



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: 201402835 0 Glenlake Parkway

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

APPROVAL CONDITIONAL of a request to rezone the subject property from to O-I (Office and Institutional District) to allow the development of 200 unit senior living, assisted living and memory care facility, with use permits and concurrent variances.

Discussion:

To rezone the subject property from O-I (Office and Institutional District) to O-I (Office and Institutional District) to allow the development of 200 unit senior living, assisted living and memory care facility, with a use permit to exceed the district height limit.

Additionally, the applicant is requesting four (4) concurrent variances from the Zoning Ordinance as follows:

1. Variance from Section 4.23.1 to reduce the required twenty (20) foot landscape strip to five (5) feet (east).
2. Variance from Section 8.1.3.b to reduce the required front yard setback from forty (40) feet to twenty (20) feet along GA400 frontage (east).
3. Variance from Section 18.3.1.E to allow parking to be located in a front setback.
4. Variance from 19.4.42.B.1 to reduce the required minimum unit size from 850 square feet to 620 square feet.

PLANNING COMMISSION RECOMMENDATION- October 16, 2014

Frostbaum moved to recommend approval seconded by Tart. The Commission recommended **approval** (4-0, Frostbaum, Tart, Porter, and Nickles for; Maziar and Squire absent; and Duncan not voting) subject to staff conditions.

PROPERTY INFORMATION

Address, Land Lot, and District	0 Glenlake Parkway (17-0034-LL-037) Land Lot 34, District 17 th
Council District	4(Gabriel Sterling)
Frontage	870' frontage along the east side of Glenlake Parkway and 645.92 feet along the west side of GA 400
Area	6.501 acres
Existing Zoning and Use	O-I (Office and Institutional District) under Fulton County zoning case Z88-0160, currently undeveloped
Overlay District	PCID (Perimeter Center Improvement District)
2027 Comprehensive Future Land Use Map Designation	LWC (Live Work Community)
Proposed Zoning	O-I (Office and Institutional District)

APPLICANT/PETITIONER INFORMATION

Property Owner	Petitioner	Representative
The St. Joe Company	Dominion Senior Living of Sandy Springs	Nathan V. Hendricks III

HEARING & MEETING DATES

**Community Zoning
Information Meeting**
August 26, 2014

**Community Developer
Resolution Meeting**
October 2, 2014

**Planning Commission
Hearing**
October 16, 2014

**Mayor and City Council
Hearing**
November 18, 2014

EXISTING LAND USE AND ZONING OF ABUTTING PROPERTIES

SUBJECT PETITION 201402835	Requested Zoning	Proposed Use	Land Area (Acres)	Units/Square Footage	Density (Units per Acre)
	O-I	Senior Living, Assisted Living, Memory Care	6.501	128 units 78,887 sf	19.70 units/ac 12,134.59 sf/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, South, West	O-I Z88-0160	Glenlake Parkway	56.09	Office 9,026,640 sf Retail 100,000 sf Hotel 800 rooms	72,109 sf/ac 799 sf/ac 14.26 rooms/ac
East	GA 400				

Zoning Map

Glenlake Parkway



Future Land Use Map

Glenlake Parkway



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 O-I (Office and Institutional) uses to the north, south, and west. The property is adjacent to GA 400 to the east.

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 zoning classification is the same as the surrounding properties. The building heights will be similar to the adjacent properties. The senior living/assisted living/memory facility would not adversely affect the adjacent or nearby properties.

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 will not result in a use which will cause an excessive or burdensome use of the existing infrastructure. The residents in the senior living/assisted living/memory care facility will have no impact on the school system and the use will not create a traffic impact on the area. Additionally, the proposed development will be required to meet all current City codes and ordinances.

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 Future Land Use Map. The Future Land Use Map designation of Live Work Community (LWC) which recommends a density up to 25,000 square feet per acre of commercial/office density and up to 20 units per acre for residential. The proposal is for a density of 12,134.59 square feet per acre for the assisted living/memory care portion and 19.70 units per acre for the independent living. The proposed request is in harmony with the Comprehensive Plan policies on densities and is consistent with surrounding developments.

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 three (3) 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 reduce the required twenty (20) foot landscape strip to five (5) feet along the east property line.

Findings:

Staff is of the opinion that the request to reduce the twenty (20) foot landscape strip to five (5) feet along the east property line is in harmony with the intent on the Zoning Ordinance. The landscape strip is adjacent to GA 400. The right-of-way along GA 400 ranges from ninety (90) feet to one hundred forty (140) feet. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

2. Variance from Section 8.1.3.b to reduce the required front yard setback from forty (40) feet to twenty (20) feet along GA400 frontage.

Findings:

Staff is of the opinion that the request to reduce the front yard setback from forty (40) feet to twenty (20) feet along GA400 frontage is in harmony with the intent on the Zoning Ordinance. The right-of-way along GA 400 ranges from ninety (90) feet to one hundred forty (140) feet. Additionally, the property has two

(2) frontages. GA 400 to the east and Glenlake Parkway on the west. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

3. Variance from Section 18.3.1.E to allow parking to be located in the in a front setback.

Findings:

Staff is of the opinion that the request to allow parking to be located in a front setback is in harmony with the intent of the ordinance. The property has two (2) frontages along Glenlake Parkway and one along GA 400. The additional right-of-way taking along GA 400 and the required right-of-way dedication on Glenlake Parkway make the lot narrow and create an unnecessary hardship on the property. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

4. Variance from 19.4.42.B.1 to reduce the required minimum unit size from 850 square feet to 620 square feet.

Findings:

Staff is of the opinion that the request to reduce the minimum unit size from 850 square feet to 620 square feet is in harmony with the intent on the Zoning Ordinance and would not cause a detriment to the public. The applicant states in the letter of intent that the industry standard is 620 square feet. The minimum unit size is internal to the project and would not affect the health and welfare of the general public. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

USE PERMIT CONSIDERATIONS

The applicant is requesting two (2) use permits as follows:

1. To exceed the district height of sixty (60) feet or four (4) stories to ninety (90) feet or six (6) stories.
2. To allow Senior Housing in O-I (Office and Institutional District).

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 Future Land Use Map. The Future Land Use Map designation of Live Work Community (LWC) which recommends a density up to 25,000 square feet per acre of commercial/office density and up to 20 units per acre for residential. The proposal is for a density of 12,134.59 square feet per acre for the assisted living/memory care portion and 19.70 units per acre for the independent living. The proposed request is in harmony with the Comprehensive Plan policies on densities and is consistent with surrounding developments.

