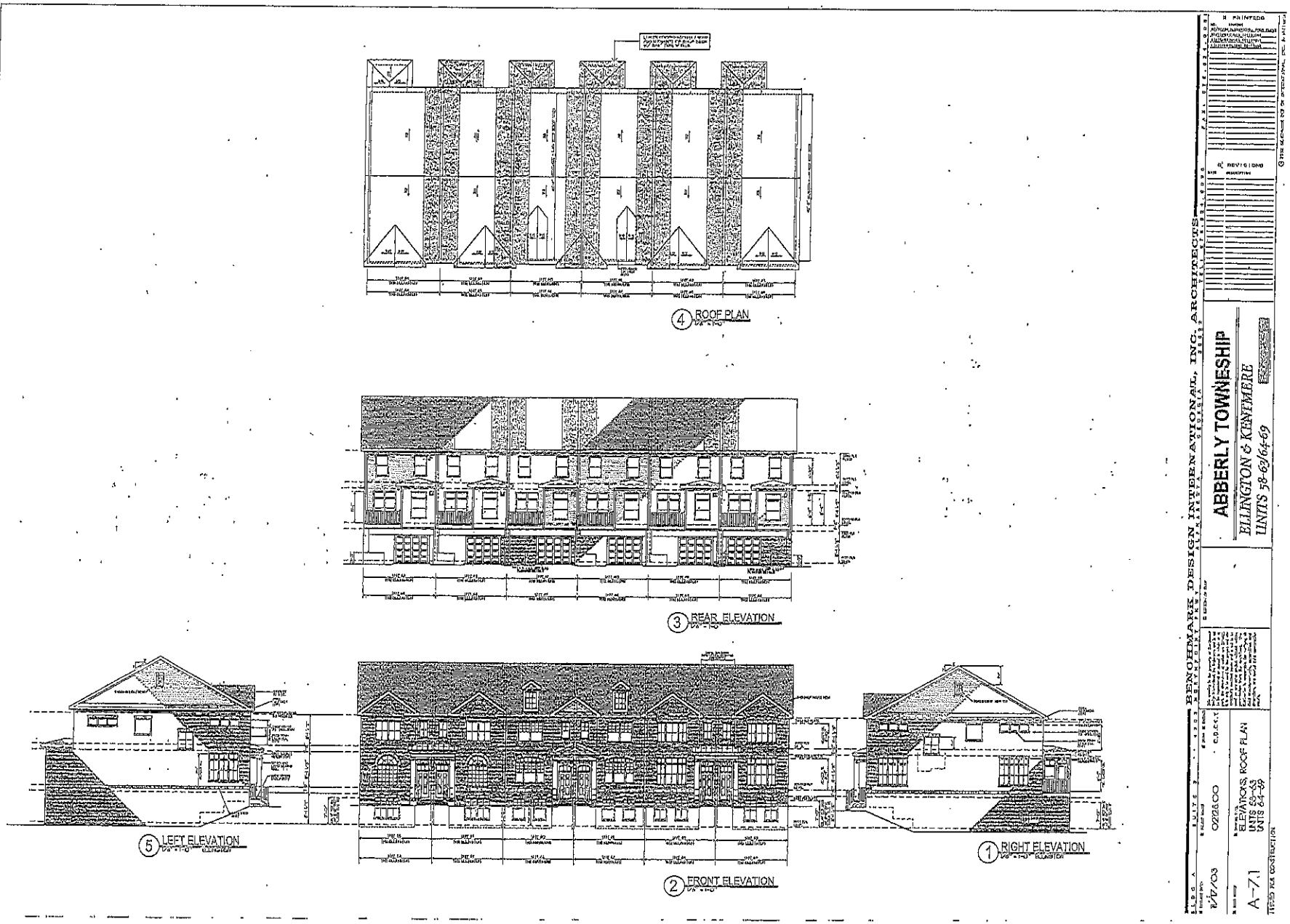
1155 La Vista Road NE,
City of Atlanta, Georgia

PROVIDENCE

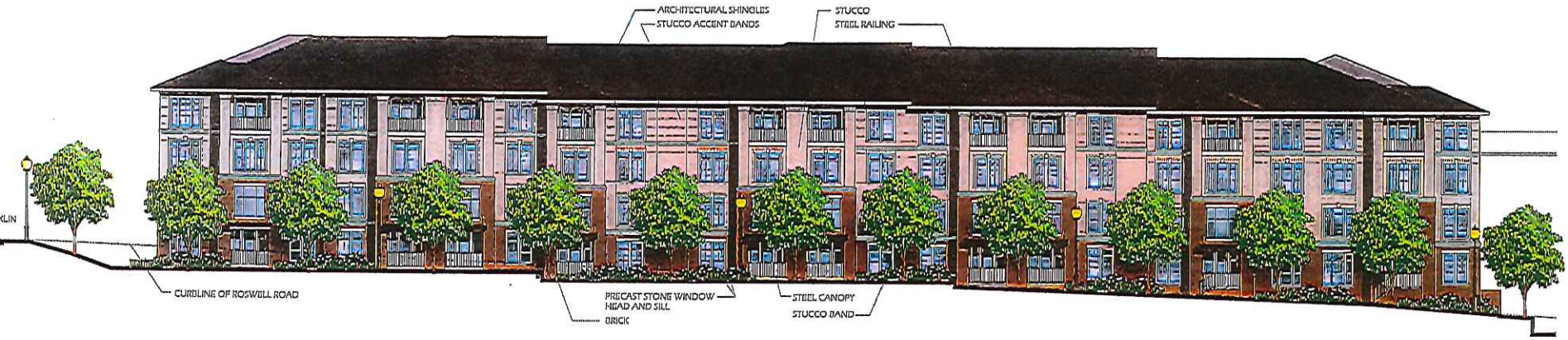
PERMITED
DATE ISSUED
REVISED INCREMENTAL

© 2010 BENCHMARK DESIGN INTERNATIONAL, INC.


4 BLDG SECTION
HEADER MATERIALS
3 LEFT VIEW (RIGHT SIM)
NOTE
NOTE
NOTE
2 REAR VIEW
1A FRONT VIEW
1 FRONT VIEW
BRISTOL at BRIARCLIFF
DEKALB COUNTY
GEORGIA
UNIT TYPE TYNDALE
A-5.2



4 ROOF PLAN
3 REAR ELEVATION
5 LEFT ELEVATION
2 FRONT ELEVATION
1 RIGHT ELEVATION
BENCHMARK DESIGN INTERNATIONAL, INC. ARCHITECTS
ABBERLY TOWNESHIP
ELLINGTON & KENTMERE
UNITS 58-63/64-69
ELEVATIONS, ROOF PLAN
UNITS 58-63
UNITS 64-69
A-7.1
02/26/00

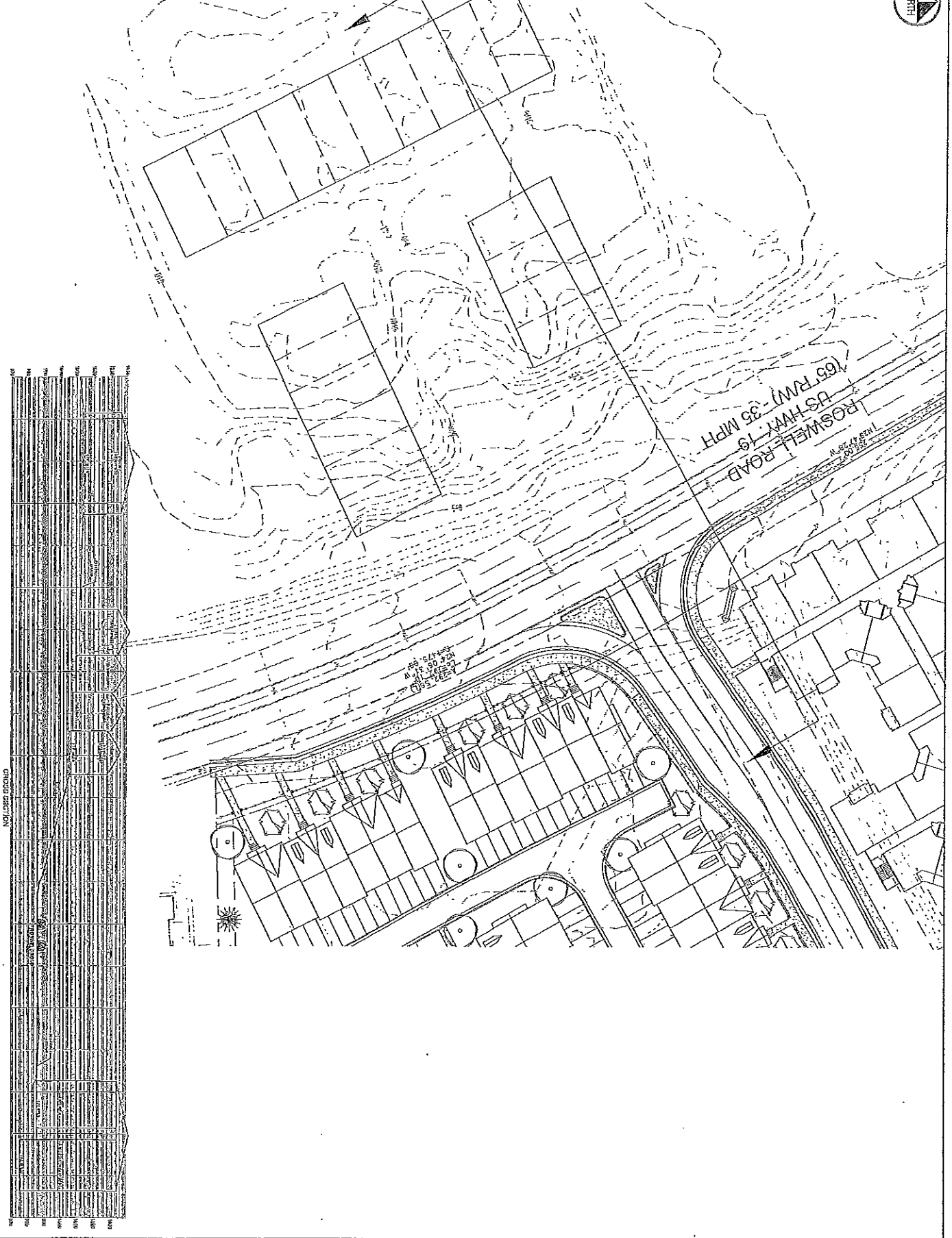


CONCEPTUAL ELEVATION

ROSWELL ROAD

Parker Associates
2202 E. 40th Street South
Suite 200
Tulsa, OK 74105
(918)-742-2405

THE WORTHING COMPANIES
5909 PEACHTREE DUNWOODY
SUITE 400
ATLANTA, GEORGIA 30328
770-522-5775

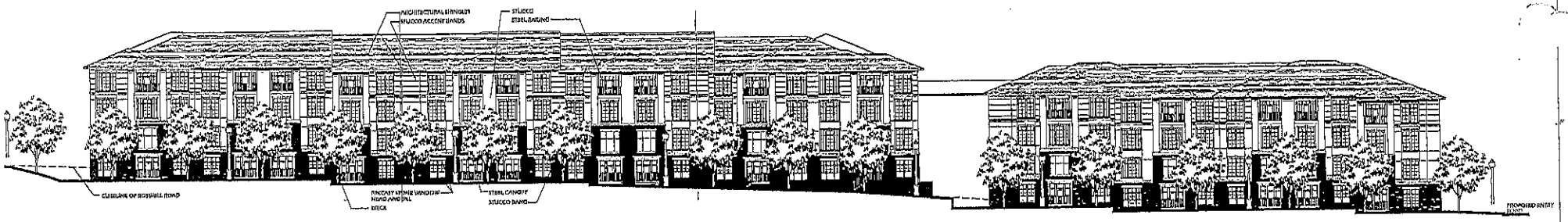


Drawing No. 1 OF 1	COSS SECTION EXHIBIT THE HEIGHTS AT SANDY SPRINGS LAND LOT 94 - 17th DISTRICT CITY OF SANDY SPRINGS FULTON COUNTY, GEORGIA	Project No.		No	Revision Schedule	Date	The Providence Group of Georgia, L.L.C. Warren Jolly 11330 Lakefield Drive Building B, Suite 200 Johns Creek, Georgia 30097 Tele: (678) 475-1800
		Design By:					
		Drawn By:					
		Checked By:					
		Date:					
		Scale:					

The Working Companies
5909 PEACHTREE DUNWOODY RD.
SUITE 400
ATLANTA, GA 30328
770-522-5775

summit
Engineering Consultants, Inc.

EES
ESSENTIAL ENGINEERING SERVICES

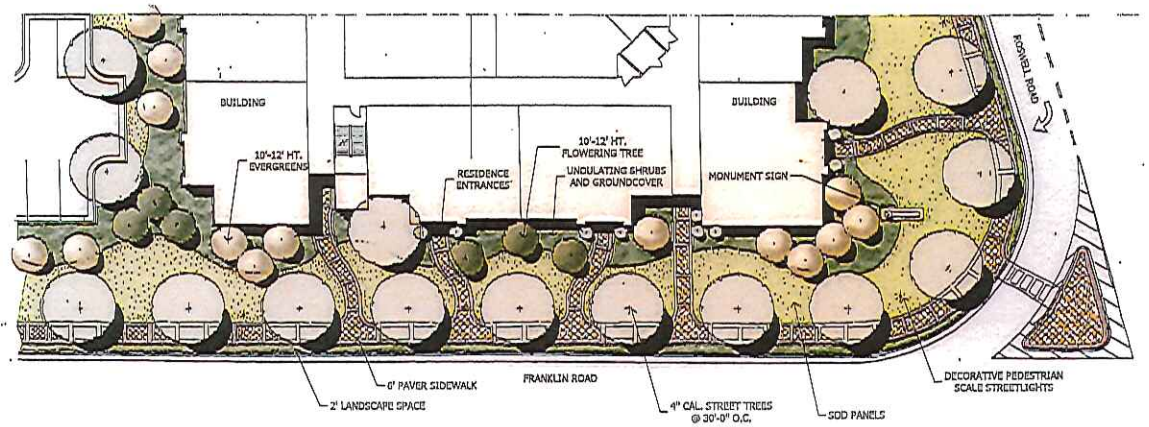


CONCEPTUAL ELEVATION
SCALE 3/32"=1'-0" ROSWELL ROAD

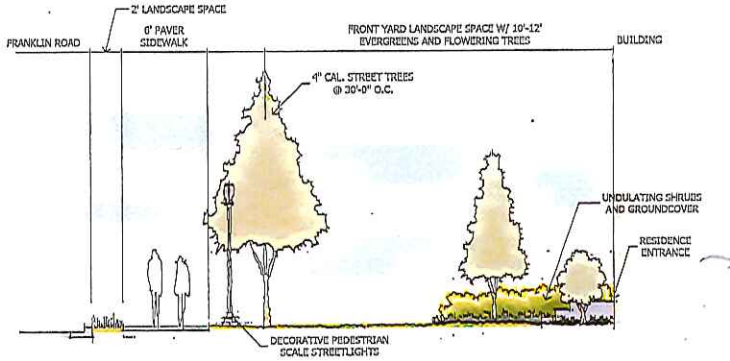
CONCEPTUAL ELEVATION
SCALE 3/32"=1'-0" FRANKLIN ROAD

THE WORTHING COMPANIES
5909 PEACHTREE DUNWOODY
SUITE 400
ATLANTA, GEORGIA 30328
770-522-0770

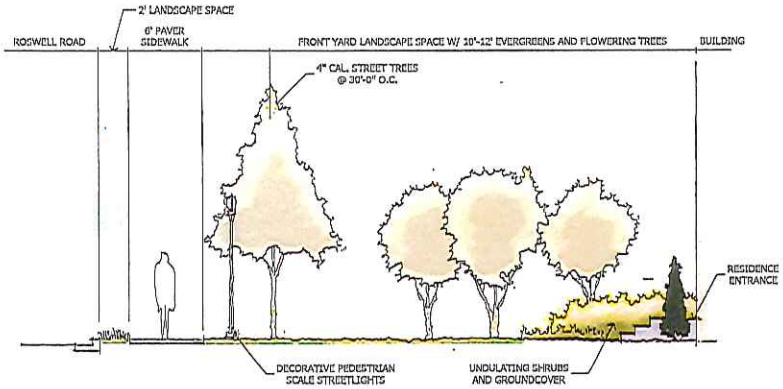
Parker Associates



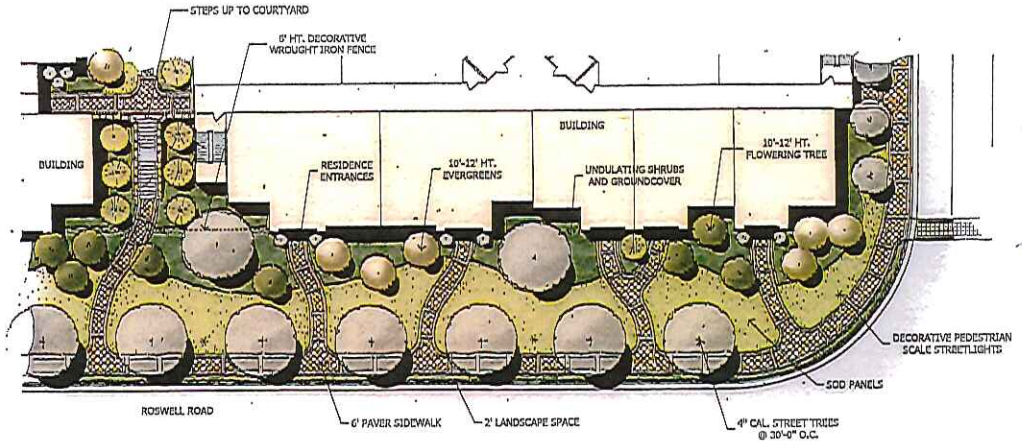
FRANKLIN ROAD STREETSCAPE



FRANKLIN ROAD STREETSCAPE SECTION



ROSWELL ROAD STREETSCAPE SECTION



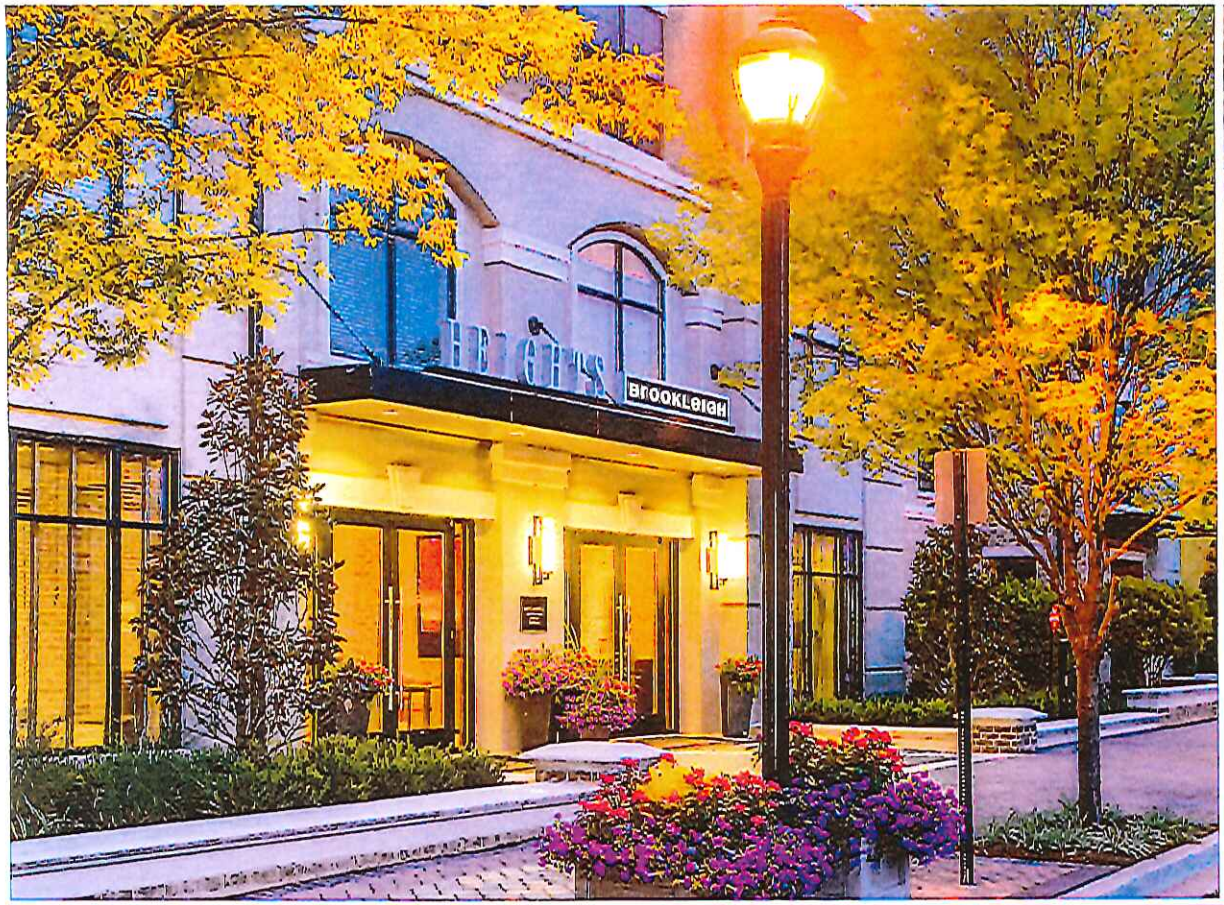
ROSWELL ROAD STREETSCAPE

The Heights at Park 225

Sandy Springs, Georgia

A Residential Development by Worthing SE Builders

Planning • Architecture • Landscape Architecture by: SGN+A, Inc.



