



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council **DATE:** June 10, 2014

FROM: John McDonough, City Manager

AGENDA ITEM: Confirmation of Administrative Modifications

MEETING DATE: For Submission onto the June 17, 2014, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Administrative Modifications (5)

APPROVAL BY CITY MANAGER: JMM APPROVED

PLACED ON AGENDA FOR: 6/17/2014

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: [Signature]

REMARKS:

To: John McDonough, City Manager

From: Angela Parker, Director of Community Development 

Date: May 22, 2014 for submission onto the June 17, 2014 City Council meeting

Agenda Item: **Confirmation of Administrative Modifications**

Director of Community Development Recommendation:

Confirmation by the Mayor and City Council of the Department of Community Development Administrative Modification decisions.

Background:

Per Section 22.11, *Administrative Modification*, an Administrative Modification application may be filed if the Director of the Department of Community Development determines that the request is not prohibited by Section 22.2.4, *Limitation on Authority* and, will constitute only a technical change to the approved conditions of zoning and does not involve significant public interest, or public interest has been addressed by letters expressing no objections from property owner(s) with standing and/or neighborhood associations. Rendered Administrative Modification decisions are required to be sent to the City Council for Confirmation.

Discussion:

The following is a list of Administrative Modifications to conditions of zoning, which have been acted upon by the Department of Community Development.

ITEMS FOR CONSENT AGENDA				
ADMINISTRATIVE MODIFICATIONS				
Agenda Item		Council District	Staff Action	Action Date
1.	201400115/201400014 1105 Hammond Drive <i>Applicant: Franklin L. Kelly</i> ▪ To modify conditions 2.a. and 3.a. of ZM12-001/CV12-003 related to the side corner yard.	5	201400115/201400014 – Approved	01/13/14
2.	201400185 8480 Roswell Road <i>Applicant: Rutledge Alcock</i> ▪ To modification request to delete condition 3.i. of M87-008 related to signage.	2	201400185– Approved	01/21/14
3.	201400186 8592 Roswell Road <i>Applicant: Rutledge Alcock</i> ▪ To modification request to delete condition 3.f. of Z02-0115 related to signage.	2	201400186– Approved	01/21/14
4.	201400735 1001 Johnson Ferry Road <i>Applicant: Kimley-Horn</i> ▪ To modify condition 4.b. of Z87-0067 to modify the landscape strip.	5	201400735 – Approved	03/04/14
5.	201401470	6	201401470 – Approved	05/21/14

	<p>5006 Roswell Road and 153 and 165 Spruell Springs Road <i>Applicant: Daniel R. King</i></p> <ul style="list-style-type: none">▪ To modify condition 2.a and delete condition 3.n. of RZ06-050/CV06-035 by modifying the site plan.			
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January 13, 2014

Franklin L. Kelly
3225 Cumberland Boulevard
Suite 400
Atlanta, Georgia 30324

Re: 201400115/201400014 – An Administrative Modification/Minor Variance Request
for the property located at 1105 Hammond Drive

Dear Mr. Kelly:

The subject application indicates that you are requesting an Administrative Modification for the property located at 1105 Hammond Drive. The subject property is currently zoned MIX (Mixed Use District) conditional under the City of Sandy Springs Mayor and City Council Zoning Case RZ08-014/U08-008/CV08-012 and modification case ZM12-001/CV12-003 and is developed with an office.

The request to modify condition 2.a and 3.a of ZM12-001/CV12-003 related to the minimum side corner yard (Hammond Drive) is within that allowed by administrative approval by the Zoning Ordinance and you have provided the needed documentation to gain approval for the Administrative Modification.

Additionally, the subject application indicates that you are requesting a Minor Variance to allow for the construction of an apartment complex, retail space, and office space located a maximum of one (1) foot six (6) inches under the required fifteen (15) foot side corner setback at 1105 Hammond Drive. The subject property is zoned MIX (Mixed Use District) pursuant to the City of Sandy Springs Mayor and City Council Zoning Case RZ08-014/U08-008/CV08-012 and this variance request is within the ten (10) percent limit allowed for minor variances by the Zoning Ordinance.

