SANDY SPRINGS
GEORGIA

CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council **DATE:** May 17, 2013

FROM: John McDonough, City Manager

AGENDA ITEM: **201300437** - 5776-5880 Glenridge Drive, *Applicant: Pulte Group*, to rezone the subject property from R-2 (Single Family Dwelling District) to TR (Townhouse Residential District) to allow the development of 63 townhomes

MEETING DATE: For Submission onto the May 21, 2013, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Rezoning Petition

APPROVAL BY CITY MANAGER: JTM *APPROVED*

PLACED ON AGENDA FOR: 5/21/2013

CITY ATTORNEY APPROVAL REQUIRED: (✓) *YES* ( ) *NO*

CITY ATTORNEY APPROVAL: WKW

REMARKS:

SANDY SPRINGS
GEORGIA

To: John McDonough, City Manager

From: Angela Parker, Director of Community Development

Date: April 1, 2013 for submission onto the April 16, 2013 City Council meeting

Agenda Item: **201300437 5776, 5792, 5806, 5820, 5836, 5850, 5866, 5880 Glenridge Drive** a request to rezone the subject properties from R-2 (Single family Dwelling District) to TR (Townhouse Residential District) to allow for the development of 63 townhomes.

Department of Community Development Recommendation:

APPROVAL CONDITIONAL of the request to rezone the subject property from R-2 (Single family Dwelling District) to TR Townhouse Residential District) to allow for the development of 63 townhomes.

Background:

The subject site is located in the west side of Glenridge Drive. The properties are currently zoned R-2 (Single Family Dwelling District). The properties contain approximately 8.231 acres and are developed with eight (8) single family houses.

Discussion:

The applicant is requesting to rezone the subject property to TR (Townhouse Residential District) to allow the development of 63 townhomes.

The Planning Commission recommend approval (4-0, Duncan, Frostbaum, Nickels and Squire for; Maziar, Porter, and Tart absent), with the revised conditions agreed to by the applicant and opposition at the Planning Commission Meeting. These conditions have been added to staff's conditions in the attached staff report.

7840 Roswell Road, Building 500 • Sandy Springs, Georgia 30350 • 770.730.5600 • 770.393.0244 fax • www.sandyspringsga.org

Rezoning Petition No. 201300437

HEARING & MEETING DATES			
Community Zoning Information Meeting	**Community Developer Resolution Meeting**	**Planning Commission Hearing**	**Mayor and City Council Hearing**
January 8, 2013	February 28, 2013	March 21, 2013 April 18, 2013	April 16, 2013 May 21, 2013

APPLICANT/PETITIONER INFORMATION		
Property Owners	**Petitioner**	**Representative**
Carol S. Danner Mary Charlene Lane Jonathan S. Mills Hall T. Penn Cleghorn D. Penn Edward W. Penn Shelia G. Shanks Clarence E. Bellentine F&M residential LLC Tony Mills	Pulte Group	Nathan V. Hendricks

PROPERTY INFORMATION	
Address, Land Lot, and District	5776, 5792, 5806, 5820, 5836, 5850, 5866, 5880 Glenridge Drive Land Lot 37, District 17
Council District	5
Frontage:	Approximately 1,200 feet along the west side of Glenridge Drive and 304.97 feet along the north side of Glenforest Road.
Area:	8.231 acres
Existing Zoning and Use	R-2 (Single Family Dwelling District) developed with a single family homes.
Overlay District	N/A
2027 Comprehensive Future Land Use Map Designation	R5-8 (5 to 8 units per acre)
Proposed Zoning	TR (Townhouse Residential District)

INTENT

To rezone the subject property from R-2 (Single Family Dwelling District) to TR (Townhouse Residential District) to allow for the development 63 townhomes.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

201300437 –APPROVAL CONDITIONAL

PLANNING COMMISSION RECOMMENDATION

201300437 –RECOMMENDED APPROVAL

(4-0, Duncan, Frostbaum, Nickels and Squire for; Maziar, Porter and Tart absent) with revised conditions read into the record (see staff conditions)

MAYOR AND CITY COUNCIL RECOMMENDATION

201300437 –DEFERRAL

Deferral (6-0, Paulson, Fries, Collins, Sterling, DeJulio, Meinzen-McEnerny for; Galambos not voting), until the April 18, 2013 Planning Commission meeting and the May 21, 2013 Mayor and City Council meeting.

PLANNING COMMISSION RECOMMENDATION

201300437 –DEFERRAL

Recommend Deferral (4-0, Pond, Maziar, Frostbaum, and Squire for; Nickels absent; Tart abstaining; Duncan not voting), until the May 16, 2013 Planning Commission meeting to allow the applicant time to information regarding proposed screening/fencing adjacent to west property line and how units will be visible from streets. Specifically, related to landscaping and orientation of fronts.