The Worthing Companies

August 19, 2014

Park 225
Traffic Photographs

Monday, August 18, 2014
4:35pm – 6:00pm
Franklin Road

4:35pm

4:40pm

4:45pm

4:55pm

5:00pm

5:05pm

5:10pm

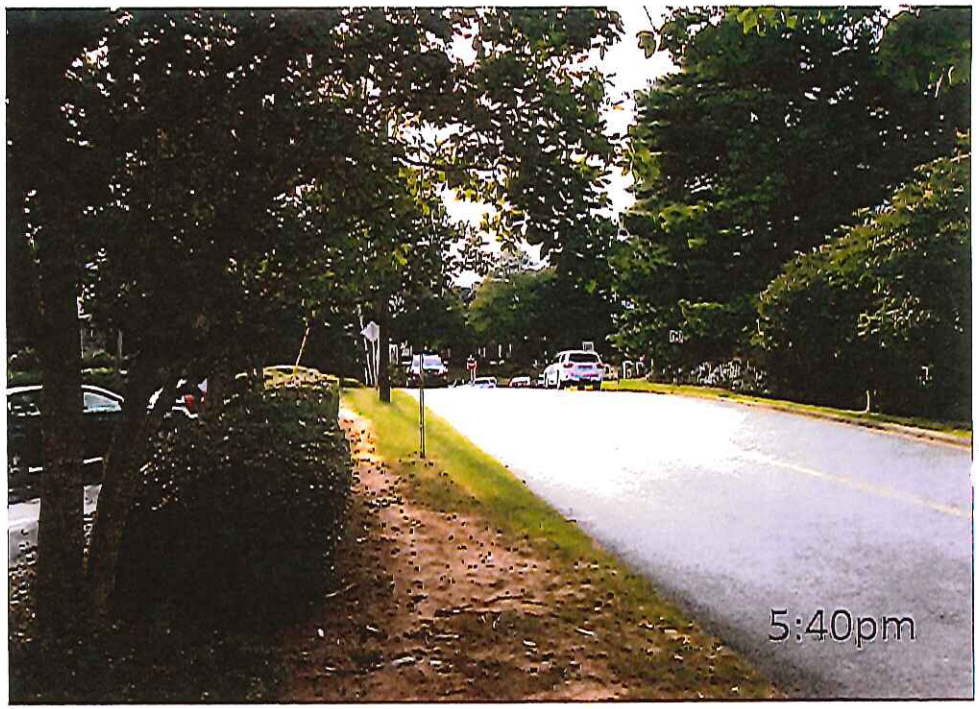
5:15pm

5:20pm

5:25pm

5:30pm

5:35pm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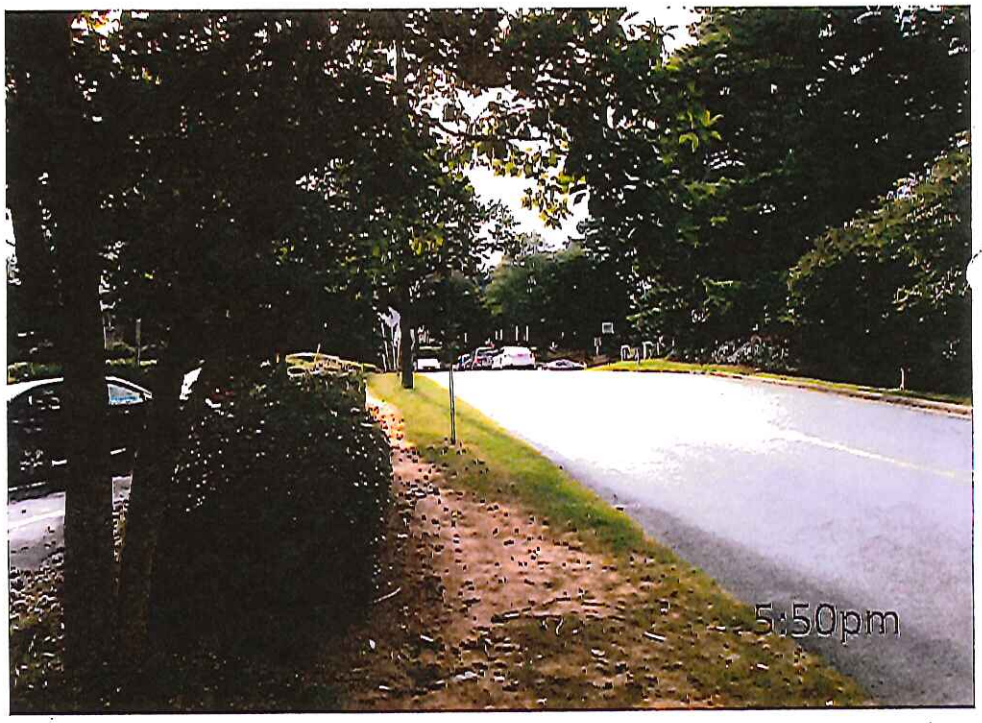
5:45pm


5:50pm

5:55pm

6:00pm

Tuesday, August 19, 2014
7:30am – 9:00am
Franklin Road

7:30am

7:35am

7:40am

7:45am

7:50am

7:55am

8:00am

8:05am

8:10am

8:15am

8:20am

8:25am

8:30am

8:35am

8:40am

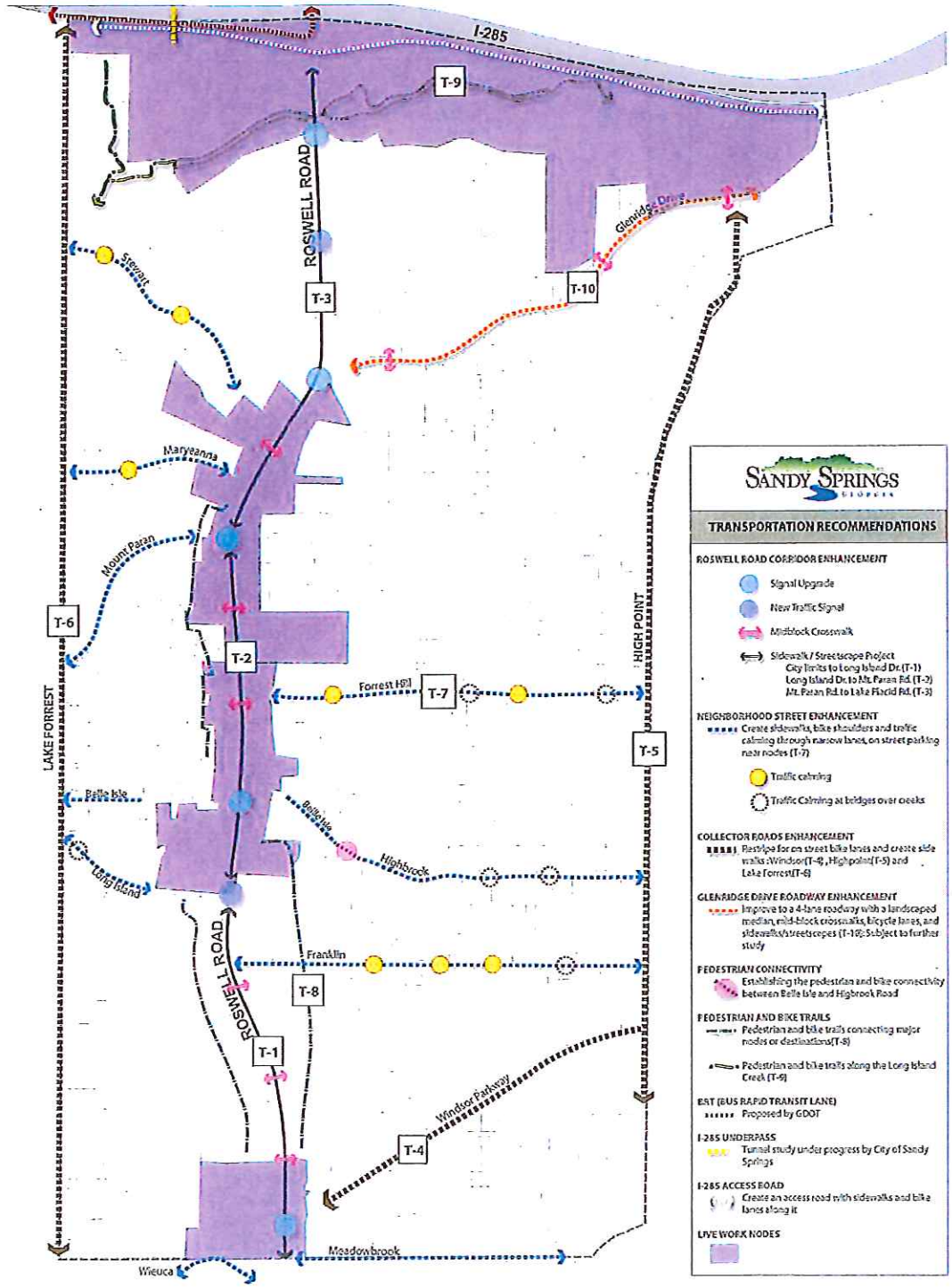
8:45am

8:50am

8:55am

9:00am

Executive Summary



Transportation Recommendations

Kasim Reed
MAYOR

CITY OF ATLANTA

55 TRINITY AVENUE SW, SUITE 5400, SOUTH BLDG.
ATLANTA, GEORGIA 30303-3544
OFFICE 404-330-6081
FAX 404-658-7194

DEPARTMENT OF
WATERSHED MANAGEMENT
Jo Ann J. Macrina, P.E.
Commissioner

June 18, 2014

Linda Abaray (Senior Planner)
City of Sandy Springs
7840 Roswell Road, Bldg. 500

Subject: Water Availability at # 4735 Roswell Road, Sandy Springs, Georgia

Dear Linda

Our records indicate that there is an existing 12 inch water main along the west side of Roswell Road and continued passing Long Island Drive. This water main is located 7 feet into the street. This water main is owned and maintained by the City of Atlanta.

To integrate into Atlanta Water System or rearrange water facilities, the developer must submit the following to the City of Atlanta-Bureau of Engineering Services:

1. A set of stamped engineering drawings showing their developmental objectives for review and approval.

2. The enclosed basis of design form to include all applicable information, with a copy of a City of Atlanta fire hydrant flow test. Contact the Bureau of Engineering Services office of Meter Application at 404-330-6091 for payment and scheduling for the flow test.

3. A two thousand dollar deposit ($2000.00). Check must be payable to City of Atlanta.

Once the plans have been approved, the developer will then receive additional instructions regarding the process and procedures from the Bureau of Engineering Services.

Should additional information be needed, please contact me at 404-546-3268

Sincerely,

Michael Nduka

Michael Nduka
Bureau of Engineering
City of Atlanta

Fulton County Schools
Where Students Come First

Fulton County Schools - Rezoning Impact Statement

6/17/2014

PETITION: 201402051

JURISDICTION: Sandy Springs

Proposed Residential Units

Single-family detached	Townhouses	Apartments	Condominiums
0	173	368	0

HOME SCHOOL	PROJECTED BASELINE ENROLLMENT [A]	GADOE CAPACITY	ESTIMATED # NEW STUDENTS GENERATED	PROJECTED UNDER/OVER CAPACITY [B] WITHOUT DEV	PROJECTED UNDER/OVER CAPACITY [B] WITH DEV
High Point ES	903 to 959	850	1 to 287	53 to 109	54 to 396
Ridgeview MS	1,161 to 1,233	1200	0 to 68	-39 to 33	-39 to 101
Riverwood HS	1,553 to 1,649	1325	15 to 95	228 to 324	243 to 419
TOTAL			16 to 450		

HS REGION: Riverwood HS

	AVERAGE - 1 STD DEV		AVERAGE + 1 STD. DEV.	
One single-family detached unit generates:	0.013091	to	0.208131	*elementary school students*
	0.000000	to	0.056933	*middle school students*
	0.000000	to	0.162666	*high school students*
One townhouse unit generates:	0.007704	to	0.089494	*elementary school students*
	0.000000	to	0.039527	*middle school students*
	0.007502	to	0.107628	*high school students*
One apartment unit generates:	0.000000	to	0.737742	*elementary school students*
	0.000000	to	0.167478	*middle school students*
	0.036368	to	0.207204	*high school students*
One condominium unit generates:	0.000000	to	0.288299	*elementary school students*
(Note: Empty/null values indicate insufficient historic data)	0.000000	to	0.053888	*middle school students*
	0.004129	to	0.100313	*high school students*

AVERAGE OPERATIONAL COST PER STUDENT (FY14):

TOTAL COST:$12,286 PORTION LOCAL REVENUE SOURCES: $8,209 PORTION STATE AND OTHER REVENUE SOURCES: $4,077

[A] *Projected enrollment for the 2014-15 school year based on forecasted enrollment.*

[B] *Positive values indicate numbers of students a facility is over state capacity / negative values indicate number of stduents a facility is under state capacity.*

* *State capacity indicates space. However due to the number of special programs, portable classrooms or other measures may be needed to accommodate the instructional needs of the school.*

** *Student yields are calculated annually based on geocode of enrolled FCS students in built-out developments within the high school zone in which the proposed development is located.*

Abaray, Linda

From: Julia Mahood <julia@mahoodstudio.com>
Sent: Tuesday, November 04, 2014 10:59 AM
To: Abaray, Linda; DeJulio, Tibby; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy
Subject: Westfield Park, Park 225 development

I am a homeowner on Huntley Drive and my property borders the Park 225 apartments in question. I have attended every available meeting with developers and in public arena regarding this development, and have tried to find a way to work with developers, however the proposed density is way too high, and on that basis I am pleading with you to deny this proposal.

This area could go up to 19 units per acre according to Georgia law, but the proposed 27 units per acre is appropriate only in areas where there is a MARTA station. Also, one block north, the Belle Isle node IS zoned for higher density. Between the Gateway project to the south, and the Belle Isle node to the north, adding a very dense complex in between is just poor city planning. You were elected to make sound judgements with regard to growth for our new city. Please be strong and say no to this developer, it's the right thing to do for the city of Sandy Springs!

One more point I'd like to reinforce is that the existing complex is not the blighted hotbed of crime that it has been made out to be. Before you consider voting yes for this proposal, I encourage you to drive through the property. What you'll find is dated architecture, sure, but otherwise it is very well kept, has a much lower crime rate than the properties to the south, and it's residents are a part of our community- I saw the manager at Willys and an employee of Ace Hardware when I drove through one day. We have lived here for 18 years and have never had issues with the Park 225 complex or it's residents. Please do not be bullied by the narrow-sightedness of the charge to get rid of all the old apartments on Roswell Road.

Thank you for hearing the neighborhood.

Julia Mahood
4790 Huntley Drive

Abaray, Linda

From: Michael VonEyser <mvoneyser@conversantmedia.com>
Sent: Tuesday, November 04, 2014 9:33 AM
To: Abaray, Linda; DeJulio, Tibby; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy
Cc: Westfield Park; Erica Creahan
Subject: Concern about The Heights Development

Importance: High

Hello,
Today is a great day – Election Day. Citizens have the right, and obligation, to vote for officials to represent our well-being. So, this is the day I have chosen to write to each of you to listen to me and do the right thing on November 18th.

I am very concerned about the proposed development at the corner of Franklin Rd and Roswell Rd. After reviewing the plans supplied by the developer, and circulated by the Westfield Park group of concerned citizens, I feel compelled to express my unhappiness that this high density plan is still under consideration by the leadership of Sandy Springs. The proposed development has 27 units per acre with buildings up to 6 stories high, which is totally unacceptable.

The corner of Franklin Rd. and Roswell is unsafe in the current state. An increase in units, people and cars will make the intersection a travesty. How many injury crashes or deaths will this cause? There are so many children in this area that will be put at risk. My solution to the unsafe intersection is to use alternative routes, such as Cherrywood, Huntley or High Point – essentially forcing more traffic onto residential streets. I do this because I am not willing to put the safety of my family at risk.

The Representatives of our community should not approve this plan. You should deny the request or demand more from the developer. If this developer can't make the math work, another will. Do the right thing, please.

Thank you for listening.
Regards,

Michael Von Eyser

MICHAEL VON EYSER
140 Franklin Place NE
Sandy Springs, GA 30342
Cell – 847-867-0862

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Abaray, Linda

From: Mark@rmarksmith.com
Sent: Monday, November 03, 2014 8:36 AM
To: Abaray, Linda
Cc: DeJulio, Tibby; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy
Subject: 4735 Roswell Rd 201402051

To Whom It May Concern:

I live at 4770 Cherrywood Lane in the Westfield Park neighborhood with my wife and 2 young daughters. While I am for redevelopment of the above referenced property, I have several concerns that I'd like to share with you:

- Density, density, density...this is my main concern. 27.21 units/acre is simply too much.
- The height of the proposed buildings is also a concern. The original plan called for 3-story buildings on Roswell Rd, but since the *removal* of 33 apartments from the "tail", in an effort to reduce density, a 4th story has been added to the Roswell Rd buildings. This results in the same density not a reduction.
- With the Gateway Project under way at Windsor Pkwy & Roswell Rd, careful consideration must be given to this proposed development and how it will impact all surrounding neighborhoods. Traffic is a concern for all.

We have a quiet, special neighborhood that we have chosen to live in. Overbuilding on said property with a density number so high will undoubtedly damage the character of our neighborhood.

Thank you in advance for your time and consideration.

Mark

R. Mark Smith | R. M. Smith & Associates, Inc. | 2110 Powers Ferry Rd, Suite 400 | Atlanta, GA 30339 |
Phone: 770-650-1122 | Fax: 770-587-4416 | E-Mail: Mark@RMarkSmith.com **| Web:** www.TheBrainTrust.com

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2003 Celebrating a Decade of Excellence in Financial Management 10th Anniversary 2013

Abaray, Linda

From: Pam Shipley <pamword@aol.com>
Sent: Monday, November 03, 2014 3:58 PM
To: Abaray, Linda; "tdejulio ttdejulio"@sandyspringsga.gov; "rpaul rpaul"@sandyspringsga.gov; "jpaulson jpaulson"@sandyspringsga.gov; "kdishman kdishman"@sandyspringsga.gov; "gmcdonald gmcdonald"@sandyspringsga.gov; "gsterling gsterling"@sandyspringsga.gov; "abauman abauman"@sandyspringsga.gov; info@sandyspringscouncil.org; shipsav@aol.com
Subject: Zoning Petition No. 201402051, 4735 Roswell Road

The revised plan the developer submitted is still Totally Unacceptable to everyone in our Westfield Park neighborhood. Votes have been deferred twice now so that the neighborhood and developer could work together to come up with a compromise. The only changes made by the developer were solely based on City requirements and also to get illusive "Bonuses" for increased height and density. One concession to the neighborhood has been to make the drive into the Huge parking deck one-way entrance only. However, when leaving the deck, the apartment residents need only take a left for direct access onto Franklin Road and our neighborhood. Big deal.

We still oppose the increase in density, height and traffic through our quiet neighborhood.

Please vote NO on this development, for the sake of our neighborhood and the future of Sandy Springs.

Thank you.

Pam Shipley
365 Franklin Road

Abaray, Linda

From: Steve Shipley <steve@theavguy.net>
Sent: Monday, November 03, 2014 3:36 PM
To: Abaray, Linda
Subject: Fwd: Re: Rezoning Petition #201402051

---------- Forwarded message ----------
From: Pam Shipley <pamword@aol.com>
Date: Nov 3, 2014 2:20 PM
Subject: Re: Rezoning Petition #201402051
To: Steve@theavguy.net
Cc:

You need to send this to Labaray@sandospringsga.gov

!!!! Pam
-----Original Message-----
From: Steve Shipley <Steve@theavguy.net>
To: Tdejulio <Tdejulio@sandyspringsga.gov>; rpaul <rpaul@sandyspringsga.gov>; jpaulson <jpaulson@sandyspringsga.gov>; kdishman <kdishman@sandyspringsga.gov>; gmcdonald <gmcdonald@sandyspringsga.gov>; gsterling <gsterling@sandyspringsga.gov>; abauman <abauman@sandyspringsga.gov>
Sent: Mon, Nov 3, 2014 2:26 pm
Subject: Rezoning Petition #201402051

I have read the many emails and letters about this rezoning. I have attended public, planning commission and city council meetings regarding this. I have been at the neighborhood meetings. I have read every word of the petitions. I have read the Comprehensive Plan and the Livable Initiative. For the life of me, I don't know how I could still be worried about your decision. There is absolutely no reason, legal or logical, to approve this petition. But all I have heard from the council is the need to redevelop properties along Roswell Road. It doesn't seem to matter that the city spent so many of my tax dollars and a great deal of time and effort to come up with a plan to deal with this very thing. There is no reason, either economically or practically, to approve these kind of density's. I would like to know when and by whom the Comprehensive Plan was amended. Who was on the blue ribbon committee that requested these changes? What independent experts were consulted? What neighborhood residents were asked to opine on the matter?

