



To: John McDonough, City Manager

From: Angela Parker, Director of Community Development

A handwritten signature in black ink, appearing to be "AP", is written to the right of the "From:" line.

Date: July 2, 2013 for submission onto the July 16, 2013 City Council meeting

Agenda Item: **201301000 125 Glenridge Point Parkway** a request to rezone the subject property from MIX (Mixed Use District) to MIX (Mixed Use District) to allow the development of 12,000 square feet of retail, 12,000 square feet of office/ bank, and 180 apartment units.

Department of Community Development Recommendation:

APPROVAL of a request to rezone the subject property from MIX (Mixed Use District) to MIX (Mixed Use District) to allow the development of 12,000 square feet of retail, 12,000 square feet of office/ bank, and 180 apartment units.

Background:

The subject site is located in the west side of Glenridge Point Parkway. The properties are currently zoned MIX (Mixed Use District) under Fulton County zoning case Z88-0084 and is developed with a bank. The property contains approximately 3.8 acres.

Discussion:

To rezone the subject property MIX (Mixed Use District) to MIX (Mixed Use District) to allow the development of 12,000 square feet of retail, 12,000 square feet of office/ bank, and 180 apartment units.

Additionally, the applicant is requesting three (3) concurrent variances from the Zoning Ordinance and Stream Buffer Protection Ordinance as follows:

1. Variance from Section 8.2.3.G.2 to reduce the parcel size from 10 acres to 3.8 acres. (CV-20130100 #1)
2. Variance from Section 4.23.1 to reduce the required ten (10) foot side corner landscape to five (5) feet. (CV-20130100 #2)
3. Variance from Section 4.23.1 to reduce the ten (10) foot rear landscape strip to zero (0) feet. (CV-20130100 #3)

The petition was heard at the June 20, 2013 Planning Commission Meeting. The commission recommended approval (5-0, Nickels, Squire, Maziar, Porter and Tart for; Frostbaum absent; Duncan not voting) with staff's conditions.



Rezoning Petition No. 201301000

PROPERTY INFORMATION	
Address, Land Lot, and District	125 Glenridge Point Parkway Land Lot 38, District 17 th
Council District	5
Frontage	272 feet along Johnson Ferry Road and 623 feet along Glenridge Point Parkway
Area	3.8
Existing Zoning and Use	MIX (Mixed Use District) under Fulton County zoning case Z98-0084, currently developed with a bank
Overlay District	PCID (Perimeter Center Improvement District)
2027 Comprehensive Future Land Use Map Designation	LWC (Live Work Community)
Proposed Zoning	MIX (Mixed Use District)

APPLICANT/PETITIONER INFORMATION		
Property Owner	Petitioner	Representative
Wells Fargo Corporate Properties Group	South City Partners, LLC	Nathan V. Hendricks

HEARING & MEETING DATES			
Community Zoning Information Meeting	Community Developer Resolution Meeting	Planning Commission Hearing	Mayor and City Council Hearing
April 23, 2013	May 30, 2013	June 20, 2013	July 16, 2013

INTENT

To rezone the subject property MIX (Mixed Use District) to MIX (Mixed Use District) to allow the development of 12,000 square feet of retail, 12,000 square feet of office/ bank, and 180 apartment units.

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DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

201301000- APPROVAL CONDITIONAL
201301000 Use Permit - APPROVAL CONDITIONAL
201301000 Variance #1- APPROVAL CONDITIONAL
201301000 Variance #2 - APPROVAL CONDITIONAL
201301000 Variance #3 - APPROVAL CONDITIONAL

PLANNING COMMISSION

201301000- APPROVAL CONDITIONAL
201301000 Use Permit - APPROVAL CONDITIONAL
201301000 Variance #1- APPROVAL CONDITIONAL
201301000 Variance #2 - APPROVAL CONDITIONAL
201301000 Variance #3 - APPROVAL CONDITIONAL

The petition was heard at the June 20, 2013 Planning Commission Meeting. The commission **recommended approval** (5-0, Nickels, Squire, Maziar, Porter and Tart for; Frostbaum absent; Duncan not voting) with staff's conditions.

EXISTING LAND USE AND ZONING OF ABUTTING PROPERTIES
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SUBJECT PETITION 201301000	Requested Zoning	Proposed Use	Land Area (Acres)	Units	Density (Units per Acre)
		Apartment		180	47.37 units/ac
	MIX	Retail	3.8	12,000	3,157.89 sqft/ac
		Bank/Office		12,000	3,157.89 sqft/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	MIX Z98-0084	Office	13.85	428,611	33,381 sqft/ac
East	O-I Z75-0039	Office	±2.12	92,082	±43,434.91 sqft/ac
East	MIX Z98-0084	Retail	13.85	428,611	33,381 sqft/ac
South	O-I Z01-0069	Office	12.14	849,200	*45,754.32 sqft/ac
South	O-I Z98-006	Office	3.96	36,800	9,293 sqft/ac
West	O-I Z84-0014	Office	1.26	5,386	4,274.60 sqft/ac
West	O-I Z86-0006	Undeveloped	3.96	36,800	9,293 sqft/ac

*Density is per zoning conditions and based on 18.56 acre. Actual lot size is 12.14

Zoning Map

Prepared by the City of Sandy Springs Department of Community Development for the Planning Commission Meeting June 20, 2013

125 Glenridge Point Parkway



Future Land Use Map

125 Glenridge Point Parkway



ZONING IMPACT ANALYSIS

To rezone the subject property from MIX (Mixed Use District) to MIX (Mixed Use District) to allow for the development of 12,000 square feet of retail, 6,000 square feet of office, 6,000 square feet of bank and 180 apartment units.

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: Offices (north, north, east, south and west) and retail (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 will not have an adverse impact on the use or usability of adjacent or nearby properties because the use would be consistent with adjacent properties. The proposal is for a density of 47.37 units/acre. The proposed density is not consistent with the Comprehensive Plan density of 20 unit/acre. However, the proposal will be incorporated into the larger surrounding mixed use development. The density would be 11.16 units/acre when looking at the entire Glenridge Point Owners Association properties. The application meets land use policies set forth in the Comprehensive Plan for living working areas. The property is surrounded by office and retail uses and the addition of an apartment would create a mixture of housing types, especially workforce housing for the area. The applicant will also provide 25% green space where 10% is required and 34% open space where 15% is required. The project will also reduce surface parking by constructing a parking garage. Sidewalks will be installed on internal drives.

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 proposed development will be required to meet all current City codes and ordinances, which will require a stormwater management system.

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 Comprehensive Plan, but the proposal is not consistent with the Future Land Use Map designation of Live Work Community (LWC) and the recommended density. The applicant is requesting a density of 47.37 units/acre, which exceeds the Plan recommended density of 20 unit/acre. However, the proposal will be incorporated into the larger surrounding mixed use development. The density would be 11.16 units/acre when looking at the entire Glenridge Point Owners Association properties. Additionally, other plan policies that staff considered in

developing the recommendation for this proposal are the creation of a mixture of housing types, especially workforce housing for the area. The applicant will also provide 25% green space where 10% is required and 34% open space where 15% is required. The project will also reduce surface parking by constructing a parking garage. Sidewalks will be installed on internal drives.