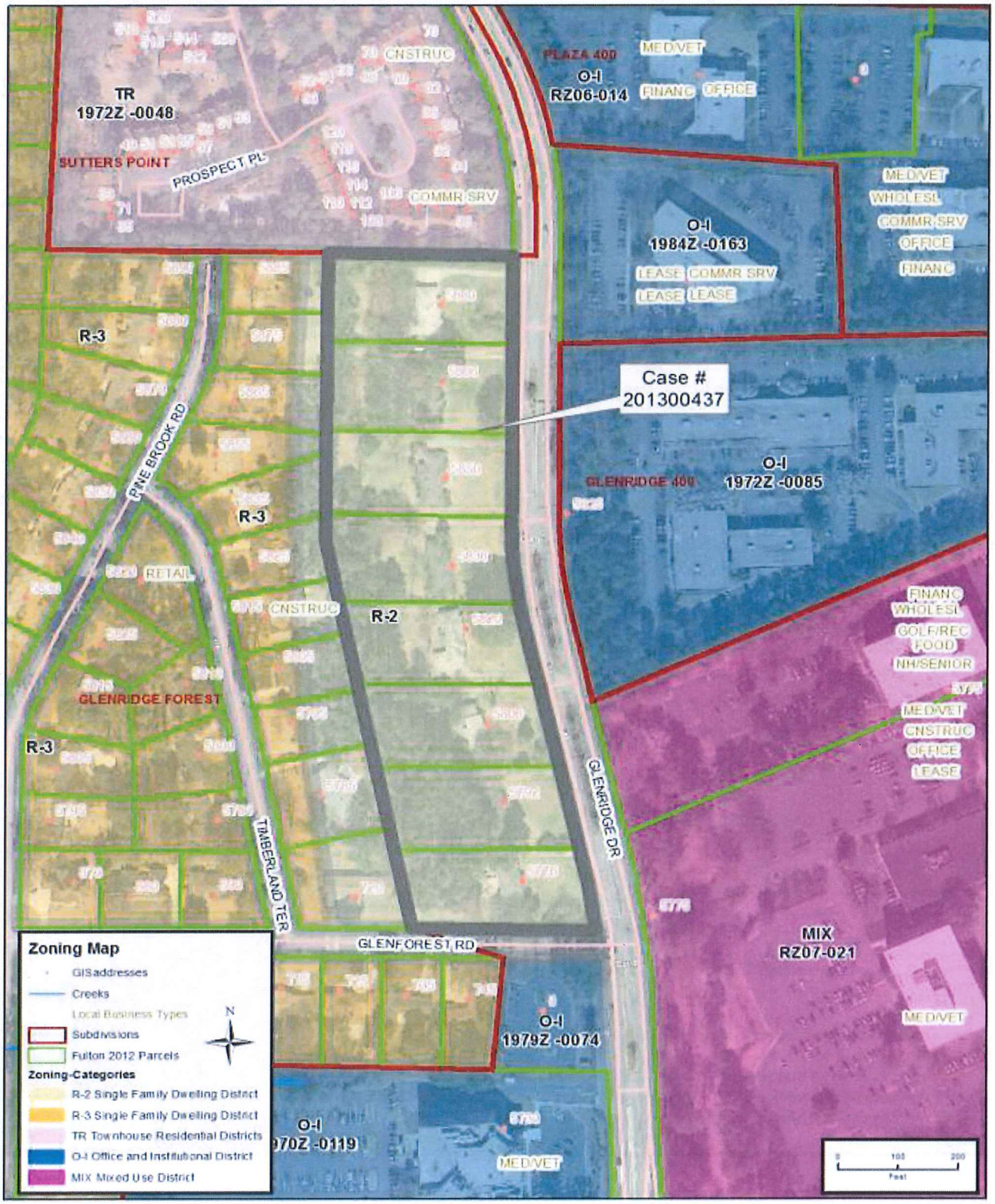
EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY

SUBJECT PETITION 201300437	Requested Zoning	Proposed Use	Land Area (Acres)	Units	Density (Square Footage per Acre)
	TR	Townhouses	8.231	63	7.65 units/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	TR Z72-0048	Glen Court	5.698	24 units	4.21± units/ac
North	TR Z72-0048	Sutters Point	9.1±	60 units	6.59± units/ac
East	O-I Z84-0163	5871Glenridge Drive	3.5	71,122 sqft	20,320.57± sqft/ac
East	O-I Z72-0085	5825 Glenridge Drive	11.2	110,980 sqft	9,908.92 ± sqft/ac
East	MIX RZ07-021	5775 Glenridge Drive Lakeside	26.03	700,000 (office) 8,000 (restaurant) 520 units 42,000 (commercial)	26,893 sqft/ac 307.34 sqft/ac 19.98 units/ac 1,613.52 sqft/ac
South	O-I Z79-0074	5730 Glenridge Drive	6.52	102,692 sqft	15,750.30± units/ac
South	R-3	Glenridge Hammond (Adjacent to south property line)	.86	2 units	2± units/ac
West	R-3	Glenridge Hammond (Adjacent to west property line)	5.52	11 units	2± units/ac

