CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council  DATE: December 12, 2013
FROM: John McDonough, City Manager

AGENDA ITEM: AM12-001 - 5167 Lake Forrest Drive, Applicant: Rodney Taylor, to delete conditions 3.a., 3.b., 3.d. and 5.a. of Z05-0027 to allow construction of a single family residence

MEETING DATE: For Submission onto the December 17, 2013, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Site Plan

APPROVAL BY CITY MANAGER: 9PM APPROVED

PLACED ON AGENDA FOR: 12-17-2013

CITY ATTORNEY APPROVAL REQUIRED: ( ) YES ( ) NO

CITY ATTORNEY APPROVAL:

REMARKS:
June 13, 2012

Rodney Taylor
5167 Lake Forrest Drive
Sandy Springs, GA 30342

Re: AM12-001 – An Administrative Modification/Minor Variance Request for 5167 Lake Forrest Drive, Sandy Springs, GA 30342

Dear Mr. Taylor:

The subject application indicates that you are requesting an Administrative Modification for property located at 5167 Lake Forrest Drive. The subject property is zoned R-3 (Single Family Dwelling District) conditional under Z05-0027 and currently developed with single-family home.

The request to delete conditions 3.a., 3.b., 3.d. and 5.a. of Z05-0027 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.

Based on the material that you have provided, the Administrative Modification to delete conditions 3.a, 3.b, 3.d. and 5.a. of Z05-0027 is hereby approved. The revised condition(s) shall read as follows:

1. To the owner’s agreement to restrict the use of the subject property as follows:
   a. Single family detached dwelling and accessory uses and structures.
   b. No more than 2 total dwelling units, at a maximum density of 1.67 dwelling units per acre, whichever is less based on the total acreage zoned. Approved lot/unit totals are not guaranteed. The developer is responsible through site engineering (at time of application for Land Disturbance Permit) to demonstrate that all lots/units within the approved development meet or exceed all the development standards of Fulton-County Sandy Springs. The total lot/unit yield of the subject site shall be determined by this final engineering.
   c. The minimum heated floor area per dwelling unit shall be 3,300 square feet.

2. To the owner’s agreement to abide by the following:
   a. To the site plan received by the Fulton County Department of Environment and Community Development on March 29, 2005 and by the Sandy Springs Department of Community Development on June 4, 2012. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution Ordinance and these conditions prior to the approval of a Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be require to complete a concept review procedure prior to the application for Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be placed in the issuance of the first Certificate of Occupancy.
3. To the owner's agreement to the following site development considerations:

   a. Provide one shared driveway for both lots. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer.

   b. Limit the maximum amount of impervious surface per residential lot to 5,000 square feet or provide a detention facility for each lot, subject to the approval of or as directed by the Fulton County Storm Water Management Engineer.

   a. Sewer and sewer easement shall be required to extend to the limits of the furthest northern lot.

   d. No more than one (1) exit/entrance on Lake Forrest Drive. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer.

4. To the owner's agreement to abide by the following requirements, dedication and improvements:

   a. Dedicate at no cost to Fulton County Sandy Springs along entire property frontage, prior to approval of a Land Disturbance Permit, sufficient land as necessary to provide the following right-of-way, and dedicate at no cost to Fulton County Sandy Springs such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as allow the necessary construction easements while the right-of-way are being improved.

5. To the owner's agreement to abide by the following:

   a. The developer shall be responsible for complying with the requirements of the document entitled "Stormwater Management Storm Drainage Design and Criteria Manual dated December 2000, Amendment Number 1, July 1, 2005".

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/administrative variance.

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

Sincerely,

[Signature]

Patrice S. Dickerson, AICP
Manager of Planning and Zoning

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