Based on the material that you have provided, the Administrative Modification to modify condition 2.a and 3.a of ZM12-001/CV12-003 and minor variance for the ten (10) percent setback reduction is hereby approved. The revised condition(s) shall read as follows:

2. To the owner's agreement to abide by the following:
 - a. To the site plan submitted to the Department of Community Development dated received ~~February 3, 2009~~ May 14, 2012 and **January 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.
3. To the owner's agreement to provide the following site development standards:
 - a. The minimum design standards are:

Minimum front yard (Peachtree-Dunwoody Road): 15 feet
Minimum side corner yard (Hammond Drive): ~~20-15~~; **except reduction to thirteen (13) feet six (6) inches, as shown on the proposed site plan, provided by the applicant**

dated received January 3, 2014 by the Department of Community Development (Minor Variance 201400014).

Minimum side yard: 0 feet

Minimum rear yard: 20 feet

Minimum heated floor area per dwelling unit: 800 square feet

Please include a copy of this letter as a part of any applications for permits that you may seek in accordance with this administrative modification.

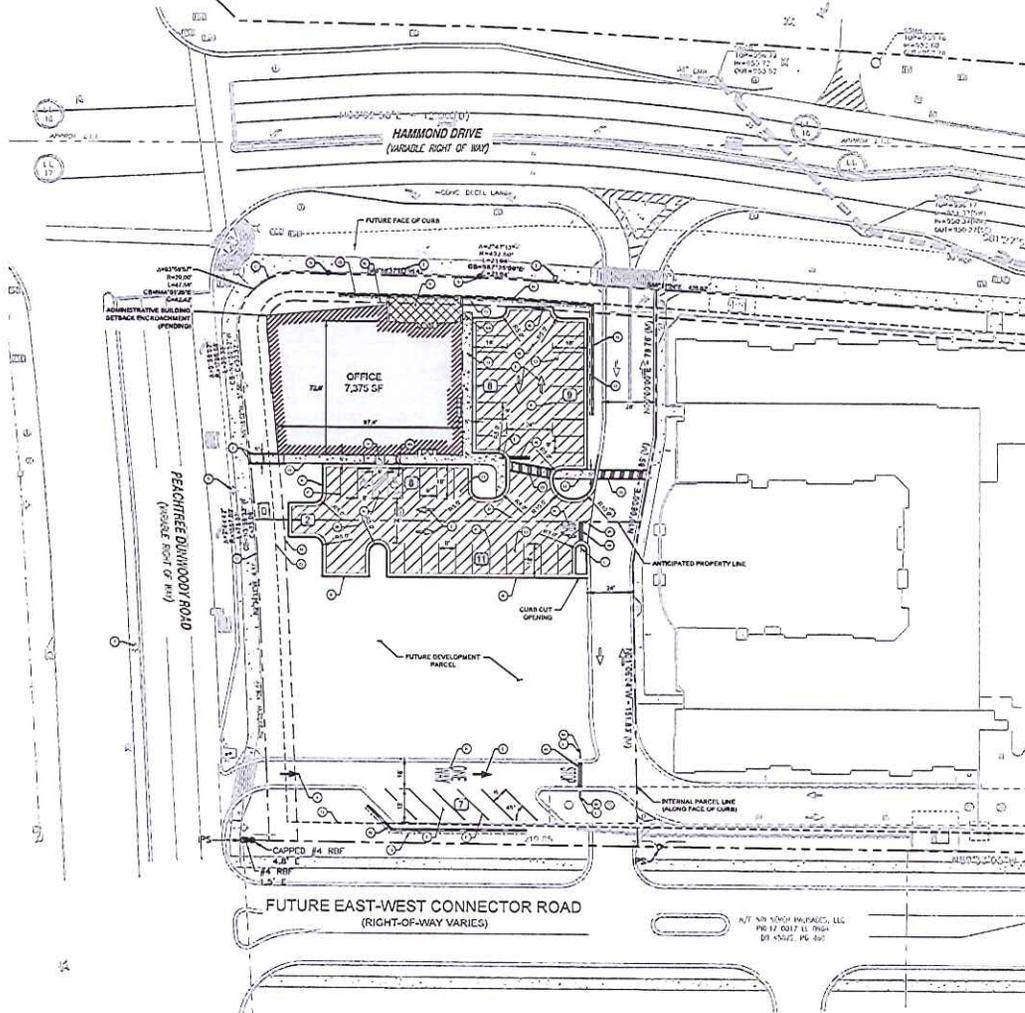
Should you have any questions, please do not hesitate to contact me at (770) 730-5600.