Additionally, the surrounding properties are permitted to have heights ranging from five (5) to forty-nine (49) stories. The requested height of six (6) stories or ninety (90) feet is 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 staff is of the opinion that the proposed use is compatible with the land uses and zoning districts within the vicinity of the property. The surrounding area consists of offices to the north, south and west. Apartments and an undeveloped mixed use property to the south. The senior living, assisted living and memory care facility adds a variety of housing types to the area.

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. The assisted living/memory care facility occupants will not affect traffic flow because they will not have access to vehicles. The senior living component would result in a reduction in vehicle trips from the current office zoning on the property. Sidewalks will be required along the Glenlake Parkway frontage.

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

Findings: The total parking required:

	Required	Proposed
Senior Housing	160	161
Assisted Living/Memory Care	26	26
Total	186	187

F. The amount and location of open space;

Findings: The applicant is proposing 37% green space where 10% is required and 39% open space where 5% is required.

G. Protective screening;

Findings: The applicant is not proposing protective screening. The proposal will be added into the current office development. Additionally, the area is currently developed with high rise and high density developments. The property is also adjacent to GA 400 along the east property line.

H. Hours and manner of operation;

Findings: The standard/typical hours and manner of operation would be consistent with other senior living, assisted living and memory care facilities.

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.

J. Ingress and egress to the property

Findings: The proposal has two (2) ingress and egress points on Glenlake Parkway. One (1) is located at the north property line and one (1) is centrally located. Additionally, sidewalks will be provided to facilitate pedestrian access to the site from Glenlake Parkway.

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).

<p>Transportation Planner</p>	<p>Glenlake Parkway is classified as a Collector Street with a posted speed limit of 35mph. The daily traffic is 11,490 vehicles per day (2012 count). Glenlake Parkway is included in the Perimeter CID Overlay District which includes streetscape improvements including 8 to 10-foot sidewalk, decorative street and pedestrian lighting, landscape strip and street trees, and decorative pavers. Streetscape shall be applied to entire property frontage.</p> <p>Planned Projects: <i>PCID 10-year Update Livable Centers Initiative:</i> Glenlake Parkway Corridor Improvements - Bicycle/Pedestrian Improvements and shuttle stops along Glenlake Parkway (to support planned transit along this corridor); Includes new bike/ped connection from Glenlake Parkway to North Springs MARTA Station across GA 400 (Project T-2) <i>PCIDs Commuter Trail System Master Plan:</i> Glenlake Drive Buffered bikeway/bus lane or sidepath northbound with road diet from Abernathy Road to UPS (Project A19)</p> <p>Public Works does not support reduction in buffer of SR 400 due to sound generated by corridor traffic. In addition, Georgia DOT has two planned projects along the corridor: PI#721850 SR 400 Collector Distributor Lanes from Spalding Drive to Hammond Drive and PI# 0001757/0008445 SR 400 Managed Lanes from I-285 to SR 20.</p> <p>Proposed Zoning Conditions:</p> <ul style="list-style-type: none"> • Dedicate right-of-way for proposed Collector-Distributor System parallel to SR 400 per Georgia Department of Transportation plans unless dedication has already been granted. • Complete sidewalk and streetscape along the entire property frontage Glenlake Parkway from north property line south to intersecting sidewalk on Abernathy Road (as referenced in Zoning Case Z88-160, which required sidewalks along the entire property frontages of Abernathy Road and Glenlake Parkway). <p>At the time of the Land Disturbance Permit, the site shall meet requirements of</p>
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	<p>Articles 11 and 12 of the Development Ordinance. Based on a review of the zoning site plan, please note the following:</p> <ul style="list-style-type: none"> • Proposed access shall meet requirements of §103-73 and sight distance §103-77. The daily traffic volume on Glenlake Parkway meets requirement for left turn lane. §103-73(h). Proposed driveways shall meet separation, alignment and spacing requirements of §103-73(k) of 300 feet. The proposed north driveway does not meet spacing and alignment requirements and shall not be permitted. • Interparcel access shall be provided to adjacent properties, §103-72. • Access shall provide minimum uninterrupted ingress/egress based on peak hour volumes §103-73(d). • ADA pedestrian access shall be provided at access locations, §103-73(o). • The minimum right-of-way dedication for Glenlake Parkway is 55 feet from centerline, 11 feet from back of curb or 1 foot from back of sidewalk, whichever is greater along entire property frontage, §103-75. <p>Frontage shall meet requirements for curb and gutter and sidewalks, §103-79 and §103-80.</p>
<p>Fire</p>	<ul style="list-style-type: none"> • The allowable area must meet the requirements of IBC Table 503. • Fire Walls using combustible wood are not permitted in Georgia.

PUBLIC INVOLVEMENT

Public Comments
None

CONCLUSION TO FINDINGS

It is the opinion of staff that the proposal is in conformity with the intent of the Comprehensive Plan Policies. The Plan notes that the designation of areas in the Living Working Category was done to encourage redevelopment. The proposed density is within the ranges suggested by the Future Land Use Map. Therefore, based on these reasons, the staff recommends **APPROVAL CONDITIONAL** of the rezoning petition, use permits and concurrent variances.

STAFF RECOMMENDED CONDITIONS

Should the Mayor and City Council decide to rezone the subject property from O-I (Office and Institutional District) to O-I (Office and Institutional 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. Senior living facility and accessory uses at a density of 19.70 units per acre or 128 units, whichever is less.
 - b. Assisted living/Memory care facility and accessory uses at a density of 12,134.59 square feet per acre or 78,887 square feet, whichever is less.
 - c. To a maximum building height of six (6) stories or ninety (90) feet, whichever is less,
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated August 26, 2014. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
 - a. The owner/developer shall install complete sidewalk and streetscape along the entire property frontage Glenlake Parkway from north property line south to intersecting sidewalk on Abernathy Road (as referenced in Zoning Case Z88-160, which required sidewalks along the entire property frontages of Abernathy Road and Glenlake Parkway).
 - b. To reduce the required twenty (20) foot landscape strip to five (5) feet. (CV201402835 #1)
 - c. To reduce the required front yard setback from forty (40) feet to twenty (20) feet along GA400 frontage. (CV201402835 #2)
 - d. To allow parking to be located in a front setback (CV201402835 #3)
 - e. To reduce the required minimum unit size from 850 square feet to 620 square feet. (CV201402835 #4)

Attachments

- Letter of Intent dated received August 5, 2014
- First and Second Amendments dated received August 26, 2014
- Site Plan dated received August 26, 2014
- Additional comments from the City of Atlanta, Fulton County Sewer Department, and Fulton County Health Department.

