



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: December 12, 2013

FROM: John McDonough, City Manager

AGENDA ITEM: **201303246** - 5776-5880 Glenridge Drive, *Applicant: Pulte Homes*, to modify condition 3.a.i. of 201300437 related to the six (6) foot earthen berm

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
Plantings

APPROVAL BY CITY MANAGER:  APPROVED

PLACED ON AGENDA FOR: 12-17-2013

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: 

REMARKS:



October 1, 2013

Pulte Home Corporation
2475 Northwinds Parkway, Suite 600
Alpharetta, GA 30009
Attn: Ted Turner

Re: **201303246 – An Administrative Modification Request for the properties located at 5776, 5792, 5806, 5820, 5836, 5850, 5866, 5880 Glenridge Drive**

Dear Mr. Turner:

The subject application indicates that you are requesting an Administrative Modification for properties located at 5776, 5792, 5806, 5820, 5836, 5850, 5866, 5880 Glenridge Drive. The subject properties are currently zoned TR (Townhouse Residential District) conditional under 201300437 and are developed with a single-family homes.

The request to modify condition 3.a.i of 201300437 related to a six (6) foot earthen berm 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 modify condition 3.a.i of 201300437 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. Townhouses at a density of 7.65 units per acre or 63 units, 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 on June 4, 2013. 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. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, 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 the first Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
 - a. A 25-foot landscape strip planted to buffer standards along the length of the westerly property line meeting the following standards:
 - i. A six (6) foot earthen berm (slopes no greater than 3:1) or as specified on the Glenridge Town Homes Buffer Berm/Plantings plans dated received September 30, 2013.
 - ii. Two staggered rows of the following evergreen trees at 14 feet in height (planting spaced 14 feet on center) planted atop the 6-foot berm creating a visual

- screen using the following trees: Cryptomeria, Southern Magnolia, American Holly
- iii. Remainder of landscape strip planted to buffer standards to be planted with a mix of one third deciduous trees (3 ½ in. caliper, 30 feet on center), one third large evergreen shrubs (8-10 ft. at 12 feet on center), and one third medium evergreen flowering shrubs (6-8 feet in height at 8 feet on center)
 - iv. All planting subject to the approval of the City of Sandy Springs Arborist
 - v. All plantings to be installed prior to the issuance of the first building permit.
- b. Prior to the issuance of the Land Disturbance permit, provide analysis of downstream conveyance conditions and capacities along the downstream conveyances between the project site and the point at which the project site drainage basin area is no greater than 10% of the total drainage basin area. Development shall provide stormwater management facilities as necessary to avoid exceeding capacity of downstream conveyances for up to a 100 year storm event between the site and the 10% point. Where proposal will result in a concentrated surface flow across a property line where no existing channel or pipe exists to receive and convey a concentrated flow developer shall obtain, execute, and record a drainage easement from property line to location of a conveyance possessing capacity to convey a 100 year concentrated flow or to the 10% point. Drainage from all new improvements shall be routed to the detention system.
 - c. Townhouses adjacent to the westerly property line shall not exceed 2-stories in height.
 - d. Developer shall construct a fence along the westerly property line with a brick column 7 feet in height, 24-square inches at each intersecting property line corner of the adjacent single family residential lots. Between the columns shall be constructed a decorative metal picket fence between the columns, 6 feet in height along the length of the westerly property line in accordance with Sandy Spring Code.
 - e. Developer shall construct a fence along the Glenridge Drive (easterly property line) with a brick column 7 feet in height, 24-square inches, every 48 feet. Between the columns shall be constructed a decorative metal picket fence between the columns, 6 feet in height in accordance with Sandy Spring Code.
 - f. No vehicular access is permitted from Glenforest Road.
 - g. No construction access is permitted from Glenforest Road.
 - h. All building facades shall be a minimum of 70% brick or stone, excluding garages. All rear building facades adjacent to Glenridge Drive and Glenforest Road shall have faux front facades, with an architectural treatment subject to the approval of the Director of Community Development.
 - i. All Garage doors shall have an upgrade architectural treatment such as carriage style architecture, subject to the approval of the Director of Community Development.
 - j. Units 41-47 (adjacent to Glenforest Road) as show on the plan received by the Department of Community Development on April 5, 2013 shall be split into 3

units / 4 units or 3 units / 3 units sections. The units adjacent to the westerly property line shall remain as shown on approved site plan.

- k. To reduce the forty (40) foot perimeter setback and landscape strip to twenty-two (22) feet to create a twenty (20) foot building separation between the buildings adjacent to Glenforest Road. (CV 201301779)

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,



Patrice S. Dickerson, AICP
Manager of Planning and Zoning

X:\CommunityDevelopment\Planning & Zoning\Modification - Administrative Modification\2013\201303246 5776, 5792, 5806, 5820, 5836, 5850, 5866, 5880 Glenridge Dr\Approval 201303246.doc

SITE DATA:

TOTAL SITE AREA	8.231 ACRES
ZONING	TW-TOWNHOME DISTRICT
ZONING JURISDICTION	CITY OF SANDY SPRINGS
DEVELOPMENT TYPE	
TOTAL TOWNHOMES	63 UNITS
TOTAL DENSITY	7.65 UNITS/AC.
STATISTICS SUMMARY	
TOTAL AREA OF SITE	8.231 AC / 358,343.36 SF
BUILDING AREA	101,241 SF / 24.2%
TOTAL PARKING (DRIVE + DRIVEWAY)	23,121 SF / 6.4%
STREETS AND SIDEWALKS	60,981 SF / 17.0%
TOTAL IMPERVIOUS SURFACE	185,343 SF / 51.7%
LANDSCAPING AND OPEN SPACE	173,199.2 SF / 48.3%
FLOOD PLAIN	NA

WALL NOTE:

WHERE OTHERS REFER TO THIS PROJECT AS "TERRACE AT GLENRIDGE" OR "TERRACE AT GLENRIDGE DEVELOPMENT" THE CORRECT NAME IS "TERRACE AT GLENRIDGE". THE CORRECT ADDRESS IS "101 GLENRIDGE DRIVE, SANDY SPRINGS, GA 30076". THE CORRECT PHONE NUMBER IS "404-391-8543". THE CORRECT WEBSITE IS "WWW.PULTEGROUP.COM". THE CORRECT EMAIL ADDRESS IS "SALES@PULTEGROUP.COM". THE CORRECT SOCIAL MEDIA HANDLES ARE "PULTEGROUP" ON FACEBOOK, "PULTEGROUP" ON TWITTER, AND "PULTEGROUP" ON LINKEDIN.

SITE DATA:

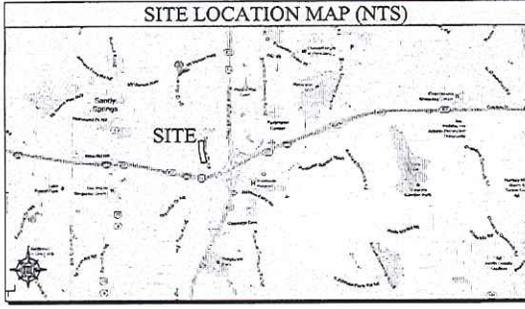
1. TOTAL AREA OF THIS PROPERTY IS 8.231 ACRES, WITH 0.2 TOTAL RESTRICTION.
2. THE PLANNED DEVELOPMENT IS A 3-BEDROOM UNIT WITH 2 1/2 BATHS AND 101,241 SQ. FT. OF BUILDING AREA.
3. THIS PROPERTY IS CURRENTLY ZONED TW BY FULTON COUNTY.
4. WATER CITY OF ATLANTA, A SUBORDINATE, APPLICATION WATER DEMAND 2500 GALLONS PER DAY.
5. THERE ARE NO LOTS, EASEMENTS, TREATMENT PLANT, ACTIVATED SLUDGE TREATMENT PLANT OR OTHER SPECIAL FEATURES ON THIS PROPERTY.
6. CONCEPT OF SITE OF DEVELOPMENT AND CONCEPT DEVELOPMENT PLAN FOR THIS PROJECT HAS BEEN APPROVED BY THE CITY OF SANDY SPRINGS AND THE COUNTY OF FULTON.
7. ALL UTILITIES ARE TO BE LOCATED IN THE PUBLIC RIGHT-OF-WAY OR AS SHOWN ON THE PLANS.
8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SANDY SPRINGS AND THE COUNTY OF FULTON.
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SITE AND GRADING NOTES:

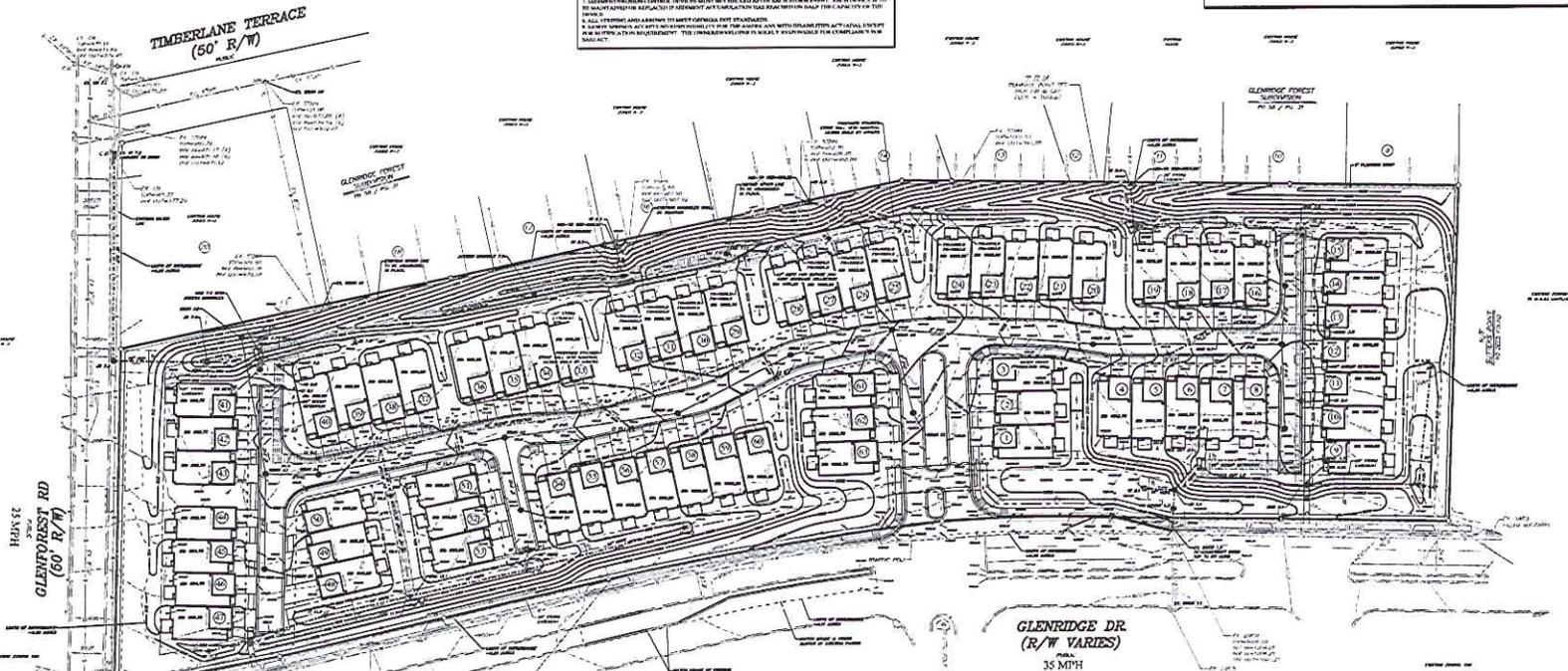
1. THERE ARE NO UTILITIES SHOWN ON THE SITE.
2. CONTACT FULTON COUNTY PUBLIC WORKS DEPARTMENT FOR UTILITY INFORMATION.
3. THERE ARE NO UTILITIES SHOWN WITHIN THE BOUNDARIES OF THE SITE.
4. THERE ARE NO UTILITIES SHOWN WITHIN 300 FEET OF THE SITE.
5. ALL CATCH BASINS ARE TO BE PLACED INSIDE OF PAVED GRADINGS.
6. DETENTION FACILITIES AND DRAINAGE CONTROL MEASURES ARE TO BE ACCORDING TO THE CITY OF SANDY SPRINGS AND THE COUNTY OF FULTON.
7. LIMITS OF FILL ARE TO BE SHOWN ON THE PLANS.
8. EXISTING GROUND SURFACE IS TO BE SHOWN ON THE PLANS.
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GENERAL NOTES:

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24 HOUR CONTACT:
MATT WILLIAMS @ 404-391-8543



RAW EARTHWORK CALCULATIONS:

Cut = 17,774 CY FILL = 21,278 CY
Net = -3,504 CY FILL

ADJUSTED EARTHWORK CALCULATIONS:

ASSUMPTIONS:

1. 6" TOP SOIL = 6,000CY
2. CUT FOR PAVEMENT = -1,400CY
3. CUT FOR DETENTION PIPES = 3,060CY
4. COMPACTION ADJUSTMENT = -15% (1192 CY)

Cut = 22,234 CY FILL = 24,470 CY
Net = 2,236 CY FILL
ADJUST SITE BY 0.168'



Terraces at Glenridge
A MASTER PLANNED TOWNHOME DEVELOPMENT

Pulte Group
2415 Northchase Parkway
Atlanta, Georgia 30329
PHONE: 678-245-5518

City of Sandy Springs
101 GLENRIDGE DRIVE
SANDY SPRINGS, GA 30076

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING & LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING & LAND SURVEYING
350 RESEARCH COURT # 1000, GAITHERSBURG, MD 20878

REVISIONS:

NO.	DATE	BY	DESCRIPTION
-1	7-23-13	MEK	CITY COMMENTS
-2	7-23-13	MEK	FULTON COUNTY SS
-3	8-6-2013	MEK	PERM REV.
-4	8-12-2013	MEK	PERM REV.
-5	8-26-2013	MEK	PERM REV.
-6	8-21-2013	MEK	SHUT UNITS 44-47

GRADING REVISIONS

THIS DRAWING IS THE PROPERTY OF PLANNERS AND ENGINEERS COLLABORATIVE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PLANNERS AND ENGINEERS COLLABORATIVE.