I would also like to say how angry I am that I have to even deal with this. This city put together a great plan for its' future. We did this for a reason, not to run roughshod all over it when a developer comes in and cry's over not having a high enough profit margin, what they call "financial viability". This developer has not come down one single unit since their initial trip to the Planning Commission. There is also no reason I should be made to negotiate with these or any developers about landscaping. Can you not even see that the overwhelming majority of residents (read your constituents and voters) are against these density's or is your misguided tunnel vision regarding redevelopment going to ruin us all? This is not just the Westfield Park. The Sandy Springs Council of neighborhoods is also overwhelming against these density's. The plans and laws of this city must be adhered to or there is no reason to have them. You talk of crime, to me the total disregard for the plans and laws put in place for just this reason is just as bad as the gunshots that made poor Rusty run away from his home. I should not even have to write this email because the decision should already be made, follow the plans and the law, or at least wait until the full impact of the Gateway project can be gauged. Don't be afraid to say NO. There are developers hiding around every corner and many very good ones. Do not fear, if you say no to this developer, another one will come in and maybe try to keep the density at a level consistent with the City's well thought out and existing plans.

Thank you for your time.

Steve Shipley
365 Franklin Road

678-358-8434
Steve@theavguy.net

Abaray, Linda

From: Jane Kelley <janekelley@mindspring.com>
Sent: Tuesday, November 04, 2014 4:39 PM
To: Abaray, Linda; Paul, Rusty; Dickerson, Patrice; Parker, Angela; DeJulio, Tibby; Sterling, Gabriel; Paulson, John; Bauman, Andy; Dishman, Ken; McDonald, Graham
Cc: Keith Kyle; Tom Atwater; Pam Atwater; Rupen Patel; edandms@aol.com; Kristen Beightol; Barbara Hingst; Gerald Dupre; Hilary Haddad; David Seidel; Jodi & John Webb; Lori Geary; bobby talbert; Susan Heard; Julia Hodges
Subject: Re: Park 225/Franklin Rd Rezoning 201402051

Dear Sandy Springs Administration,
I am writing today once again representing my neighborhood: twelve homeowners on Windsor Park Place, plus the Windsor Place Townhome owners and residents on Hedden Street.

Although the developers have made some improvements to their original plans based on neighborhood input, **they have NOT reduced the density or building heights to an acceptable level** for this location. **27 units/acre belongs in a LWR (Live Work Regional) area of our City near a Marta rail station, not in a LWN (Live Work Neighborhood) designated area abutting a residential neighborhood.**

It's sad that we have to **fight over and over again** for **"smart redevelopment"** over the wishes of developers hoping to maximize their profits on properties. Our neighborhood is **NOT against redevelopment**, but we moved to Sandy Springs on purpose — **to AVOID the misguided zoning decisions** made by Fulton County before we became a city. Many of us were involved in the planning process, creation of the Comprehensive Use Plan, the Transportation Plan, and the Livable Cities Initiative — because **we CARE about our neighborhoods** and **want to protect the quality of life** we moved here for. We are in a poorer school district (High Point) because we CHOSE to live in Sandy Springs over the City of Atlanta (Sarah Smith). **We LOVE our neighborhood** and what Sandy Springs has been able to accomplish in a short time.

Rezoning issues like this one (Park 225/Franklin Rd) are **threatening our neighborhood**. My home is less than half a mile from this property and some of my neighbors are far closer. We **cannot understand why** Sandy Springs **would allow development only appropriate in LWR** (Live Work Regional) areas of the City **in a LWN (Live Work Neighborhood)!**
Five and six story buildings – abutting residential property – are inappropriate for this location. There is nothing to my knowledge that height on Roswell Rd within a mile north or south of this location. The developers have worked with the community on several additional issues, but they have NOT reduced the density or building heights to an appropriate level.

If this gets approved, you will be opening the floodgates to unreasonable density — because Mr. Pete Hendricks and every other real estate attorney in town **— will be using this case as a precedent for their unreasonable request.**

Our neighborhood is already about to get an major traffic increase from the Gateway project. Until it is completed, we won't even know its impact for sure! **Can we PLEASE not compound dense rezonings with ever more — before we realize the impact of unbuilt — but approved — rezonings?**

We BEG you to deny this application — or require them to lower the density — and protect our neighborhood!

Thanks so much for your service!
We realize your jobs are not easy ones.

Sincerely,
Jane Kelley
President, Windsor Park Community Association
and a member of the High Point Civic Association

Abaray, Linda

From: jujuhodges@gmail.com on behalf of Julia Hodges <juliahodges@bellsouth.net>
Sent: Saturday, October 11, 2014 10:51 AM
To: Abaray, Linda; Paul, Rusty; Dickerson, Patrice; Parker, Angela; DeJulio, Tibby; Sterling, Gabriel; Paulson, John; Bauman, Andy; Dishman, Ken; McDonald, Graham; Cc: Keith Kyle; Tom Atwater; Pam Atwater; Rupen Patel; edandms@aol.com; Kristen Beightol; Barbara Hingst; Gerald Dupre; Hilary Haddad; David Seidel; John & Jodi Webb; Lori Geary; bobby talbert
Subject: Park 225/Franklin Rd Rezoning 201402051

Below is a letter written by Jane Kelley which expresses my thoughts completely. As a Sandy Springs resident, I beg you to also deny this application and protect our neighborhood.

Julia Hodges

Dear Sandy Springs Administration,
I am writing today representing my neighborhood: twelve homeowners on Windsor Park Place, plus the Windsor Place Townhome owners and residents on Hedden Street.

It's sad that we have to **fight over and over again** for "**smart redevelopment**" over the wishes of developers hoping to maximize their profits on properties. Our neighborhood is **NOT against redevelopment**, but we moved to Sandy Springs on purpose — **to AVOID the misguided zoning decisions** made by Fulton County before we became a city. Many of us were involved in the planning process, creation of the Comprehensive Use Plan, the Transportation Plan, and the Livable Cities Initiative — because **we CARE about our neighborhoods** and **want to protect the quality of life** we moved here for. We are in a poorer school district (High Point) because we CHOSE to live in Sandy Springs over the City of Atlanta (Sarah Smith). **We LOVE our neighborhood** and what Sandy Springs has been able to accomplish in a short time.

Rezoning issues like this one (Park 225/Franklin Rd) and the Dewberry/Belle Isle rezoning are **threatening our neighborhood** and those nearby. My home is less than a mile from this property and some of my neighbors are far closer. We **cannot understand why** Sandy Springs **would allow development only appropriate in LWR**(Live Work Regional) areas of the City **in a LWN (Live Work Neighborhood)!**
Five and six story buildings – and abutting residential property – are inappropriate for this location. There is nothing that height on Roswell Rd within a mile north or south of this location if my eyesight is correct. The developers have worked with the community on several additional issues, but they have NOT reduced the density or building heights to an appropriate level.

If this gets approved, you will be dooming Sandy Springs forever — because Mr. Pete Hendricks -- and **every real estate attorney in town -- will be using this case as a precedent for their unreasonable request.**

Our neighborhood is already about to get an major traffic increase from the Gateway project. Until it is completed, we won't even know its impact for sure! **Can we PLEASE not compound dense rezonings with ever more -- before we realize the impact of unbuilt -- but approved — rezonings?**

We BEG you to deny this application and protect our neighborhood!

Thanks so much for your service!
We realize your jobs are not easy ones.

Sincerely,
Jane Kelley
President, Windsor Park Community Association
and a member of the High Point Civic Association

Abaray, Linda

From: Franziska Shepard <franziska@bellsouth.net>
Sent: Thursday, October 16, 2014 2:35 PM
To: COSS Planning and Zoning
Subject: Resident against Roswell Road Rezoning

I am a Sandy Springs resident on Beachland Drive and when I was telling my 2 children (one goes to High Point the other Ridgeview) about the proposed rezoning - my 5th grade son said " why would they do that ?" There is already so much traffic on Roswell road.. Exactly!!!!
This 5th grade parent and family are against the proposed high density resoning for Park 225/Franklin Rd and the Dewberry/Belle Isle.

Franziska, Sterling and Spencer Shepard
270 Beachland Drive
404.545.3269

Abaray, Linda

From: Barbara O'Connor <bocatl@bellsouth.net>
Sent: Friday, October 31, 2014 10:14 AM
To: Paul, Rusty
Cc: Abaray, Linda; DeJulio, Tibby; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy; bocatl@bellsouth.net
Subject: Park 225 Development

Friends,

I have been keeping up with the Park 225 development on Franklin Place and Roswell Road and I am troubled by the development and the developer's position. I have reviewed the most recent rendering which changes the topography but does not reduce the density below 27 units/acre.

I understand that the seller is not willing to negotiate on price and that the developer feels his density must be at 27+/acre in order to make it work. If that is the case, then this deal should just not be done. A solution will present itself with a reasonable density number for our neighborhood.

This area, as well as the apartments across the Franklin Rd street, are certainly underutilized land and don't fit with the redevelopment of the corridor. But let's keep a keen eye on density. There is simply no reason at all to go above the norms and get anywhere close to 27 units/ acre in this area.

Although I am impressed with the end product produced by these developers, I cannot support anything over 20 units/acre for this neighborhood or a development that provides an active cut-through from Roswell Road to Franklin Road. It is just not a good fit.

Best regards,

Barbara O'Connor
130 Franklin Place NE
Sandy Springs GA 30342
404-509-0123

This email is free from viruses and malware because avast! Antivirus protection is active.

- HPCA provided a forum for the developer and the neighborhood to meet and discuss the specifics of the project.
- HPCA board members attended all Planning Commission and Council Meetings at City Hall involving the Park 225 project.
- An HPCA board member participated in the working groups hosted by the City resulting in substantial input from neighbors and the developer on the advantages and disadvantages of such a development.

The Westfield Park neighbors are rightfully concerned about the increase in traffic as we all are. The developer has agreed to concessions in that regard. More to the point, the neighborhood and the developer respectively have agreed to many requests of the other party, and we believe that this is as close as the two sides are going to get.

For these reasons, the HPCA believes that the advantages to our neighborhood support our decision to endorse the rezoning application.

However, we request the following stipulations conditional to our support:

- Density: 162 Townhomes and 325 Apartments; which equates to approximately 27 units per acre.
- Curb Cuts on Franklin Road: only two curb cuts on Franklin, one of which is "entrance only" to the parking deck.
- Building heights: limited to four stories on Roswell Road and Franklin Road.

Finally, we disagree with the recent recommendation by Staff to add a north-south interior road to ultimately connect other land parcels south of the project, which was not proposed by either the Applicant or the Westfield Park homeowners. Such a recommendation is, in our opinion, unworkable and would create a Roswell Road-like thoroughfare right up against the backyards of Westfield Park.

We would like the Council to vote on this Case at your November 18, 2014 Zoning Meeting. The Applicant, Westfield Park neighbors and Staff and Planning Commission have negotiated and discussed this Application for several weeks – and the only open items that remain can be determined by the Council. We believe any additional delays to voting on this application will not improve the final product.

Thank you very much for your attention to this letter, and if you have any questions please do not hesitate to contact me.

Sincerely,

Bill Leffler
President, High Point Civic Association
info@highpointcivic.com

Abaray, Linda

From: Pam Shipley <pamword@aol.com>
Sent: Wednesday, October 29, 2014 12:57 PM
To: pamword@aol.com; Abaray, Linda; ttdejulio@sandyspringsga.gov; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy; info@sandyspringscouncil.org
Cc: john@andrewsstembridge.com; steve@theavguy.net
Subject: Re: Zoning Petition No. 201402051, 4735 Roswell Road

Hello Linda. Below is my email in opposition to the rezoning at 4735 Roswell Road, sent to you before the deadline for comments for the Planning Commission Meeting on October 16.

This email was omitted from the Staff Report to the Planning Commission. I would like to know why my comments were not included. I would also be interested to know how many comments from others were omitted.

Also, please let me know the deadline to submit comments for the Mayor and City Council Meeting scheduled for November 18.

Thank you. Pam Shipley

-----Original Message-----
From: Pam Shipley <pamword@aol.com>
To: LAbaray <LAbaray@SandySpringsga.gov>; ttdejulio <ttdejulio@sandyspringsga.gov>; rpaul <rpaul@sandyspringsga.gov>; jpaulson <jpaulson@sandyspringsga.gov>; kdishman <kdishman@sandyspringsga.gov>; gmcdonald <gmcdonald@sandyspringsga.gov>; gsterling <gsterling@sandyspringsga.gov>; abauman <abauman@sandyspringsga.gov>; info <info@sandyspringscouncil.org>
Sent: Thu, Oct 2, 2014 9:49 pm
Subject: Zoning Petition No. 201402051, 4735 Roswell Road

All of the requested Rezoning, Density and Height requests and Variances are excessive for this property in this location. I am opposed to any variance from the Zoning Ordinances and the Comprehensive Plan. All of these proposed plans will create a private nuisance regarding the quiet enjoyment of our homes in a family-oriented, pedestrian neighborhood.

My family has lived at 365 Franklin Road for 16 years. We have attended all public meetings related to this Rezoning Petition. Our Westfield Park neighborhood has rallied to ensure that any new development would adhere to established zoning ordinances and the Comprehensive Plan and consideration be given as to the effects on our "Protected Neighborhood."

At the Planning Commission Meeting and in conversations with Planning Staff, there seems to be concern that the development be "financially viable" for the developer as it relates to waiving established Zoning Ordinances and over-riding the Comprehensive Plan. I can find nothing in the City of Sandy Springs and/or the Department of Community Development Missions and Goals where the City is responsible for ensuring that a project is profitable for a developer. If this developer can't plan a profitable project within our established zoning laws, another developer eventually will.

This is really a stressful and cumbersome exercise to put long-time residents through to fight against over-zealous developers, when we should be able to depend on the City's Zoning Ordinances and Comprehensive Plan to stand firm. Even after all the meetings and conversations with the developers and their attorney, what we know of their plans are virtually unchanged (a reduction of 3 units per acre). At this time, I don't believe that the developers have even submitted an updated plan

for consideration. It appears that the developers are confident that they have support from Staff and Council and that the neighborhood's resistance is "unfair."

We are just a quiet neighborhood of law-abiding, tax-paying citizens who want to ensure Sandy Springs grows in a smart and responsible manner. We hope that, as our representatives, you will enforce existing Land Use and Zoning Ordinances and support the Comprehensive Plan as it stands for the future of Sandy Springs.

Thank you.

Pam Shipley

neighborhood. I would imagine that "Sovereign Place", across Park 225, on Franklin Road, will be the next apartment complex to be transformed into a higher density area. If this is allowed, the quality of life we enjoy in Westfield Park and the character of this citown neighborhood will disappear.

Thank you for your consideration.

Respectfully,

Chantal Duggan

October 1, 2014

Dear Planning and Zoning Staff,

I have been a resident of Westfield Park for the last 23 years and would welcome the rehabilitation of the Park 225 Property. However, I strongly oppose the high density proposed by the developers. Keep in mind, that this property is bordered by other apartment complexes which are also in need of rehabilitation. If you allow this developper to build with such density, you will be setting a precedent for future projects around our

Abaray, Linda

From: Julia Mahood <julia@mahoodstudio.com>
Sent: Tuesday, November 04, 2014 10:59 AM
To: Abaray, Linda; DeJulio, Tibby; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy
Subject: Westfield Park, Park 225 development

I am a homeowner on Huntley Drive and my property borders the Park 225 apartments in question. I have attended every available meeting with developers and in public arena regarding this development, and have tried to find a way to work with developers, however the proposed density is way too high, and on that basis I am pleading with you to deny this proposal.

This area could go up to 19 units per acre according to Georgia law, but the proposed 27 units per acre is appropriate only in areas where there is a MARTA station. Also, one block north, the Belle Isle node IS zoned for higher density. Between the Gateway project to the south, and the Belle Isle node to the north, adding a very dense complex in between is just poor city planning. You were elected to make sound judgements with regard to growth for our new city. Please be strong and say no to this developer, it's the right thing to do for the city of Sandy Springs!

One more point I'd like to reinforce is that the existing complex is not the blighted hotbed of crime that it has been made out to be. Before you consider voting yes for this proposal, I encourage you to drive through the property. What you'll find is dated architecture, sure, but otherwise it is very well kept, has a much lower crime rate than the properties to the south, and it's residents are a part of our community- I saw the manager at Willys and an employee of Ace Hardware when I drove through one day. We have lived here for 18 years and have never had issues with the Park 225 complex or it's residents. Please do not be bullied by the narrow-sightedness of the charge to get rid of all the old apartments on Roswell Road.

Thank you for hearing the neighborhood.

Julia Mahood
4790 Huntley Drive

Abaray, Linda

From: Michael VonEyser <mvoneyser@conversantmedia.com>
Sent: Tuesday, November 04, 2014 9:33 AM
To: Abaray, Linda; DeJulio, Tibby; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy
Cc: Westfield Park; Erica Creahan
Subject: Concern about The Heights Development

Importance: High

Hello,
Today is a great day – Election Day. Citizens have the right, and obligation, to vote for officials to represent our well-being. So, this is the day I have chosen to write to each of you to listen to me and do the right thing on November 18th.

I am very concerned about the proposed development at the corner of Franklin Rd and Roswell Rd. After reviewing the plans supplied by the developer, and circulated by the Westfield Park group of concerned citizens, I feel compelled to express my unhappiness that this high density plan is still under consideration by the leadership of Sandy Springs. The proposed development has 27 units per acre with buildings up to 6 stories high, which is totally unacceptable.

The corner of Franklin Rd. and Roswell is unsafe in the current state. An increase in units, people and cars will make the intersection a travesty. How many injury crashes or deaths will this cause? There are so many children in this area that will be put at risk. My solution to the unsafe intersection is to use alternative routes, such as Cherrywood, Huntley or High Point – essentially forcing more traffic onto residential streets. I do this because I am not willing to put the safety of my family at risk.

The Representatives of our community should not approve this plan. You should deny the request or demand more from the developer. If this developer can't make the math work, another will. Do the right thing, please.

Thank you for listening.
Regards,

Michael Von Eyser

MICHAEL VON EYSER
140 Franklin Place NE
Sandy Springs, GA 30342
Cell – 847-867-0862

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Abaray, Linda

From:	Hamilton Williams <williamshamilton@yahoo.com>
Sent:	Thursday, October 02, 2014 7:01 PM
To:	Abaray, Linda; DeJulio, Tibby; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy
Cc:	info@SandySpringsCouncil.org; info@highpointcivic.com
Subject:	Zoning Request 201402051 at 4735 Roswell Road

Dear Sandy Springs Leaders:

I am writing you as a home owner at 4775 Cherrywood Lane in Westfield Park to express my opposition to the Rezoning Petition No. 201402051 at 4735 Roswell Road and Franklin Road.

Like many of our neighbors, we would appreciate and support new development on this property. However, we would like a future development to fit more reasonably within our zoning laws for this area and be within the guidelines of the City of Sandy Springs Comprehensive Plan for our neighborhood.

While we recognize that the developers have made some changes to their plans, the revised plan still requests objectionable items and the developers have refused to make any additional amendments.

Their request for an overall 27 Units/acre is too high:

1) is more than 10+ units/acre more than the density of the current apartments
2) is 7+ units/acre greater than what current zoning laws legally allow
3) is more than 500% above what our city's own Comprehensive Plan for this area

The most objectionable part of their plan is the apartment component of the property having heights up to 5 and 6 stories and requires a 5-story parking facility. The 5 to 6 story parking deck and apartment building will be close to our neighborhood and have a very negative impact on our neighborhood. It will drastically change the view of our area from being one of homes, ¾ acre lots, and large tree canopies to an unsightly looming tall building over Westfield Park. We will look out from our homes and see more of a city scape of a tall building, than a suburban neighborhood with tall trees. In addition, the footprint of the apartments will equate to a density of over 60 units/acre for that dwelling.

The revised plan the developers have provided continues to be too far beyond reasonable bounds of our zoning and comprehensive plan guidelines. In addition, the developers continue to ignore our reasonable requests to maintain the character of our neighborhood and surrounding areas. The Council should definitely not allow a building height above the current zoning ordinances and comprehensive plan for the requested apartments and parking deck.

One of our primary reasons in voting for the formation of the City of Sandy Springs was a council that would protect our residential areas in a manner that the City of Atlanta formerly did not. Please represent your residential constituents and our children, by rejecting this rezoning request. Encourage developers to support growth that creates a better community within our Comprehensive Plan.