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LETTER OF INTENT

The property contains approximately 6.501 acres and is located between Georgia Highway 400 to the east and Glenlake Parkway to the west of the UPS Headquarters Complex (the "Property"). The Property is currently zoned to the O-I Classification for office and institutional use pursuant to Z88-0160.

City of Sandy Springs
Community Development

The Applicant requests a rezoning to the O-I Classification for an assisted living and memory care facility with an independent living component. Accordingly, the Applicant further requests a Use Permit for the independent living component pursuant to Article 19.4.42 for Senior Housing. The building is planned to contain approximately 248,000 square feet to accommodate 200 units of which 128 will be for independent living with the remaining 72 units being for the assisted living and memory care. The Applicant further requests a Use Permit pursuant to Article 19.4.5. to exceed the maximum height limitation under the O-I District to allow the building to be at a height up to 82 feet. The Applicant requests a three part Concurrent Variance consisting of the following: Due to the fact that the Property technically has two road frontages and thereby two front yards, the Applicant requests (1) pursuant to Article 8.1.3.b. that the front yard setback along Georgia Highway 400 be reduced from 40 feet to 20 feet and (2) pursuant to Article 4.23.1. that the landscape strip along Georgia Highway 400 be reduced from 20 feet to 5 feet. Both of these Concurrent Variance requests are internal to the Property and the approval of same will not cause any harm to the health, safety and welfare of the general public and the hardship of the existence of the double road frontages is unique to the Property and the requirement to strictly comply with the Zoning Ordinance would create an extreme hardship on the Applicant. Due to the nature of the facility being a "one stop" senior living facility, the Applicant requests a Concurrent Variance pursuant to Article 19.4.42.B.1. that the minimum unit size be reduced from 850 square feet to 620 square feet as by industry custom and practice to comply with the required square footage would place an undue hardship on the Applicant while serving no benefit to the general public. The Concurrent Variances requested hereunder are found to be in harmony with the policies and intent of the Zoning Ordinance.

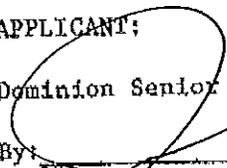
The Property is located in the Live/Work Community designated area of the Georgia Highway 400 Corridor under the Comprehensive Land Use Plan and Map of the City of Sandy Springs. Under this designation a mix of uses is recommended for the area is recommended. The use proposed by the Applicant of a senior living facility incorporating independent living with assisted living and memory care brings a diversified use to the Georgia Highway 400 Corridor in this area. Additionally, the Comprehensive Land Use Plan and Map under the Live/Work Community designation recommends residential uses up to 20 units per acre. Given the independent living portion of this proposed development containing 128 units, this computes to a density of 19.69 units per acre. Accordingly, this Application for Rezoning, Use Permit and Concurrent Variances complies with the policies and intent of the Comprehensive Land Use Plan and Map and is entirely appropriate and the appropriateness 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 "A" attached hereto and by reference thereto made a part hereof.

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

APPLICANT:

Dominion Senior Living of Sandy Springs, LLC

By:


Johnanner

Its: Authorized Representative


Nathan V. Hendricks III
Attorney for the Applicant

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Exhibit "A"

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 than 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 Fifth 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 unconstitutional 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.

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

IN RE:)
Dominion Senior Living of) Application Number: 201402835
Sandy Springs, LLC)
APPLICANT)
PROPERTY:)
6.501 Acres on the East Side of)
Glenlake Parkway South of the)
UPS Headquarters Complex)

Now comes Dominion Senior Living of Sandy Springs, 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 above referenced Application is hereby deleted and there is substituted and placed in lieu thereof the Site Plan filed simultaneously herewith. It is to be noted that the purpose of the Amended Site Plan is to clarify the fact that the number of Independent Living units is 128 and that the number of Assisted Living/Memory Care units is 72.

Now, therefore, the Applicant requests that this Application for Rezoning, Use Permit and Concurrent Variances be approved as submitted and as modified and amended hereunder 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

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Community Development

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

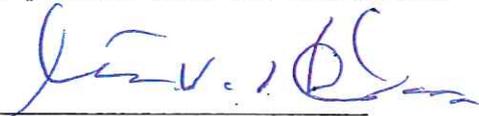
IN RE:)
Dominion Senior Living of) Application Number: 201402835
Sandy Springs, LLC)
APPLICANT)
PROPERTY:)
6.501 Acres on the East Side of)
Glenlake Parkway South of the)
UPS Headquarters Complex)

Now comes Dominion Senior Living of Sandy Springs, 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.

As stated and set forth on the modified and amended Site Plan filed of even date herewith, the building for the development of the Property is to contain 248,000 square feet. It has also been confirmed that the total number of Independent Living Units is 128 and that the total number of Assisted Living/Memory Care Units is 72. It is further confirmed hereunder that the total amount of square footage within the building for the Assisted Living/Memory Care Units Wing with its share of the 20,000 square feet of connector/common area is 78,887 square feet.

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

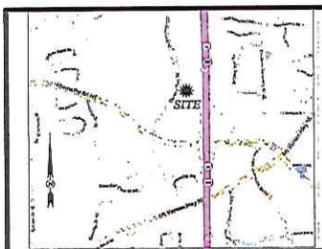

Nathan V. Hendricks III
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City of Sandy Springs



GENERAL NOTES

- 1) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 1310201A1 AND 1310201B1, DATED 09/2003 FOR FULTON COUNTY, GEORGIA, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A. THIS SITE IS LOCATED IN ZONE X-1, AS SHOWN HEREON.
- 2) CURRENT ZONING ACCORDING TO THE CITY OF SANDY SPRINGS IS LISTED AS O4, OFFICE AND INSTITUTIONAL DISTRICT. THE CITY OF SANDY SPRINGS ZONING ORDINANCE MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
- 3) MINIMUM FRONT SETBACK - 40 FEET.
- 4) MINIMUM SIDE SETBACK - 20 FEET.
- 5) MINIMUM REAR SETBACK - 25 FEET.
- 6) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM REAL-TIME COLLECTED GPS OBSERVATIONS. (NAD 83 / NAVD 83)
- 7) ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES, UNLESS OTHERWISE STATED AS "GRID" DISTANCES.
- 8) CONTOUR INTERVALS SHOWN ARE ONE FOOT.