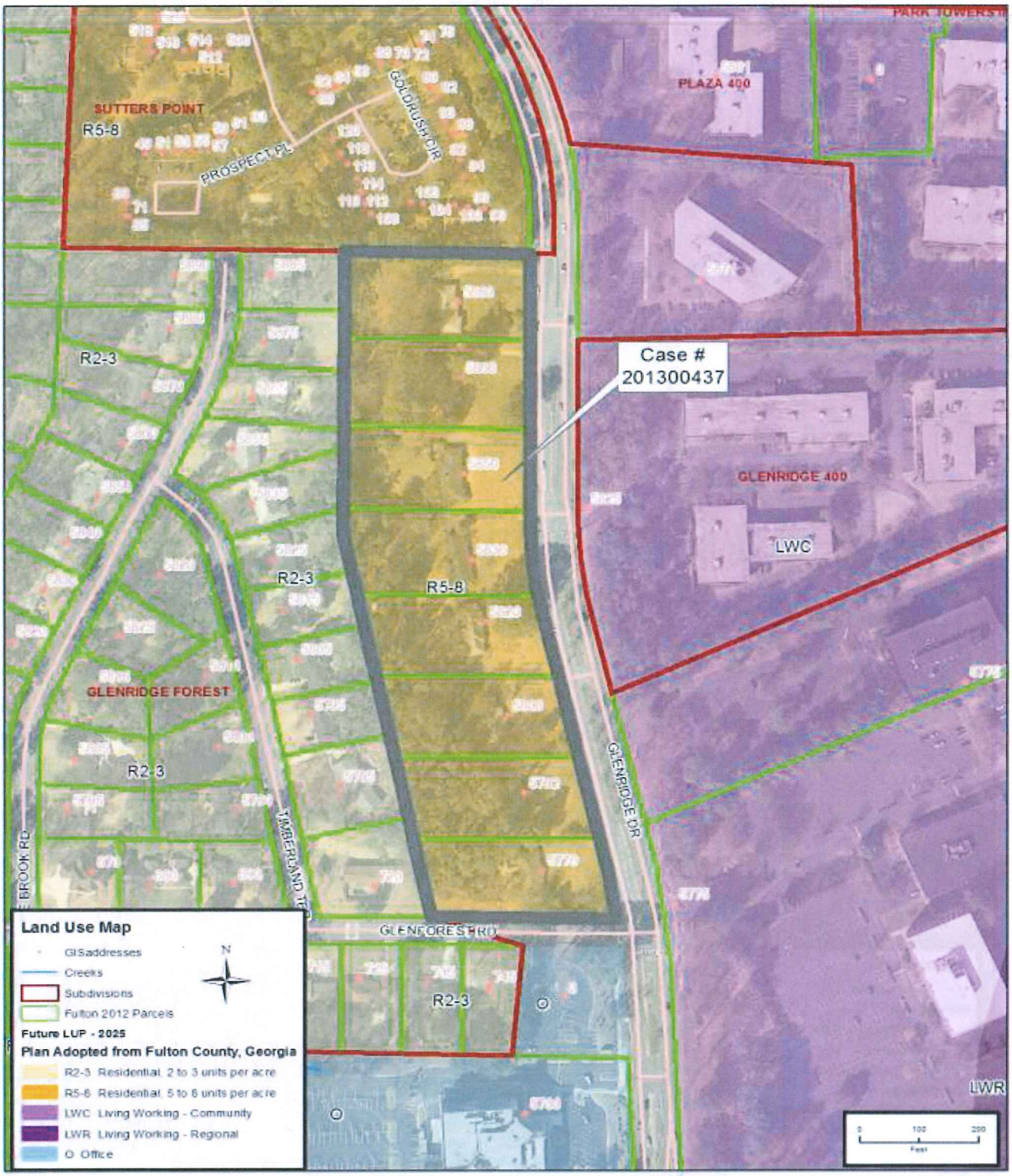
Zoning Map

5776, 5792, 5806, 5820, 5836, 5850, 5866, 5880 Glenridge Drive



Future Land Use Map

5776, 5792, 5806, 5820, 5836, 5850, 5866, 5880 Glenridge Drive



DEPARTMENT COMMENTS

The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on January 4, 2012 at which the following departments had comments. The staff has received additional comments from the Fulton County Board of Education , Fulton County Department of Water Resources and Fulton County Health Department (see attachments).

Transportation Planner	▪ Gate placement does not appear to comply with Section 103-72 of Development Ordinance which requires gate to be placed 80 feet from gate to edge of pavement. The proposed location of call box appears to obstruct the traffic flow for left turns into development. ▪ Minimum lane width for new residential streets is 10 feet. Lane width is measured edge of pavement to edge of pavement and excludes curb and gutter width. ▪ Median on Glenridge Drive shall be revised to remove median break south of intersection and provide a left turn lane. ▪ Applicant shall prepare signal design plans for approval by the Public Works Department as a component of the Land Disturbance Permit. ▪ The Perimeter Community Improvement District (PCID) Livable Centers Initiative Study 10-year update recommended installation of bicycle lanes on Glenridge Drive from Hammond Drive to Peachtree Dunwoody Road (Project T-5).
Landscape Architect/Arborist	▪ The only comment I have is to change the "Landscape Buffer" to one of the following: o Landscape Strip o Landscape Strip Planted to Buffer Standards o Undisturbed Buffer
Fire Protection Engineer	▪ The entrance drives shall maintain at least 12′ wide clear on both sides. Also, the turning radius from the entry drive shall be 40′ min outside diameter. ▪ Fire hydrants complying with 2006 IFC shall be provided.
Georgia Department of Transportation	▪ There are no GDOT requirements that need to be addressed at this time.
Sandy Springs Chief Engineer	▪ Development shall not increase size of basin draining onto any adjacent residential property. ▪ Prior to permitting development, 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 100yr 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 100yr concentrated flow or to the 10% point. ▪ Stormwater detention volume, other than the required Water Quality Volume, shall be provided in an above-ground storage facility or an

underground vault facility that allows for feasible access for maintenance and inspection.

PUBLIC INVOLVEMENT

Required Meetings

The applicant attended the following required meetings:

- Community Zoning Information Meeting held January 8, 2013 at the Sandy Springs City Hall
- Community/Developer Resolution Meeting held January 31, 2013 and February 28, 2013 at the Sandy Springs City Hall

Public Comments (See attached letters)

Opposition

- Proposed building heights too high, would like to see no taller than 35 feet
- Density too high and no transition into the neighborhood
- Would like a minimum 7 foot tall masonry wall instead of a vinyl coated chain link fence
- Brick siding on the townhomes
- Detached homes facing Glenforest Road and in rear to transition better
- Concerns about detention facility: location, where water is going to go, not creating additional drainage problems or increase run-off
- Double frontage units facing along Glenridge Hammond Subdivision
- Price point to low, will hurt property values of adjacent properties
- Three (3) story units along Glenridge and two (2) story units adjacent to Glenridge Hammond
- Allow Glenridge Hammond Monument sign to remain in current location
- Install underground utilities
- House lighting and street lighting
- Construct a berm with plantings to screen proposed development from adjacent properties
- No access on Glenforest Road
- HVAC unit on side of proposed townhomes
- Tie new stormwater facility into existing Glenridge Hammond system to eliminate any above ground run-off
- City should require Pulte to evaluate existing Glenridge Hammond storm system
- Wildlife displaced into neighborhood

Notice Requirements

The petition has been advertised in the March 13, 2013 (Sandy Springs Neighbor) and March 22, 2013 (Sandy Springs Reporter). The applicant posted signs issued by the Department of Community Development along the frontages of Glenforest Road and Glenridge Drive on March 1, 2013.

Public Participation Plan and Report

The applicant has met the Public Participation Plan requirements. The applicant is required to submit the Public Participation Report seven (7) days prior to the Mayor and City Council Hearing on April 16, 2013.