Sincerely,

Abaray, Linda

From: Pam Shipley <pamword@aol.com>
Sent: Thursday, October 02, 2014 9:50 PM
To: Abaray, Linda; ttdejulio@sandyspringsga.gov; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy; info@sandyspringscouncil.org
Subject: Zoning Petition No. 201402051, 4735 Roswell Road

All of the requested Rezoning, Density and Height requests and Variances are excessive for this property in this location. I am opposed to any variance from the Zoning Ordinances and the Comprehensive Plan. All of these proposed plans will create a private nuisance regarding the quiet enjoyment of our homes in a family-oriented, pedestrian neighborhood.

My family has lived at 365 Franklin Road for 16 years. We have attended all public meetings related to this Rezoning Petition. Our Westfield Park neighborhood has rallied to ensure that any new development would adhere to established zoning ordinances and the Comprehensive Plan and consideration be given as to the effects on our "Protected Neighborhood."

At the Planning Commission Meeting and in conversations with Planning Staff, there seems to be concern that the development be "financially viable" for the developer as it relates to waiving established Zoning Ordinances and over-riding the Comprehensive Plan. I can find nothing in the City of Sandy Springs and/or the Department of Community Development Missions and Goals where the City is responsible for ensuring that a project is profitable for a developer. If this developer can't plan a profitable project within our established zoning laws, another developer eventually will.

This is really a stressful and cumbersome exercise to put long-time residents through to fight against over-zealous developers, when we should be able to depend on the City's Zoning Ordinances and Comprehensive Plan to stand firm. Even after all the meetings and conversations with the developers and their attorney, what we know of their plans are virtually unchanged (a reduction of 3 units per acre). At this time, I don't believe that the developers have even submitted an updated plan for consideration. It appears that the developers are confident that they have support from Staff and Council and that the neighborhood's resistance is "unfair."
We are just a quiet neighborhood of law-abiding, tax-paying citizens who want to ensure Sandy Springs grows in a smart and responsible manner. We hope that, as our representatives, you will enforce existing Land Use and Zoning Ordinances and support the Comprehensive Plan as it stands for the future of Sandy Springs.

Thank you.

Pam Shipley

Abaray, Linda

From: Steve Shipley <steve@theavguy.net>
Sent: Monday, November 03, 2014 3:36 PM
To: Abaray, Linda
Subject: Fwd: Re: Rezoning Petition #201402051

---------- Forwarded message ----------
From: Pam Shipley <pamword@aol.com>
Date: Nov 3, 2014 2:20 PM
Subject: Re: Rezoning Petition #201402051
To: Steve@theavguy.net
Cc:

You need to send this to Labaray@sandospringsga.gov

!!!! Pam
-----Original Message-----
From: Steve Shipley <Steve@theavguy.net>
To: Tdejulio <Tdejulio@sandyspringsga.gov>; rpaul <rpaul@sandyspringsga.gov>; jpaulson <jpaulson@sandyspringsga.gov>; kdishman <kdishman@sandyspringsga.gov>; gmcdonald <gmcdonald@sandyspringsga.gov>; gsterling <gsterling@sandyspringsga.gov>; abauman <abauman@sandyspringsga.gov>
Sent: Mon, Nov 3, 2014 2:26 pm
Subject: Rezoning Petition #201402051

I have read the many emails and letters about this rezoning. I have attended public, planning commission and city council meetings regarding this. I have been at the neighborhood meetings. I have read every word of the petitions. I have read the Comprehensive Plan and the Livable Initiative. For the life of me, I don't know how I could still be worried about your decision. There is absolutely no reason, legal or logical, to approve this petition. But all I have heard from the council is the need to redevelop properties along Roswell Road. It doesn't seem to matter that the city spent so many of my tax dollars and a great deal of time and effort to come up with a plan to deal with this very thing. There is no reason, either economically or practically, to approve these kind of density's. I would like to know when and by whom the Comprehensive Plan was amended. Who was on the blue ribbon committee that requested these changes? What independent experts were consulted? What neighborhood residents were asked to opine on the matter?

I would also like to say how angry I am that I have to even deal with this. This city put together a great plan for its' future. We did this for a reason, not to run roughshod all over it when a developer comes in and cry's over not having a high enough profit margin, what they call "financial viability". This developer has not come down one single unit since their initial trip to the Planning Commission. There is also no reason I should be made to negotiate with these or any developers about landscaping. Can you not even see that the overwhelming majority of residents (read your constituents and voters) are against these density's or is your misguided tunnel vision regarding redevelopment going to ruin us all? This is not just the Westfield Park. The Sandy Springs Council of neighborhoods is also overwhelming against these density's. The plans and laws of this city must be adhered to or there is no reason to have them. You talk of crime, to me the total disregard for the plans and laws put in place for just this reason is just as bad as the gunshots that made poor Rusty run away from his home. I should not even have to write this email because the decision should already be made, follow the plans and the law, or at least wait until the full impact of the Gateway project can be gauged. Don't be afraid to say NO. There are developers hiding around every corner and many very good ones. Do not fear, if you say no to this developer, another one will come in and maybe try to keep the density at a level consistent with the City's well thought out and existing plans.

Thank you for your time.

Steve Shipley
365 Franklin Road

678-358-8434
Steve@theavguy.net

Abaray, Linda

From: Jane Kelley <janekelley@mindspring.com>
Sent: Tuesday, November 04, 2014 4:39 PM
To: Abaray, Linda; Paul, Rusty; Dickerson, Patrice; Parker, Angela; DeJulio, Tibby; Sterling, Gabriel; Paulson, John; Bauman, Andy; Dishman, Ken; McDonald, Graham
Cc: Keith Kyle; Tom Atwater; Pam Atwater; Rupen Patel; edandms@aol.com; Kristen Beightol; Barbara Hingst; Gerald Dupre; Hilary Haddad; David Seidel; Jodi & John Webb; Lori Geary; bobby talbert; Susan Heard; Julia Hodges
Subject: Re: Park 225/Franklin Rd Rezoning 201402051

Dear Sandy Springs Administration,
I am writing today once again representing my neighborhood: twelve homeowners on Windsor Park Place, plus the Windsor Place Townhome owners and residents on Hedden Street.

Although the developers have made some improvements to their original plans based on neighborhood input, **they have NOT reduced the density or building heights to an acceptable level** for this location. **27 units/acre belongs in a LWR (Live Work Regional) area of our City near a Marta rail station, not in a LWN (Live Work Neighborhood) designated area abutting a residential neighborhood.**

It's sad that we have to **fight over and over again** for **"smart redevelopment"** over the wishes of developers hoping to maximize their profits on properties. Our neighborhood is **NOT against redevelopment**, but we moved to Sandy Springs on purpose — **to AVOID the misguided zoning decisions** made by Fulton County before we became a city. Many of us were involved in the planning process, creation of the Comprehensive Use Plan, the Transportation Plan, and the Livable Cities Initiative — because **we CARE about our neighborhoods** and **want to protect the quality of life** we moved here for. We are in a poorer school district (High Point) because we CHOSE to live in Sandy Springs over the City of Atlanta (Sarah Smith). **We LOVE our neighborhood** and what Sandy Springs has been able to accomplish in a short time.

Rezoning issues like this one (Park 225/Franklin Rd) are **threatening our neighborhood**. My home is less than half a mile from this property and some of my neighbors are far closer. We **cannot understand why** Sandy Springs **would allow development only appropriate in LWR** (Live Work Regional) areas of the City **in a LWN (Live Work Neighborhood)!**
Five and six story buildings – abutting residential property – are inappropriate for this location. There is nothing to my knowledge that height on Roswell Rd within a mile north or south of this location. The developers have worked with the community on several additional issues, but they have NOT reduced the density or building heights to an appropriate level.

If this gets approved, you will be opening the floodgates to unreasonable density — because Mr. Pete Hendricks and every other real estate attorney in town — **will be using this case as a precedent for their unreasonable request.**

Our neighborhood is already about to get an major traffic increase from the Gateway project. Until it is completed, we won't even know its impact for sure! **Can we PLEASE not compound dense rezonings with ever more — before we realize the impact of unbuilt — but approved — rezonings?**

We BEG you to deny this application — or require them to lower the density — and protect our neighborhood!

Thanks so much for your service!
We realize your jobs are not easy ones.

Sincerely,
Jane Kelley
President, Windsor Park Community Association
and a member of the High Point Civic Association

Abaray, Linda

From: john@andrewsstembridge.com
Sent: Monday, October 06, 2014 8:12 PM
To: Abaray, Linda
Cc: DeJulio, Tibby; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy
Subject: 4735 Roswell Road / Park 225 Development

Dear Linda,

As you know, I live on Huntley Drive in the Westfield Park neighborhood which is directly east of the proposed development. Below, I have listed my neighborhood's position regarding the proposed development. First, however, I want to express my disappointment with how our attempts to voice our concerns have been met, and as a result, my frustration with the process associated with this particular petition.

To be clear, the concerns of the neighborhoods were communicated to the developers well before they saw "the batch of emails attached to the Staff's official Report to the Planning Commission." (*See* Letter from Nathan V. Hendricks to Angela Parker dated August 18, 2014.) I, along with representatives from several other neighborhood groups, met with the developers and their attorney twice prior to the first Planning Commission meeting (held August 21) to discuss our concerns with the proposed development plan. In addition, several of my neighbors attended the Community Information Meeting and the Community Developer Resolution Meeting where the developers were made aware of the same concerns with the proposed development plan. At those meetings the developers pitched their development and provided the same message throughout - that they wanted to engage in "honest and open communication" regarding their proposed development. Despite promises of "honest and open communication", the developers waited until the meetings you organized at your offices on September 10 and 11 to respond to any of our concerns by presenting their revised plan. After reviewing the revised plan, our neighborhood was optimistic that with a few more revisions we would be able to fully support this project. Following the meetings at your office, I had several conversations with the developers to express our neighborhood's continued concerns with the revised plan and to present our very reasonable requests for revisions (listed below). However, this past Friday (October 3), the developers filed with the city the same plan that had been presented at your offices on September 10 and 11.

Myself and others have devoted a significant amount of our time to this process to help ensure the new development (if approved) reflects smart growth and is a great addition to this area and to our city. We have attended City Council and Planning Commission meetings (and have taken note of the comments made), reviewed the original plan and the revised plan, reviewed past plans that have been approved by the city, attended neighborhood meetings, and met with the developers numerous times both informally and formally (at your office and at the community information meetings). In light of the developers' repeated promises of "honest and open communication", I am extremely disappointed that our good faith attempts to do just that have been met by the developers with insignificant revisions and a response that – "we made all the revisions we are able to make because the seller will not lower his price".

The seller, the developers and the brokers knew what the numbers for this project were months ago (or they never would have gotten this far). Yet, they went before the Planning Commission and the City Council and requested a 60-day deferral. With the expectation that the developers would engage in good faith discussions about the project, my neighborhood went before the City Council and supported their request for a deferral. In hindsight, there was absolutely no need for this petition to be deferred to engage in meetings with the neighborhoods. The seller and the developers knew of all our concerns well in advance of the August 21 meeting of the Planning Commission and the September 16 meeting of the City Council, and the minor revisions could have been made before those meetings. <u>However, in his August 18, 2014 letter to the city, Nathan V. Hendricks also cites a need for the 60-day deferral to "engage the City's Planning Staff" regarding (i) "economics of the current apartment community", (ii) the</u>

city's "limiting the analysis to density based on usable acreage"; and (iii) the opportunity for Mr. Hendricks to "have dialogue with the Staff regarding the City's past vision statements in this regard." I can only speculate as to the actual reason the developers requested a 60-day deferral, but it certainly does not appear that the deferral was requested to engage in good faith, honest or open communications with the neighborhoods.

Requested Changes to the Revised Plan

In response to the revised plan that was presented on September 10 and 11, we made 3 requests on behalf of Westfield Park:

(1) Reduce the height of the apartments and the parking deck. The revised plan presented on September 10 and 11 lowers the number of stories facing Roswell Road to 3, increasing to 4, 5 and 6 stories as the apartments move away from Roswell Road toward the Westfield Park neighborhood. The heights associated with 5 and 6 story apartments should not be permitted in this area. It is not recommended for this particular Node and such extreme heights alongside Franklin Road do not provide for the necessary transition into the Westfield Park neighborhood.

(2) Provide building setbacks on the east property line (behind the Huntley Drive residences) and the north property line (along Franklin Road) consistent with what currently exists. The developers frequently cite to the Gateway Project as precedent setting. While we strongly disagree with that position, we do note that the city approved the Gateway Project with conditions that limited heights of the apartments and required a building setback of 100 feet from the property line, with a 50 foot buffer and a 10 foot improvement setback. If the City Staff recommends approval of higher density for this project, then it should also recommend building setbacks consistent with what was approved for the Gateway Project (building setback of 100 feet from the property line with a 50 foot buffer and 10 foot improvement setback). This increased setback will allow the developer to replace the existing large hardwood trees along Franklin Road and install additional landscape screening and fencing between the development and the Huntley Drive residences.

(3) Limit egress onto Franklin Road to town home and emergency vehicle traffic only. In addition, while not included in our original request to the developer, consistent with the approved Gateway Project the developer should install multiple traffic calming speed bumps on the planned internal road that connects Roswell Road to Franklin Road.

The developers have stated that their plan is "unique" because the town homes provide a buffer between the apartments and the Westfield Park neighborhood. This is a misrepresentation of the plan. While the proposed town homes provide a buffer between the Huntley Drive residences and the apartments to the south, they do not provide a buffer to Franklin Road which is the main residential artery into our neighborhood, is a narrow 2-lane residential road, and is the most populated street (based on number of homes) in Westfield Park. This, among other reasons, is why this project is different than the 2 projects cited by the developers (the Gateway Project and Providence North). While this development proposes density similar to those developments (actually, the proposed apartment complex has a density of 60+ units/acre over the 5.4 acres it occupies), neither of those projects provide direct access to the adjoining neighborhoods behind them. If the town homes provided a complete buffer from the apartments like the Gateway Project and Providence North enjoy, our neighborhood may be taking a different position. Because there is not a complete buffer, egress onto Franklin Road should be restricted.

These are very reasonable requests and reflect our agreement to concessions above the Live-Work Neighborhood classification of this particular Node. As you are aware, our neighborhood has many additional concerns about this proposed development but we have limited our requests with hopes they will be met so we can support this project. Our neighborhood will not support the revised plan with a density of 27 units/acre, but we will support increased density if the developer is willing to make revisions consistent with the requests listed above. Again, we

communicated these concerns to the developers and their attorney and were told they could make no more concessions.

As you can see, while our neighborhood is concerned about increased traffic (and the city should be as well), our main concerns are building heights and building setbacks. In fact, there were over 60 letters and emails submitted by interested residents of Sandy Springs and included in the first Staff Report, yet only 19 of those were solely devoted to traffic. The other 40+ letters and emails addressed a variety of issues, including density, heights and buffers/setbacks that will undoubtedly have an effect on the character of our neighborhood. As a reminder, the GRTA study was focused on the impact of the proposed development to traffic on Roswell Road. The study did not look at the impact to traffic on Franklin Road or on the other internal residential roads within Westfield Park. Therefore, the DRI Recommendations do not take into account the potential for increased traffic within the neighborhoods. For Mr. Hendricks to suggest that there is a "disconnect" between the neighborhood's opposition to the development because of traffic is based on his misrepresentations of the GRTA study.

Based on conversations with the developers and their request for a 60-day deferral so they could "engage the City's Planning Staff", the importance of the Staff Report is apparent. I understand there will likely be changes to the second Staff Report that is issued based on the additional input that City Staff has had from all parties. However, I request that you consider the position of our neighborhood and only recommend approval of this development with conditions requiring reductions to the building heights, increased building setbacks, and limiting egress to Franklin Road. We will continue to work with the developers with the hope they propose a revised plan that our neighborhood can support.

Thanks,

John

John T. Stembridge
4725 Huntley Drive
Sandy Springs, GA 30342

Office: (404) 604-2691 ext. 1002
Cell: (678) 362-6567

Abaray, Linda

From: Jeff Austin <jeffaustin46@comcast.net>
Sent: Monday, October 06, 2014 8:42 AM
To: Abaray, Linda; DeJulio, Tibby; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy
Subject: Park 225 Development

Dear Mayor and Councilman,

My family moved to 4695 Huntley Dr three years ago from Boston. We bought our house here in Sandy Springs primarily based on three factors:

1. The house sits on a -street with very little traffic in a quiet neighborhood. We actually know who our neighbors are. We feel safe to take walks, even though we don't have sidewalks. If we wanted to live on a busy street we would have bought on Long Island.
2. Everyone we talked to said that Sandy Springs was superior to living in Buckhead or Brookhaven because the taxes were lower and the city government was more responsive to our neighborhood needs than the far away governments in Atlanta and Dekalb County. I hope that we were correct in that assessment.
3. Our neighborhood is very convenient and has great access to both Buckhead and Sandy Springs. When we need to go north, we use Franklin road to access Roswell ~~road~~ Road to make a right turn and head to Kroger, the Prado, Lowes, etc.. If we need to go south, we use Windsor Parkway to get to Buckhead and the rest of Atlanta. Both of these attributes will be adversely affected by the Gateway project and Park 225.

Most of the other points regarding the development have been made by neighbors in both public and private forums; including height, density, and green space.

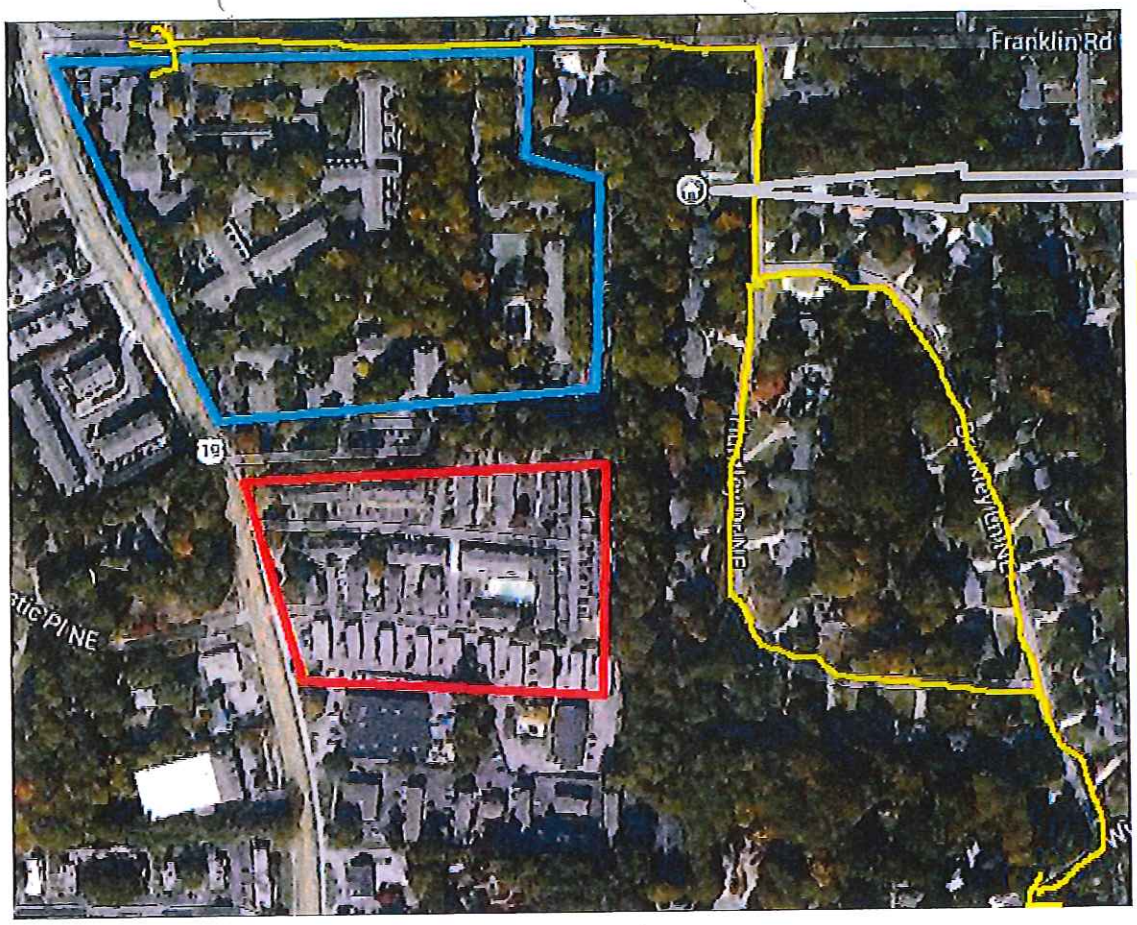
But I would like to emphasize one other key point. This development is uniquely different from both the Chastain Apartments and Providence North Apartments referenced by Nathan Hendricks in his letter to Angela Parker. While those two apartments complexes are adjacent to protected neighborhoods, they don't share streets with those neighborhoods. My neighbor on Huntley, Rex Macey, has provided you a map that points out this key difference. Park 225 will directly affect my street as residents of the development will use our neighborhood to cut through to Windsor Parkway to go to Brookhaven, Georgia 400 and even to go south on Roswell.

Please be the responsible stewards of our community that we elected to represent us. This development, as it currently stands is not responsible development. Please deny this development!