SHEET TITLE:
MASTER GRADING PLAN

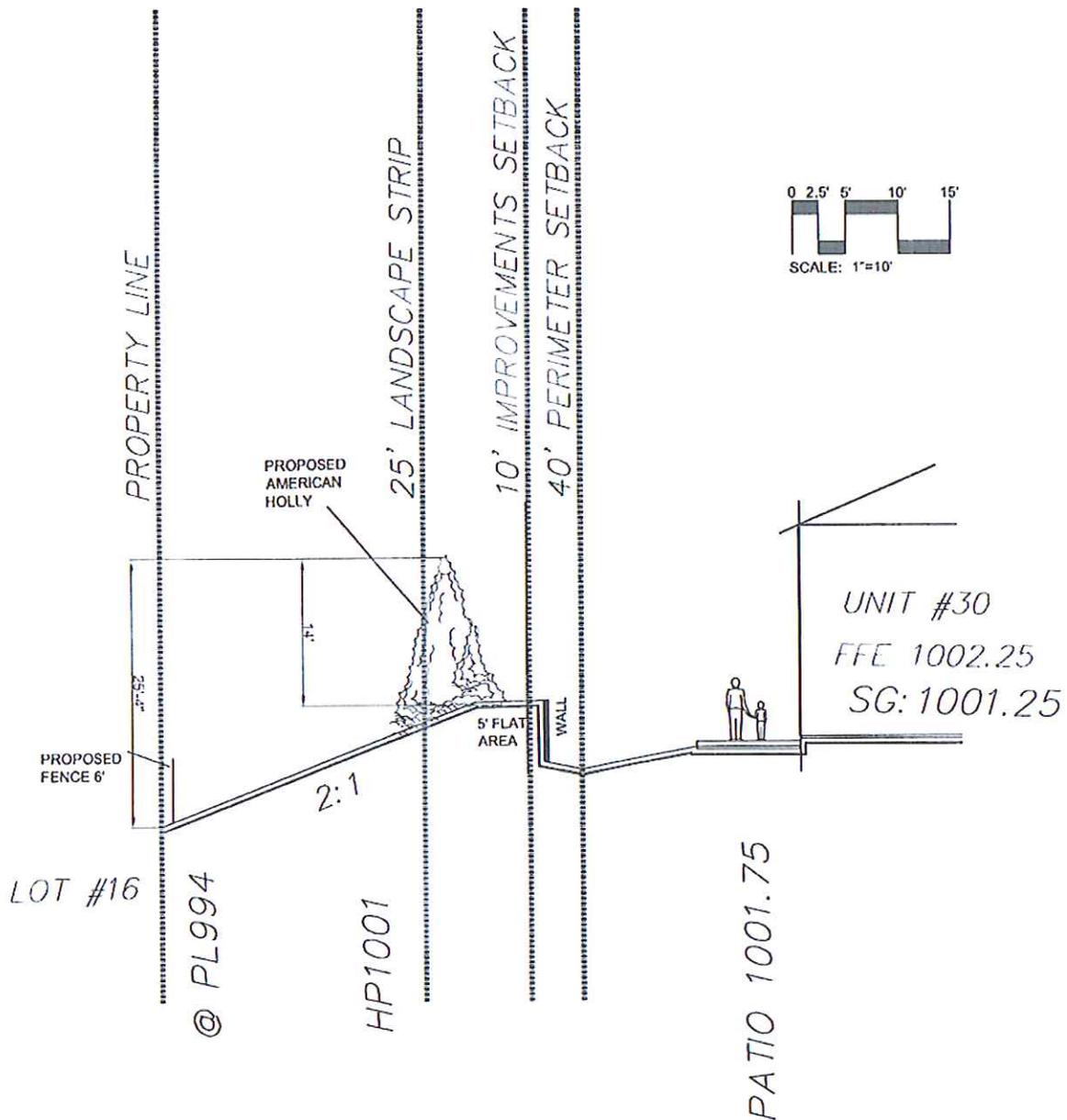
SCALE: 1" = 50'
DATE: May 22, 2013
PROJECT: 12165.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

G.O.R.G.
Geotechnical & Other Related Geotechnical Engineering
1000 Peachtree Street, N.E., Suite 1000, Atlanta, GA 30309
PHONE: 404-525-8888 FAX: 404-525-8889

OSWCC LEVEL II DESIGN PROFESSIONAL
CITY CERTIFICATION # 0000066276 EXP. 02/27/2015

5
SHEET



GLENRIDGE TOWN HOMES BUFFER BERM / PLANTINGS

PROPERTY ADDRESS: 5805 TIMBERLANE TER. NE (LOT #16)
ATLANTA, GA 30328

OWNER:

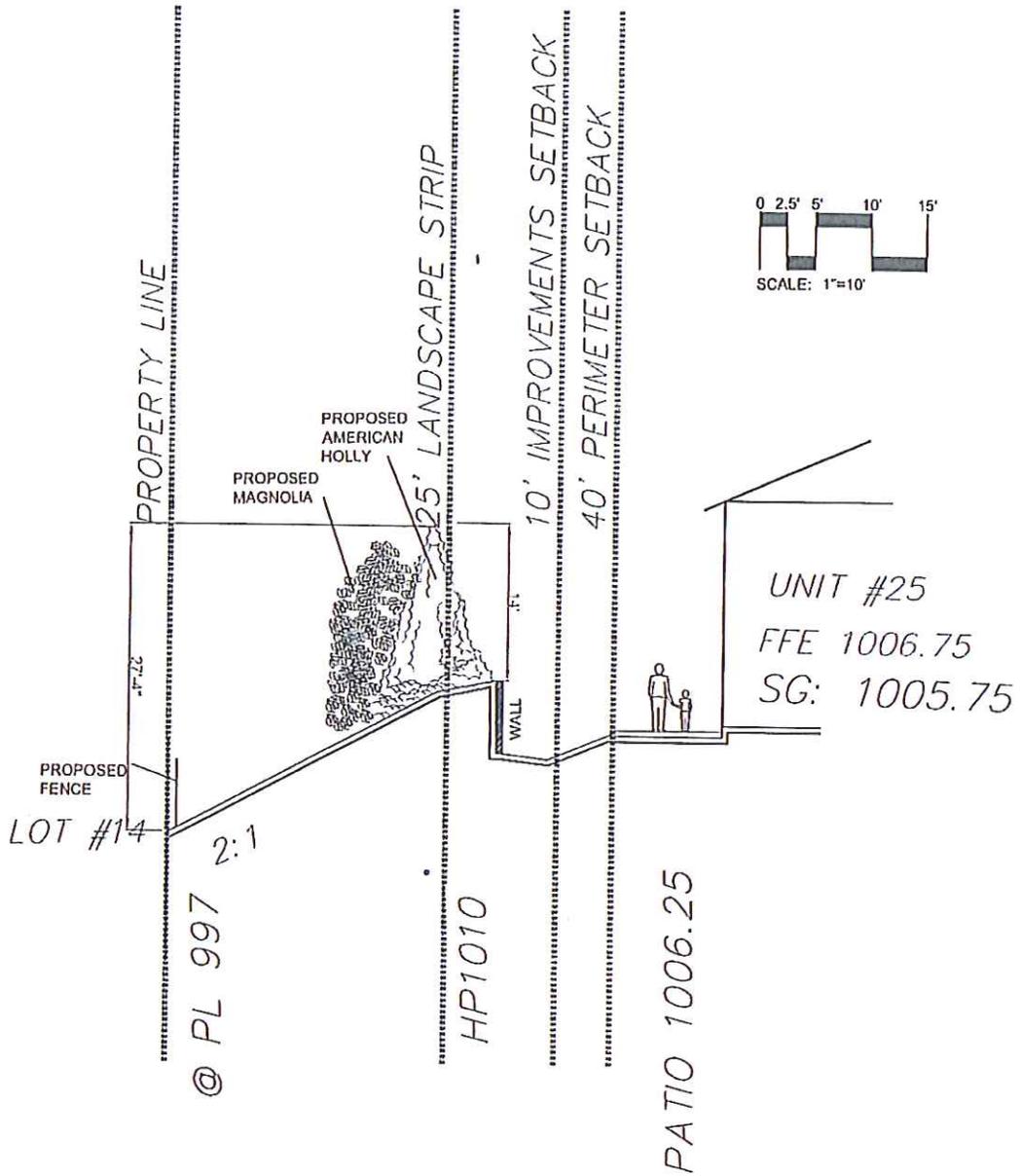
CHRIS CARLSON

APPROVAL SIGNATURE:

[Handwritten Signature]

DATE:

8-19-13



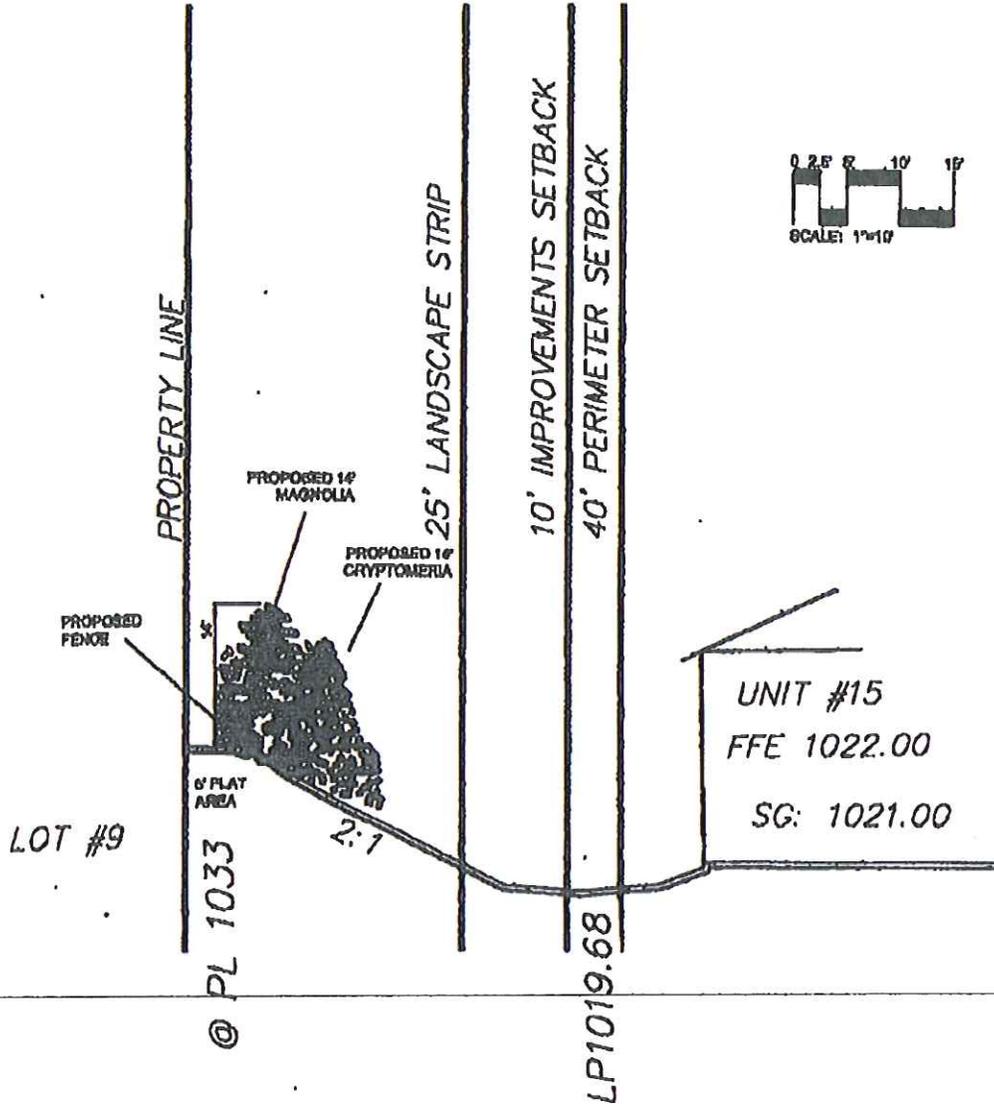
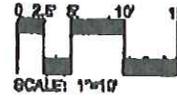
GLENRIDGE TOWN HOMES BUFFER BERM / PLANTINGS

PROPERTY ADDRESS: 5825 TIMBERLANE TER. NE (LOT #14)
ATLANTA, GA 30328

OWNER: Lara Crane

APPROVAL SIGNATURE: Lara Crane

DATE: 8/21/2013



GLÉNDRIDGE TOWN HOMES BUFFER BERM / PLANTINGS

PROPERTY ADDRESS: 5885 PINE BROOK RD NE (LOT #9)
ATLANTA, GA 30328

OWNER: KEVIN DUGGER

APPROVAL SIGNATURE: K. D.

DATE: 9-6-13

IN SIGNING THIS I AM ONLY AGREEING TO THE SLOPE/BERM CHANGE AND HOW IT DEVIATES FROM APPROVED ZONING. THE FENCE LINE AND PLANT LOCATION ARE UNACCEPTABLE AND INACCURATE. KSD

09/06/2013 07:08 FAX 7706840883

PULTE CLOSINGS/CONTRACTS

001/001



September 5, 2013

Post-It® Fax Note	7871	Date	9-5-13	# of Pages	1
To	Kevin Dugger	From	Ted Turner		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	404 256 5596	Fax #	404 794-3344		

Mr. Kevin Dugger
5885 Pine Brooke Road NE
Atlanta, GA 30328

Re: Glenridge Town Homes Buffer/Berm Planting

Kevin,

In exchange for you agreeing to an administrative modification to zoning condition 3.a. of the approved zoning and you signing the enclosed cross section of the berm/slope behind your property, Pulte agrees to:

1. Pay you the sum of \$7,500. (A check payable to you in this amount will be ordered upon receipt of this signed agreement and a completed W9 form.)
2. Remove the existing chain link fence that runs along your rear property line and our western property line and tie your existing side property line fencing into the new columns to be built by Pulte at each of your two rear property corners.
3. Install the new 6' tall decorative aluminum picket fence required by zoning at the top of the slope and next to the 5' flat area on Pulte's property as show in the enclosed cross section of the slope behind your property.
4. Beginning 3' west of the new fence identified in Item 3 above, plant two rows of 14' evergreen trees of your choice (Magnolia, Cryptomeria or Holly) at 14' on center with each row 5' apart. Additionally plant one (1) 3.5" caliper deciduous tree of your choice (Elm, Oak or Maple), three (3) 8 - 10' tall evergreen shrubs (Osthmantus), and five (5) 6 -- 8' tall flowering evergreen shrubs (Camillia) at the locations of your choice in your backyard.
5. Grant to you a 5' landscape easement for the area west of new fence on Pulte's property to enable you to maintain the strip of property that will remain between the fence to be constructed on Pulte's property in Item 3 above and your rear property line.
6. Remove the existing grass clippings and Cherry tree in your back yard and add topsoil to the northeast corner of your back yard to help level it to the new grade of the 5' flat area on Pulte's property.

Both parties acknowledge that the attached cross section of the berm/slope depicts only the location and configuration of the berm/slope and not the location of the fence and the landscaping. The fence and landscaping shall be located at contained in this letter.