Sincerely,

A handwritten signature in blue ink that reads "Patrice S. Dickerson". The signature is written in a cursive style with a large initial "P".

Patrice S. Dickerson, AICP
Manager of Planning and Zoning

X:\CommunityDevelopment\Planning & Zoning\Modification - Administrative Modification\2014\201400115\201400014 1105 Hammond Drive\Approval 201400115\201400014.doc



Category	Value	Percentage
TOTAL AREA OF SITE (SF)	28,029	100%
BUILDINGS (SF)	7,375	26%
PARKING SPACES	38	42%
TOTAL IMPERVIOUS SURFACE (SF)	22,334	87%
LANDSCAPING (SF)	5,666	18%
FLOOD PLAIN (SF)	-	0%
UNDEVELOPED AND/OR OPEN SPACE (SF)	-	0%

ALL REQUIREMENTS OF THE CITY OF SANDY SPRINGS DEVELOPMENT ORDINANCE RELATIVE TO THE PREPARATION AND SUBMISSION OF A LAND DISTURBANCE PERMIT APPLICATION HAVING BEEN FULLY MET, AND SAID APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY ALL APPLICABLE CITY DEPARTMENTS AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE ORDINANCES, APPROVAL IS HEREBY GRANTED OF THIS SITE PLAN AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS PROJECT SUBJECT TO ALL FURTHER PROVISIONS OF SAID DEVELOPMENT AND OTHER CITY ORDINANCES.

DATE: _____
 PREPARED BY: _____
 COMMUNITY DEVELOPMENT DEPARTMENT

NOTE
 CONTRACTOR MUST PROVIDE THREE (3) SETS OF "AS-BUILT" PLANS TO THE OWNER. "AS-BUILT" DRAWINGS MUST BE PREPARED AND SEALED BY A GEORGIA REGISTERED LAND SURVEYOR AND IN ACCORDANCE WITH REQUIREMENTS OF THIS SHEET.

NOTE
 IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

---	PROPERTY LINE
---	15' BUILDING SETBACK LINE
---	10' LANDSCAPE SETBACK LINE
▨	STANDARD DUTY ASPHALT
▨	STANDARD DUTY CONCRETE
▨	EXISTING ASPHALT PAVEMENT
⑩	PROPOSED PARKING COUNT