ZONING IMPACT ANALYSIS

Per Article 28.4.1, *Zoning Impact Analysis by the Planning Commission and the Department*, the staff shall make a written record of its investigation and recommendation on each rezoning petition with respect to the following factors:

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Finding: 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 proposal meets the comprehensive plans density range of 5-8 units per acre, with 7.65 units per acre. The proposal provides a transition from Office and Institutional uses to the east and the single family units to the west. The staff has recommend a condition to limit the units adjacent to Glenridge Hammond subdivision along the west property line to two (2) stories for better transition into the single family neighborhood.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Finding: The staff is of the opinion that the proposal would not have an adverse impact on the use or usability of adjacent or nearby properties because there is an adequate transition between the Office and Institutional uses to the east and the single family units to the west.

C. Whether the property to be affected by the zoning proposal may have reasonable economic use as currently zoned.

Finding: 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.

Finding: 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. However, the proposed development shall revise the median on Glenridge Drive to remove median break south of intersection and provide a left turn lane. The Applicant shall also prepare signal design plans for approval by the Public Works Department as a component of the Land Disturbance Permit.

E. Whether the zoning proposal is in conformity with the policies and intent of the land use plan.

Finding: The staff is of the opinion that the proposed use is consistent with the intent of the future land use plan, which designates the property as R5-8 (Residential 5 to 8 units per acre). The proposed density of 7.65 units an acre does fall into the range suggest by the comprehensive plan. The proposed request is in harmony with the Land Use Policies on densities being consistent with surrounding developments. The proposal provides a transition between the high density Office and Institutional uses to the east and the single family units to the west.

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.

Finding: 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.

Finding: The staff is of the opinion that the proposal will not permit a use which could be considered environmentally adverse to the natural resources, environment, or citizens of Sandy Springs. The property is currently developed with eight (8) single family homes. The TR (Townhouse Residential District) requires a forty (40) perimeter setback adjacent to all single family residential properties. The property does not contain any endangered species or natural resources.

CONCLUSION TO FINDINGS

It is the opinion of the staff that the proposal is in conformity with the intent of the Comprehensive Plan Policies, as the proposal involves a density that is consistent with transitioning nearby properties. Therefore, based on these reasons, the staff recommends **APPROVAL CONDITIONAL** of this petition.

STAFF RECOMMENDED CONDITIONS

Should the Mayor and City Council decide to rezone the subject property from R-2 (Single Family Dwelling District) to TR (Townhouse Residential 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. 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 April 5, 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)
        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 corner abutting the west property line. 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. Along the westerly property line, units 29-40 shall be 4-sides brick. Along Glenforest units 41-47 shall have a front faux façade consisting of brick, stone and other cementitious materials. The units along Glenridge Drive shall have faux front facades or brick sides.

f. No vehicular access is permitted from Glenforest Road.

g. No construction access is permitted from Glenforest Road.

h. The building facades along the westerly property line shall be varied by at least 2 feet for every unit within each building.

Attachments

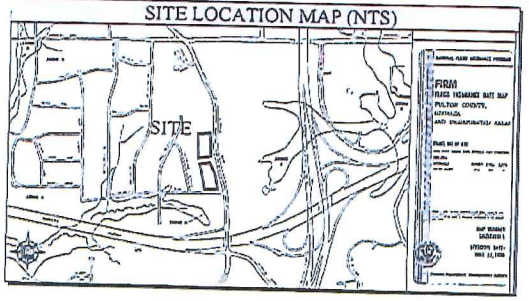
- Site Plan dated received April 5, 2013
- Applicant's Letter of Intent received February 19, 2013
- Elevation Drawings
- Applicants photos
- Traffic Counts
- Revise Conditions agreed to at Planning Commission dated
- Conditions submitted by the opposition dated April 8, 2013
- Response to oppositions conditions by the applicant dated April 8, 2013
- Photos
- Impact Statement Fulton County Schools
- Letters of Opposition Dated Received as indicated
- Letter of Support Dated Received as indicated

RECEIVED
APR 05 2013
City of Sandy Springs
Community Development

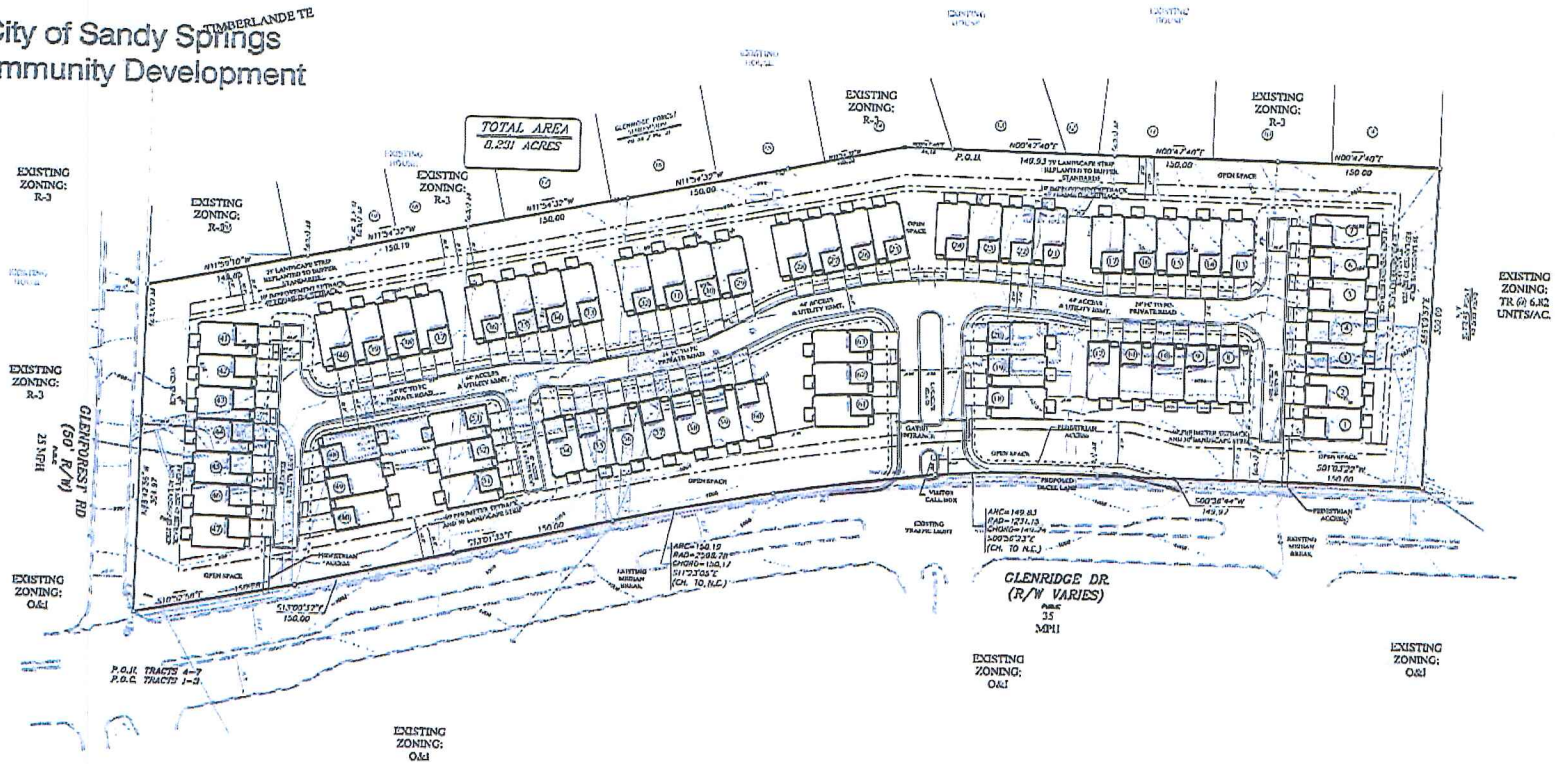
SITE DATA:

TOTAL SITE AREA	8.231 ACRES
ZONING	
EXISTING ZONING	R-2 SANDY SPRINGS
PROPOSED ZONING	PR-TOWNHOME DISTRICT
ZONING JURISDICTION	CITY OF SANDY SPRINGS
DEVELOPMENT TYPE	
TOTAL TOWNHOMES	65 UNITS
TOTAL DENSITY	7.65 UNITS/AC
STATISTICS SUMMARY	
TOTAL AREA OF SITE	8.231 ACRES/[illegible]
BUILDING AREA	101,241 SF / 28.2%
TOTAL PARKING (2/UNIT + DRIVEWAY)	23,121 SF / 6.4%
STREETS AND SIDEWALKS	60,081 SF / 17.0%
TOTAL IMPERVIOUS SURFACE	185,343 SF / 51.7%
LANDSCAPING AND OPEN SPACE	173,199 SF / 48.3%
FLOOD PLAIN	N/A

SITE LOCATION MAP (NTS)



SITE LOCATION MAP (NTS)



Glenridge Drive Townhomes

A MASTER PLANNED TOWNHOME DEVELOPMENT

Pulte Homes

2473 North Shore Parkway
Suite 600
Alpharetta, Georgia 30009
PHONE 678-245-5218 FAX 678-245-5218

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
350 RESEARCH COURT ■ N.W. ■ ATLANTA, GEORGIA 30092 ■ (770)453-2741 ■ FAX (770)453-3915 ■ WWW.PECATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	6/5/2012	LW	Landscape Language

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SHEET TITLE

REZONING SITE PLAN

SCALE 1" = 50'
DATE: November 30, 2012
PROJECT: 12165.00

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

GEORGIA REGISTERED No. 31565 PROFESSIONAL ENGINEER KENNETH J. WOOD

Z

SHEET

20130043 7

RECEIVED

FEB 2 2013

City of Sandy Springs
Community Development

LETTER OF INTENT

The property contains approximately 8.231 acres and is located at the southwest corner of the intersection of Glenridge Drive and Glenforest Road (the "Property"). The Property represents a consolidation of the previous Applications for Rezoning being 201203163 and 2012031193 with the addition of the residential property known as 5836 Glenridge Road. The Property is currently zoned to the R-2 Classification.

The Applicant requests a resoning to the TR (Townhome-Residential) Classification for the development of 63 fee simple townhomes which results in a density of 7.65 units per acre. It is to be noted that Rezoning Application 201203163 was at a requested density of 7.86 units per acre and that Rezoning Application 2012031193 was at a requested density of 7.99 units per acre. Each unit will have an enclosed two (2) car garage and the owner of each unit will have fee simple title to the pad area beneath the unit with the balance of the Property being common area to be owned and maintained by a mandatory homeowners association. The Community will be a gated Community. The Sandy Springs Comprehensive Land Use Plan suggests residential use and development ot the Property at a density ranbe of five (5) to eight (8) units per acre. Therefore, the Applicant's request for 63 units at 7.65 units per acre conforms with the policies and intent of the Sandy Springs Comprehensive Land Use Plan referenced. Additionally, the requested rezoning to the TR Classification is also compatible with the TR zoning and development contiguous and the north at a density of 6.82 units per acre, the recently approved MIX rezoning directly across Glenridge Drive to the east and the O-I zoning and development to the south and creates an appropriate transition to the single family use and development contiguous and to the west. Accordingly, this Application for Rezoning is entirly appropriate and the appropriateness of this Application for Rezoning and the consituttional assertions of the Applicant are more particularly stated and set forth on Exhibit "A" attached hereto and by reference thereto made a part hereof. Further as a result of the previously filed Rezoning Applications above referenced, the Applicant has had numerous meetings with members of the Community which have resulted in the Applicant's agreement to certain conditions regarding the proposed development which conditions are more particularly stated and set forth on Exhibit "B" attached hereto and by reference thereto made a part hereof.

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

APPLICANT:

PulteGroup, Inc.

By: _____
Garen Smith
Its: Director of Land Acquisition

_____
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 that 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 Firth 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 unconconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

1. Applicant seeks rezoning of the Property from the existing R-2 to the proposed Townhome Residential (TR), in substantial conformity to the Site Plan prepared by Planners and Engineers Collaborative dated February 7, 2013 which Site Plan is being filed simultaneously herewith.