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 8.2.3.G.2 to reduce the parcel size from 10 acres to 3.8 acres.

Findings:

Staff is of the opinion that the request to reduce the parcel size from 10 acres to 3.8 acres for a MIX (Mixed Use District) zoning is in harmony with the intent on the Zoning Ordinance. The proposal will be part of a larger development with an overall acreage of 16.13 acres. The proposal would create a residential and retail component to the adjacent MIX (Mixed Use District) development consisting of office and retail. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

2. Variance from Section 4.23.1 to reduce the required ten (10) foot side corner landscape to five (5) feet.

Findings:

Staff is of the opinion that the request to reduce the ten (10) foot side corner landscape to five (5) is in harmony with the intent on the Zoning Ordinance. The ten (10) foot landscape strip is being relocated

behind the sidewalk. The site plan shows a five (5) foot landscape strip with a six (6) foot sidewalk and a ten (10) foot landscape strip. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

3. Variance from 4.23.1 to reduce the ten (10) foot rear landscape strip to zero (0) feet.

Findings:

Staff is of the opinion that the reduction from ten (10) feet to zero (0) is in harmony with the intent of the Zoning Ordinance. The site currently has a parking lot in the location of the landscape strip. The proposed project will be incorporated into the surrounding larger mixed used development. The applicant is also, proposing to have the ten (10) foot landscape strip adjacent to the building and parking structure. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

USE PERMIT CONSIDERATIONS

The applicant is requesting a use permit to exceed the district height of sixty (60) feet.

The applicant is requesting a use permit to allow a sixty-eight (68) foot 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 Comprehensive Plan, but the proposal is not consistent with the Future Land Use Map designation of Live Work Community (LWC) and the recommended density. The applicant is requesting a density of 47.37 units/acre, which exceeds the Plan recommended density of 20 unit/acre. However, the proposal will be incorporated into the larger surrounding mixed use development. The density would be 11.16 units/acre when looking at the entire Glenridge Point Owners Association properties. The applicant is requesting a use permit to exceed the district required sixty (60) foot height limit to allow sixty-eight (68) feet. The adjacent office buildings are approximately four (4) stories. The request to exceed the sixty (60) feet is consistent with the buildings in the surrounding area. The Additionally, other plan policies that staff considered in developing the recommendation for this proposal are the create a mixture of housing types, especially workforce housing for the area. The applicant will also provide 25% green space where 10% is required and 34% open space where 15% is required. The project will also reduce surface parking by constructing a parking garage. Sidewalks will be installed on internal drives.

- 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 the proposed use is compatible with the land uses and zoning districts within the vicinity of the property.

- 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 applicant is not proposing any changes to the building size or the parking area. The application did not meet the thresholds to require a traffic study.

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

Findings: The total parking required is 342 spaces, and the applicant is providing 342 parking spaces. Per the shared parking calculations the project would require 84 spaces for the office, bank and retail components and 258 spaces for the residential component.

F. The amount and location of open space;

Findings: The applicant is proposing 25% green space where 10% is required and 34% open space where 15% is required.

G. Protective screening;

Findings: The proposal will be added into the current mixed use development. Eliminating the need to for screening on the north and east. The applicant will meet the landscape strip requirements adjacent to the office development to the west.

H. Hours and manner of operation;

Findings: The standard/typical hours and manner of operation would be consistent with other mixed use developments.

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: Ingress and egress to the property will not be modified as current ingress and egress to the property is adequate for the use and the proposed use thereof.

DEPARTMENT COMMENTS

The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on May 1, 2013 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>Johnson Ferry Road is included in the Sidewalk Master Plan.</p> <p>The parcel is within the Perimeter Community Improvement Design District (PCIDD) Overlay. Within the PCIDD Overlay, Johnson Ferry Road is designated a Thoroughfare with streetscape requirements to include wide sidewalks, planting strip and landscaping, decorative street lights, bicycle lanes, and street furniture (see:</p>
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	<p>http://www.perimetercid.org/factsheets/PCID-Public-Space-Standards-Update-Draft.pdf.</p> <p>The following planned projects have been identified that include the frontage along Johnson Ferry Road: T-4: Multimodal improvements to Johnson Ferry Road, Perimeter CID 10-year LCI Update (2011); A29: Sidepath from Glenridge Drive to Peachtree Dunwoody Road, Perimeter CID Commuter Trail System Master Plan (2012).</p> <p>Proposed driveways shall meet sight distance requirements in accordance with Section 103-77 of the Development Ordinance.</p> <p>ADA-accessible paths shall be provided from the sidewalk network on all street frontages to site arrival points.</p> <p>Applicant shall provide the deed book and page number(s) of right-of-way dedications required by Zoning case 98Z-084, 98U-055, 98VC-246. Applicant shall dedicate 55 feet of right-of-way along entire property frontage of Johnson Ferry Road or a one-foot from back of sidewalk, whichever is greater.</p> <p>Development shall provide a minimum of one bicycle parking space for every 20 automobile spaces.</p>
<p>Site Development</p>	<p>Development shall comply with the Georgia Stormwater Management Manual Stormwater Runoff Quality Standard by providing practices that treat the <i>water quality volume</i> by infiltration and/or evapotranspiration.</p>
<p>Building and Permitting</p>	<p>Buildings will have to comply with Table 601 of the 2006 IBC.</p>

PUBLIC INVOLVEMENT

Public Comments

- See attachment

CONCLUSION 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 in conformity with the intent of the Comprehensive Plan

Prepared by the City of Sandy Springs Department of Community Development for the Planning Commission Meeting June 20, 2013

Policies. The proposed density of 47.37 units per acre is higher than the 20 units per acre designated for this property on the Future Land Use Map. However, the incorporation into the surrounding larger development meets the intent of the Plan. Therefore, based on these reasons, the staff recommends **APPROVAL CONDITIONAL** of the rezoning petition and the associated use permit and concurrent variances.

STAFF RECOMMENDED CONDITIONS

Should the Mayor and City Council decide to rezone the subject property from MIX (Mixed Use District) to MIX (Mixed Use 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. Office, bank and associated accessory uses at a maximum density of 3,157.98 gross square feet per acre or 12,000 gross square feet, whichever is less.
 - b. Retail and associated accessory uses at a maximum density of 3,157.98 gross square feet per acre or 12,000 gross square feet, whichever is less.
 - c. No more than 180 residential units at a maximum density of 47.37 units per acre, whichever is less.
 - d. The maximum building height shall be sixty-eight (68) feet. (Use permit 201301000)
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development on April 2, 2013. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance, the Development Standards contained therein, and these conditions prior to the approval of any 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. Variance from Section 8.2.3.G.2 to reduce the parcel size from 10 acres to 3.8 acres. (CV-20130100 #1)
 - b. Variance from Section 4.23.1 to reduce the required ten (10) foot side corner landscape to five (5) feet. (CV-20130100 #2)
 - c. Variance from Section 4.23.1 to reduce the ten (10) foot rear landscape strip to zero (0) feet. (CV-20130100 #3)

Attachments

- Letter of Intent dated received April 2, 2013
- Site Plan dated received April 2, 2013
- Market Analysis received June 19, 2013
- Site Photographs
- Additional comments from the Fulton County Department of Water Resources, Fulton County Department of Health Services
- Letter of Support dated received April 24, 2013

201301000
RECEIVED

LETTER OF INTENT

APR 02 2013

The property contains approximately 3.8 acres and is located at the northwesterly corner of the intersection of Johnson Ferry Road with Glenridge Point (the "Property"). The Property is now zoned to the MIX Classification pursuant to Z98-0084/U98-055/VC98-246.