- LEGEND**
- BROKEN LINE NOT TO SCALE
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND GAS LINE
 - SANITARY SEWER LINE
 - UNDERGROUND CABLE LINE
 - UNDERGROUND TELEPHONE LINE
 - WATER LINE
 - COMPLETED POINT
 - SPOT ELEVATION
 - HEATING/ACR CONDITIONING UNIT
 - BOILING HOLE
 - ROCKHOLE
 - BUILDING SETBACK LINE
 - DEED CALL FOR DISTANCE
 - CLAS & OUTLET
 - DOUBLE WING CATCH BASIN
 - SINGLE WING CATCH BASIN
 - STORM WATER CURB INLET
 - CLAY PIPE
 - CHAIN LINK FENCE
 - CONCRETE METAL PIPE
 - CONCRETE PAD
 - COMPOSITE PLASTIC PIPE
 - COMPOSITE FIBER OPTIC
 - STORM WATER DRAIN INLET
 - DUCTILE IRON PIPE
 - DEED ROOM & PAGE
 - ELECTRIC BOX
 - ELECTRIC METER
 - FIRE DEPARTMENT CONNECTION
 - FLARED END SECTION
 - FINISHED ELEVATION
 - FIRE HYDRANT
 - FIBROPTIC CABLE MARKER
 - GROUND LIGHT
 - GAS METER
 - GAS VALVE
 - OUTLET
 - HEADER CURB
 - HEADWALL
 - IRIGATION CONTROL VALVE
 - INVERT ELEVATION
 - IRON FLOOR DRAIN SET
 - 1/2" IRON FIRE BRUSH SET
 - INTERMEDIATE REGIONAL FLOOD
 - STORM WATER CONNECTION BOX
 - LIGHT POLE
 - MISC. BRICK
 - ORANGE TRAMP MANHOLE
 - SANITARY SEWER MANHOLE
 - TELEPHONE MANHOLE
 - WATER MANHOLE
 - OPEN TOP FIBER OPTIC
 - FLAT ROCK IN PLACE
 - POINT OF CURVATURE
 - PK NAIL FOUND
 - PK NAIL SET
 - POWER POLE
 - POWER POLE, 1 BEER
 - POWER POLE, HIGH TENSION
 - POINT OF TANGENCY
 - PLASTIC PIPE
 - REBAR FOUND
 - REINFORCED CONCRETE PIPE
 - ROOF DRAIN
 - CONCRETE RAW MONUMENT FOUND
 - SD
 - SOIL FOOT
 - TEMPORARY BENCHMARK
 - T&E PAVEMENT MARKER
 - T&E TRAFFIC SIGNAL BOX
 - T&E TRAFFIC SIGNAL POLE
 - LITILITY BOX
 - UNDERGROUND GAS LINE MARKER
 - UNDERGROUND TELEPHONE BOX
 - UNDERGROUND TELEPHONE MARKER
 - WATER METER
 - WATER VALVE
 - STORM WATER YARD INLET
 - CONCRETE SURFACE

EXTRA NOTES

- 1) THIS SURVEYOR IS NOT AWARE OF ANY CENTERS OR BURIAL GROUNDS WITHIN THE SUBJECT PROPERTY.
- 2) THE SUBJECT PROPERTY HAS UNLIMITED RIGHTS OF FOOTPATH AND VEHICULAR ACCESS TO GLENN LAKE PARKWAY AND THE UNDERGROUND LOCATED IN THE PROPERTY WHICH ADJOINS THE SOUTH SIDE OF THE SITE.
- 3) THE SUBJECT PROPERTY HAS ACCESS TO ALL REQUIRED UTILITIES.
- 4) CURRENT STREET ADDRESS APPARENTLY NOT OFFICIALLY ESTABLISHED AS OF 01/29/2014, FULTON COUNTY G.A.S. DEPICTS THE FOLLOWING ADDRESS FOR THE SUBJECT PROPERTY: 4 GLENN LAKE PARKWAY SANDY SPRINGS, GA 30328

ALTA/ACSM CERTIFICATION

TO: DOMINION HOLDINGS II, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, BAKER, DONELSON, COMPANY, BAKER, DONELSON, PC AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, AS ESTABLISHED AND ADOPTED BY ALTA AND ANS, WHICH INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 & 19 OF TABLE 1 THEREOF. THE FIELD WORK WAS COMPLETED ON 05/20/14.