1. ZONING:	MIX
OVERALL SITE AREA:	0.64 ACRES
DISTURBED SITE AREA:	1.08 ACRES
BUILDING SETBACKS:	FRONT-SIDE 15 FT
	REAR 0 FT
	INTERIOR 0 FT
LANDSCAPE BUFFERS:	FRONT-SIDE 10 FT
	REAR 10 FT
2. PROPERTY LIES WITHIN THE PERIMETER COMMUNITY IMPROVEMENT DISTRICT.	
3. THE "POSTING" CONDITION INFORMATION SHOWN HEREON ARE FROM A SURVEY PREPARED BY CROW ENGINEERS DATED APRIL 9, 2012, FROM THE "PROPOSED" CONDITIONS FOR THE HAMMOND CENTER APARTMENTS AND HAMMOND DRIVE IMPROVEMENTS APPROVED FEBRUARY 7, 2013.	
4. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.	
5. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.	
6. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GOOT, AND GEORGIA STATE CODE. ALL SIGNS MUST BE "TREATMENT" SIGNS WITH THE BOTTOM EDGE LOCATED A MINIMUM OF 7' ABOVE FINISHED GRADE.	
7. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS SHOWN BY THE FLORIDA FLOOD HAZARD BOUNDARY MAP COMMUNITY PANEL NUMBER 13170001E, DATED JUNE 22, 1993.	
8. STATE WATERS DO NOT EXIST WITHIN 200 FEET OF THE SITE.	
9. WETLANDS DO NOT EXIST ON SITE.	

PROPOSED USE:	OFFICE
REQUIRED PARKING COUNT:	
OFFICE	22 SPACES (3 SPACES / 1,000 SF)
PROVIDED PARKING COUNT:	45 SPACES
ADA SPACES REQUIRED:	2 SPACES (28-30 SPACES = 2)
ADA SPACES PROVIDED:	2 SPACES

①	3" CONCRETE CURB & GUTTER (TP)
②	ASPHALT PAVEMENT
③	PROPERTY LINE
④	STANDARD 3" X 18" PARKING STALL (TP)
⑤	4" ANGLE PARKING STALL
⑥	4" WIDE SOLID WHITE DOUBLE COATED LINE FOR PARKING STRIPING (TP)
⑦	4" WIDE SOLID WHITE DOUBLE COATED LINE FOR CROSSWALK (TP)
⑧	2" WIDE SOLID WHITE STOP BAR, DOUBLE COATED
⑨	DIRECTIONAL ARROW
⑩	GOOT TYPE 1 MARK, DOUBLE COATED WHITE
⑪	GOOT TYPE 1 WORD, DOUBLE COATED WHITE
⑫	STOP SIGN 24" X 24" PER MUTCD (SIGNALS)
⑬	"NO NOT ENTER" SIGN 24" X 24" PER MUTCD (SIGNALS)
⑭	RETAINING WALL (REFERENCE STRUCTURAL PLANS)
⑮	FALL PROTECTION FENCE (REFERENCE ARCHITECTURAL PLANS)
⑯	SAVED LINE, CONTRACTOR TO MATCH EXISTING PAVEMENT ELEVATION
⑰	10' LANDSCAPE SETBACK
⑱	15' BUILDING SETBACK
⑲	PEDESTRIAN LIGHT POLE (PER POB STANDARDS)
⑳	STREET LIGHT POLE (PER POB STANDARDS)
㉑	CONCRETE SECONDARY
㉒	GOOT TYPE 1 CURB RAMP
㉓	HANDICAP ACCESSIBLE PARKING SPACE
㉔	HANDICAP ACCESSIBLE ACCESS STRIPING
㉕	PAVING (REFERENCE ARCHITECTURAL PLANS)
㉖	RAMP HANDRAIL
㉗	CRASH DATE EMERGENCY EXIT GATE (REFERENCE ARCHITECTURAL PLANS)

811
 Know what's below.
 Call before you dig.

SCALE IN FEET
 0 10 20 30 40
 1" = 30'

DATE	12/19/2013
PROJECT NO.	010505007
SHEET NUMBER	C2-00
PROJECT	HAMMOND CENTER SCHWAB
CLIENT	AMERICAN LAND MANAGEMENT, INC. 3325 CUMBERLAND BLVD. SE, SUITE 400 ATLANTA, GA 30339 P.O. BOX 500008 P.O. (770) 500-0008 FAX: (770) 500-6550
SCALE	1" = 30'
CREATED BY	JKK
STAMPED BY	JKK
DATE	12/19/2013
PROJECT NO.	010505007
SHEET NUMBER	C2-00
DATE	12/19/2013
RESPONSORS	JKK