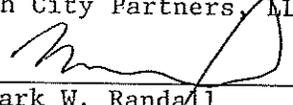
The Applicant requests a rezoning to the MIX Classification for the development of 12,000 square feet of office, 12,000 square feet of retail and 180 multifamily units. The Property is presently zoned for a 310,000 square foot office building at 11 stories with a parking deck for 970 spaces. It is to be noted that the Property as presently zoned formed a portion of a 16.13 acre mixed use development which has been partially developed with the original residential component of a 6 story 150 room hotel having been deleted pursuant to a Zoning Modification in 2005 being Petition Number ZM05-0037. The Property continues to form a portion of the overall 16.13 acre mixed use development by virtue of being governed and controlled by a Declaration of Easements, Covenants and Restrictions for the Glenridge Point Owners' Inc. Association. Accordingly, when computed as a portion of the original mixed use development, the Applicant's requested 12,000 square feet of office comes to 743.96 square feet per acre, the requested 12,000 square feet of retail comes to 743.96 square feet per acre and the 180 units of multifamily comes to 11.16 units per acre. When computed on the 3.8 acres which is the subject of this Application, the density for the office comes to 3,157.90 square feet per acre, the retail comes to 3,157.90 square feet per acre and the multifamily comes to 47.4 units per acre. The Comprehensive Land Use Plan suggests the Live/Work Community level of development for the Property. It is to be noted from the Site Plan submitted simultaneously herewith that the 34% open space exceeds the Live/Work Regional suggestion of 20% with the green space portion of 25% exceeding the Live/Work Regional suggestion of 15%. Accordingly, while the Applicant's request for 180 multifamily units when computed on the 3.8 acres which is the subject of this Application exceeds the 20 units per acre suggested under the Live/Work Community designation it does comfortably fit within that suggested level of development when computed on the 16.13 acres which is the area of the mixed use development within the Property is located and controlled by the referenced Declaration of Easements, Covenants and restrictions. Further, the request for the multifamily units restores to the overall mixed use development the residential component which was deleted by the Zoning Modification above referenced in 2005. Accordingly, this Application complies with the policies and intent of the Comprehensive Land Use Plan.

Pursuant to Article 19.4.5., the Applicant requests a Use Permit to allow the height of the multifamily building to be up to 68 feet in height which exceeds the maximum 60 foot height limitation under the MIX Classification. Further given the narrow and confining shape of the Property and the size of the Property and the existing driveway along the northerly Property line, which hardships are unique to the Property, the Applicant requests a three part Concurrent Variance consisting of (1) a reduction in the required parcel size of a MIX from 10 acres to 3.8 acres pursuant to Article 8.2.3.G.2. (which requested Variance would not be necessary if the Property were considered to remain a portion of the overall 16.13 acre mixed use development within which it is located), (2) a reduction in the required 20 foot front landscape strip as shown on the Site Plan pursuant to Article 4.23.1. and (3) a reduction in the required 10' rear landscape strip to 0 feet to allow the existing driveway to remain along the northerly Property line. The approval of these Concurrent Variances will not result in any harm to the health, safety or welfare of the general public and in fact will preserve the overall tract for development as originally projected through the restoration of a residential component. Accordingly, this Application for Rezoning, Use Permit and Concurrent Variances is entirely 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 Variances be approved as submitted in order that the Applicant be able to proceed with the lawful use and development of the Property.

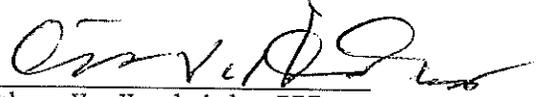
APPLICANT:

South City Partners, LLC

By: 

Mark W. Randall

Its: Manager



Nathan V. Hendricks III

Attorney for the Applicant

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

Exhibit "A"

APPROPRIATENESS OF APPLICATION
AND
CONSTITUTIONAL ASSERTIONS

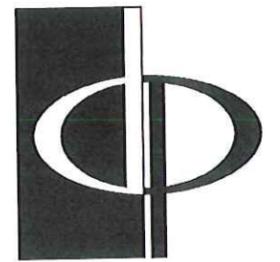
The portions of the Zoning Resolution of the City of Sandy Springs as applied to the subject Property which classify or may classify the Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights 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.



THE PRESTON PARTNERSHIP, LLC
 A MULTI-DISCIPLINARY DESIGN FIRM
 SOUTH TERRACES
 115 PERIMETER CENTER PLACE, SUITE 650
 ATLANTA, GEORGIA 30346
 TELEPHONE: 770 396 7248
 FAX: 770 396 2945
 WWW.THEPRESTONPARTNERSHIP.COM
 CONSULTANT