2. The Property consists of 8.231 acres and shall be developed for a gated, residential community comprised of a maximum of 63 attached residences at a density of 7.65 units per acre.

3. Applicant has reserved 48% open space to reduce the intensity of the development on Glenridge Road and adjacent to surrounding property owners.

4. All townhomes backing to the Glenridge Forest neighborhood shall be two-story only.

5. The proposed residences shall be traditional in style and architecture and shall have a minimum two-car garage. Additionally, the front exteriors of the proposed residences shall be comprised of brick, stone, stacked stone, cedar shake, hardi-plank and other cement-based finishes, with complimentary accents or combinations thereof. No vinyl materials shall be used on the exterior of the proposed residences.

6. All townhomes shall have a minimum of 2400 sq ft.

7. All front and side and rear yards shall be fully sodded.

8. Applicant agrees to the creation of a mandatory homeowners' association. Applicant agrees to the recording and enforcement of protective covenants which will contain covenants, rules and regulations applicable to the proposed development.

9. All utilities servicing the residences within the proposed residential community shall be underground.

10. All landscaping shall be approved by the Sandy Springs Arborist as part of the plan review process and incorporated in to the overall landscape plan for the proposed community. The overall landscape plan will substantially conform to the Landscape Concept Plans attached as exhibits C and D, prepared by Land Design and Consulting, LLC. Applicant will endeavor to preserve existing landscaping, where possible, and improve visual screening where needed. Applicant shall remove dead and diseased plant material along the western property line with Glen Forrest and replace poor material with that recommended by the City Arborist.

11. Applicant will continue the front street view landscaping presentation, which includes a 3-5' high landscape berm with a black aluminum fence, along the southern property line fronting and facing Glenforest Road. The landscaping along Glenforest Road shall be consistent with that along Glenridge Drive. Furthermore, Applicant agrees to provide Glenridge Forest neighborhood a sign easement for their existing entrance monument and run the proposed landscaping berm and fence treatments behind the entrance monument allowing the neighborhood to keep their existing entrance feature.

12. Minor modifications to the referenced Site Plan, including, but not limited to lot layout and stormwater control measures, may be approved by the Director the Department of Community Development, as needed or necessary.

13. Applicant agrees to comply with all Sandy Springs stormwater management requirements applicable to the Property.

14. Applicant agrees to comply with all relevant Sandy Springs development standards and ordinances relating to project improvements, except as may be approved otherwise by City Council, or by other City Officials, as their authority may allow.

15. All land scape areas may be penetrated for purposes of access, utilities and stormwater management, including, but not limited to drainage facilities and any and all slopes or other required engineering features of the foregoing.

16. Applicant agrees to the following restrictions and improvements to mitigate traffic concerns:

    a. There shall be no access from the proposed community onto Glenforest Road with during construction phase or after completion of the community; and

    b. There shall be one entrance to this community located at the existing light at Glenridge 400 Office Park, and

    c. A left turn lane shall be constructed at the entrance to the proposed community on Glenridge Drive at the existing light.

17. Applicant agrees that all lighting shall conform to the standards of the City of Sandy Springs, except that Applicant shall provide in the protective covenants that no flood lights shall be permitted to be installed on homes backing to the Glen Forrest subdivision.

18. Applicant agrees to replace the existing fence along the north and western boundary of the property with a new, 6' high, black, vinyl-clad chain link fence. The fence shall be reconnected to other existing fences and disturb as little of the existing vegetation as possible. This fence shall be maintained by the homeowners association.

We believe the requested zoning, together with the revised site plan and the stipulations set forth, is appropriate as a transitional use of the subject property while taking into consideration the

existing neighborhoods and residents surrounding the proposed development. The proposed residential community will be a quality development, compatible with surrounding neighborhoods and will be an enhancement to the Property and the community as a whole. Thank you for your consideration of this project.

Attachments

Exhibit B – Conditions of Zoning

1. Applicant seeks rezoning of the Property from the existing R-2 to the proposed Townhome Residential (TR), in substantial conformity to the Site Plan prepared by Planners and Engineers Collaborative dated February 7, 2013 which Site Plan is being filed simultaneously herewith.

2. The Property consists of 8.231 acres and shall be developed for a gated, residential community comprised of a maximum of 63 attached residences at a density of 7.65 units per acre.

3. Applicant has reserved 48% open space to reduce the intensity of the development on Glenridge Road and adjacent to surrounding property owners.

4. All townhomes backing to the Glenridge Forest neighborhood shall be two-story only.

5. The proposed residences shall be traditional in style and architecture and shall have a minimum two-car garage. Additionally, the front exteriors of the proposed residences shall be comprised of brick, stone, stacked stone, cedar shake, hardi-plank and other cement-based finishes, with complimentary accents or combinations thereof. No vinyl materials shall be used on the exterior of the proposed residences.

6. All townhomes shall have a minimum of 2400 sq ft. The front elevations shall have as a minimum 50% brick or stone (excluding garages). The garage doors shall be decorative with a variety of different finishes to avoid a monotonous appearance. The sides of the townhomes shall be brick.

7. All front and side and rear yards shall be fully sodded.

8. Applicant agrees to the creation of a mandatory homeowners' association. Applicant agrees to the recording and enforcement of protective covenants which will contain covenants, rules and regulations applicable to the proposed development.

9. All utilities servicing the residences within the proposed residential community shall be underground.

10. All landscaping shall be approved by the Sandy Springs Arborist as part of the plan review process and incorporated in to the overall landscape plan for the proposed community. The overall landscape plan will substantially conform to the Landscape Concept Plans attached as exhibits C, D, E and ~~D~~F, prepared by Land Design and Consulting, LLC. Applicant will endeavor to preserve existing landscaping, where possible, and improve visual screening where needed. Applicant shall remove dead and diseased plant material along the western property line with Glen Forrest and replace poor material with that recommended by the City Arborist.