DATE OF PLAN OR MAP: 05/20/14. BY: GLENN A. VALENTINO, GEORGIA REGISTERED SURVEYOR #2528

LEGAL DESCRIPTION

ALL THAT PORTION OF TRACT 12 BEING LOTS 12, 29, 36, 39, 42, 45, 48, 51, 54, 57, 60, 63, 66, 69, 72, 75, 78, 81, 84, 87, 90, 93, 96, 99, 102, 105, 108, 111, 114, 117, 120, 123, 126, 129, 132, 135, 138, 141, 144, 147, 150, 153, 156, 159, 162, 165, 168, 171, 174, 177, 180, 183, 186, 189, 192, 195, 198, 201, 204, 207, 210, 213, 216, 219, 222, 225, 228, 231, 234, 237, 240, 243, 246, 249, 252, 255, 258, 261, 264, 267, 270, 273, 276, 279, 282, 285, 288, 291, 294, 297, 300, 303, 306, 309, 312, 315, 318, 321, 324, 327, 330, 333, 336, 339, 342, 345, 348, 351, 354, 357, 360, 363, 366, 369, 372, 375, 378, 381, 384, 387, 390, 393, 396, 399, 402, 405, 408, 411, 414, 417, 420, 423, 426, 429, 432, 435, 438, 441, 444, 447, 450, 453, 456, 459, 462, 465, 468, 471, 474, 477, 480, 483, 486, 489, 492, 495, 498, 501, 504, 507, 510, 513, 516, 519, 522, 525, 528, 531, 534, 537, 540, 543, 546, 549, 552, 555, 558, 561, 564, 567, 570, 573, 576, 579, 582, 585, 588, 591, 594, 597, 600, 603, 606, 609, 612, 615, 618, 621, 624, 627, 630, 633, 636, 639, 642, 645, 648, 651, 654, 657, 660, 663, 666, 669, 672, 675, 678, 681, 684, 687, 690, 693, 696, 699, 702, 705, 708, 711, 714, 717, 720, 723, 726, 729, 732, 735, 738, 741, 744, 747, 750, 753, 756, 759, 762, 765, 768, 771, 774, 777, 780, 783, 786, 789, 792, 795, 798, 801, 804, 807, 810, 813, 816, 819, 822, 825, 828, 831, 834, 837, 840, 843, 846, 849, 852, 855, 858, 861, 864, 867, 870, 873, 876, 879, 882, 885, 888, 891, 894, 897, 900, 903, 906, 909, 912, 915, 918, 921, 924, 927, 930, 933, 936, 939, 942, 945, 948, 951, 954, 957, 960, 963, 966, 969, 972, 975, 978, 981, 984, 987, 990, 993, 996, 999, 1002, 1005, 1008, 1011, 1014, 1017, 1020, 1023, 1026, 1029, 1032, 1035, 1038, 1041, 1044, 1047, 1050, 1053, 1056, 1059, 1062, 1065, 1068, 1071, 1074, 1077, 1080, 1083, 1086, 1089, 1092, 1095, 1098, 1101, 1104, 1107, 1110, 1113, 1116, 1119, 1122, 1125, 1128, 1131, 1134, 1137, 1140, 1143, 1146, 1149, 1152, 1155, 1158, 1161, 1164, 1167, 1170, 1173, 1176, 1179, 1182, 1185, 1188, 1191, 1194, 1197, 1200, 1203, 1206, 1209, 1212, 1215, 1218, 1221, 1224, 1227, 1230, 1233, 1236, 1239, 1242, 1245, 1248, 1251, 1254, 1257, 1260, 1263, 1266, 1269, 1272, 1275, 1278, 1281, 1284, 1287, 1290, 1293, 1296, 1299, 1302, 1305, 1308, 1311, 1314, 1317, 1320, 1323, 1326, 1329, 1332, 1335, 1338, 1341, 1344, 1347, 1350, 1353, 1356, 1359, 1362, 1365, 1368, 1371, 1374, 1377, 1380, 1383, 1386, 1389, 1392, 1395, 1398, 1401, 1404, 1407, 1410, 1413, 1416, 1419, 1422, 1425, 1428, 1431, 1434, 1437, 1440, 1443, 1446, 1449, 1452, 1455, 1458, 1461, 1464, 1467, 1470, 1473, 1476, 1479, 1482, 1485, 1488, 1491, 1494, 1497, 1500, 1503, 1506, 1509, 1512, 1515, 1518, 1521, 1524, 1527, 1530, 1533, 1536, 1539, 1542, 1545, 1548, 1551, 1554, 1557, 1560, 1563, 1566, 1569, 1572, 1575, 1578, 1581, 1584, 1587, 1590, 1593, 1596, 1599, 1602, 1605, 1608, 1611, 1614, 1617, 1620, 1623, 1626, 1629, 1632, 1635, 1638, 1641, 1644, 1647, 1650, 1653, 1656, 1659, 1662, 1665, 1668, 1671, 1674, 1677, 1680, 1683, 1686, 1689, 1692, 1695, 1698, 1701, 1704, 1707, 1710, 1713, 1716, 1719, 1722, 1725, 1728, 1731, 1734, 1737, 1740, 1743, 1746, 1749, 1752, 1755, 1758, 1761, 1764, 1767, 1770, 1773, 1776, 1779, 1782, 1785, 1788, 1791, 1794, 1797, 1800, 1803, 1806, 1809, 1812, 1815, 1818, 1821, 1824, 1827, 1830, 1833, 1836, 1839, 1842, 1845, 1848, 1851, 1854, 1857, 1860, 1863, 1866, 1869, 1872, 1875, 1878, 1881, 1884, 1887, 1890, 1893, 1896, 1899, 1902, 1905, 1908, 1911, 1914, 1917, 1920, 1923, 1926, 1929, 1932, 1935, 1938, 1941, 1944, 1947, 1950, 1953, 1956, 1959, 1962, 1965, 1968, 1971, 1974, 1977, 1980, 1983, 1986, 1989, 1992, 1995, 1998, 2001, 2004, 2007, 2010, 2013, 2016, 2019, 2022, 2025, 2028, 2031, 2034, 2037, 2040, 2043, 2046, 2049, 2052, 2055, 2058, 2061, 2064, 2067, 2070, 2073, 2076, 2079, 2082, 2085, 2088, 2091, 2094, 2097, 2100, 2103, 2106, 2109, 2112, 2115, 2118, 2121, 2124, 2127, 2130, 2133, 2136, 2139, 2142, 2145, 2148, 2151, 2154, 2157, 2160, 2163, 2166, 2169, 2172, 2175, 2178, 2181, 2184, 2187, 2190, 2193, 2196, 2199, 2202, 2205, 2208, 2211, 2214, 2217, 2220, 2223, 2226, 2229, 2232, 2235, 2238, 2241, 2244, 2247, 2250, 2253, 2256, 2259, 2262, 2265, 2268, 2271, 2274, 2277, 2280, 2283, 2286, 2289, 2292, 2295, 2298, 2301, 2304, 2307, 2310, 2313, 2316, 2319, 2322, 2325, 2328, 2331, 2334, 2337, 2340, 2343, 2346, 2349, 2352, 2355, 2358, 2361, 2364, 2367, 2370, 2373, 2376, 2379, 2382, 2385, 2388, 2391, 2394, 2397, 2400, 2403, 2406, 2409, 2412, 2415, 2418, 2421, 2424, 2427, 2430, 2433, 2436, 2439, 2442, 2445, 2448, 2451, 2454, 2457, 2460, 2463, 2466, 2469, 2472, 2475, 2478, 2481, 2484, 2487, 2490, 2493, 2496, 2499, 2502, 2505, 2508, 2511, 2514, 2517, 2520, 2523, 2526, 2529, 2532, 2535, 2538, 2541, 2544, 2547, 2550, 2553, 2556, 2559, 2562, 2565, 2568, 2571, 2574, 2577, 2580, 2583, 2586, 2589, 2592, 2595, 2598, 2601, 2604, 2607, 2610, 2613, 2616, 2619, 2622, 2625, 2628, 2631, 2634, 2637, 2640, 2643, 2646, 2649, 2652, 2655, 2658, 2661, 2664, 2667, 2670, 2673, 2676, 2679, 2682, 2685, 2688, 2691, 2694, 2697, 2700, 2703, 2706, 2709, 2712, 2715, 2718, 2721, 2724, 2727, 2730, 2733, 2736, 2739, 2742, 2745, 2748, 2751, 2754, 2757, 