201301000
RECEIVED
 APR 02 2013

City of Sandy Springs
 Community Development

PROJECT
GLENRIDGE POINT
 SANDY SPRINGS, GEORGIA

FOR
 SOUTH CITY PARTNERS
 315 NORTHSIDE PARKWAY SUITE 1-310
 ATLANTA, GA 30331

REVISIONS

DATE: 02 APRIL 2013

JOB NUMBER: 1206305

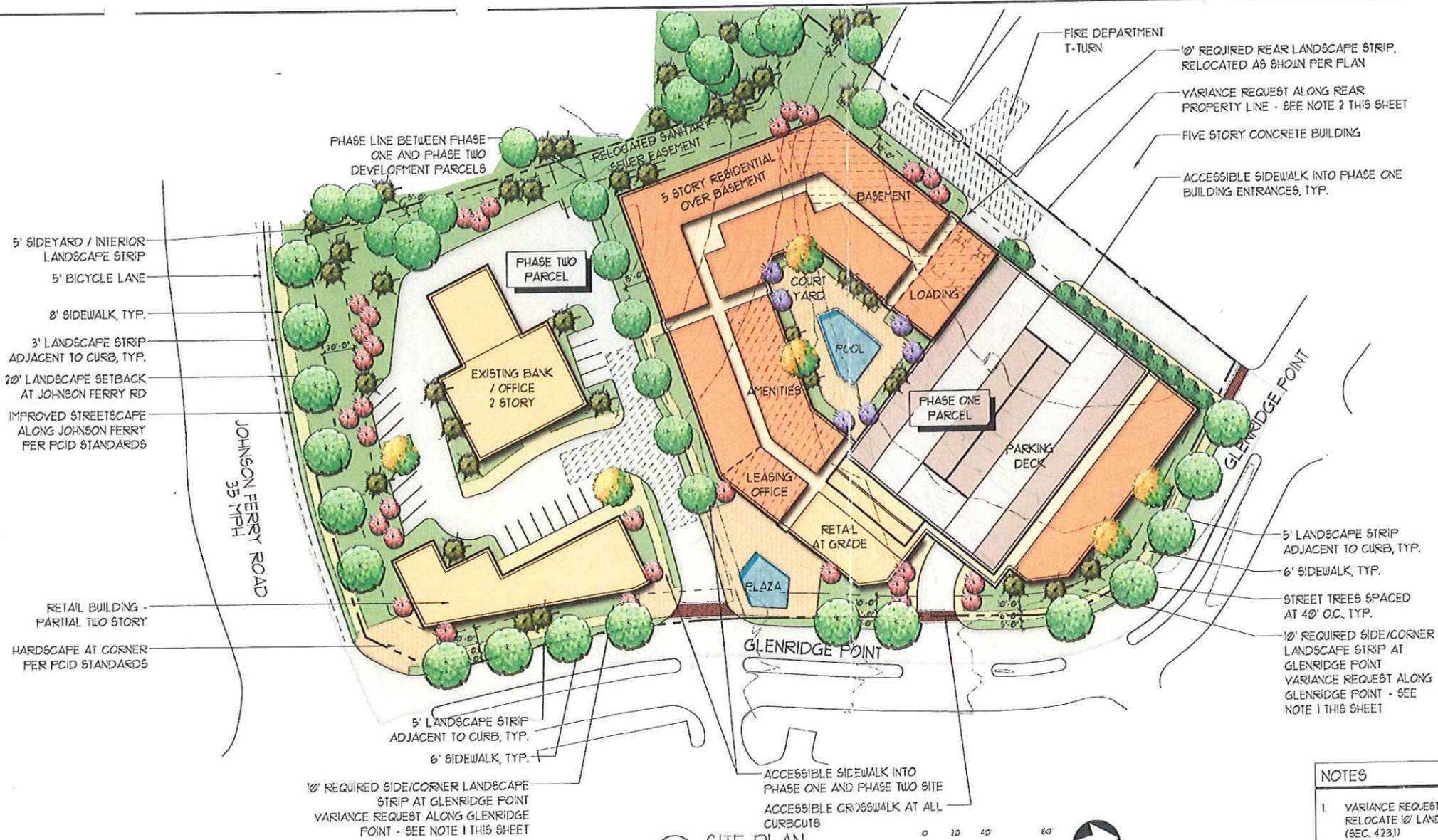
DRAWN BY: AJC

CHECKED BY: DAG

DRAWING TITLE: SITE PLAN

DRAWING NUMBER: SP-01

COMMENTS



LEGAL DESCRIPTION

LEGAL DESCRIPTION - Total Tract

All that tract or parcel of land lying and being in Land Lot 38 of the 7th District, City of Sandy Springs, Fulton County, Georgia known as Glenridge Point and being more particularly described as follows:

Commencing at the southeast end of the shared intersection of the southerly right of way of Lincoln Center Parkway, formerly known as Johnson Ferry Road, the southerly right of way of which with the northerly right of way of Johnson Ferry Road, formerly known as Douglas Road, the southerly right of way of which fence proceeding along and right of way of Johnson Ferry Road the following courses and distances, along a curve to the right with a radius of 102.00 feet and an arc length of 8.88 feet, said curve having a chord bearing of South 43 degrees 40 minutes 30 seconds East and a chord distance of 14.56 feet; to a 157' radius found along a curve to the right with a radius of 149.00 feet and an arc length of 22.64 feet; said curve having a chord bearing of South 88 degrees 31 minutes 21 seconds East and a chord distance of 25.36 feet; to a point, South 72 degrees 40 minutes 49 seconds East a distance of 28.14 feet to a point, South 13 degrees 48 minutes 47 seconds East a distance of 22.42 feet; to a point, South 69 degrees 59 minutes 8 seconds East a distance of 48.33 feet to a point, and along a curve to the right with a radius of 30.33 feet and an arc length of 49.76 feet; said curve having a chord bearing of South 42 degrees 49 minutes 38 seconds East and a chord distance of 109.83 feet; to a 157' radius found and point being the True Point of Beginning; from the True Point of Beginning, in the established covering along and right of way of Johnson Ferry Road the following courses and distances, along a curve to the right with a radius of 92.51 feet and an arc length of 68.46 feet; said curve having a chord bearing of South 77 degrees 48 minutes 40 seconds East and a chord distance of 148.81 feet; to a 157' radius found North 82 degrees 22 minutes 31 seconds East a distance of 123.12 feet to a 111' radius found North 26 degrees 49 minutes 29 seconds East a distance of 66.50 feet; to a 157' radius found thence bearing and right of way of Johnson Ferry Road and proceeding North 81 degrees 07 minutes 28 seconds East a distance of 117.84 feet; to a 157' radius found thence proceeding North 55 degrees 17 minutes 43 seconds East a distance of 103.34 feet to a 111' radius found thence proceeding North 44 degrees 21 minutes 54 seconds East a distance of 64.28 feet; to a 157' radius found along a curve to the right with a radius of 87.00 feet and an arc length of 44.35 feet; said curve having a chord bearing of South 83 degrees 44 minutes 01 seconds East and a chord distance of 145.73 feet; to a 111' radius found South 8 degrees 16 minutes 14 seconds East a distance of 49.00 feet; to a 157' radius found South 34 minutes 14 seconds East a distance of 88.70 feet; to a 111' radius found along a curve to the left with a radius of 84.83 feet and an arc length of 14.24 feet; said curve having a chord bearing of South 81 degrees 07 minutes 49 seconds East and a chord distance of 113.02 feet; to a 111' radius found and South 48 degrees 58 minutes 38 seconds East a distance of 55.52 feet to the True Point of Beginning.

GLENRIDGE POINT SITE DATA

SITE AREA:	PHASE ONE:	233 ACRES
	PHASE TWO:	141 ACRES
	TOTAL:	38 ACRES

COMMERCIAL:	PHASE TWO	12,000 SF - 2 STORY BANK / OFFICE BUILDING
RETAIL:	PHASE TWO	8,250 SF - PARTIAL TWO STORY RETAIL BUILDING
	PHASE ONE	3,150 SF - TUCK UNDER RESIDENTIAL RETAIL
RESIDENTIAL:		5 STORY TYPE IIIA WOOD FRAMED BUILDINGS W/ BASEMENT
		120 UNITS TOTAL
PARKING:	REQUIRED	
	BANK	30 SPACES AT 5 / 1,000 SF (6,000 SF)
	OFFICES	18 SPACES AT 3 / 1,000 SF (6,000 SF)
	RETAIL	60 SPACES AT 5 / 1,000 SF (12,000 SF)
	TOTAL	108 SPACES
	PER SHARED PARKING TABLE SEC 1822	
	REVISER TOTAL	84 SPACES (73% REDUCTION)
RESIDENTIAL	258 SPACES AT COMBINED 142 SP/DU	
	141 SPACES AT 125 SP/DU	(11 - STUDIO/ONE BEDROOM UNITS)
	111 SPACES AT 175 SP/DU	(63 - TWO BEDROOM UNITS)
	TOTAL	342 SPACES REQUIRED
PROVIDED		
PHASE ONE	322 SPACES PARKING DECK (6 LEVEL DECK)	
PHASE TWO	20 SPACES SURFACE PARKING	
TOTAL	342 SPACES PROVIDED	