11. Applicant will continue the front street view landscaping presentation, which includes a 3-5' high landscape berm with a black aluminum fence, along the southern property line fronting and facing Glenforest Road. The landscaping along Glenforest Road shall be consistent with that along Glenridge Drive. Furthermore, Applicant agrees to provide Glenridge Forest neighborhood a sign easement for their existing entrance monument and run the proposed landscaping berm

and fence treatments behind the entrance monument allowing the neighborhood to keep their existing entrance feature.

12. Minor modifications to the referenced Site Plan, including, but not limited to lot layout and stormwater control measures, may be approved by the Director the Department of Community Development, as needed or necessary.

13. Applicant agrees to comply with all Sandy Springs stormwater management requirements applicable to the Property.

14. Applicant agrees to comply with all relevant Sandy Springs development standards and ordinances relating to project improvements, except as may be approved otherwise by City Council, or by other City Officials, as their authority may allow.

15. All land-scape areas may be penetrated for purposes of access, utilities and stormwater management, including, but not limited to drainage facilities and any and all slopes or other required engineering features of the foregoing.

16. Applicant agrees to the following restrictions and improvements to mitigate traffic concerns:

    a. There shall be no access from the proposed community onto Glenforest Road with during construction phase or after completion of the community; and

    b. There shall be one entrance to this community located at the existing light at Glenridge 400 Office Park, and

    c. A left turn lane shall be constructed at the entrance to the proposed community on Glenridge Drive at the existing light.

17. Applicant agrees that all lighting shall conform to the standards of the City of Sandy Springs, except that Applicant shall provide in the protective covenants that no flood lights shall be permitted to be installed on homes backing to the Glen Forrest subdivision and Sutter's Pointe.

18. Applicant agrees to replace the existing fence along the north and western boundary of the property with a new, 6' high, black, vinyl-clad chain link fence. The fence shall be reconnected to other existing fences and disturb as little of the existing vegetation as possible. This fence shall be maintained by the homeowners association.

~~18.~~19. Applicant agrees that no townhome shall back to Glenforest Road. Developer shall install a sidewalk from Glenridge Drive along the ROW of Glenforest Road to the western property line. Developer shall install a no parking sign along Glenforest Road.

We believe the requested zoning, together with the revised site plan and the stipulations set forth, is appropriate as a transitional use of the subject property while taking into consideration the existing neighborhoods and residents surrounding the proposed development. The proposed residential community will be a quality development, compatible with surrounding neighborhoods

and will be an enhancement to the Property and the community as a whole. Thank you for your consideration of this project.

Attachments

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Community Development

Exh. 6.17 C

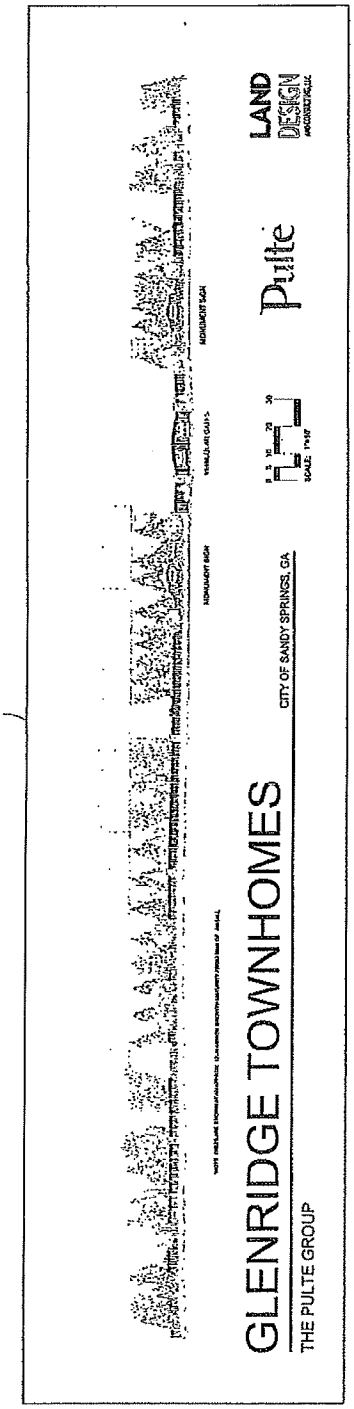
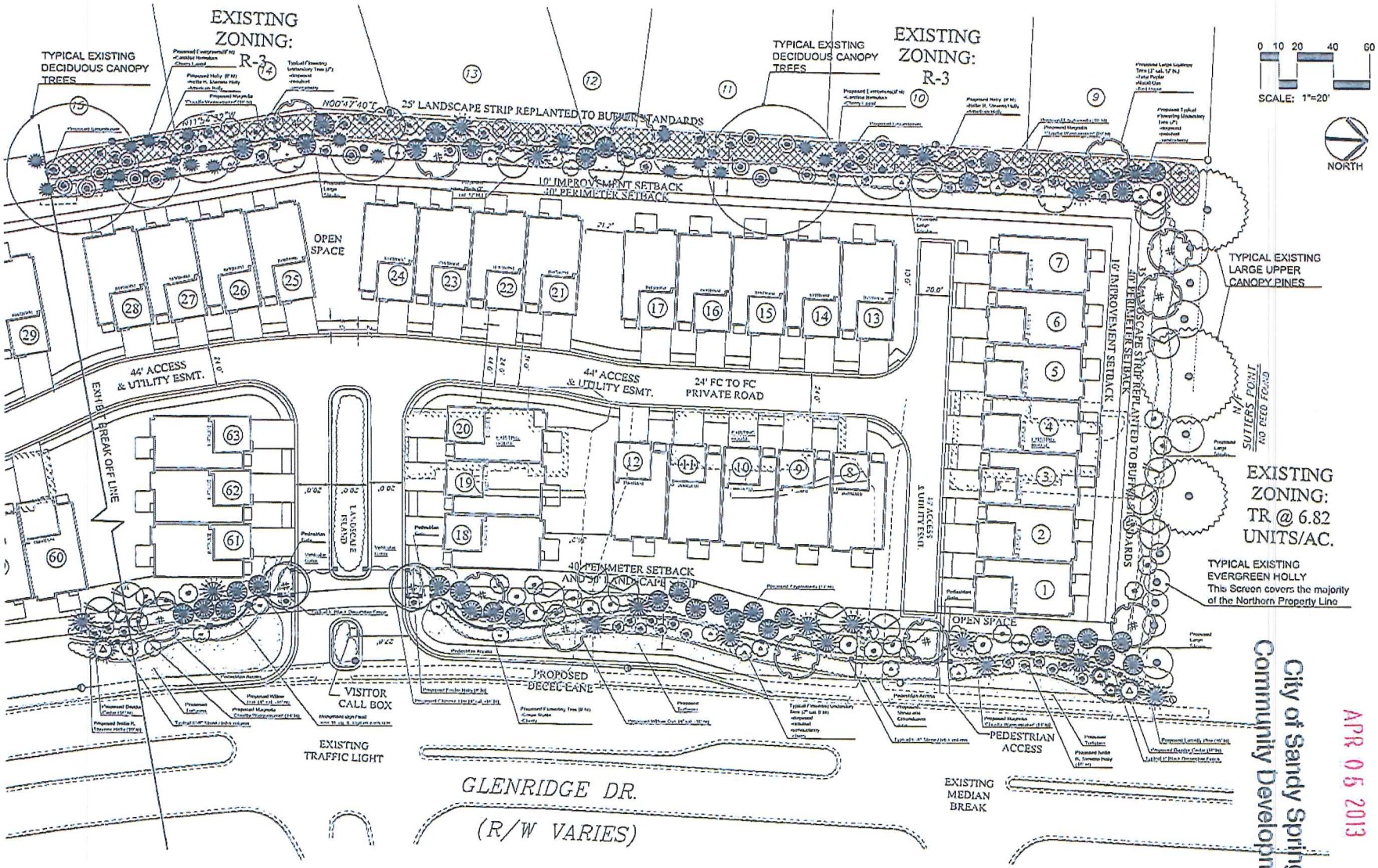