Thank you,
Jeff & Connie Austin

Park 225 (lots of trees)

Chateau Villa and Park Village (no trees)



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Abaray, Linda

From: Jennie Buckley <jbuckley216@comcast.net>
Sent: Friday, October 03, 2014 4:25 PM
To: Abaray, Linda; DeJulio, Tibby; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy
Subject: Proposed Development - Heights at Sandy Springs

Hello,

I am writing to express concern for the proposed development at the corner of Franklin Road and Roswell Road. I am a stay at home mom with two small children. Our family hopes to stay in this neighborhood for many years to come; however, I fear the the development, as proposed, would severely impact the quality of our neighborhood in a negative way.

My husband Ed Buckley has been involved in several meetings throughout this process and has written to you all separately. I also attended the meeting hosted by the High Point Civic Association where the developers presented their case. I know two of the City Council members were present at this meeting as well. On the surface, the proposed development is attractive and on paper appears to upgrade the gateway from Buckhead to Sandy Springs. However, the density is far to high and the proposed setbacks are unacceptable.

Let me be clear that I fully support removal of the current apartments located on this property and development of a new residential property. However, the planning and zoning guidelines created by the City of Sandy Springs must be enforced throughout this process. I understand that density bonuses may be authorized when appropriate but I am concerned that radical deviation from these guidelines will result in a product that significantly degrades the high quality of the current neighborhood.

Please vote to defer this project until such time as the developer has fully included the voice of the neighborhood into his plans. I urge you not to have such a singular focus on getting rid of the current apartments that the City is faced with a much larger issue of over development down the road.

In addition, I urge you to consider the aggregate traffic impact on Roswell Road and the side roads such as Franklin Road should the Gateway Project, the Heights at Sandy Springs and the redevelopment of Roswell Road at Belle Isle ALL be approved. Unless the City is willing to make a major infrastructure investment, the current roadways will NOT support this much growth and this area of Sandy Springs will become a VERY UNDESIRABLE place to live or work.

Sincerely,
Jennie Buckley
105 Franklin Place
Sandy Springs, GA 30342

Abaray, Linda

From: Jennie Buckley <jbuckley216@comcast.net>
Sent: Friday, October 03, 2014 4:25 PM
To: Abaray, Linda; DeJulio, Tibby; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy
Subject: Proposed Development - Heights at Sandy Springs

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Sincerely,
Jennie Buckley
105 Franklin Place
Sandy Springs, GA 30342

Abaray, Linda

From: Jane Kelley <janekelley@mindspring.com>
Sent: Friday, October 03, 2014 4:06 PM
To: Abaray, Linda; Paul, Rusty; Dickerson, Patrice; Parker, Angela; DeJulio, Tibby; Sterling, Gabriel; Paulson, John; Bauman, Andy; Dishman, Ken; McDonald, Graham
Cc: Keith Kyle; Tom Atwater; Pam Atwater; Rupen Patel; edandms@aol.com; Kristen Beightol; Barbara Hingst; Gerald Dupre; Hilary Haddad; David Seidel; Jodi & John Webb; Lori Geary; bobby talbert
Subject: Park 225/Franklin Rd Rezoning 201402051

Dear Sandy Springs Administration,
I am writing today representing my neighborhood: twelve homeowners on Windsor Park Place, plus the Windsor Place Townhome owners and residents on Hedden Street.

It's sad that we have to **fight over and over again** for "**smart redevelopment**" over the wishes of developers hoping to maximize their profits on properties. Our neighborhood is **NOT against redevelopment,** but we moved to Sandy Springs on purpose — **to AVOID the misguided zoning decisions** made by Fulton County before we became a city. Many of us were involved in the planning process, creation of the Comprehensive Use Plan, the Transportation Plan, and the Livable Cities Initiative — because **we CARE about our neighborhoods** and **want to protect the quality of life** we moved here for. We are in a poorer school district (High Point) because we CHOSE to live in Sandy Springs over the City of Atlanta (Sarah Smith). **We LOVE our neighborhood** and what Sandy Springs has been able to accomplish in a short time.

Rezoning issues like this one (Park 225/Franklin Rd) and the Dewberry/Belle Isle rezoning are **threatening our neighborhood** and those nearby. My home is less than a mile from this property and some of my neighbors are far closer. We **cannot understand why** Sandy Springs **would allow development only appropriate in LWR** (Live Work Regional) areas of the City **in a LWN (Live Work Neighborhood)!**
Five and six story buildings – and abutting residential property – are inappropriate for this location. There is nothing that height on Roswell Rd within a mile north or south of this location if my eyesight is correct. The developers have worked with the community on several additional issues, but they have NOT reduced the density or building heights to an appropriate level.

If this gets approved, you will be dooming Sandy Springs forever — because Mr. Pete Hendricks -- and **every real estate attorney in town -- will be using this case as a precedent for their unreasonable request.**

Our neighborhood is already about to get an major traffic increase from the Gateway project. Until it is completed, we won't even know its impact for sure! **Can we PLEASE not compound dense rezonings with ever more -- before we realize the impact of unbuilt -- but approved — rezonings?**

We BEG you to deny this application and protect our neighborhood!

Thanks so much for your service!
We realize your jobs are not easy ones.

Sincerely,
Jane Kelley
President, Windsor Park Community Association
and a member of the High Point Civic Association

Abaray, Linda

From: Anne Payne <aep317@gmail.com>
Sent: Friday, October 03, 2014 3:48 PM
To: Abaray, Linda; DeJulio, Tibby; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy
Subject: Park 225

Members of the City Council of Sandy Springs,

As a homeowner in Westfield Park I have been closely following the proposed re-development of Park 225.

As a group, I would say we are supportive of smart, reasonable growth. Growth that takes into account the needs of the developers (it has to meet some profitability requirements for them) as well as the needs of the neighborhood. As for the needs of the neighborhood - that would be to preserve the gem that is Westfield Park. A neighborhood where people walk around, neighbors know each other and children play outside - we have a real community here.

We have had several neighborhood meetings regarding what would be acceptable to us on this parcel. This has been communicated to the developers. Some concessions were made by the developers but apparently they have "dug in" and have given their best offer. This falls woefully short in my opinion. We understand their desire for increased density but at 27 units/acre this is still too high. Especially when this is coupled with the height of the apartment homes 5 & 6 stories. Then there is the issue of setbacks both on Franklin and Huntley which need to be increased and haven't.

I think we all share a common goal - the improvement of Sandy Springs along the Roswell corridor. That goal, however, does not in any way supersede protecting our neighborhood. The Park 225 proposed redevelopment as it stands now is unacceptable to me as it will directly and adversely impact the quality of life enjoyed by the residents of Westfield Park and the surrounding areas. I ask you not to allow this redevelopment to proceed without further modifications from the developer. Modifications that align with the requests made by our neighborhood.

Thank you for your time and consideration,

Sincerely,

Anne P. Schutte

Sent from my iPad

Abaray, Linda

From: Ed Buckley - ebuckley1990@kellogg.northwestern.edu <ejbuckley7@comcast.net>
Sent: Friday, October 03, 2014 3:24 PM
To: Abaray, Linda; DeJulio, Tibby; Paul, Rusty; Paulson, John; dishman@sandyspringsga.gov; McDonald, Graham; Sterling, Gabriel; Bauman, Andy
Subject: Proposed development – Heights at Sandy Springs

I am writing to you to ask for your support in protecting Sandy Springs and ensuring the long-term attractiveness of its residential neighborhoods. Specifically, I am concerned about the proposed development at the corner of Franklin Road and Roswell Road and the impact it will have on the adjacent Neighborhoods of Westfield Park and Franklin Place.

Replacing aging apartment developments is clearly an objective of the Sandy Springs government and one that I generally support. However, doing so without regard to the impact on surrounding neighborhoods or the future is reckless, ill advised, and must be stopped. New and larger apartment complexes should absolutely not be approved simply to address the problem of the day. Doing so simply passes the buck onto residents and city officials in the future as they will face the similar challenges as we do today in thirty years or so, only amplified by the expansion of the size of these developments that is currently contemplated. It is simply irresponsible to "correct" a current problem by creating an even larger problem down the road!

I listened to the mayor's commentary regarding the need for redevelopment and his suggestion that the alternative is simply heightened crime. He voiced these thoughts at the city council meeting and subsequently in written form to neighborhood residents. The analysis underlying those statements has some merit, but I must respectfully disagree with the scope of the argument as I believe they over simplify the situation.

More importantly though, we simply cannot be extorted to accept proposals that ignore planning guidelines and zoning laws and promulgate troubling developments with the misguided understanding that they are the only alternative to existing developments. Certainly the mayor of this city cannot begin to operate in such fashion as to be boxed into unacceptable solutions simply because of this binary view of alternatives - no development or bad development. A wide range of alternatives exist and must be pursued. The notion that we must accept as the only alternative, the plans of developers that flagrantly ignore the zoning laws and planning guidelines of Sandy Springs, which were carefully and thoughtfully developed (and at considerable expense to the city) is ridiculous.

I have attended meetings regarding this project at the Sandy Springs City Hall on four occasions: July 30, August 21, September 11, and September 16. In each of these meetings, multiple concerns of the neighborhood were presented either by myself or other residents including:

- The density of the project relative to the existing complex and zoning laws
- The height of the proposed apartment building and parking garage relative to the existing complex, zoning laws, and aesthetics of the area
- The increase in entrances and exits onto a neighborhood street (Franklin Road) in order to limit entrances/exits onto a main artery (Roswell Road)

- Setbacks must maintained per zoning law to protect adjacent residences and the aesthetics of the area

In each of these meetings I or other representatives of the neighborhood stated that we would be pleased to work with the developers to devise a mutually agreeable plan that seeks to accommodate the needs and desires of the neighborhood and their commercial objectives. In each of these meetings, the developers and their attorney spoke of their eagerness to meet with neighborhood representatives to engage in "open and honest dialog".

The developers have met with neighborhood representatives on multiple occasions both at City Hall and elsewhere. During most of those meetings the developers reviewed the exact same plan and presented no new proposals or alternatives. They continued to echo the statement that they were eager to engage in "open and honest dialog," simply restating the intent rather than actually demonstrating it by their actions. At the September 11th meeting, several potential modifications to the development were shared in draft form which were an excellent start, but those modifications are simply insufficient. Whether those modifications or any others are actually being submitted for approval from the city is unknown to me though because a final plan was not shared with the neighborhood yet.

It is also disturbing that the attorney for the developers and the developers themselves continue to engage in misleading and inaccurate characterizations of interactions with the community as well as with regard to relevant benchmarks for this project. I urge you as government officials to reject such rhetoric and demand that the evaluation of this project and all related discussions be guided exclusively by relevant facts, findings, and laws.

I'll attempt to capture some of the confusing, misleading, and or irrelevant discussion points that have been raised here for examples:

This proposed development is in, not simply adjacent to a "protected" neighborhood in a live/work zoning area. While other projects referenced are merely adjacent to neighborhoods as designed, this project incorporates direct and substantive communication with the neighborhood and the associated streets. Comparisons to other projects that do not share these characteristics are irrelevant and should not be entertained by city officials as relevant reference points or benchmarks. Moreover, conversations seem to confuse guidelines for live/work and live/work regional zoning.

Additionally, both verbal and written representations of the analysis that was completed regarding the traffic impact of the project are misleading. The developer's attorney has stated that the DRI completed concluded that there will be no adverse impact to the traffic infrastructure and dismisses neighborhood concerns. The city's manager who has responsibility in the area of traffic management clearly stated at the August 21st planning and zoning meeting that the DRI only addressed traffic on Roswell Road and that subsequent analysis would be required to understand the impact to the neighborhood.

Lastly, the developer's attorney has alleged that he and his client had not had sufficient opportunity to hear the concerns of the neighborhood and explain the details of the project. That is simply fantasy – the concerns expressed have been consistent and were even documented by the city planning staff following the July 30 meeting and incorporated in official city documents that were shared with the planning committee, city council, and mayor. The developer has repeatedly explained the development plans to neighborhood residents – which has informed our concern and outreach to you.

The bottom line is that I fully support redevelopment of Sandy Springs, including this property. However, planning and zoning guidelines and laws must be enforced through that process. While I understand that density bonuses may be authorized, they must not be granted at a level that results in an end product that radically deviates from the city plan and vision for development or, more importantly, that significantly degrades protected neighborhoods.

Please defer this project again and ask the developers for further modification to their plans that reflect these concerns. If that is not permissible by procedure or law, then I ask that you reject this petition.

Sincerely,

Edwin J. Buckley, Jr.
105 Franklin Place NE
Sandy Springs, GA 30342

Abaray, Linda

From: fbpayne63@gmail.com
Sent: Friday, October 03, 2014 3:21 PM
To: Abaray, Linda; DeJulio, Tibby; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy
Subject: Redevelopment of Park 225

City Council Members,

As a resident of Westfield Park and living on the corner of Cherrywood Ln and Franklin Rd I've been very concerned about the proposed redevelopment of the parcel Park 225. I support redevelopment but not at the "expense" of our neighborhood.

We have met with the developers trying to find a compromise but it appears that while they made some concessions they fall far short of what is needed in our/my view. The density is still too high (27units/acre), the height of the apartments is unacceptable at 5 & 6 stories. The setbacks need to be increased off Franklin and behind the homes on Huntley Dr. - this is not happening.

Our goal is to preserve and protect our neighborhood - one mechanism for this is existing zoning rules. As a neighborhood we are willing to agree to adjustments to the existing zoning provided it does not destroy the area where we live. As the developers proposal stands now it will do just that - it will dramatically change this area and not for the better.

I support "smart growth" and I ask that you not allow this project to move ahead without considerable changes as requested by the neighborhood.

Sincerely,

Fran Payne

Sent from my iPad

Abaray, Linda

From: Marc O'Connor <mocatl@att.net>
Sent: Friday, October 03, 2014 10:25 AM
To: Paul, Rusty
Cc: Abaray, Linda; DeJulio, Tibby; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy; 'Barb'
Subject: RE: Franklin Rd/ Roswell Rd - Park 225 Development

Rusty,

Thanks for the thoughtful reply. Appreciated.

I understand your view and thoughts but the practical matter is the developer is going to work that property. He can ease up on the density and still make the development work. I don't think anyone is talking abject rejection of the project.

I'm confident the Franklin Road community would really would love to see a revitalization of both apartment communities at the corner of Roswell and Franklin. However, cramming too many into too small a space isn't going to work for anyone. It's a residential street. The developer will yield to 20 units/ acre and still make plenty of money without causing traffic chaos at that corner if the commission presses them to do so. They aren't going to walk from the deal. Again, I've been in the construction and development business for 20 years.

If you are concerned about crime you need look no further than the low end apartments across the street on Franklin. What is the long term plan for that underutilized, crime laden area?

I do appreciate your thoughts and taking the time to reach back out.

Best,

Marc O'Connor
Marc O'Connor
404-456-7011
mocatl@att.net

From: Paul, Rusty [mailto:RPaul@SandySpringsga.gov]
Sent: Thursday, October 02, 2014 9:25 PM
To: Marc O'Connor
Subject: RE: Franklin Rd/ Roswell Rd - Park 225 Development

Mr. O'Connor.....thanks for sharing your thoughts. Let me outline my issues with the Franklin Road project. First, I understand the concerns about the density and I am still working on ideas that could help reduce the density of the apartment complex. Also, the addition of ownership townhomes in that project is a plus since it takes rental units and replaces them with high-end owner occupied homes which will help preserve and enhance surrounding property values and change the characteristics of that particular project.

One of the things we have been pushing is the replacement of aging Class C apartments along Roswell Road. We don't want to simply replace old apartments with apartments that will deteriorate quickly to the standards existing today. But, let me give you my concerns about a total rejection of this project and why I hope the neighbors and the developer can reach agreement.

Part of it is my own personal experience. When our family first moved to Sandy Springs, our home backed up to an apartment complex. At first, all was peaceful. Then, one night we heard a gun shot. Soon, there were a couple of gun shots a month which started really concerning us since we had small children.

Before long, we were hearing gunfire regularly and my wife decided we couldn't live in constant worry about whether a stray bullet would come through out home. Obviously, this was pre-incorporation, but we were forced to sell our home. Fortunately, with incorporation, our police and code enforcement teams were able to clean up that situation. However, we were forced from a great Sandy Springs home in a wonderful community because of deteriorating conditions in a nearby apartment complex.

I don't want that to happen to anyone else. As apartments age, rents go down and they become magnets for all kinds of nefarious activity. The apartments along Franklin Road need to be replaced before they reach this point. The addition of owner-occupied housing will help stablize the community and prevent that kind of deterioration in the new complex.

I understand the worry over traffic. I wish there was a magic wand that made our streets more mobile, but traffic is an inherent feature of city living. And, each of us contribute to it everytime we crawl in our cars to go somewhere. When I drive out of my neighborhood, I automatically become part of the problem - we all do.

I am continuing to try to find a solution, but I hope the neighborhood looks at more than just traffic...if we can't replace aging apartments, I can tell you from personal experience the situation ultimately becomes much worse than a congested street. As you know, I don't have a vote on this unless there is a tie and I don't know how the council will vote. I do know there is significant interest in reducing the number of old, 2- and 3-bedroom units in the city because those are the ones most likely to attract gangs and other bad actors.

I can only simply ask the neighborhood and developer to act in good faith to find a solution that works for the overall benefit of the entire area. Again, thanks for sharing your thoughts. I hope we can continue having a good faith dialogue and all work toward a development plan that improves total quality of life for everyone living there today, tomorrow and well into the future.

Rusty

From: Marc O'Connor [mailto:mocatl@att.net]
Sent: Monday, September 29, 2014 3:03 PM
To: 'Barbara O'Connor'; Abaray, Linda; DeJulio, Tibby; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy
Subject: Franklin Rd/ Roswell Rd - Park 225 Development

To All,

I hope this email finds you all well and thanks for all of your efforts in Sandy Springs.

I have been keeping up with the Park 225 development on Franklin Place and Roswell Road and I am troubled by the development and the developer's position. I have 20 years of experience in the construction and development business. What's being contemplated is really above what this location can sustain and the developer knows this.

The density proposed by the developer, at over 30 units/acre, was certainly too high for this location. 18-20 is really the correct density all things considered. From what I've been told the developer is only back to 27 units/acre. Still too high to be sure.

This area, as well as the apartments across the Franklin Rd street, are certainly underutilized land and don't fit with the redevelopment of the corridor. But let's keep a keen eye on density. There is simply no reason at all to go above the norms and get anywhere close to 30 units/ acre in this area.

I can't urge you strongly enough to oppose this development until the developer designs a more practical density which he certainly can do. I 100% guarantee you he has a 20 units/acre plan in his back pocket. He's just trying to see what he can get.

Best regards,

Marc O'Connor
130 Franklin Place NE
Sandy Springs GA 30342
404-456-7011

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Abaray, Linda

From: John <jduke8@bellsouth.net>
Sent: Friday, October 03, 2014 10:17 AM
To: Abaray, Linda
Cc: Katherine Marshall; Emily Thomasson; Jack Sikes; Ashley Garrison
Subject: Fwd: Rockhaven - 5950 Mitchell Rd. Rezoning

Ms. Labaray,

I wish to second Katherine Marshall regarding sidewalks and densities in our neighborhood. We have nothing of any substance from Rockhaven regarding their plans, but instead "we're not sure what might happen". This is not acceptable when considering that approximately 30 years of landscaping, beautiful trees and maintenance are involved.

Thank you

John Duke
Sent from my iPhone

Begin forwarded message:

> **From:** "Katherine Marshall" <kmarshall4960@gmail.com>
> **Date:** October 2, 2014 at 8:59:37 PM EDT
> **To:** "Jack Sikes" <mcnaught7588@att.net>, "Nancy Coffer" <NCoffer@care.org>, "Ashley Garrison" <ashleygarrison@gmail.com>, "Emily Thomasson" <EmilyThomasson@bellsouth.net>, <jduke8@bellsouth.net>, <curtis@wanana.com>, <GBATL@aol.com>, "Ginny Green" <vpgreenservices@yahoo.com>, <harrissugarman@gmail.com>, <helen28@bellsouth.net>
> **Subject: FW: Rockhaven - 5950 Mitchell Rd. Rezoning**

> **From:** Katherine Marshall [mailto:kmarshall4960@gmail.com]
> **Sent:** Thursday, October 02, 2014 8:57 PM
> **To:** 'Labaray@SandySpringsga.gov'
> **Subject:** FW: Rockhaven - 5950 Mitchell Rd. Rezoning

Ms. Labaray,

Homeowners from Surrey Place met this evening with Brad Hughes of Rockhaven to discuss the proposed extension by Rockhaven of sidewalks from 5950 Mitchell Rd. up to Hammond Dr. Of all the residents on Mitchell Rd., we will be the most impacted by this. Due to the lack of anything definitive regarding this project, we are not in favor of having sidewalks put in along our property on Mitchell Rd.

We also are opposed to the 15 home 2.75 density proposed by Rockhaven, and think the 20' distance and 8' height in planting the buffer zone is insufficient. Plantings should be larger and closer together. We don't want to have to wait five or more years to have a privacy screen between our properties.