ZONING INFORMATION

ZONING: MIX MIXED USE DISTRICT
 PROPOSED FUTURE LAND USE: LIVING-WORKING COMMUNITY

USE REGULATIONS:
 RESIDENTIAL COMPONENT (MULTIFAMILY DWELLINGS ALLOWED WITH AT LEAST TWO (2) OF THE FOLLOWING FOR A MULTI-STRUCTURE DEVELOPMENT: RETAIL, SERVICE COMMERCIAL, OFFICE OR INSTITUTIONAL USE

BUILDING HEIGHT:
 MAXIMUM BUILDING HEIGHT: 60' (823 (A))

SETBACKS:
 AS SPECIFIED IN ZONING CONDITIONS. (823 (B))

COMMON OUTDOOR AREA:
 20% MINIMUM (823 (N))

PARKING:
 125 SPACES PER 1 BEDROOM DWELLING UNIT
 175 SPACES PER 2 BEDROOM DWELLING UNIT
 85' WIDE PARKING SPACES
 18' DEEP PARKING SPACES
 22' WIDE DRIVE AISLES
 20% COMPACT SPACES ALLOWED AT 8' WIDE

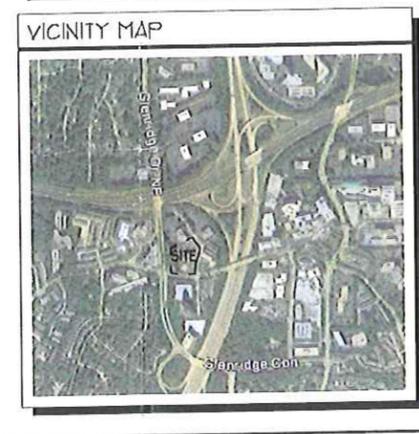
UNIT MIX

UNIT TYPE	QUANTITY	PERCENTAGE
STUDIO	45	25%
JR ONE BEDROOM	45	25%
ONE BEDROOM	21	5%
TWO BEDROOM	63	35%
TOTAL	180	100%

ZONING INFORMATION

REQUIRED LANDSCAPE STRIPS		
FRONT YARD (JOHNSON FERRY)	10'	
SIDE CORNER (GLENRIDGE POINT)	5'	
INTERIOR	10'	
REAR	10'	
OPEN SPACE		
REQUIRED (LIVING-WORKING COMMUNITY)	15%	(24,830 SF)
PROVIDED	34%	(56,504 SF)
GREEN SPACE		
REQUIRED (LIVING-WORKING COMMUNITY)	10%	(6,553 SF)
PROVIDED	25%	(42,844 SF)
TOTAL IMPERVIOUS		
	75%	(12,684 SF)
COMMON OUTDOOR AREA		
REQUIRED (LIVING-WORKING COMMUNITY)	20%	(33,105 SF)
PROVIDED	23%	(48,811 SF)

- NOTES**
- VARIANCE REQUEST ALONG GLENRIDGE POINT TO RELOCATE 10' LANDSCAPE STRIP FOR THIS PLAN (SEC. 423.1)
 - VARIANCE REQUEST AT REAR PROPERTY LINE TO RELOCATE REQUIRED 10' LANDSCAPE STRIP FOR THIS PLAN (SEC. 423.1)
 - VARIANCE REQUEST TO REDUCE MINIMUM LOT AREA TO 3.8 ACRES IN LIEU OF 10 ACRES (SEC. 823 (G) (2))
 - USE PERMIT REQUEST FOR HEIGHT VARIANCE TO 60' MAXIMUM IN LIEU OF 60' MAXIMUM (SEC. 823 (A))



**SOUTH CITY PARTNERS
SANDY SPRINGS MEDICAL MARKET ANALYSIS**

Executive Summary Report

Background

South City Partners is proposing a 170-180 unit apartment complex as part of a mixed-use development situated on a 3.8 acre site within the 16 acre Glenridge Point Master Association located at the northwest corner of Johnson Ferry Road and Glenridge Point Parkway NE in Sandy Springs, Georgia. As currently envisioned the residential apartments would heavily target the medical community working at nearby Saint Joseph's, Scottish Rite, and Northside Hospitals, along with other medical industry employers in the general "Pill Hill" core given the site's strong proximity.



With this in mind, Noell Consulting Group was retained by South City Partners to conduct a rental market analysis overview for the subject site that addresses:

- Total depth of medical employees;
- Concentration of medical employees in existing communities;
- Appropriate unit types, and rents to attract the medical market; and
- The level of opportunity and supportable units for medical employees at the site;

Medical Market

Based on data from the US Census' OnTheMap analysis tool, we estimate that as of 2011 the existing workforce in the "Pill Hill" core totals 19,986, and of that, 78.4% or 15,677 are within the Health Care and Social Assistance industry sector. While earnings are not reported by sector, a reported 11,400 or 57% of the areas workers earn more than \$3,333 per month, with over 63% having some level of college education, and interestingly over 75% are female. Based on the income level of \$3,333 per month the generally accepted

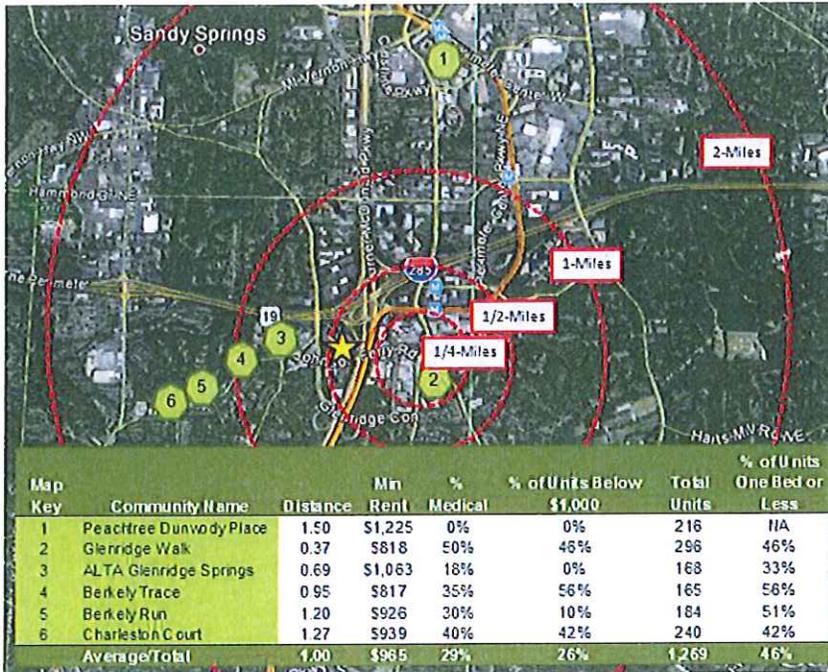


rule-of-thumb suggests these area workers will spend approximately \$1,100 per month on rent.