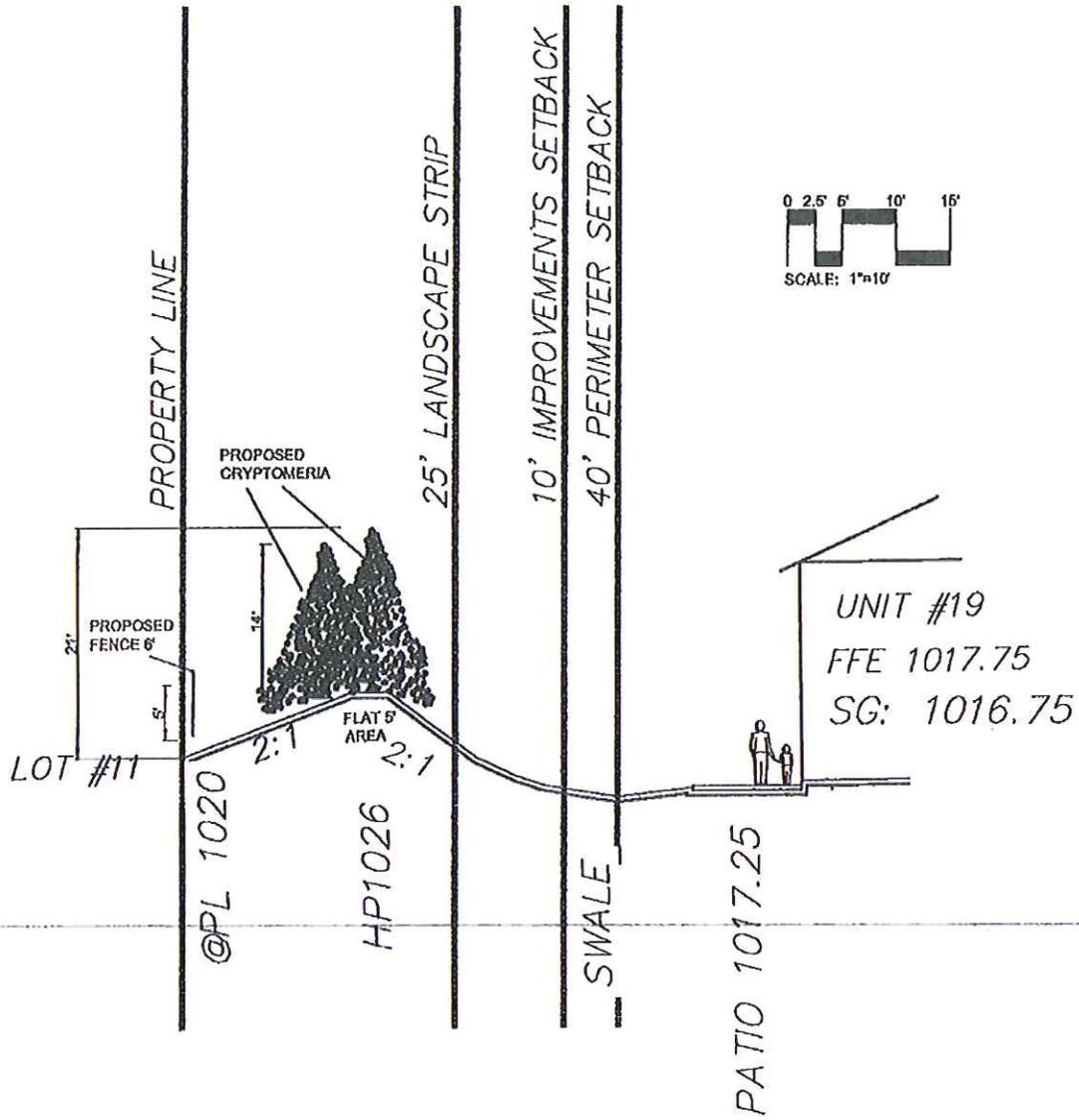
If you are in agreement with that which is contained in this letter, please sign in the space provided below.

Sincerely,

Ted Turner
Vice President, Land Development

Agreed to:
Kevin Dugger
Date: 9-6-13

Enclosures



GLENRIDGE TOWN HOMES BUFFER BERM / PLANTINGS

PROPERTY ADDRESS: 5865 PINE BROOK RD NE (LOT #11)
ATLANTA, GA 30328

OWNER:

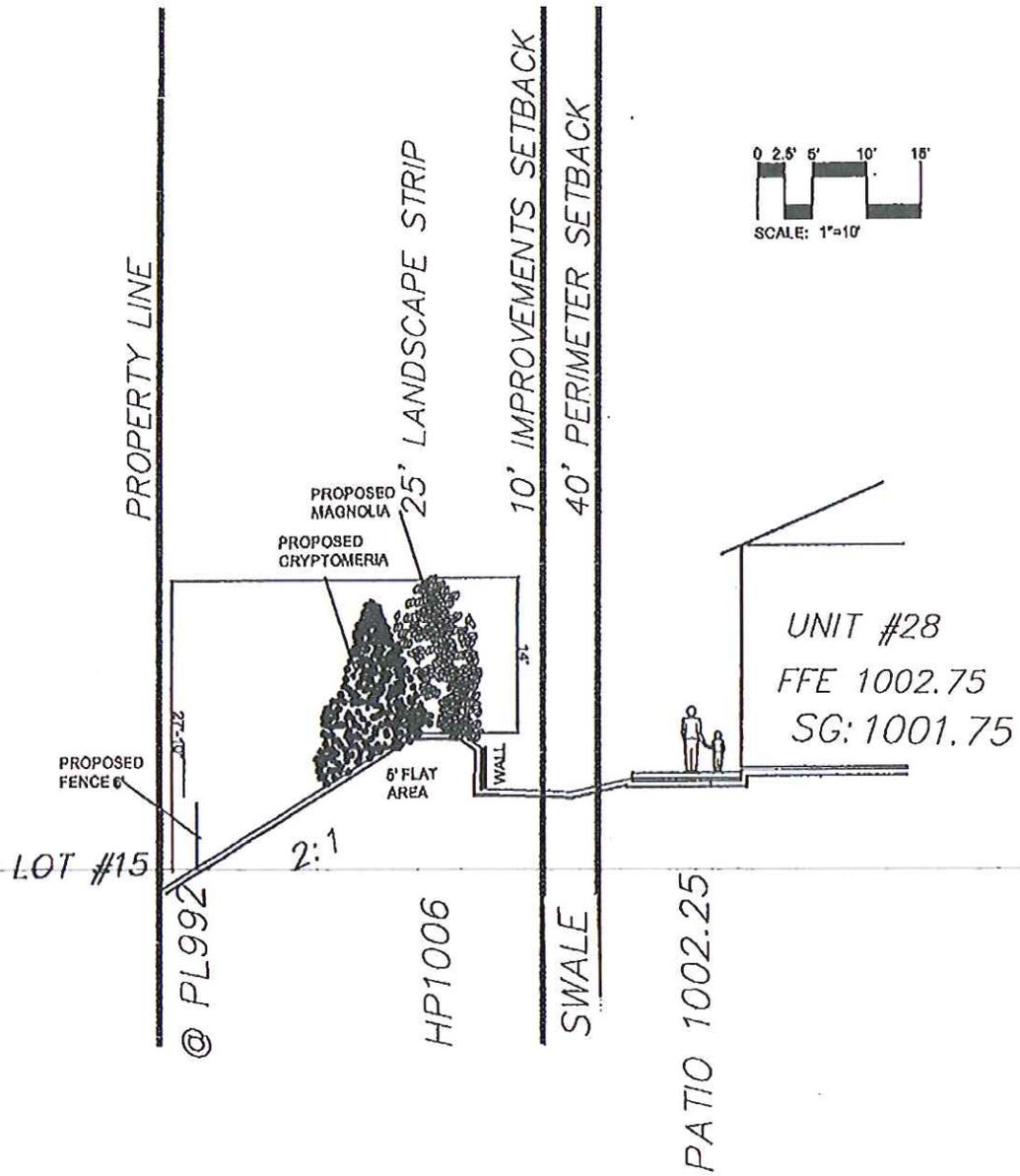
LEE W. EDY & DIANE S. EDY

APPROVAL SIGNATURE:

[Handwritten Signature]

DATE:

AUGUST 17, 2013



GLENRIDGE TOWN HOMES BUFFER BERM / PLANTINGS

PROPERTY ADDRESS: 5815 TIMBERLANE TER. NE (LOT #15)
ATLANTA, GA 30328

OWNER:

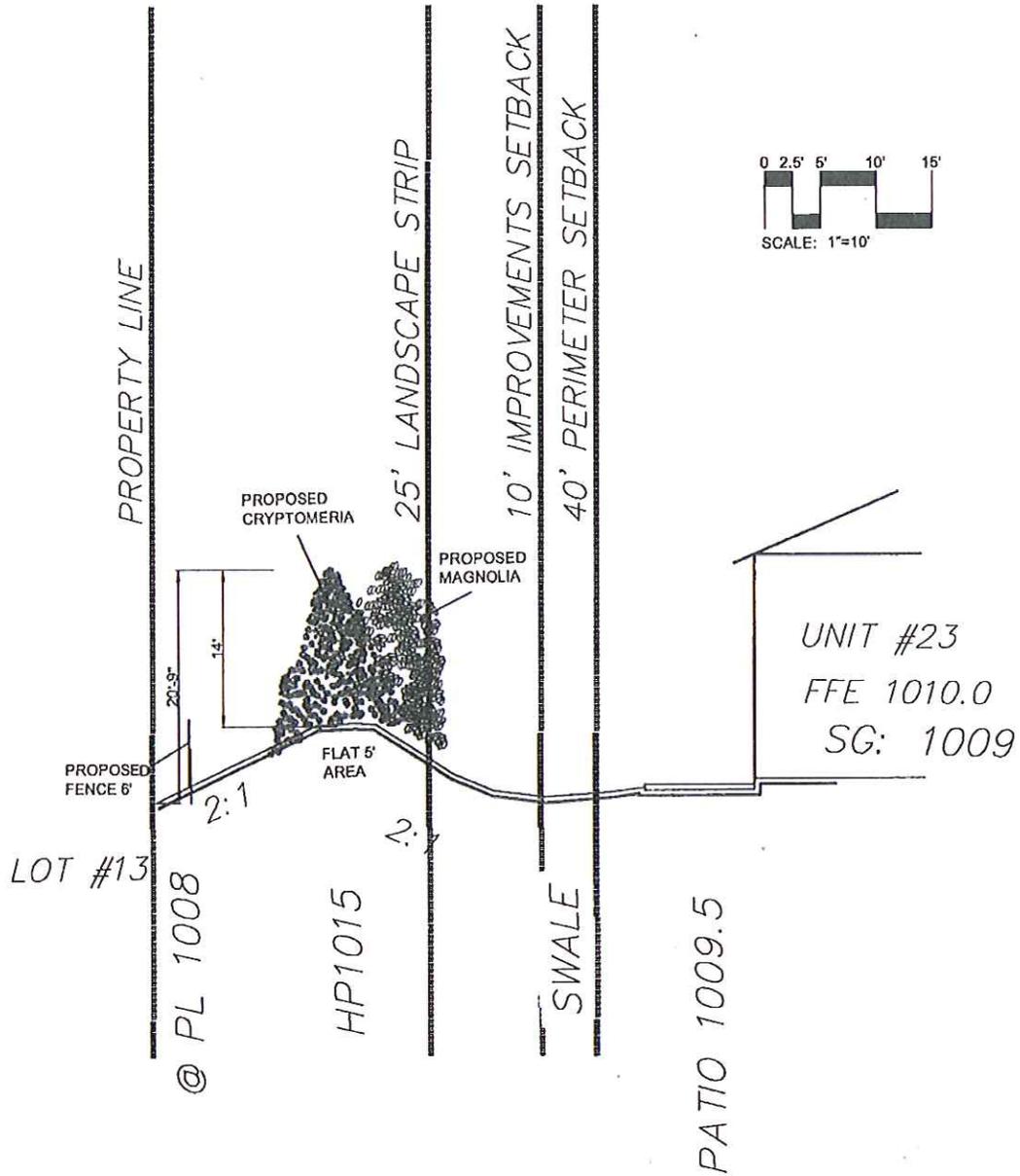
Wayne Edy

APPROVAL SIGNATURE:

Wayne Edy

DATE:

8/19/13



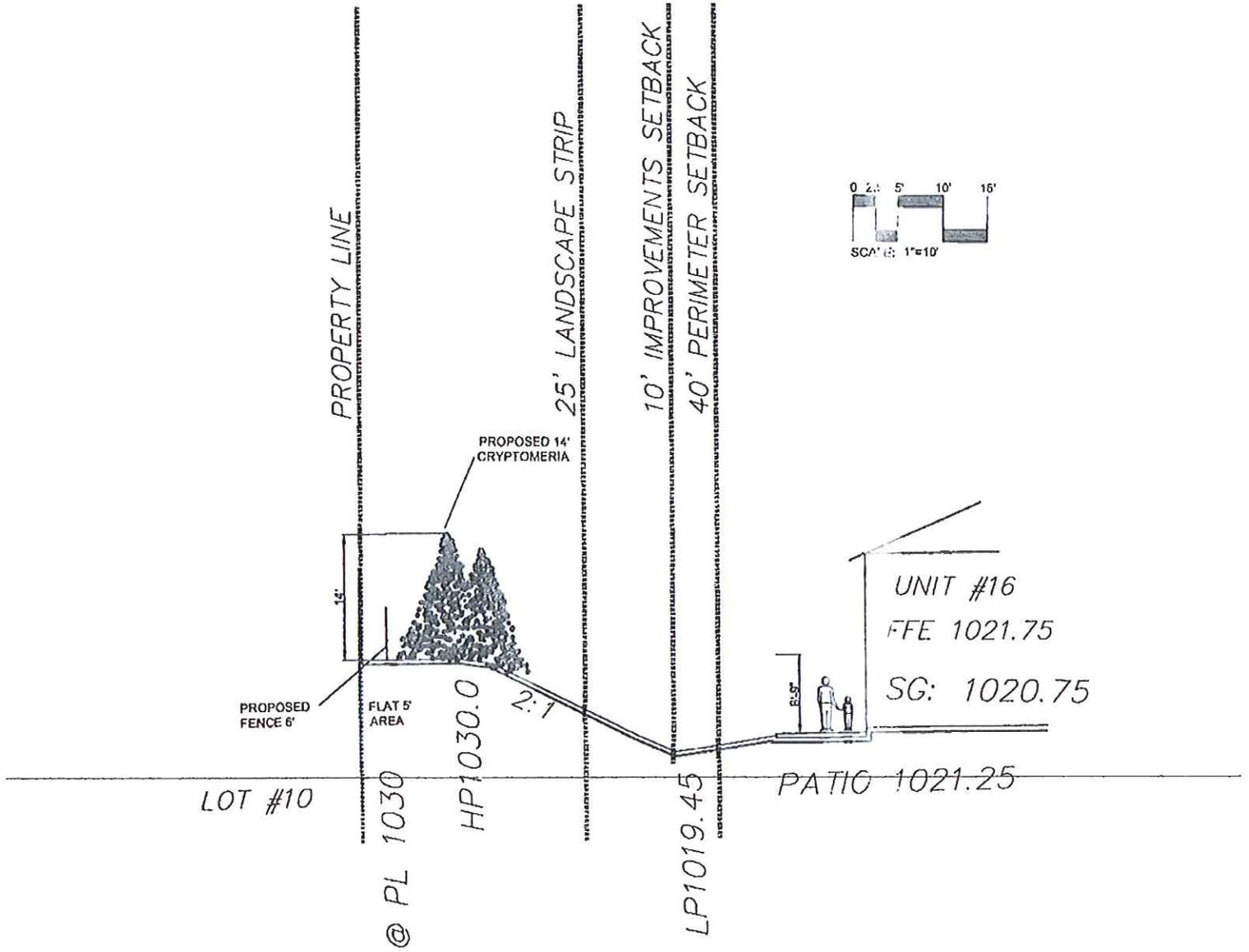
GLENRIDGE TOWN HOMES BUFFER BERM / PLANTINGS

PROPERTY ADDRESS: 5835 TIMBERLANE TER. NE (LOT #13)
ATLANTA, GA 30328

OWNER: HAMBRIK

APPROVAL SIGNATURE: *James Hambrick*

DATE: 8-19-13



GLENRIDGE TOWN HOMES BUFFER BERM / PLANTINGS

PROPERTY ADDRESS: 5875 PINE BROOK RD NE (LOT #10)
ATLANTA, GA 30328

OWNER:

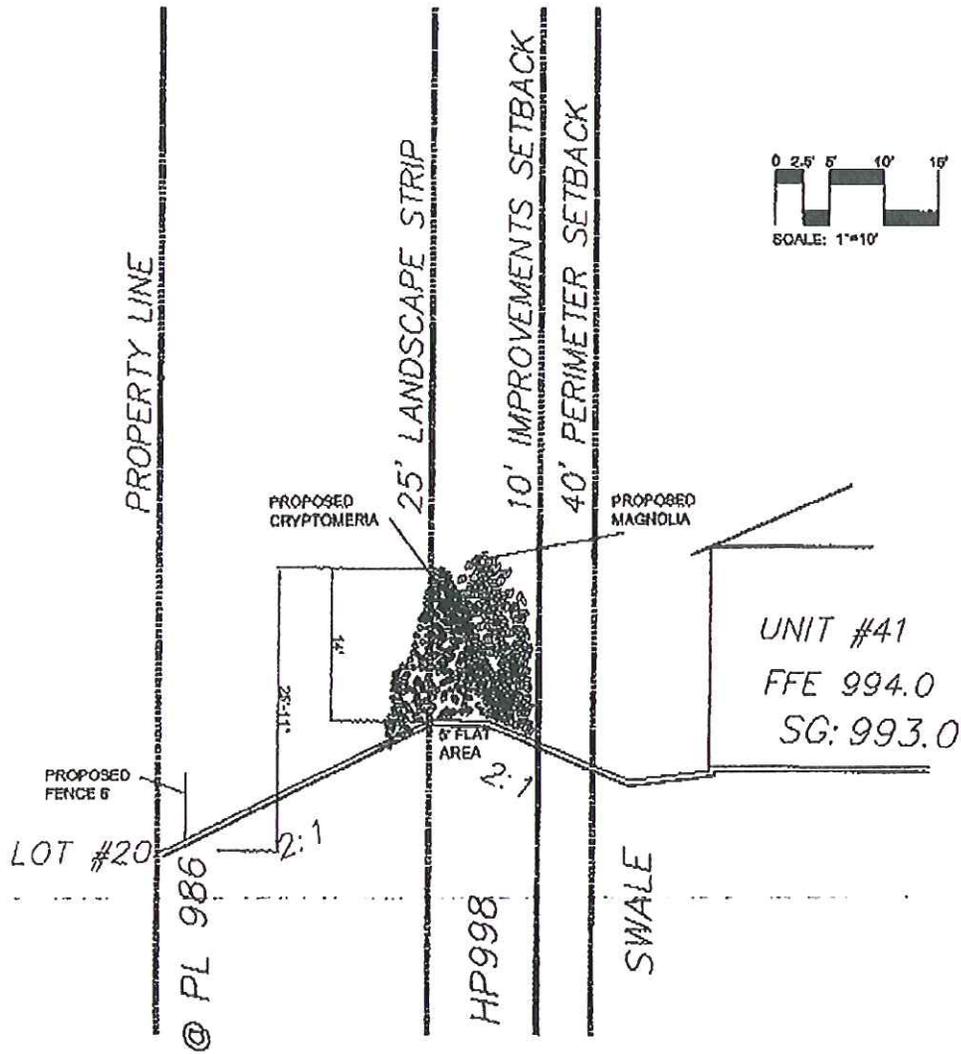
Renee KFD

APPROVAL SIGNATURE:

[Signature]

DATE:

9/6/2013



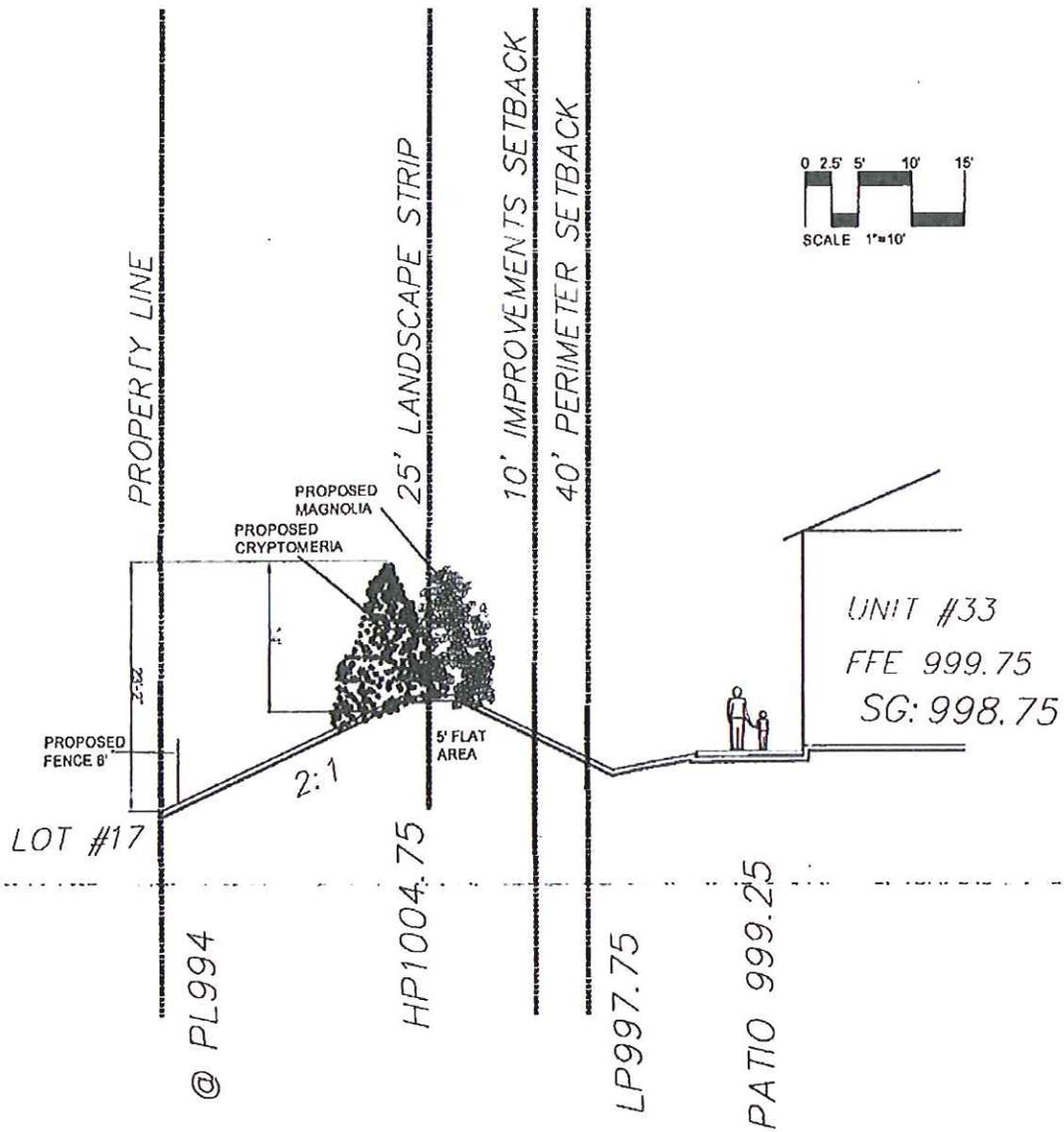
GLENRIDGE TOWN HOMES BUFFER BERM / PLANTINGS