Abaray, Linda

From: Michael Snyder <snyder1030@bellsouth.net>
Sent: Friday, October 03, 2014 10:11 AM
To: Abaray, Linda; DeJulio, Tibby; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy
Cc: Mike Snyder; Stephanie Snyder
Subject: Park 225 development (at the corner of Roswell Rd. and Franklin Rd.) and Westfield Park

Dear All,

This letter's intent is to let you know though we appreciate the developers for the Park 225 complex making some changes to the plans, we need to voice our concern that the changes are not enough save the the look and feel of our neighborhood.

They made changes that reduces density from 30 units/acre to 27 units/acre. The main changes are:
(1) reducing the number of town homes by 11 from 173 to 162;
(2) reducing the number of apartments by 43 from 368 to 325 (for comparison the Park 225 currently has a total 312 apartments); (3) lowering apartment heights on Roswell Road to 3 stories, increasing to 4, 5, and 6 stories as the apartments move away from Roswell Rd. down Franklin Rd.;
(4) eliminating the 3rd entrance/exit to the development on Franklin Rd. closest to our neighborhood (the entrance/exit across from the existing Summer Terrace apartments). The 5-story parking deck servicing the apartments will be entrance only at Franklin Rd. Apartment traffic will still be able to exit to Franklin Rd. at the 2nd entrance/exit.

This was a great start and we told the developers that our neighborhood would support increased density (more than 20 units/acre) if they would:
(1) lower the heights of the apartments (5 and 6 stories are too high for this area);
(2) increase the building setbacks off of Franklin Rd. and the east property line (behind the Huntley Dr. residences) to the current building setbacks;
(3) restrict apartment traffic from exiting onto Franklin Rd. Considering the density they are currently seeking (27 units/acre), these are very reasonable requests.

Unfortunately, the developers told us that they could <u>not</u> accommodate our requests and that they will <u>not</u> be making additional changes to the plan that they are filing with the city.

Our neighborhood supports redevelopment of this property! However, the revised plan at 27 units/acre is:
(1) 10+ units/acre more than the density of the current apartments;
(2) is 7+ units/acre <u>greater than what current zoning laws legally allow;</u>
<u>(3) is more than 500% above what is recommended by our city's own Comprehensive Plan for this area. In addition, the apartments, which will be built on 5.4 acres of the property, will have heights up to 5 and 6 stories, will require a 5-story parking deck, and will have a density of over 60 units/acre.</u>

The plan the developers are filing with the city ignores our reasonable requests and our attempts to work with the developers to keep the character of our neighborhood and surrounding areas intact. And, if approved, it sets a very disturbing precedent for future development in this area. . <u>We recommend supporting sensible and smart growth that will protect the future of our neighborhood.</u>

Thank you for your time and efforts to help Westfield Park and the surrounding neighborhoods remain a wonderful place to live.

Stephanie and Mike Snyder

4800 Cherrywood Ln NE
Sandy Springs GA 30342

Abaray, Linda

From: Sarah Beatty <beattyps@gmail.com>
Sent: Friday, October 03, 2014 10:09 AM
To: Abaray, Linda; DeJulio, Tibby; Paul, Rusty; jpaulson@sandysprings.gov; Dishman, Ken; gmcdonald@sandysprings.gov; gsterling@sandysprings.gov; abauman@sandysprings.gov
Subject: Park 225 Development

All,

I am writing to petition the council to stick within the Sandy Springs Comprehensive Plan guidelines for the Park 225 property. Our neighborhood, Westfield Park, does not need to exist in the shadows of a 6 story tall building nor does it desire to lose the mature tree canopy that this developer will clear cut and destroy. I believe that this developer has not acted in good faith in working with our neighborhood and is not willing to compromise to a reasonable level.

All we ask is to lower the heights of the apartments, increase the building setbacks off of Franklin Rd. and the east property line (behind the Huntley Dr. residences) to the current building setbacks, and restrict apartment traffic from exiting onto Franklin Rd. Considering the density they are currently seeking (27 units/acre), these are very reasonable requests.

Unfortunately, the developers told us that they could not accommodate our requests and that they will not be making additional changes to the plan that they are filing with the city.

We want redevelopment of this property, but only within the guidelines that the city has published.

Thank you,

Patrick and Sarah Beatty
4780 Westfield Drive
Sandy Springs, GA 30342

Abaray, Linda

From: Kim Russell <kim@kim-russell.com>
Sent: Thursday, October 02, 2014 6:41 PM
To: Paul, Rusty
Cc: Dishman, Ken; McDonald, Graham; Paulson, John; Sterling, Gabriel; Abaray, Linda; Bauman, Andy; DeJulio, Tibby; westfieldpark1958@gmail.com
Subject: Re: Application for redevelopment of park 225

Mr. Paul,
I am not against re development if this site. I agree replacement of aging complexes . This site is very attractive to developers due to the acreage. I am most concerned with height and density as well as the grand total of 1200+new rental units in a 1mile radius.

I do believe the project has good merit, The Providence group built builds a nice product. I don't think the density of the town homes is the issue. The height of the apartments which drives the density is the issue, and exceeds the density of the LWN comprehensive plan.

The comprehensive plan was developed for the future, outlining the appropriate density within the city. What is the purpose of developing a plan if it is ignored?
Please consider the comprehensive plan when considering this application.

Kim Russell. Sent from my iPad

On Oct 2, 2014, at 2:37 PM, "Paul, Rusty" <RPaul@SandySpringsga.gov> wrote:

> Ms. Russell...thanks for sharing your thoughts. Let me outline my thoughts on the Franklin Road project. First, I understand the concerns about the density and I am still working on ideas that could help reduce the density of the apartment complex. Also, the addition of ownership townhomes in that project is a plus since it takes rental units and replaces them with high-end owner occupied homes which will help preserve and enhance surrounding property values and change the characteristics of that particular project.
>
> One of the things we have been pushing is the replacement of aging Class C apartments along Roswell Road. We don't want to simply replace old apartments with apartments that will deteriorate quickly to the standards existing today. But, let me give you my concerns about a total rejection of this project and why I hope the neighbors and the developer can reach agreement.
>
> Part of it is my own personal experience. When our family first moved to Sandy Springs, our home backed up to an apartment complex. At first, all was peaceful. Then, one night we heard a gun shot. Soon, there were a couple of gun shots a month which started really concerning us since we had small children.
>
> Before long, we were hearing gunfire regularly and my wife decided we couldn't live in constant worry about whether a stray bullet would come through out home. Obviously, this was pre-incorporation, but we were forced to sell our home. Fortunately, with incorporation, our police and code enforcement teams were able to clean up that situation. However, we were forced from a great Sandy Springs home in a wonderful community because of deteriorating conditions in a nearby apartment complex.

I don't want that to happen to anyone else. As apartments age, rents go down and they become magnets for all kinds of nefarious activity. The apartments along Franklin Road need to be replaced before they reach this point. The addition of owner-occupied housing will help stablize the community and prevent that kind of deterioration in the new complex.

I understand the worry over traffic. I wish there was a magic wand that made our streets more mobile, but traffic is an inherent feature of city living. And, each of us contribute to it everytime we crawl in our cars to go somewhere. When I drive out of my neighborhood, I automatically become part of the problem - we all do.

I am continuing to try to find a solution, but I hope the neighborhood looks at more than just traffic...if we can't replace aging apartments, I can tell you from personal experience the situation ultimately becomes much worse than a congested street. As you know, I don't have a vote on this unless there is a tie and I don't know how the council will vote. I do know there is significant interest in reducing the number of old, 2- and 3-bedroom units in the city because those are the ones most likely to attract gangs and other bad actors.

I can only simply ask the neighborhood and developer to act in good faith to find a solution that works for the overall benefit of the entire area. Again, thanks for sharing your thoughts. I hope we can continue having a good faith dialogue and all work toward a development plan that improves total quality of life for everyone living there today, tomorrow and well into the future.

Rusty

From: Kim Russell [mailto:kim@kim-russell.com]
Sent: Wednesday, October 01, 2014 12:07 PM
To: Abaray, Linda; DeJulio, Tibby; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy
Subject: Application for redevelopment of park 225

10/1/2014
RE: Redevelopment of Park 225 Apartments – The Heights at Sandy Springs
To Linda Abaray,
Senior Planner
City of Sandy Springs
7840 Roswell Rd, Bldg 500
Sandy Springs GA 30305
770-206-1577

CC: Mayor, City Council

Dear Linda,
I am writing regarding the Proposal submitted by The Providence Group. I live in the neighborhood of Westfield Park, which was established in 1958. Huntley Drive borders this re development application.

As excited as we are to have new development in the area, we want to make sure the City and Developers are able to work with the neighborhood for the best possible outcome.

There has been a lack of movement with developers, only making a small change to 27 vs 30 per acre. Height increases and Developer not filing new plan with city, so its all talk vs. substance. Developer. Is saying the plan won't work financially with less units, when in fact the developer could, increase size of townhouse (sell units) would increase sales price and some of the $ could be recovered. The developers response that the project is only viable with density over the current LWN node 2 density, is not a carte blanc to approve the project.

Please see a list of concerns: These statements are based upon the information I have and may have had revisions. I look forward to clarification or modifications of the plan when it finally submitted to the city.

1. Density- currently there are 312 units. Developer seeking 368 Apartments (rental) and 173 Townhomes (for sale). For a total of 541 units, an increase of 73%. The developer has made a few reductions to this number but the plan hasn't been submitted to city as the writing of this letter. Developer and there attorney state that they cannot make the numbers work for les than 27 units per acre and state several projects that were approved, prior to city of sandy springs Becoming a city. I am not aware of any current zoning projects in LWN node 2 being approved at this density.

A

2. Set back variances- Setbacks are established to protect boundaries. The requests for this plan are not demonstrating any hardship which wound cause the variances to be allowed/approved. Approving these would Totally changing the feel of residential streets and neighborhoods.

A. Rear set back of 10 ft. vs. 50 ft. To Huntley drive or rear of property. Concern too close to protected neighborhood of R2 zoning and no planting strip. Elimination of 15 TH units could ensure the proper buffer is supported. There will be a very large detention pond on property, this needs proper screening to R2 properties.

B. Side setback of 10 ft. vs. 20 ft. The topography of this side street is very hilly. I am not sure how this could be achieved without clear cutting and adding retaining walls. This would have a commercial look vs. residential.

C. Front and Corner setback reductions to 0 from 40ft. I think reduction could work. Concern with how 2 ft. planting strip and 4 ft. sidewalk fits into the setback reduction with proper planting strip to Roswell Rd.

3. Access to Property-this is a concern as higher density and more cars than currently in existing complex will cause drivers to find the path of least

resistance, if egress to Roswell rd is difficult, then neighborhood will see increased traffic. There is confusing information regarding the DRI report to the average citizen; one part of report says it is required is to add traffic light at Franklin and then a second says only if warranted and the report states traffic levels do not warrant. See #3 for Long Island rd.note. The DRI was only completed for Roswell rd not Franklin rd.

a. Only 1 entrance on Roswell Rd vs. 2 currently
b. 3 drives on Franklin Rd vs. current 2, with no restriction on to Franklin Rd. Eastbound, Franklin Rd. is a narrow 25 mph interior neighborhood street, with no sidewalks and speed calming humps. School bus pick up and drop off on this street. Very dense vegetation and limited line of site. Many neighbors back out of driveways.
c. Alignment of Major entrance on Roswell- not aligning with Mystic Dr.- this would be a logical location for Traffic Light. Would improve flow on Roswell Rd. Would allow Cherokee Park residents to turn North on Roswell in a safer manner. New HAWK pedestrian light just south of Long Island already causes back up on Left Northbound lane on peak school and rush hours. A traffic light at Franklin Rd is poor traffic control. Development could be realigned with Mystic with a slight reduction in density.

D. With the de-acceleration and acceleration lanes on Roswell will improve line of site at franklin/Roswell intersection, still a concern to move traffic out of the complex either via Roswell rd or off franklin southbound onto Roswell rd.

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Abaray, Linda

From: Dorian Barja <DBarja@etisoftware.com>
Sent: Wednesday, October 01, 2014 11:21 PM
To: Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; DeJulio, Tibby; Bauman, Andy; Abaray, Linda
Subject: Resident of Sandy Springs: Development of Park 225

Resident of Sandy Springs:
Mrs. Robyn & Mr. Dorian Barja
4775 Westfield Drive NE
Sandy Springs, Georgia 30342

To the Leadership of Sandy Springs:

I ***know*** that the City of Sandy Springs is very well aware of the concerns regarding Park 225 from the residents of Westfield Park and the surrounding neighborhoods, so I will spare you the email where I reiterate height, density, variance(s), curb cuts and developer financial concerns because it is all solvable in a way where the developers will make their margins and the neighborhood(s) stay intact and continue to be a positive representation for the City of Sandy Springs. I feel confident that you will listen to the residence and existing tax payers of Sandy Springs and know what is right for the evolution of Sandy Springs so that it continues to be a place where people desire to live and work.

Regardless of what I have heard and read, the decision for Park 225 ***will*** set a precedent for other proposed developments along the Roswell Road corridor, just look at the proposed plan for **Bell Isle** – density is ridiculous and should be an insult to the City of Sandy Springs. We are a capitalist society but come on, where does senseless end to preserve the good. The residence of Westfield Park and the surrounding neighborhoods **ARE FOR** the redevelopment of Park 225 as well as the most adjacent properties such as Chateau Villa, Park Village and One Sovereign Place - to name a few – but it must be developed smart so as to not negatively affect the residence that have resided for so many years as well as the new residence that as a whole make up the foundation for what makes this a ***new*** great city – who takes precedence, us or them. I venture to guess we can all live in harmony but the City of Sandy Springs must let the developers know that while redevelopment *is necessary* and *desirable*, it will not come as a cost of the communities that are the strength of the City, that many admire today but may not tomorrow if we don't stand firm and do the right thing.

In closing, my wife, Robyn, and I, Dorian, live in Sandy Springs with our daughter, Murphy (Ridgeview Middle School - 6th), and our son, Streed (High Point Elementary - 4th), and we would love to live and enjoy the City for the foreseeable future. Both our kids attended the Suzuki School in Buckhead and our daughter, Murphy, was on her way to Holy Innocents but we took a chance on High Point Elementary School, take a chance on us.

Please do the right thing.

Dorian Barja
Director of Operations
ETI Software Solutions
Direct: 770.242.3620 ext. 308
Mobile: 770.335.5362

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Abaray, Linda

From: Julia Mahood <julia@mahoodstudio.com>
Sent: Wednesday, October 01, 2014 9:18 PM
To: Abaray, Linda
Subject: Request for denial of Zoning Application 201402051, the Providence Group, Park 225 Apartments

Dear Ms. Abaray,

Please put this letter in the council zoning package.

I am a homeowner on Huntley Drive (4790) and my property borders the current Park 225 Apartments. This new project will use my street as a cut through to Windsor Parkway when heading south on Roswell Road. Please deny this project as an egregious overreach on height and density adjacent to single family neighborhoods, the neighborhoods you campaigned to protect as the "jewels of our city".

Your legal grounds to deny: Failure to comply with the height and density restrictions in the Comprehensive Land Use Plan which causes inappropriate transition to the adjacent singe family neighborhood, especially due to traffic volumes through these quiet neighborhood streets.

Facts:

- The developer's revised plan calls for density of 27 units per acre. This is 7 units per acre greater than what current zoning laws legally allow and is more than 500% above what the Comprehensive Use Plan for this area of Sandy Springs recommends! I really do not understand how taking out one curb cut on Roswell Road can justify such a ridiculous increase in density.
- This revised plan also calls for the apartments to go from a low of 3 stories at the corner to an incredible 6 stories (including a 5 story parking deck.) That is an increase of 1 story from the recently approved JLB "Gateway" development on the west side of Roswell Road at Weiuca. Again, I ask you, how can taking out one curb cut on Roswell Road grant the developer the right to take such egregious liberties with the restrictions that Sandy Springs has put in place to ensure sensible and smart growth? There is no way that the City can ignore the fact that putting in a development of this density will compromise the integrity of our neighborhood.
- The developer's attorney is fond of pointing out two projects nearby that have been granted this level of density. **However, he never acknowledges that neither of those projects have direct access to the neighborhoods that they border.** In the letter to the Community Development Director Angela Parker on August 18, 2004, Mr. Hendricks is dismissive of the neighborhood's concerns and confers a misleading representation of the Westfield Park residents as solely focused on traffic issues, then falsely claims that the DRI didn't recommend a traffic light at Franklin Road and Roswell Road. He states on the last page:

"For example, it is interesting to note that the DRI process revealed that a traffic signal was probably not warranted at the intersection of Franklin Road and Roswell Road."

If you will review the DRI report, you will see that it clearly states on page 4:

> *"The following improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project:..SR 9 (Roswell Road) @ Franklin Road (Intersection #2):*
> *• Install a traffic signal (Note: Meets signal warrants under Existing Conditions)."*

Please don't be taken in by an attorney who is skilled at telling the City what it wants to hear, whether it's true or not.

- The Myth of Greater Greenspace: Another misleading claim is that they are increasing green space, thereby qualifiying the project for density and height bonuses. One look at the existing site plan vs. the proposed one makes it clear just how much less green space the new development will have. **They are claiming to increase green space over the minimums established by the A-L zoning classification, not over the existing green space.** The proposed green space is mainly curb cuts. There is no contiguous green space where any tree canopy could be established. Park 225 now has an amazing canopy of old, hardwood trees to which the City should give consideration before granting permission to raze the property.
- No Blight: I was stunned at last month's City Council meeting to hear statements that the existing property is a "blight", that it is a ticking time bomb, referencing a situation where bullets will soon be flying through our windows. A quick drive through all the properties on this stretch of Roswell Road on any given day will give you a clear picture of which ones are blighted, (it's not Park 225.) Sure, the architecture at Park 225 is outdated, but it is far from a criminal hotbed, or an eyesore. But since the acreage is larger, it is under contract now for re-development. So please don't paint this property with the brush of blight, by all appearances it is a well maintained complex that is full of hardwood trees.
- Unjustified claims of Criminal activity: My husband and I have lived here for 18 years, raising our two sons peacefully behind this older apartment complex and have never witnessed any criminal activity, or had any issues with the residents of these apartments. Park 225 is suffering from the reputations of its neighbors on Roswell Road. Blight is evident at Park Village Apartments at 4689 Roswell Road, and Chateau Villa Apartments at 4717 Roswell Road– They are the properties that are in desperate need of revitalization. Via the Sandy Springs police department website, crime data is available which shows a disproportionate amount of criminal activity occurring on these two properties, not at Park 225.
- Lack of good faith in the negotiations between the neighborhoods and the developers and their lawyer. I have attended a Planning Commission meeting, a City Council meeting, a High Point Civic Association meeting regarding this issue, and met with the Providence Group developers at my home. I have heard them say countless times that they want to work with our neighborhood to come to a resolution that we can all support. However, I have only seen one revision of the development, one "offer" of compromise, and it does not in any way come close to what I consider a compromise on their part. Just because they are reputed to do high quality work and tell the folks at the city that they want to work with the neighborhood does not mean that they have put forth a good effort to do so.

Deny this project on the basis of density, height and impact on a protected neighborhood. Councilman Dejulio was correct in calling Westfield Park a "hidden gem" at last month's City Council meeting. Westfield Park is supposed to be a protected neighborhood. Will you, as a city official, protect our neighborhood? Or will you allow the propaganda churned out by the well funded Providence Group justify a bad decision that will have precedent setting implications for our city?

I challenge you to be courageous and proactive and deny this application for re-zoning.

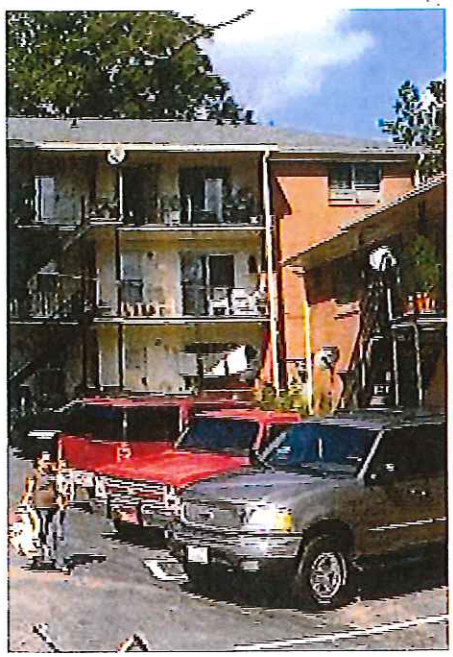
Thank you for taking the time to read my letter.