2760, 2763, 2766, 2769, 2772, 2775, 2778, 2781, 2784, 2787, 2790, 2793, 2796, 2799, 2802, 2805, 2808, 2811, 2814, 2817, 2820, 2823, 2826, 2829, 2832, 2835, 2838, 2841, 2844, 2847, 2850, 2853, 2856, 2859, 2862, 2865, 2868, 2871, 2874, 2877, 2880, 2883, 2886, 2889, 2892, 2895, 2898, 2901, 2904, 2907, 2910, 2913, 2916, 2919, 2922, 2925, 2928, 2931, 2934, 2937, 2940, 2943, 2946, 2949, 2952, 2955, 2958, 2961, 2964, 2967, 2970, 2973, 2976, 2979, 2982, 2985, 2988, 2991, 2994, 2997, 3000, 3003, 3006, 3009, 3012, 3015, 3018, 3021, 3024, 3027, 3030, 3033, 3036, 3039, 3042, 3045, 3048, 3051, 3054, 3057, 3060, 3063, 3066, 3069, 3072, 3075, 3078, 3081, 3084, 3087, 3090, 3093, 3096, 3099, 3102, 3105, 3108, 3111, 3114, 3117, 3120, 3123, 3126, 3129, 3132, 3135, 3138, 3141, 3144, 3147, 3150, 3153, 3156, 3159, 3162, 3165, 3168, 3171, 3174, 3177, 3180, 3183, 3186, 3189, 3192, 3195, 3198, 3201, 3204, 3207, 3210, 3213, 3216, 3219, 3222, 3225, 3228, 3231, 3234, 3237, 3240, 3243, 3246, 3249, 3252, 3255, 3258, 3261, 3264, 3267, 3270, 3273, 3276, 3279, 3282, 3285, 3288, 3291, 3294, 3297, 3300, 3303, 3306, 3309, 3312, 3315, 3318, 3321, 3324, 3327, 3330, 3333, 3336, 3339, 3342, 3345, 3348, 3351, 3354, 3357, 3360, 3363, 3366, 3369, 3372, 3375, 3378, 3381, 3384, 3387, 3390, 3393, 3396, 3399, 3402, 3405, 3408, 3411, 3414, 3417, 3420, 3423, 3426, 3429, 3432, 3435, 3438, 3441, 3444, 3447, 3450, 3453, 3456, 3459, 3462, 3465, 3468, 3471, 3474, 3477, 3480, 3483, 3486, 3489, 3492, 3495, 3498, 3501, 3504, 3507, 3510, 3513, 3516, 3519, 3522, 3525, 3528, 3531, 3534, 3537, 3540, 3543, 3546, 3549, 3552, 3555, 3558, 3561, 3564, 3567, 3570, 3573, 3576, 3579, 3582, 3585, 3588, 3591, 3594, 3597, 3600, 3603, 3606, 3609, 3612, 3615, 3618, 3621, 3624, 3627, 3630, 3633, 3636, 3639, 3642, 3645, 3648, 3651, 3654, 3657, 3660, 3663, 3666, 3669, 3672, 3675, 3678, 3681, 3684, 3687, 3690, 3693, 3696, 3699, 3702, 3705, 3708, 3711, 3714, 3717, 3720, 3723, 3726, 3729, 3732, 3735, 3738, 3741, 3744, 3747, 3750, 3753, 3756, 3759, 3762, 3765, 3768, 3771, 3774, 3777, 3780, 3783, 3786, 3789, 3792, 3795, 3798, 3801, 3804, 3807, 3810, 3813, 3816, 3819, 3822, 3825, 3828, 3831, 3834, 3837, 3840, 3843, 3846, 3849, 3852, 3855, 3858, 3861, 3864, 3867, 3870, 3873, 3876, 3879, 3882, 3885, 3888, 3891, 3894, 3897, 3900, 3903, 3906, 3909, 3912, 3915, 3918, 3921, 3924, 3927, 3930, 3933, 3936, 3939, 3942, 3945, 3948, 3951, 3954, 3957, 3960, 3963, 3966, 3969, 3972, 3975, 3978, 3981, 3984, 3987, 3990, 3993, 3996, 3999, 4002, 4005, 4008, 4011, 4014, 4017, 4020, 4023, 4026, 4029, 4032, 4035, 4038, 4041, 4044, 4047, 4050, 4053, 4056, 4059, 4062, 4065, 4068, 4071, 4074, 4077, 4080, 4083, 4086, 4089, 4092, 4095, 4098, 4101, 4104, 4107, 4110, 4113, 4116, 4119, 4122, 4125, 4128, 4131, 4134, 4137, 4140, 4143, 4146, 4149, 4152, 4155, 4158, 4161, 4164, 4167, 4170, 4173, 4176, 4179, 4182, 4185, 4188, 4191, 4194, 4197, 4200, 4203, 4206, 4209, 4212, 4215, 4218, 4221, 4224, 4227, 4230, 4233, 4236, 4239, 4242, 4245, 4248, 4251, 4254, 4257, 4260, 4263, 4266, 4269, 4272, 4275, 4278, 4281, 4284, 4287, 4290, 4293, 4296, 4299, 4302, 4305, 4308, 4311, 4314, 4317, 4320, 4323, 4326, 4329, 4332, 4335, 4338, 4341, 4344, 4347, 4350, 4353, 4356, 4359, 4362, 4365, 4368, 4371, 4374, 4377, 4380, 4383, 4386, 4389, 4392, 4395, 4398, 4401, 4404, 4407, 4410, 4413, 4416, 4419, 4422, 4425, 4428, 4431, 4434, 4437, 4440, 4443, 4446, 4449, 4452, 4455, 4458, 4461, 4464, 4467, 4470, 4473, 4476, 4479, 4482, 4485, 4488, 4491, 4494, 4497, 4500, 4503, 4506, 4509, 4512, 4515, 4518, 4521, 4524, 4527, 4530, 4533, 4536, 4539, 4542, 4545, 4548, 4551, 4554, 4557, 4560, 4563, 4566, 4569, 4572, 4575, 4578, 4581, 4584, 4587, 4590, 4593, 4596, 4599, 4602, 4605, 4608, 4611, 4614, 4617, 4620, 4623, 4626, 4629, 4632, 4635, 4638, 4641, 4644, 4647, 4650, 4653, 4656, 4659, 4662, 4665, 4668, 4671, 4674, 4677, 4680, 4683, 4686, 4689, 4692, 4695, 4698, 4701, 4704, 4707, 4710, 4713, 4716, 4719, 4722, 4725, 4728, 4731, 4734, 4737, 4740, 4743, 4746, 4749, 4752, 4755, 4758, 4761, 4764, 4767, 4770, 4773, 4776, 4779, 4782, 4785, 4788, 4791, 4794, 4797, 4800, 4803, 4806, 4809, 4812, 4815, 4818, 4821, 4824, 4827, 4830, 4833, 4836, 4839, 4842, 4845, 4848, 4851, 4854, 4857, 4860, 4863, 4866, 4869, 4872, 4875, 4878, 4881, 4884, 4887, 4890, 4893, 4896, 4899, 4902, 4905, 4908, 4911, 4914, 4917, 4920, 4923, 4926, 4929, 4932, 4935, 4938, 4941, 4944, 4947, 4950, 4953, 4956, 4959, 4962, 4965, 4968, 4971, 4974, 4977, 4980, 4983, 4986, 4989, 4992, 4995, 4998, 5001, 5004, 5007, 5010, 5013, 5016, 5019, 5022, 5025, 5028, 5031, 5034, 5037, 5040, 5043, 5046, 5049, 5052, 5055, 5058, 5061, 5064, 5067, 5070, 5073, 5076, 5079, 5082, 5085, 5088, 5091, 5094, 5097, 5100, 5103, 5106, 5109, 5112, 5115, 5118, 5121, 5124, 5127, 5130, 5133, 5136, 5139, 5142, 5145, 5148, 5151, 5154, 5157, 5160, 5163, 5166, 5169, 5172, 5175, 5178, 5181, 5184, 5187, 5190, 5193, 5196, 5199, 5202, 5205, 5208, 5211, 5214, 5217, 5220, 5223, 5226, 5229, 5232, 5235, 5238, 5241, 5244, 5247, 5250, 5253, 5256, 5259, 5262, 5265, 5268, 5271, 5274, 5277, 5280, 5283, 5286, 5289, 5292, 5295, 5298, 5301, 5304, 5307, 5310, 5313, 5316, 5319, 5322, 5325, 5328, 5331, 5334, 5337, 5340, 5343, 5346, 5349, 5352, 5355, 5358, 5361, 5364, 5367, 5370, 5373, 5376, 5379, 5382, 5385, 5388,