Using 2011 US Census American Community Survey data for the City of Sandy Springs we found that 47% of City residents are renters, with an average estimated 12% of these renters turning over annually. Anecdotally and based on our experience, a turnover rate of up to 30% in an apartment community of younger renters (the proposed target demographic) is more realistic. Based on this experience we would bracket a range of annual turnover between 12% and 30%. The result of these statistics is an estimated 504 – 1,260 annual, income qualified, medical employee renters in turnover. Through previous consumer research Noell Consulting has conducted near other major medical institutions, we have found that when price appropriate product is available to them, 35.2% would highly consider renting product within a walkable or a less than 5-minute driving commute distance. The result is an estimate annual pool of 177 to 443 income-qualified renters in turnover looking for an apartment within 1-2 miles of "Pill Hill" every year.

Competitive Market

We surveyed five newer Class A apartment communities within 1-mile of "Pill Hill", and one just outside of a mile to understand concentrations of medical employees currently residing in the market. The average of these communities was a reported 30% of their residents working in "Pill Hill", or what equates to 387 units. With average market turnover of 12% to 30%, this equates to only 27% or less of what we estimate the market depth to be (177 x 8 years).



Additionally, we found that the strongest drivers of medical employee renter concentrations were distance to the medical core, absolute unit rent, and unit types offered.

Distance to Medical Core

While the average of all communities surveyed was 30% medical employees residing within the community, the only community within ½-mile (Glenridge Walk) was at 50%, and the majority within 1 ¼ miles was 30-40%. The community farthest away among the competitive set at 1 ½ miles reported no "Pill Hill" medical employees as residents.



Absolute Unit Rent

As mentioned unit absolute rent was an equally important driver with the only community featuring rents all above \$1,200 having no medical employees, and those with starting rents in the \$900-1,000 range averaging 40% medical employee residents. In fact we found an almost direct correlation between the percentage of units offered below \$1,000 and the percent medical employees residing within the community.

Unit Types Offered

We heard repeatedly from leasing agents and managers interviewed that the medical employees, largely nurses, technicians, pharmacists, and assistants, were often single and looking for housing under \$1,000 per month. These folks typically prefer not to roommate, but do not need overly spacious units. As such efficient one bedrooms, junior one bedrooms, and in some cases even studio units are ideal. Additionally, a portion of the medical employees, typically higher paid doctors and surgeons, are in the market for a pied-a-terre unit, as many rent for a second home during the work week. This segment of the market, estimated at less than 10% of all medical employees, typically seek one bedroom units. With both medical segments preferring one bedroom or smaller unit types, often driven by affordability, we also found a nearly direct correlation between the unit mix of one bedroom and smaller unit types, and the percentage medical employee residents within the communities surveyed.

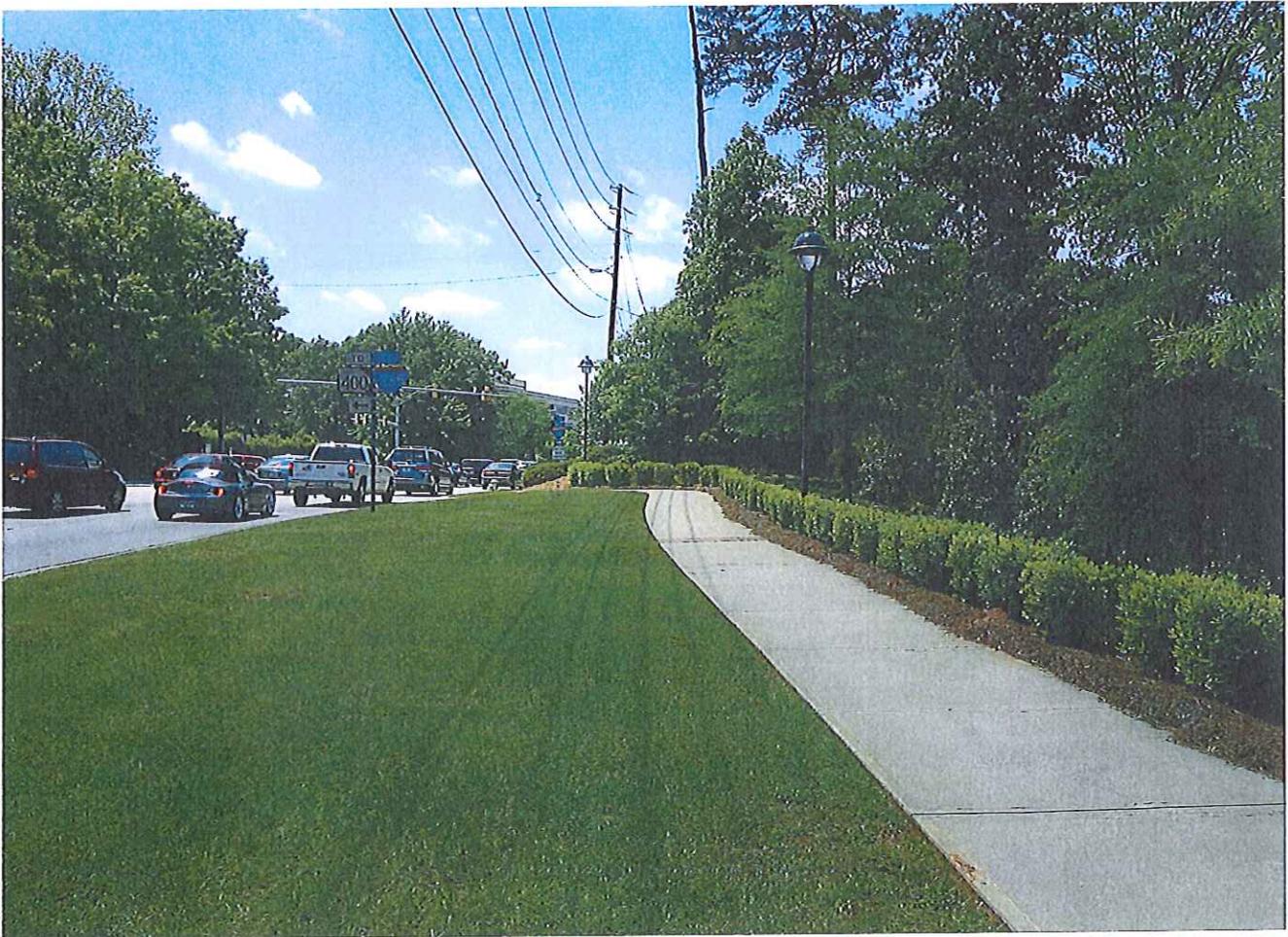
Subject Site Recommendation

We believe that, the subject site, as currently planned, will witness approximately 40-50% of its market audience from the local medical employees at "Pill Hill", an estimated 70-90 total units. (Note: to the extent South City Partners wishes to increase this percent, an increase in smaller units would likely achieve this result.) This is based on the following key attributes:

- The subject site is located only 0.4-mile from the central intersection of Johnson Ferry Road and Peachtree Dunwoody, the core of the medical concentration known as "Pill Hill";
 - This represents the second closest existing or planned apartment community to "Pill Hill", with the closest, Glenridge Walk only 0.03-miles (effectively the same distance) closer and estimated to have 50% medical employee residents – **an estimated 25% of which walk to work.**
- As currently planned 54.7% of the unit mix will be in one bedroom unit types;
 - Of the five communities featuring 40% or greater one bedrooms, the average medical employee resident concentration is 39%.
- At the proposed average rent of \$1.55/SF, approximately 35% of the units will feature absolute unit rents below \$1,000.
 - Of the five communities featuring a strong concentration of product under \$1,000, the average medical employee resident concentration is 39%.