Sincerely,

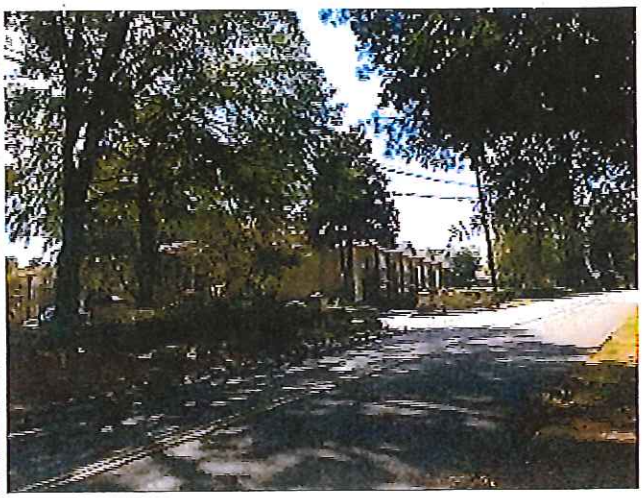
Julia Mahood

Park Village Apartments, 4689 Roswell Road

Chateau Villa Apartments, 4717 Roswell Road



Park 225, note the trees!



Abaray, Linda

From: Susan Bennett <susan@susancbennett.com>
Sent: Monday, September 29, 2014 12:04 PM
To: Abaray, Linda
Subject: Park 225

Dear Linda,

My husband and I are residents of the Westfield Park neighborhood. I've written to you and other City Council members before, but I'm writing again with the same appeal: please consider carefully the impact of the proposed Park 225 project, not only on our neighborhood, but on all of the residents on or close to Franklin and Roswell Road. All of the residents understand and appreciate the fact that the former Avistele apartments need renovating, and we also appreciate the Council's mandate that the neighbors and developers get together to reach a reasonable compromise on density, building height, etc., Yet, it seems that "reasonable" has different meanings for the developers and the people who have to live with their proposed number of apartments and town homes. We all want what's best for the city of Sandy Springs. Please insist that the developers make a few more concessions so that the Westfield Park residents don't become prisoners of our own neighborhood. Please, let integrity trump profit!

Thank you for your time and consideration!

Susan Bennett, 4805 Brinkley Lane, Sandy Springs, GA 30342

To Whom It May Concern,

I wanted to voice my opinion regarding the process and lack of regard for the neighborhood related to the project at Park 225. Since the onset, the developer has requested an immense exaggeration of the allowable building code and has cited the ability for increased density due to comparable properties in the area. What no one seems to understand is that these comparisons are being made to properties that are in different zoning classifications and should not be considered as a valid resource. The density and height of the proposed layout are extravagant and violate the code by an extreme amount. The multitude of variances that are being requested are all a result of the proposal to increase the density to a level that is not legitimate nor necessary.

Ignoring staff recommendations, the developer has presented us with a 30 unit per acre proposal and, after numerous meetings, a 27 unit per acre scenario. During our last City Council meeting, it was stressed that density was still an issue and through honest and open dialogue, we could come up with a strategy that is an agreeable solution. Since that meeting, we were not shown a revised site layout and were told the 27 unit per acre site proposal shown during that hearing is the one being submitted for approval. The reason given is due to the developer claiming they are not able to make the numbers work financially at a lower density which may or may not be true. This is an absurd proposal, it is not grounds for a hardship and does not supersede what is sensible. I would expect a financial investment of this caliber to be based on a reasonable interpretation of the code with a profit margin that is relative to a density that is within the boundaries of practical development.

As we would all like to see the existing property developed and understand the existing complex is an eyesore, making a presentation that disregards the fabric of Roswell Road and proposing a product of this magnitude is not progress. The building code is in place to plan logical and cohesive growth and we have the opportunity to develop Sandy Springs into a city that is vibrant and progressive without facing the mistakes and overgrowth as some of our neighboring jurisdictions. This is a clear case of a development group trying to strong arm the community by convincing the City Council that more is more. Not only has this submittal neglected all our attempts as a neighborhood to keep the integrity of the surrounding area intact, it will set a negative precedent moving forward and will pave the way for overdevelopment. The proposal before you should not be considered just because it is the lesser of two evils, and should be denied until a reasonable scenario can be provided.

Sincerely,
John Albanese AIA
4750 Westfield Dr.
Sandy Springs, Ga. 30342

Abaray, Linda

From: Marc O'Connor <mocatl@att.net>
Sent: Monday, September 29, 2014 3:03 PM
To: 'Barbara O'Connor'; Abaray, Linda; DeJulio, Tibby; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy
Subject: Franklin Rd/ Roswell Rd - Park 225 Development

To All,

I hope this email finds you all well and thanks for all of your efforts in Sandy Springs.

I have been keeping up with the Park 225 development on Franklin Place and Roswell Road and I am troubled by the development and the developer's position. I have 20 years of experience in the construction and development business. What's being contemplated is really above what this location can sustain and the developer knows this.

The density proposed by the developer, at over 30 units/acre, was certainly too high for this location. 18-20 is really the correct density all things considered. From what I've been told the developer is only back to 27 units/acre. Still too high to be sure.

This area, as well as the apartments across the Franklin Rd street, are certainly underutilized land and don't fit with the redevelopment of the corridor. But let's keep a keen eye on density. There is simply no reason at all to go above the norms and get anywhere close to 30 units/ acre in this area.

I can't urge you strongly enough to oppose this development until the developer designs a more practical density which he certainly can do. I 100% guarantee you he has a 20 units/acre plan in his back pocket. He's just trying to see what he can get.

Best regards,

Marc O'Connor
130 Franklin Place NE
Sandy Springs GA 30342
404-456-7011

This email is free from viruses and malware because avast! Antivirus protection is active.

Abaray, Linda

From: Al LaCour <jal@cleverdevil.org> on behalf of Al LaCour <jal@thelacours.org>
Sent: Monday, September 29, 2014 4:00 PM
To: Abaray, Linda
Subject: Re: Park 225 Development

My wife and I are 20-year residents of the Westfield Park community, Sandy Springs. We ask for your continued support for smart growth redevelopment of the Park 225 property. We are seeking a way that has appropriate density for our residential, family-friendly neighborhood.

Our neighborhood has engaged in good faith negotiations with Park 225 developers. We are encouraged by some changes: reducing the density from 30 units/acre to 27 units/acre, reducing the number of town homes from 173 to 162, reducing the total from 368 to 325, lowering apartment heights on Roswell Road to 3 storeys, (that increase to 4, 5, and 6 storeys on Franklin Road), and the developers eliminating a 3rd entrance on Franklin Rd. which is the closest entry to our neighborhood.

We have communicated with the developers that we support their adjustments. And we will support increased density (over 20 units/acre) if they will lower the proposed 5-6 storeys of parking, increase building setbacks off Franklin Rd. and restrict exiting apartment traffic onto Franklin Rd. Considering the density that the developers currently seek (27 units/acre), we believe these are reasonable requests. Sadly, the developers indicate they will not hear these requests nor make additional changes to the plan they plan to file with Sandy Springs.

To be clear: our neighborhood supports redevelopment of the Park 225 property. But the current proposal is 7+ units/acre greater than currently allowed under zoning laws, and 500%+ above what is recommended by the Sandy Springs Comprehensive Plan in our area.

In short, the current plan that the developers will file ignores our reasonable good faith attempts to preserve the residential character of our neighborhood. If approved, the current plan will set a disturbing precedent for future development in our area. Our neighborhood supports sensible and smart growth that will protect the future of our neighborhood.

We thank you for your attentiveness to your fellow Sandy Springs citizens in the Westfield Park neighborhood.

Sincerely,
Al and Elaine LaCour
435 Franklin Rd. NE
Sandy Springs, GA 30342

Abaray, Linda

From: Kim Russell <kim@kim-russell.com>
Sent: Wednesday, October 01, 2014 12:07 PM
To: Abaray, Linda; DeJulio, Tibby; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy
Subject: Application for redevelopment of park 225

10/1/2014
RE: Redevelopment of Park 225 Apartments – The Heights at Sandy Springs
To Linda Abaray,
Senior Planner
City of Sandy Springs
7840 Roswell Rd, Bldg 500
Sandy Springs GA 30305
770-206-1577

CC: Mayor, City Council

Dear Linda,
I am writing regarding the Proposal submitted by The Providence Group. I live in the neighborhood of Westfield Park, which was established in 1958. Huntley Drive borders this re development application.

As excited as we are to have new development in the area, we want to make sure the City and Developers are able to work with the neighborhood for the best possible outcome.

There has been a lack of movement with developers, only making a small change to 27 vs 30 per acre. Height increases and Developer not filing new plan with city, so its all talk vs. substance. Developer. Is saying the plan won't work financially with less units, when in fact the developer could, increase size of townhouse (sell units) would increase sales price and some of the $ could be recovered. The developers response that the project is only viable with density over the current LWN node 2 density, is not a carte blanc to approve the project.

Please see a list of concerns: These statements are based upon the information I have and may have had revisions. I look forward to clarification or modifications of the plan when it finally submitted to the city.

1. Density- currently there are 312 units. Developer seeking 368 Apartments (rental) and 173 Townhomes (for sale). For a total of 541 units, an increase of 73%. The developer has made a few reductions to this number but the plan hasn't been submitted to city as the writing of this letter. Developer and there attorney state that they cannot make the numbers work for les than 27 units per acre and state several projects that were approved, prior to city of sandy springs Becoming a city. I am not aware of any current zoning projects in LWN node 2 being approved at this density.

2. Set back variances- Setbacks are established to protect boundaries. The requests for this plan are not demonstrating any hardship which wound cause the variances to be allowed/approved. Approving these would Totally changing the feel of residential streets and neighborhoods.
   A. Rear set back of 10 ft. vs. 50 ft. To Huntley drive or rear of property. Concern too close to protected neighborhood of R2 zoning and no planting strip. Elimination of 15 TH units could ensure the proper buffer is supported. There will be a very large detention pond on property, this needs proper screening to R2 properties.
      B. Side setback of 10 ft. vs. 20 ft. The topography of this side street is very hilly. I am not sure how this could be achieved without clear cutting and adding retaining walls. This would have a commercial look vs. residential.
      C. Front and Corner setback reductions to 0 from 40ft. I think reduction could work. Concern with how 2 ft. planting strip and 4 ft. sidewalk fits into the setback reduction with proper planting strip to Roswell Rd.

3. Access to Property-this is a concern as higher density and more cars than currently in existing complex will cause drivers to find the path of least resistance, if egress to Roswell rd is difficult, then neighborhood will see increased traffic. There is confusing information regarding the DRI report to the average citizen; one part of report says it is required is to add traffic light at Franklin and then a second says only if warranted and the report states traffic levels do not warrant. See #3 for Long Island rd.note. The DRI was only completed for Roswell rd not Franklin rd.
   a. Only 1 entrance on Roswell Rd vs. 2 currently
   b. 3 drives on Franklin Rd vs. current 2, with no restriction on to Franklin Rd. Eastbound, Franklin Rd. is a narrow 25 mph interior neighborhood street, with no sidewalks and speed calming humps. School bus pick up and drop off on this street. Very dense vegetation and limited line of site. Many neighbors back out of driveways.
   c. Alignment of Major entrance on Roswell- not aligning with Mystic Dr.- this would be a logical location for Traffic Light. Would improve flow on Roswell Rd. Would allow Cherokee Park residents to turn North on Roswell in a safer manner. New HAWK pedestrian light just south of Long Island already causes back up on Left Northbound lane on peak school and rush hours. A traffic light at Franklin Rd is poor traffic control. Development could be realigned with Mystic with a slight reduction in density.

D. With the de-acceleration and acceleration lanes on Roswell will improve line of site at franklin/Roswell intersection, still a concern to move traffic out of the complex either via Roswell rd or off franklin southbound onto Roswell rd.

4. Having a solid entrance /egress is essential for the success of this project. If the residents find fault with access, they will not rent or buy.

- car counts. Let's be real, 1 to 3 people will live in these townhomes and apartments. They will be mid to high income earners, over 75% of them will leave during the day. So if we only use 1 car per unitHaving a solid entrance /egress is essential for the success of this . If the residents find fault with access, they will not rent or buy.

at 75% will work away from the residence that is 405 cars leaving and returning to the property each day. This estimate will most likely be on the ver low side. These new residents are not utilizing public transportation. Not controlling the eastbound traffic on Franklin Rd. will cause additional traffic along Franklin Rd, Huntley Dr, Brinkley Lane and Westfield DR. These streets are not designed for this type of traffic.

5. Green Space- in the original plan there are only planting strips, adding them all up makes the required values to plan, however there is very little common space and town homes do not

have yards . I see a huge reduction in green space from current development to new development. For there complex the developer will have to raze the entire property removing many old growth trees .How does that work with the city's comprehensive plan? JBL project appears to have more green space than this project and it is a true live work stay community vs. Residential only.

6. Height- goes into the density issue original 3 to 4 stores with an enclosed deck is plenty high. We do not want midrise apartments in this location. Combine proposed height with the topography and the apartments will tower over Westfield Park. With talking to the developer we are now hearing heights of 5 and 6 stories. This is way out of proportion to comprehensive plan and LWN node 2.

7. Amount of new luxury apartments being considered at this time is over 1200 units from city line to belle isle, plus 171 townhomes. I am not sure all of these new residents and cars on the road are being considered in the density equation. There is also another new higher density apartment complex being built across from pike Nursery just 3/4 mile from city line. Pushing close to 1800 new homes in a 1.5 mile span.

Lastly I would like to address the comments made by the mayor regarding development. The mayor made many negative, broad comments about blight and crime in developing aging apartment sites. Park 225 is not in disrepair, not a crime hub and generally a good neighbor. This site is premium due to the acreage and location. The 2 complexes south of Park 225 (chateau villas and Park vista) fit the blight and crime comments of the Mayor. They are narrow lots and not prime location due to being land locked. Just because a complex is older doesn't mean it is a bad thing.

Developing quality long lasting new housing is key for the city to prosper for the long run. Giving in to 'whatever works' just to build something new and shiny is not how to proceed. I strongly urge you to deny or defer this application.

I thank you in advance for your consideration of these points.

Sincerely

Kim Russell
4865 Lansbury Dr., Sandy Springs GA 30342
404-272-8891
President – Westfield Garden Club. (Established 1961)
Former President Westfield Park Women's Club
Former Board Member HPCA

Mail to
labaray@sandyspringsga.gov
tdejulio@sandyspringsga.gov
rpaul@sandyspringsga.gov
jpaulson@sandyspringsga.gov
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Kim Russell|Coldwell Banker| 404-272-8891| Top 25 Agents Atlanta | International Diamond Society| Life Member Multi Million Dollar Sales

Abaray, Linda

From: Penny Dumas <pennydumas@gmail.com>
Sent: Monday, September 29, 2014 5:21 PM
To: Abaray, Linda
Cc: DeJulio, Tibby; Paul, Rusty
Subject: Park 225 development

Dear Ms. Abaray:

I am writing as a resident of Westfield Park and more specifically Huntley Dr., backing up to the east perimeter of the proposed development. I implore you and other members of the Planning Committee and City Council to DENY the variance requests of the developers as currently presented.

As before, the density and building height requests continue to be completely unreasonable for this area and neighborhood. Along with other development in progress (Gateway) and other current requests for variances in the immediate area (Dewberry), the Roswell Road corridor stands to become a traffic nightmare for residents in the surrounding neighborhoods as well as through traffic.

More importantly, the 5 1/2 acres designated for apartments at a density of 60 units per acre and building heights of 5 and 6 stories on Franklin Rd. is particularly egregious and out of character for the area. The increased building heights combined with decreased setbacks on Franklin and Huntley versus the current development is especially disconcerting to me as a backyard neighbor.

Please protect the integrity of Sandy Springs and our neighborhood by recommending denial of the developer's request as it now stands.

Thank you.

Sincerely,
Penny Dumas
4760 Huntley Dr. NE

Abaray, Linda

From: john@andrewsstembridge.com
Sent: Friday, September 26, 2014 6:09 PM
To: Abaray, Linda
Subject: RE: Park 225 Development (Roswell and Franklin)

Linda,

Thanks for sending this while you are out today. Warren Jolly called me this morning and told me that it would likely be next Monday before they were able to file the revised plan. I understand that he has been talking with you about the plan and will be filing the plan that they presented at your offices on September 10 with an approximate density of 27 units/acre and building heights of 3 stories facing Roswell Road, and increasing to 4, 5 and 6 stories moving away from Roswell Road.

I believe it is important for you to know that after reviewing the revised plan we told Warren that we hoped they could: (1) reduce the height (number of stories) of the apartments and the parking deck, (2) provide a building setback on the east (Huntley Dr. property line) and north (Franklin Rd.) property lines that is closer to what currently exists, and (3) limit egress onto Franklin to townhome and emergency vehicle traffic only. Given the density the developers are seeking (27 units/acre), these are very reasonable requests. We told Warren that with the revised plan, we would not support density above 20 units/acre, which: (1) is 3+ units/acre greater than the current development, (2) is greater than what the current zoning legally allows, and (3) is 400% above what is recommended by the Comp Plan. However, we told Warren that if they were willing to work with our requests, we would support density greater than 20 units/acre.

Warren called me on Wednesday and told me that they could not reduce density lower than 27 units/acre and could not accommodate our requests. He told they would be filing the plan they presented at the September 10 meeting but that they still wanted to continue talking with us about the plan with the hope that our neighborhood will sign on. 100% of the residents in our neighborhood support re-development of that property, but I am not optimistic about our neighborhood supporting this plan if Warren and Darrin Collier are not willing to work with us regarding any changes.

This may not be the forum to express our frustration with the zoning process; I will bring this up when the Planning Commission meets. However, several of my neighbors attended the community meeting prior to the August 21 Planning Commission meeting and expressed their concern with the density and height of the project. We also met with Warren, Darrin and their attorney 3 times prior to the August 21 Planning Commission meeting, and despite being aware of our concerns they made no revisions to their proposed plan until September 10 when staff recommended deferral (changed from an initial recommendation of denial) and have told us that they will not make further revisions. Yet, they still have not filed the revised plan with the city which gives interested residents very little time to submit feedback to the city.

I trust that you and your staff will recommend denial of this plan based on the reasoning included in the prior staff report and the fact that the current plan remains well outside the recommendations included in the prior staff plan. We will continue to work with Warren and Darrin with hopes they submit a plan that takes into account the reasonable requests we have made. However, due to the late date at which they provided the revised plan we have very little time to work with them.

I would like to speak with you Monday regarding the revised plan and to learn of the guidance you have provided Warren and Darrin regarding revisions. Please let me know a good time for us to talk on Monday.

Thanks,

John Stembridge

4725 Huntley Drive
Sandy Springs, GA 30342

From: Abaray, Linda [mailto:LAbaray@SandySpringsga.gov]
Sent: Friday, September 26, 2014 9:44 AM
To: john@andrewsstembridge.com
Subject: RE: Park 225 Development (Roswell and Franklin)

John,

Sorry for the delayed responds. Staff met with 225 Franklin yesterday afternoon and Warren said that he had spoken to you. Did everything get cleared up? He is planning on resubmitting the site plan that was shown at our meeting. The Public Works department is doing a quick review so if there are any changes they are only made once. The submittal deadline is October 3rd. I would love to have thing sooner if at all possible. I am out sick today so if you need me I am available through e-mail.

Linda Abaray
Senior Planner
City of Sandy Springs
7840 Roswell Road, Bldg. 500
Sandy Springs, GA 30350
O. 770-206-1577

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From: john@andrewsstembridge.com [mailto:john@andrewsstembridge.com]
Sent: Wednesday, September 24, 2014 5:18 PM
To: Abaray, Linda
Subject: Park 225 Development (Roswell and Franklin)

Linda,

I spoke with Warren Jolly after leaving you a voice message and understand that they are going to file the plan they presented to the neighborhoods during the meetings at your office. I have a few questions regarding revisions to the plan after it is filed. Will you let me know when you have a few minutes for a phone call.

Thanks,

John

John T. Stembridge
Andrews & Stembridge, LLC
2951 Piedmont Road, Suite 300
Atlanta, GA 30305
John@AndrewsStembridge.com
Office: (404) 604-2691 ext. 1002
Cell: (678) 362-6567

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Abaray, Linda

From: Doris Claire Blackwell <dclaireblackwell@bellsouth.net>
Sent: Sunday, September 28, 2014 2:37 PM
To: Abaray, Linda
Subject: Park 225 Redevelopment

Hello Linda Abaray,

Our neighborhood has been working with the developers to address our concerns since the City Council voted to defer at the last meeting. Unfortunately, the developers told us that they could not accommodate our requests and that they will not be making additional changes to the plan that they are filing with the city.

Our neighborhood supports redevelopment of this property! However, the revised plan at 27 units/acre is: (1) 10+ units/acre more than the density of the current apartments; (2) is 7+ units/acre greater than what current zoning laws legally allow; and (3) is more than 500% above what is recommended by our city's own Comprehensive Plan for this area. In addition, the apartments, which will be built on 5.4 acres of the property, will have heights up to 5 and 6 stories, will require a 5-story parking deck, and will have a density of over 60 units/acre.

We would like to see the developer: (1) lower the heights of the apartments (5 and 6 stories are too high for this area); (2) increase the building setbacks off of Franklin Rd. and the east property line (behind the Huntley Dr. residences) to the current building setbacks; and (3) restrict apartment traffic from exiting onto Franklin Rd. Considering the density they are currently seeking (27 units/acre), these are very reasonable requests.