Kasim Reed
MAYOR

CITY OF ATLANTA

Jo Ann J. Macrina, PE
COMMISSIONER

DEPARTMENT OF WATERSHED MANAGEMENT
72 Marietta Street
ATLANTA, GEORGIA 30303-3544

August 21, 2014

City of Sandy Springs
Department of Community Development
Planning and Zoning Division
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350

Subject: Water Availability at 0 Glenlake Parkway

Dear Ms. Abray:

Our records indicate that there is an existing 12 inch water main along the west side of Glenlake Parkway near the intersection of Abernathy Rd. 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 Ron Brown at 404-546-3289 or @ cell # 404 449-2528

Sincerely,

Ron Brown
Field Engineer



MEMORANDUM

TO: Linda Abaray, Senior Planner
City of Sandy Springs, Department of Community Development

FROM: Monica Robinson, B.S., M.B.A., Environmental Planner
Department of Health and Wellness, Office of the Director

DATE: September 26, 2014

SUBJECT: Zoning Comments for September 2014

AGENDA ITEM	ZONING COMMENTS
201402835	<p>The Fulton County Department of Health and Wellness recommends that the applicant be required to connect the proposed development to public water available to the site.</p> <p>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air.</p> <p>If this proposed development includes a food service facility as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article V – Food Service, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.</p> <p>If this proposed development includes a public swimming pool as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XII – Swimming Pools and Natural Bathing Beaches (including spas, whirlpools, etc.), the owner or contractor must submit plans and approval by this department and must obtain a Department of Health Services permit to construct, modify, or renovate before issuance of a building permit. Also, the owner of the facility must obtain a Department of Health and Wellness permit to operate the pool prior to opening.</p> <p>This Department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</p> <p>Exposure to traffic noise increases blood pressure, and long-term exposure to air pollution is known to increase the risk of death from heart disease.</p> <p>Motor vehicle exhaust is a major contributor to air pollution, and persons living near roadways have increased exposure to air pollutants. Heart disease and stroke, lung diseases such as chronic obstructive pulmonary disease and asthma, and diabetes can be aggravated by air pollution.</p>
201402827	<p>If the new construction includes plumbing fixtures, the Fulton County Department of Health and Wellness will require that the applicant connects to public water and public sanitary sewer available to the site.</p> <p>The Fulton County Department of Health and Wellness recommends that the sanitary facilities are inspected to determine that an adequate number of facilities are available for the existing and the proposed use.</p> <p>This Department is requiring that solid waste plans be submitted for review and approval.</p>

COMMENTS ON PUBLIC SERVICES AND UTILITIES

NOTE: Various Fulton County departments or divisions that may or may not be affected by the proposed development provide the following information. Comments herein are based on the applicant's conceptual site plan and are intended as general non-binding information and in no manner suggest a final finding by the commenter. All projects, if approved, are required to complete the City of Sandy Springs and the Fulton County Plan Review process prior to the commencement of any construction activity.

WATER AND WASTEWATER (SEWER):

WATER:

Anticipated water demand: 125 gallons per day (gpd) per bed x 200 beds = 25,000 (gpd)
plus 25 (gpd) per employee x 24 employees = 600 (gpd) = total water demand of 25,600 gallons per day (gpd)

This project is within the City of Atlanta water jurisdiction.