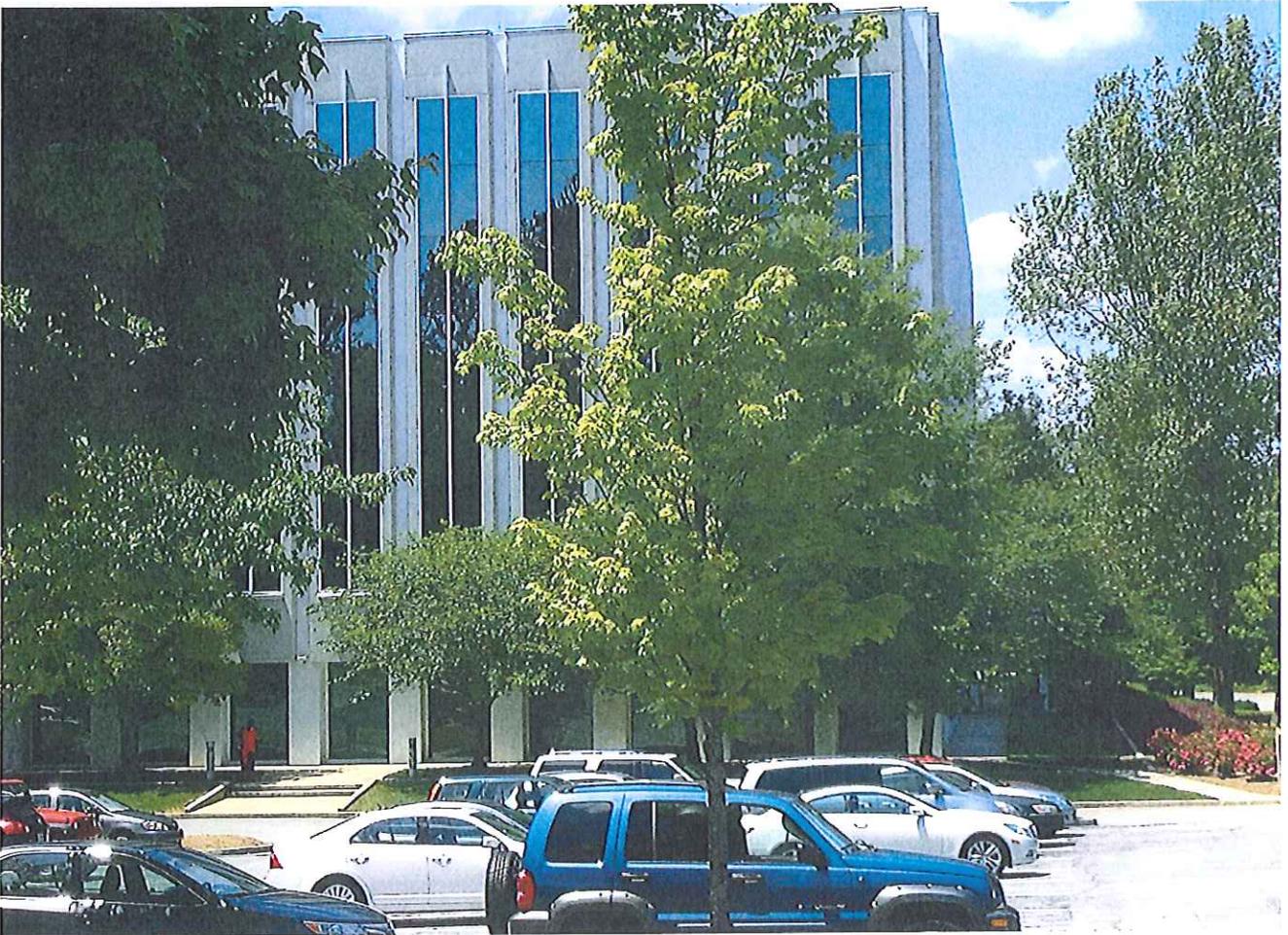
Given the subject site "checks" all three of the primary drivers for capturing medical employees, we are comfortable forecasting at least 40% and perhaps up to 50% of the residents in the subject property will work on "Pill Hill." In our previous consumer research surrounding housing near major medical institutions, those employers have enjoyed some success with their employee recruiting by having proximate, affordable and high quality rental housing available.



















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 Services, Office of the Director

DATE: May 6, 2013

SUBJECT: Zoning Comments for June 2013

AGENDA ITEM	ZONING COMMENTS
201300991	<p>If a plat is required, the Fulton County Department of Health and Wellness requires that the plat be submitted for review and approval regarding water supply and sewage disposal prior to the approval by the appropriate jurisdiction and recording. The owner may not sell, offer for sale, lease, begin construction or begin physical improvements of a residential development, nor shall a building permit be issued until this Department has reviewed and approved the plat.</p> <p>If public sanitary sewer is available to the site, the Fulton County Department of Health and Wellness will require mandatory connection. Public sanitary sewer is considered available if it is within 200 feet of the nearest property line or within 500 feet of the dwelling, such distances being measured along the appropriate natural drainage course (gravity flow).</p> <p>If public sewer is unavailable to the site, this Department will require that each lot be a minimum of 43,560 square feet and have 30,000 square feet minimum usable area to be considered for use of onsite sewage management systems. This Department will require all necessary percolation and soil data, required layouts, and supportive data be submitted for review and determined acceptable prior to preliminary plat and/or Land Disturbance Permit (LDP) approval.</p> <p>Since public water is available to the site, the Department of Health and Wellness will require mandatory connection.</p> <p>Since any future development of this property would constitute a premise where people walk, live or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>This department is requiring that all existing structures to be demolished must be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition.</p> <p>If the site includes an existing individual onsite sewage management system(s) and the system(s) will be abandoned, it shall be abandoned in accordance with Fulton County Code of Ordinance and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XI – Sewage Disposal.</p> <p>If this proposed development includes an existing individual onsite water supply system(s), and the system(s) will be abandoned, it shall be abandoned in accordance with Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article IV – Drinking Water.</p>