The plan the developers are filing with the city ignores our reasonable requests and our attempts to work with the developers to keep the character of our neighborhood and surrounding areas intact. And, if approved, it sets a very disturbing precedent for future development in this area. We recommend supporting sensible and smart growth that will protect the future of our neighborhood.

We would like to see the Planning Commission and the City Council encourage the developers to accommodate our reasonable requests.

Thank you for your support of our neighborhood!

Claire Blackwell
4740 Cherrywood Lane, NE,
Sandy Springs, Ga 30342
Phone #404-843-1010

Abaray, Linda

From: Barbara O'Connor <bocatl@bellsouth.net>
Sent: Monday, September 29, 2014 9:19 AM
To: Abaray, Linda; DeJulio, Tibby; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy
Cc: bocatl@bellsouth.net
Subject: Park 225 Development

I have been following the Park 225 development on Franklin Place and Roswell Road and want to encourage all of your to listen to the residents living close by. We are interesting in redevelopment and improvements to our community, but at a reasonable density rate.

The original density proposed by the developer at over 30 units/acre was certainly unreasonable for this area. I have read the study recommending under 20 units/acre which is certainly a reasonable recommendation. I understand that the developer has come back with a new plan of 27 units/acre after several meetings with the homeowners in "honest conversations". It appears that the developer is not interested in following the City's recommendations, and has not truly heard the residents.

I know that all of you know the facts on the zoning rules, the City's Comprehensive Plan, and the spirit of redevelopment in that area. You know that the requests here do not follow the spirit of the Plan. Please remember that we live in Sandy Springs because we like it. If you change density from 18ish units/acre to 27ish units/acre, we won't like it and we will move.

I strongly urge you to oppose any development for this property over 20 units/acre and oppose any unreasonable requests for zoning changes.

Thank you.

Barbara O'Connor
130 Franklin Place NE
Sandy Springs GA 30342
404-509-0123

This email is free from viruses and malware because avast! Antivirus protection is active.

Abaray, Linda

From: Rex Macey <rex@macey.us>
Sent: Tuesday, September 30, 2014 10:57 PM
To: info@highpointcivic.com; info@SandySpringsCouncil.org; Paul, Rusty; DeJulio, Tibby; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy; Abaray, Linda
Cc: Julia Mahood; john@andrewsstembridge.com
Subject: Park 225 Development (Roswell and Franklin)

Importance: High

I am writing to communicate my opposition to the development plan. In respect of your time, I will not repeat many of the concerns that my neighbors have expressed well regarding density, height, and setbacks. Rather I will emphasize three other points.

Some of the apartment communities along Roswell road as one enters Sandy Springs from the South are eyesores and have relatively high crime rates. Those most in need of redevelopment are Chateau Villa (4717 Roswell Rd) and Park Village (4689 Roswell Rd). Our backyard abuts Park 225 and we've lived in our home for 18 years. We are not bothered by noise, traffic, and we feel safe. A concern of mine is that if Park 225 is razed and new apartments and town homes are constructed, it will be years before the market can absorb more, thus potentially delaying redevelopment of the properties most in need, namely Chateau Villa and Park Village. I'd like the city to prioritize redevelopment of properties. In doing so, I suggest the city provide fewer variances to Park 225 which has quite a lot of mature hardwood trees. The satellite photo below shows the abundance of trees at Park 225 compared to those apartments to its South. W don't have to cut a deal with the first developer who happens along. As a direct neighbor who will be greatly impacted by the development, I urge you to please be patient. I have lived happily next to Park 225 for 18 years and can do so for years to come.

The most important issue to me is the safety of our children. In all the time I've lived here, I've rarely made a left turn from Franklin (the street at the top of the photo) onto Roswell. The sharp angle reduces visibility and there is a lot of traffic. I often use the Franklin/Roswell intersection, which has no light, to make right turns and hardly ever see motorists making a left. The point is that the much higher density will increase the cars on Franklin, Huntley and Brinkley (yellow lines on the map below) where there are no sidewalks but many children playing and people walking.

I've met with the developer and have been to town hall meetings. There has been mention of having to have density in the high 20s to make the numbers work. I ask that you recognize this for the canard it is. Based on my 30+ years as a professional investor **I can assure you that a large part of what makes a project work is the purchase price**. The purchase price is a negotiation between the current owner of Park 225 and the developer. Your sticking to the principles of controlling density and encouraging sensible development will influence the transaction price of the existing property. If the city sends a signal that 20 units is the limit, that will help define the value of the potential development which will in turn determine the price the existing owner can realize for the property. On the subject of financial impact, I heard a rumor that the city council does not like to hear from residents about their property values. If this is true, then I ask that you not consider the financial impact on the current owner or the developer. It would be unfair to the hundreds of homeowners each of whom has hundreds of thousands of dollars tied up in their homes to only consider the pecuniary issues of the other side.

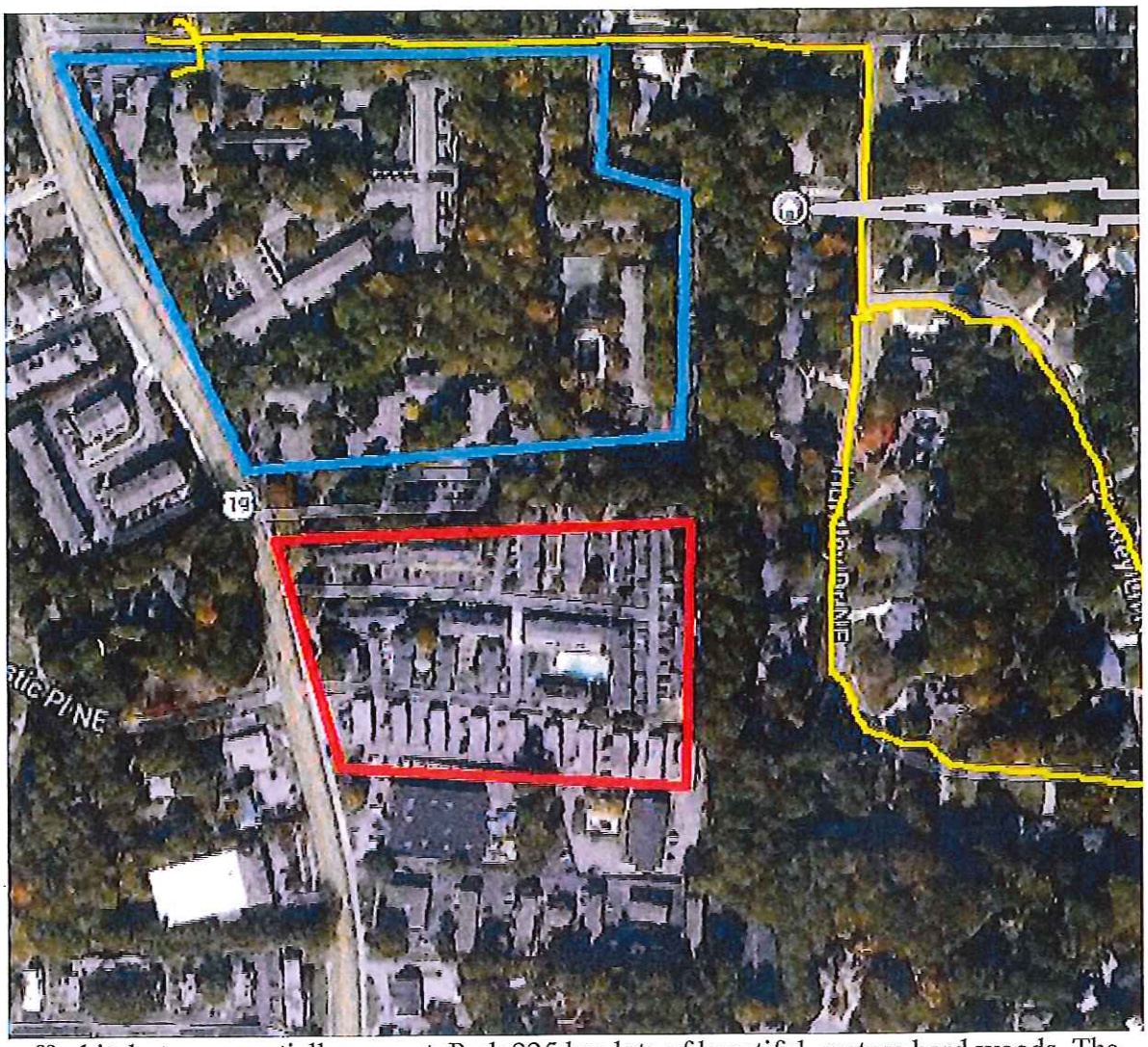
Thank you for your consideration.

Yours truly,

Rex Macey
4790 Huntley Dr NE
Sandy Springs, GA 30342
404-667-0328

Park 225 (lots of trees)

Chateau Villa and Park Village (no trees)



(My boundaries are off a bit, but areessentially correct. Park 225 has lots of beautiful, mature hard woods. The other apartments have virtually none, and the higher density will drive motorists to use Franklin, Huntley and Brinkley, increasing the risk to our children and pedestrians.

Abaray, Linda

From: Amy French <amyrob28@hotmail.com>
Sent: Monday, September 29, 2014 11:01 PM
To: Abaray, Linda; DeJulio, Tibby; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy
Subject: Park 225 Redevelopment

To All Council Members,

My name is Amy French, and I live at 4755 Westfield Dr. in Westfield Park. I am a mother of 3 children, and we have lived here for almost 8 years. I am writing to convey my disappointment in the developers unwillingness to accommodate our very reasonable requests to make changes to their plan. You all encouraged us to work together to come up with a win-win for the neighborhood and the developer, and they have "led us on" in collaborative meetings to only call us and tell us they will not work with us.

We have asked for the developers to 1) lower the heights of the apartments (5 and 6 stories are too high for this particular parcel of land which borders our neighborhood of primarily 1 story ranches, directly) 2)increase the building setbacks off of franklin rd. and the east property line (behind the Huntley Dr. residences) to the current building setbacks; and 3) restrict apartment traffic from exiting onto Franklin Rd. (FRANKLIN IS A RESIDENTIAL STREET THAT PRIMARILY SERVICES OUR NEIGHBORHOOD!!!!)

In the last City Council meeting, we filled your room showing our support for our n'hood. We are NOT against redevelopment that is RATIONAL and SMART GROWTH. Sandy Springs has great dirt....we should not be so desperate to redevelop just to do it....we need to be smart about it, so once it's all done we can actually enjoy our quality of life that we have built for EVERYONE. I am in real estate and I can promise you, if these developers don't take this opportunity to do things right, there are certainly others who will. It is time for Sandy Springs to enforce their ideals and not just talk about them. We would love nothing more than to be able to move forward and support these developers efforts but as the plan stands right now, there is NO WAY we can possibly do so.

Thank you for taking the time to hear our voices and hopefully, work with BOTH current neighbors and the developers to come up with a plan that reasonably works for all.

Warm Regards,
Amy French
404-326-0063

are unsatisfactory and his lack of real and sensitive engagement is disappointing.
The plan that the developers are filing with the city ignores our reasonable requests and our attempts to work with the developers to keep the character of Westfield Park and surrounding areas in tact. If this plan is approved it sets a very disturbing precedent for the future development of the apartment complexes of Chateau Villa and Sovereign place.
Thank you for your time and Consideration

Respectfull
Brad Hayes
4730 Huntley Drive

Dear Planning and Zoning staff,
I have been a resident of Westfield Park for the past 33 years and would support any change to the property at the corner Franklin and Roswell Road if it would protect the quality of life we experience in our neighborhood... which is now exceptional. I like most of my neighbors support positive change.
However, I am strongly opposed to high density zoning (over 20 per acre is not acceptable to me) and am opposed to an obtrusive 4-6 story parking garage and additional apartment traffic ~~onto~~ exiting onto Franklin Road. The builders proposed setbacks

neighborhood. I would imagine that "Sovereign Place", across Park 225, on Franklin Road, will be the next apartment complex to be transformed into a higher density area. If this is allowed, the quality of life we enjoy in Westfield Park and the character of this uptown neighborhood will disappear.

Thank you for your consideration.

Respectfully,

Chantal Duggan

October 1, 2014

Dear Planning and Zoning Staff,

I have been a resident of Westfield Park for the last 23 years and would welcome the rehabilitation of the Park 225 Property. However, I strongly oppose the high density proposed by the developers. Keep in mind, that this property is bordered by other apartment complexes which are also in need of rehabilitation. If you allow this developper to build with such density, you will be setting a precedent for future projects around our

'est field Park

4700 Cherrywood Lane NE, Sandy Springs GA 30342

4700 Cherrywood Lane

in

Westfield Park

One of the Finest Neighborhoods

in Sandy Springs

Let's keep it great!

Abaray, Linda

From: Kim Russell <Kim.russell@coldwellbankeratlanta.com>
Sent: Tuesday, September 16, 2014 4:19 PM
To: Abaray, Linda; DeJulio, Tibby; Paul, Rusty; Paulson, John; Dishman, Ken; McDonald, Graham; Sterling, Gabriel; Bauman, Andy
Subject: Please deny or defer Providence Group rezoning application of Park 225

Dear Mayor and City Council
I am enclosing the letter I sent originally for the planning meeting regarding Park 255 Rezoning. We have met with the developer but are not at an acceptable level of density or height.

Please defer this application so that we may work in concert to get a quality plan for the developer and the neighborhood.
Kim Russell
4865 Lansbury Drive 30342

August 7, 2014
RE: Redevelopment of Park 225 Apartments – The Heights at Sandy Springs
To Linda Abaray,
Senior Planner
City of Sandy Springs
7840 Roswell Rd, Bldg 500
Sandy Springs GA 30305
770-206-1577
CC: Mayor, City Council

Dear Linda,
I am writing regarding the Proposal submitted by The Providence Group. I live in the neighborhood of Westfield Park, which was established in 1958. Huntley Drive borders this development.

As excited as we are to have new development in the area, we want to make sure the City and Developers are able to work with the neighborhood for the best possible outcome.

Please see a list of concerns: These statements are based upon the information I have and may have had revisions. I look forward to clarification or modifications of the following:
1. Density- currently there are 312 units. Developer seeking 368 Apartments (rental) and 173 Townhomes (for sale). For a total of 541 units, an increase of 73%.
2. Set back variances- Setbacks are established to protect boundaries. The requests for this plan are very narrow. Totally changing the feel of residential streets and neighborhoods.
A. Rear set back of 10 ft. vs. 50 ft. To Huntley drive or rear of property. Concern too close to protected neighborhood of R2 zoning and no planting strip. Elimination of 15 TH units could ensure the proper buffer is supported. There will be a very large detention pond on property, this needs proper screening to R2 properties.
B. Side setback of 10 ft. vs. 20 ft. The topography of this side street is very hilly. I am not sure how this could be achieved without clear cutting and adding retaining walls. This would have a commercial look vs. residential.
C. Front and Corner setback reductions to 0 from 40ft. I think reduction could work. Concern with how 2 ft. planting strip and 4 ft. sidewalk fits into the setback reduction with proper planting strip to Roswell Rd.
3. Access to Property-
a. Only 1 entrance on Roswell Rd vs. 2 currently

b. 3 drives on Franklin Rd vs. current 2, with no restriction on to Franklin Rd. Eastbound, Franklin Rd. is a narrow 25 mph interior neighborhood street, with no sidewalks and speed calming humps. School bus pick up and drop off on this street. Very dense vegetation and limited line of site. Many neighbors back out of driveways.

c. Alignment of Major entrance on Roswell- not aligning with Mystic Dr.- this would be a logical location for Traffic Light. Would improve flow on Roswell Rd. Would allow Cherokee Park residents to turn North on Roswell in a safer manner. New HAWK pedestrian light just south of Long Island already causes back up on Left Northbound lane on peak school and rush hours. A traffic light at Franklin Rd is poor traffic control. Development could be realigned with Mystic with a slight reduction in density.

4. Traffic- car counts. Let's be real, 1 to 2 people will live in these townhomes and apartments. They will be mid to high income earners, over 75% of them will leave during the day. So if we only use 1 car per unit at 75% will work away from the residence that is 405 cars leaving and returning to the property each day. These residents are not utilizing public transportation. Not controlling the eastbound traffic on Franklin Rd. will cause additional traffic along Franklin Rd, Huntley Dr, Brinkley Lane and Westfield DR. These streets are not designed for this type of traffic.

5. Green Space- where is it? I see narrow planting strips along Townhouse rows and bordering properties. I see a huge reduction in green space from current development to new development. How does that work with the city's comprehensive plan? JBL project appears to have more green space than this project and it is a true live work stay community vs. Residential only.

6. Height- goes into the density issue. 3 to 4 stores with an enclosed deck is plenty high. We do not want midrise apartments in this location. Combine proposed height with the topography and the apartments will tower over Westfield Park.

I thank you in advance for your consideration of these points. This letter is in spirit of cooperation and negotiation so that our neighborhood is not impacted in a negative manner.

The developer did not reach out to our community to discuss plans prior to the first zoning meeting. We welcome dialog between The Providence Group and our community, Westfield Park.

Sincerely

Kim Russell
4865 Lansbury Dr., Sandy Springs GA 30342
404-272-8891
President – Westfield Garden Club. (Established 1961)
Former President Westfield Park Women's Club
Former Board Member HPCA

Kim Russell

Kim Russell | Realtor | Buckhead Paces Ferry Office- Coldwell Banker Residential Brokerage
C: 404.272.8891 D: 404.504.0813 | F: 678-328-4866 | E: Kim.Russell@ColdwellBankerAtlanta.com | www.Kim-Russell.com | # 1 Agent- Units | #2 Agent- Sales | Top 25 Agents 2013 - Company | Two Buckhead Plaza, 3050 Peachtree Rd, Ste 500, Atlanta 30305

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Sandy Springs Policies re: Interparcel Connectivity

The recommendation for providing future street connection and interparcel connectivity to the south is supported by a number of adopted Sandy Springs plans, including the *2027 Comprehensive Plan*, *Transportation Master Plan*, and *Roswell Road Corridor LCI Study*. In the 2008 evaluation conducted specifically for the Roswell Road Corridor subarea, the LCI Study noted a number of deficiencies and challenges related to lack of transportation infrastructure:

- The absence of a local street network forces pedestrians onto heavily traveled vehicle routes such as Roswell Road
- Large block configuration is auto-oriented and not pedestrian friendly
- Street network and connectivity is limited

Recommendations from the *LCI Study* and *Transportation Master Plan* include establishing interparcel connectivity along Roswell Road and other commercial corridors, providing grid system of streets within downtown and elsewhere to disperse traffic over several roads, and providing a shared-use path parallel east of Roswell Road from the Windsor Parkway to Belle Isle node.

Providing street connectivity results in the following benefits:

- Public safety
  - Creates shorter, more direct routes to development for public safety response.
  - Lower volume streets local streets are preferable for non-motorized transportation (bicycling and walking).
  - System resiliency is provided by having alternative routes.
- Traffic
  - Overall traffic delay is reduced by distribution of traffic across a connected network.
  - Trips to local destinations are shorter in duration and distance and better served by direct routes.

High Point Civic Association,
P.O. Box 420216,
Sandy Springs, GA 30342

RECEIVED
OCT 30 2014
City of Sandy Springs
Community Development

October 30, 2014

Dear Mayor and City Council;

The High Point Civic Association supports the zoning change requested by the Applicant for the Park 225 project at Roswell Road and Franklin Road, with some minor stipulations, for the primary reason that the redevelopment achieves a major initiative of the City: **to remove deteriorating apartments in our community.** A few other reasons are below:

1. Stakeholders vs. renters. The redevelopment will introduce a substantial element of home ownership into our community vs. the current transient renter population. With the townhome price range averaging $400K, the demographics of the immediate area will improve, resulting in a higher level of home ownership stakeholders in our community.

   The redevelopment of the rental side of the property with smaller units and bedroom counts will be geared toward single professionals or young professional couples. Although not "ownership stakeholders" in our community, the rent levels of the new apartments will be substantially higher (and unit sizes smaller) such that the rental tenant base will be more affluent and professional-minded than the current tenant base.

2. Reduce school overcrowding. Correspondingly, the tenant base of young single professional will have fewer school-age children, which will reduce overcrowding of our neighborhood schools. Since the value of a neighborhood is traditionally predicated on the educational quality of its public school system, home values will increase over time.

   Additionally, the property tax revenue of new class A apartments and the townhomes will be four or five times what it is now. A majority of that money goes to the Fulton County School System.

3. Window of opportunity is closing. If Park 225 does not get redeveloped with this current offer, we are concerned it will not get redeveloped for many years, perhaps a decade or more. Park 225 might remain as is, a 40-year old property that isn't getting any younger. As other properties are being redeveloped (i.e., Chastain Mix project), those tenants are renting in the other class C properties up Roswell Road. These older properties are now nearing full occupancy and higher rents, thus increasing value. With this increase in value, it will become more difficult if not impossible to financially justify a Park 225-like redevelopment elsewhere.

Our decision does not come without thoughtful consideration, and we are fully versed on the project and its impact on the community.