PROPERTY ADDRESS: 5720 GLENFOREST ROAD (LOT #20)
ATLANTA, GA 30328

OWNER: Ellen Komisarow

APPROVAL SIGNATURE: Ellen Komisarow, AGENT

DATE: 8-15-13



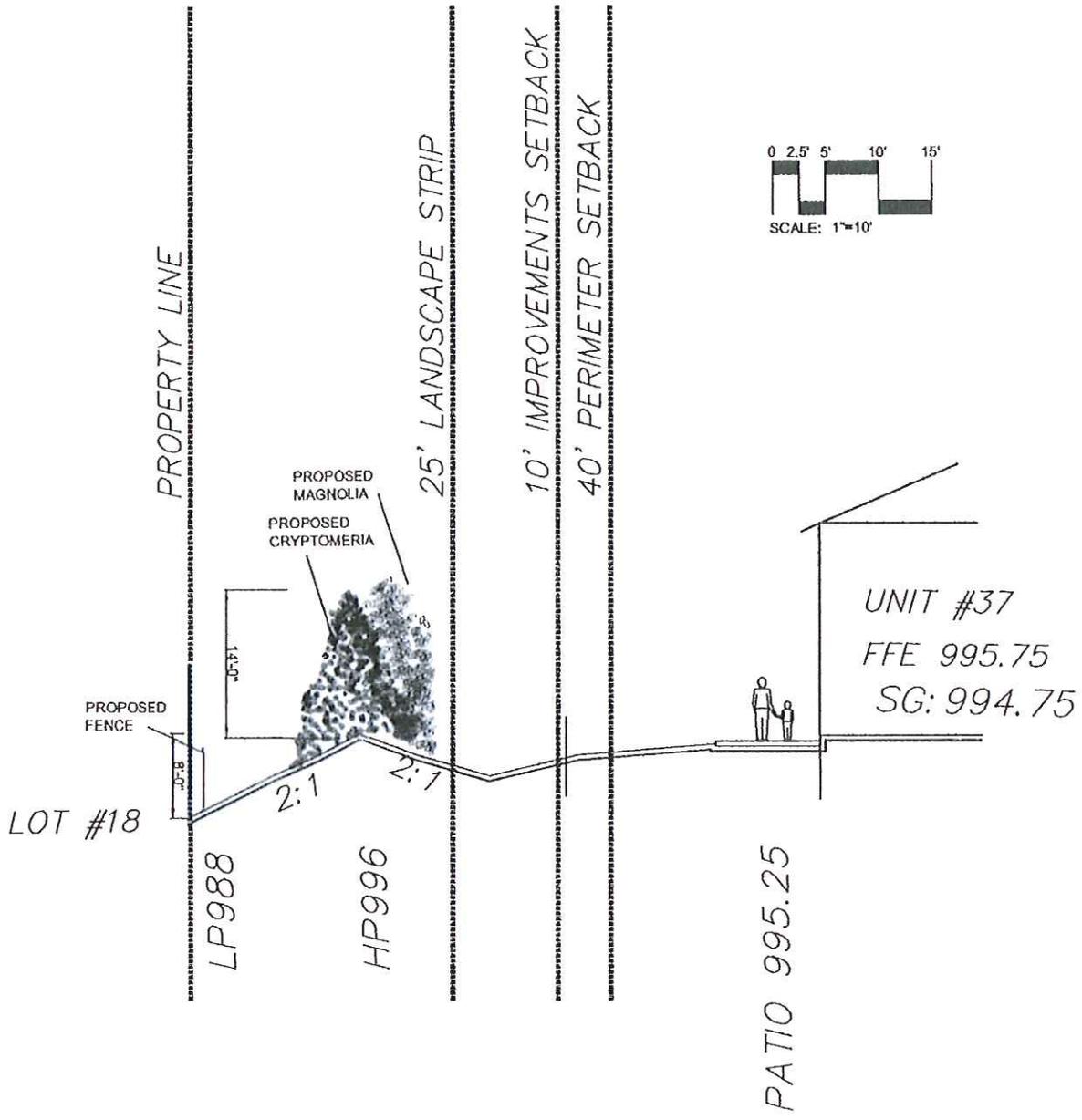
GLENRIDGE TOWN HOMES BUFFER BERM / PLANTINGS

PROPERTY ADDRESS: 5795 TIMBERLANE TER. NE (LOT #17)
ATLANTA, GA 30328

OWNER: GERALD S. MONASH

APPROVAL SIGNATURE: *G. S. Monash*

DATE: 08/22/13



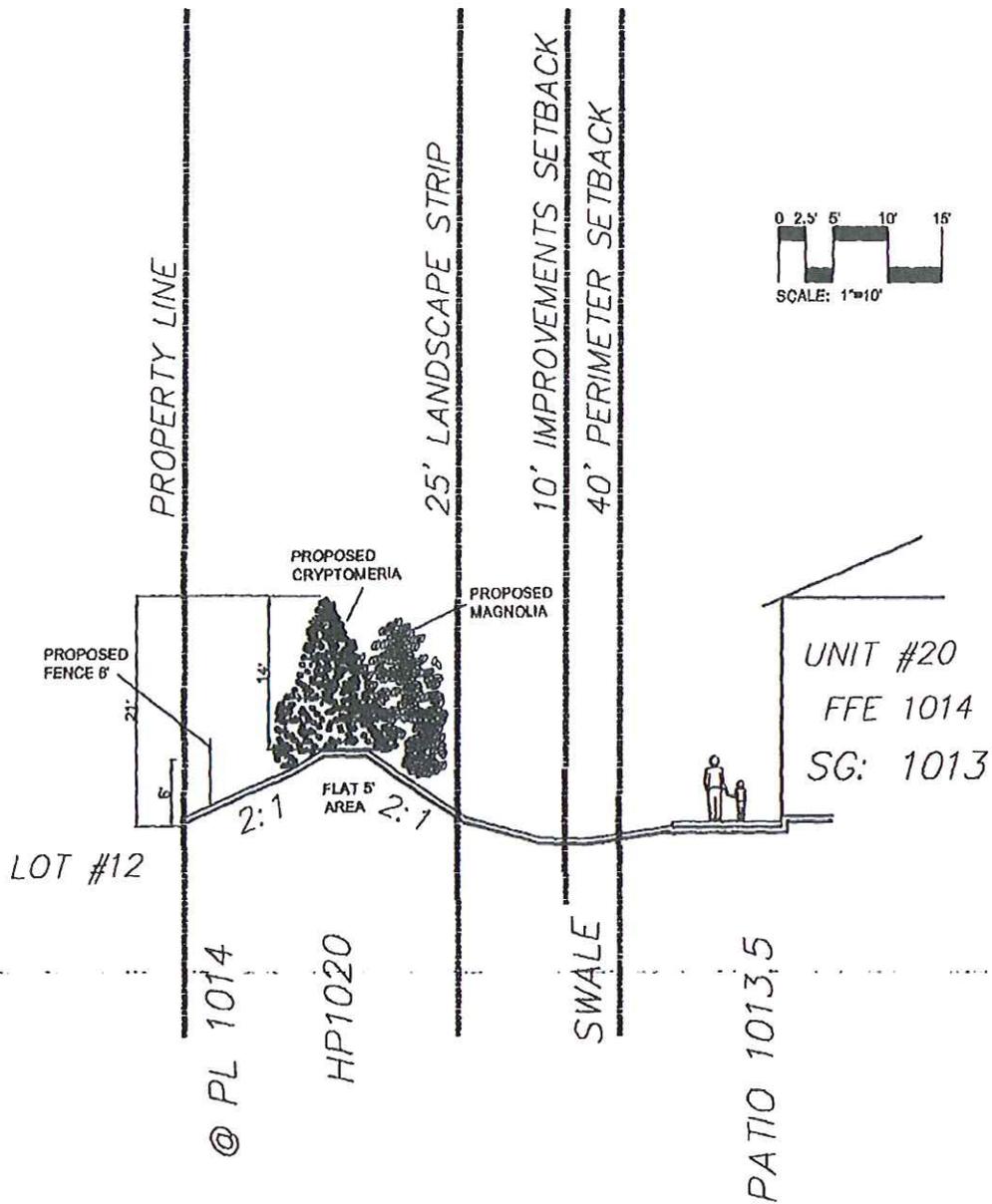
GLENRIDGE TOWN HOMES BUFFER BERM / PLANTINGS

PROPERTY ADDRESS: 5785 TIMBERLANE TER. NE
ATLANTA, GA 30328

OWNER: RUSSELL RITSON

APPROVAL SIGNATURE: [Signature]

DATE: 8/15/13



GLENRIDGE TOWN HOMES BUFFER BERM / PLANTINGS

PROPERTY ADDRESS: 5855 PINE BROOK RD NE (LOT #12)
ATLANTA, GA 30328

OWNER: Alice L. Veldhuis

APPROVAL SIGNATURE: [Signature] P.O.A.

DATE: 8/23/13