SEWER:

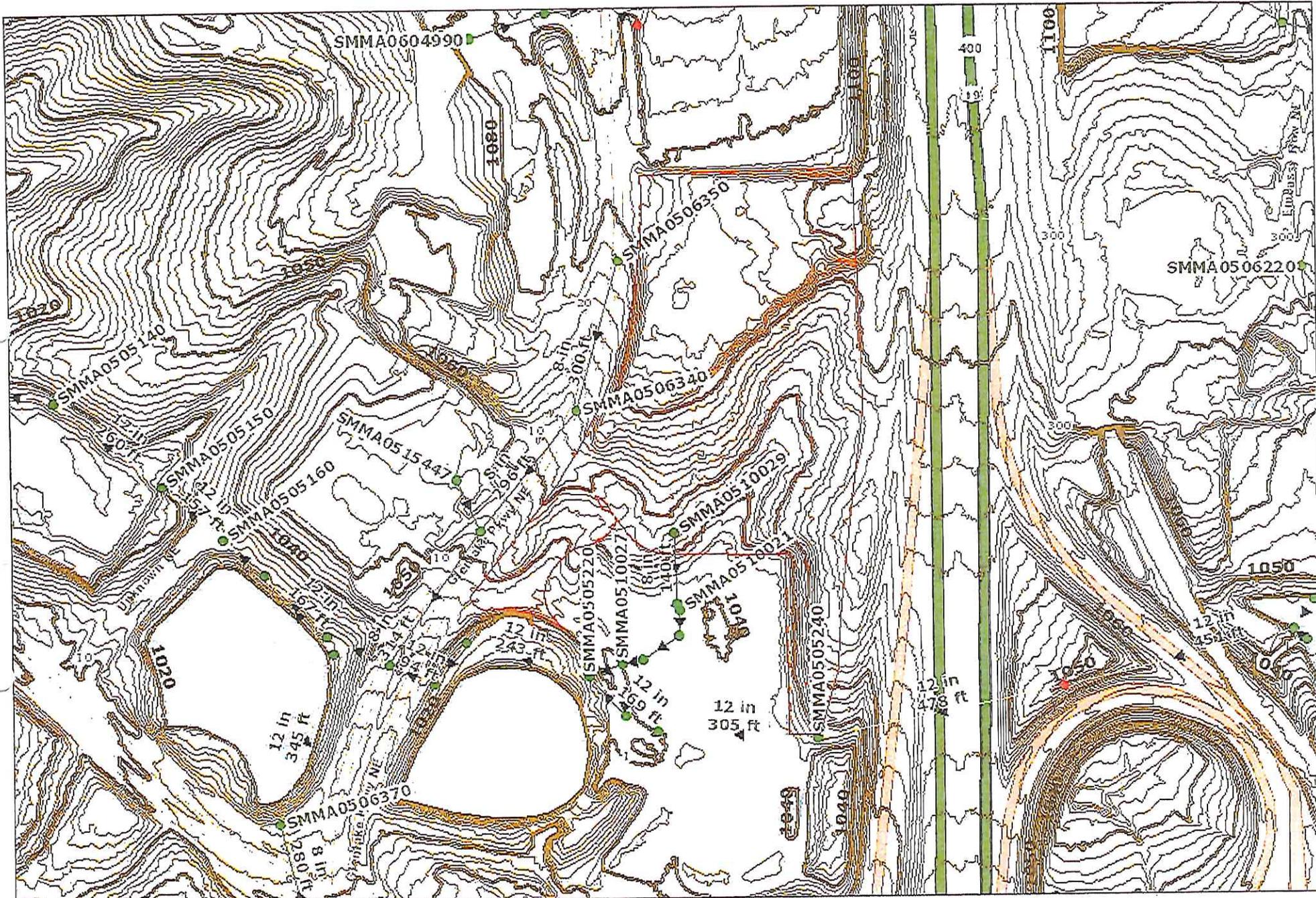
Basin: Marsh Creek

Treatment Plant: R.L. Sutton Creek (Cobb County)

Anticipated sewer demand: 23,040 gallons per day

There is a sanitary sewer manhole within the southern boundary of the 6.50 acre tract (0 Glenlake Parkway) (sewer manhole # **SMMA0510029**) and there are two wastewater manholes west of the 6.50 acre tract within the right of way of Glenlake Parkway (sewer manholes # **SMMA0506340** and # **SMMA0506350**) located in Land Lot 34, District 17.

Comments: This information does not guarantee that adequate sewer capacity is available at this time or will be available upon application of permits. Please contact the Department of Public Works for more information.



0 0.04 0.08 0.12 mi

0 GLENLAKE PKWY. (17 0034 LL0377)



Date: 9/9/2014

Map Size: 8.5x11 (LETTER)

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use of this data, even if Fulton County is advised of the possibility of such losses.

Prepared By:
GIS Section
Water Resources Department
Fulton County Government

Property Profile for **0 GLENLAKE PKWY**

Property Tax Information

Tax Year 2014
 Parcel ID 17 0034 LL0377
 Property Address 0 GLENLAKE PKWY
 Owner ST JOE COMPANY THE
 Mailing Address 133 WATERSOUND PKWY
 WATERSOUND FL 32413 7280
 Total Appraisal \$4,317,900
 Improvement Appraisal \$0
 Land Appraisal \$4,317,900
 Assessment \$1,727,160
 Tax District 59B
 Land Area 6.5 ac
 Property Class Commercial Small Tracts
 Land Use Class Vacant Commercial Land
 TAD
 CID Fulton Perimeter CID

Zoning

Zoning Class not available
 Overlay District
 2030 Future Development not available

Political

Municipality Sandy Springs
 Commission District 4
 Commission Person Tom Lowe
 Council District not available
 Council Person not available
 Voting Precinct SS04
 Poll Location St Jude Catholic Church, 7171
 Glenridge Dr Ne
 Congressional District 006
 State Senate District 032
 State House District 052

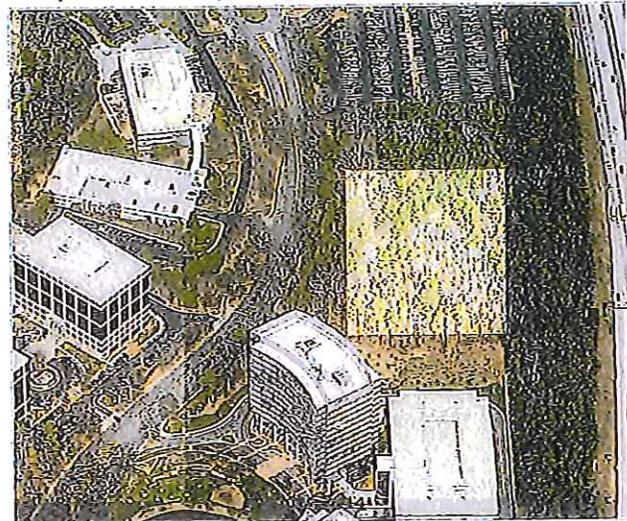
School Zones

Elementary School Woodland
 Middle School Sandy Springs
 High School North Springs

Other Information

Zip Code 30328
 Census Tract 101.23
 In Less Developed Census Tract No

Oblique Aerial View (looking north)



Property Map



Vicinity Map