AGENDA ITEM	ZONING COMMENTS
201300996	<p>If a plat is required, the Fulton County Department of Health and Wellness requires that the plat be submitted for review and approval regarding water supply and sewage disposal prior to the approval by the appropriate jurisdiction and recording. The owner may not sell, offer for sale, lease, begin construction or begin physical improvements of a residential development, nor shall a building permit be issued until this Department has reviewed and approved the plat.</p> <p>If public sanitary sewer is available to the site, the Fulton County Department of Health and Wellness will require mandatory connection. Public sanitary sewer is considered available if it is within 200 feet of the nearest property line or within 500 feet of the dwelling, such distances being measured along the appropriate natural drainage course (gravity flow).</p> <p>If public sewer is unavailable to the site, this Department will require that each lot be a minimum of 43,560 square feet and have 30,000 square feet minimum usable area to be considered for use of onsite sewage management systems. This Department will require all necessary percolation and soil data, required layouts, and supportive data be submitted for review and determined acceptable prior to preliminary plat and/or Land Disturbance Permit (LDP) approval.</p> <p>Since public water is available to the site, the Department of Health and Wellness will require mandatory connection.</p> <p>Since any future development of this property constitutes a premise where people walk, live or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>This department is requiring that all existing structures to be demolished must be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition.</p> <p>If the site includes an existing individual onsite sewage management system(s) and the system(s) will be abandoned, it shall be abandoned in accordance with Fulton County Code of Ordinance and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XI – Sewage Disposal.</p> <p>If this proposed development includes an existing individual onsite water supply system(s), and the system(s) will be abandoned, it shall be abandoned in accordance with Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article IV – Drinking Water.</p>

AGENDA ITEM	ZONING COMMENTS
201301000	<p>Since public sanitary sewer is available to the site, the Fulton County Department of Health and Wellness will require mandatory connection. Public sanitary sewer is considered available if it is within 200 feet of the nearest property line or within 500 feet of the dwelling, such distances being measured along the appropriate natural drainage course (gravity flow).</p> <p>Since public water is available to the site, the Department of Health and Wellness will require mandatory connection.</p> <p>Since this proposed development constitutes a premise where people walk, live or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>This proposed mixed-use 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 the 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 for review and approval by this department and must obtain a Department of Health and Wellness permit to construct before issuance of a building permit. Also, the owner of the facility must obtain a Department of Health Services permit to operate the pool prior to opening.</p> <p>This department is requiring that solid waste plans indicating the number and location of refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</p> <p>Research shows that childhood exposure to traffic exhaust when living near a freeway can lead to substantial deficits in lung function that can last a lifetime and can increase the risk of developing allergies and asthma. In addition, 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>

April 16, 2013

Mr. John W. Long
South City Partners
3715 Northside Parkway, Ste 1-310
Atlanta, Georgia 30327

RECEIVED

APR 24 2013

City of Sandy Springs
Community Development

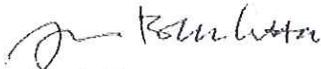
Re: Rezoning of 2.33 acres on Glenridge Point Parkway

As the Area Vice President of Highwoods Properties and the owner of the adjacent office buildings and surrounding acreage we are very sensitive to the development of the 2.33 acres immediately adjacent to our property. Further, as a fellow member of The Glenridge Point Owners Association ("Association") that controls and oversees the entire 16.1 acres of which you are a member, I appreciate you reaching out to us to share your proposed development.

Based on the site plan which details 180 units of condominium-grade apartment homes, we are excited to endorse your development. I encourage you to continue to move forward with your development of the plans. Ultimately, you will need to formally submit your site plan and colored renderings and elevations to the Architectural Committee of the Association for approval. Based on the direction discussed, we look forward to seeing the next iteration of plans.

Speaking for Highwoods Properties, I believe integrating well designed, condominium-grade multi-family to our Master Plan for Glenridge Point is an excellent use of the 2.33 acres. As we discussed when we met previously, we endorsed the development of multi-family in our Century Center Office Park off of Clairmont Road to great success. The mix of uses has added a fantastic, round-the-clock vitality to what was originally just an office park. We support your rezoning effort and look forward to seeing the plans advance so you can seek the formal approval of the Architectural Committee. Please let me know if I can be of further assistance in your effort with the City of Sandy Springs.

Sincerely Yours,



Jim Bacchetta
Vice President
Highwoods Properties

RECEIVED

APR 24 2013

City of Sandy Springs
Community Development
Smart MOVE. Smart LIFE.



February 8, 2013

Mark Randall
South City Partners
mrandall@southcitypartners.com

RE: Sandy Springs/"Pill Hill" Apartment Demand

Dear Mark,

Our experience in the Sandy Springs "Pill Hill" area of the Atlanta perimeter tends to be an older clientele with 75% of the residents in the 30+ age range. Eighty percent have college degrees or higher advanced degrees and 62% are single. Approximately 30% of the residents work in the Pill Hill area as a combination of nurses, doctors and other medical personnel. They tend to be a more mature clientele who have been promoted 2 and 3 times in their career. Most are between homes, or coming from homes, and expect the high end finishes found in condos and newer single family homes. Granite countertops, tiled backsplashes, cherry cabinets, stainless pulls and appliances are among the finishes demanded from this demographic.

There is a great deal of older product in the Pill Hill submarket, but it does not appeal to the white collar medical employee industry. Having a location quite near and/or in Pill Hill is a great selling point to medical professionals who will appreciate avoiding the commute to work and the traffic congestion common in this area. Newer high-end product will keep the desired demographic of white collar medical professionals (doctors, PAs, nurses, etc.) close to their area of employment and able to meet their around-the-clock professional duties.

Apartment communities building in the Sandy Springs area must be willing to provide a rent structure designed towards this demographic and focus on the high end finishes and amenities expected. Our properties in this area that meet these criteria receive plenty of qualified applicants and maintain high occupancy supporting the supposition that a similar asset in the area would enjoy the same.

Sincerely,


Brenda Lindner, CPM®
Senior Vice President

www.rampartnersllc.com

3625 Cumberland Boulevard | Suite 440 | Atlanta, Georgia 30339
p. 770.437.5200 | f. 770.437.5201





NORTHSIDE HOSPITAL

February 6, 2013

RECEIVED

APR 24 2013

Mr. John W. Long
South City Partners
3715 Northside Parkway
Suite 1-310
Atlanta GA 30327

City of Sandy Springs
Community Development

RE: Residential Development on or Adjacent to Northside Hospital Complex

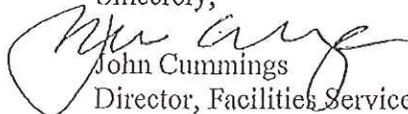
Dear Mr. Long,

As the Director of Facilities Services at Northside Hospital, I am responsible for all capital construction projects that impact the hospital complex. I appreciate your willingness to explain to me in detail, the apartment project you are proposing on Glenridge Point Parkway.

As we discussed, developing housing on our campus is not in our mandate. However, I do believe the development of multi-family apartment units near our facilities could be beneficial. Northside Hospital, St. Joseph's Hospital and Children's Healthcare of Atlanta employ over 10,000 staff members at their Sandy Springs campuses. I can only speak specifically about Northside, but I know a significant number of hospital professionals would welcome the opportunity to have nice, high quality apartment homes available within walking distance of where they work. Adding well-built, sensible apartment homes (with some smaller units for nurses, accountants and other professionals, who make a modest income and work long hours) would go a long way toward creating a real mixed-use, commutable environment adjacent to our campus.

In summary, I support your efforts to build luxury apartment homes at the proposed location. If I can be of any further assistance to you, please let me know.

Sincerely,


John Cummings
Director, Facilities Services