Exhibit D revised,



GLENRIDGE TOWNHOMES

CITY OF SANDY SPRINGS, GA

THE PULTE GROUP

4/1/13

Pulte

LAND DESIGN AND CONSULTING, LLC

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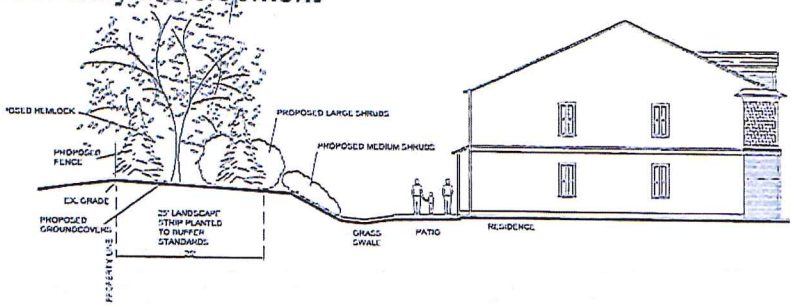
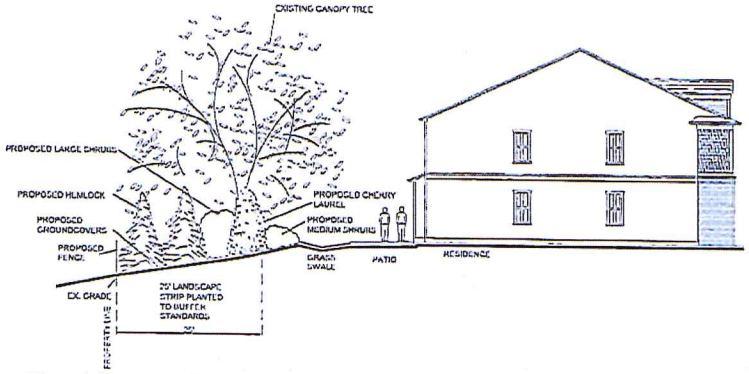
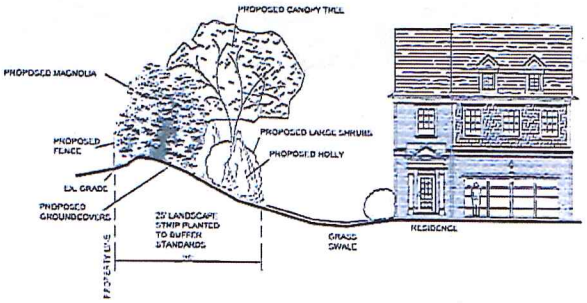


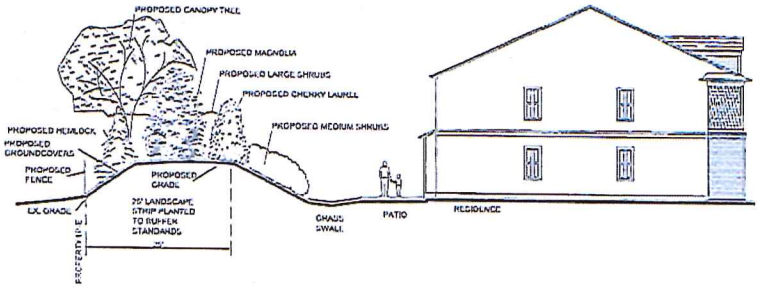
EXISTING TREE ON UPHILL, SELECTIVE THINNING OF BRUSH, PROPOSED INTERPLANTING OF TREES AND SHRUBS



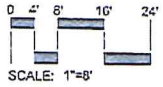
EXISTING TREE ON DOWNHILL, SELECTIVE THINNING OF BRUSH, PROPOSED INTERPLANTING OF TREES AND SHRUBS



BERM ON EX. UPHILL, 100% PROPOSED MATERIAL



BERM ON EX. FLAT AREA , 100% PROPOSED MATERIAL



GLENRIDGE TOWNHOMES

THE PULTE GROUP

CITY OF SANDY SPRINGS, GA

4/1/13

Pulte

LAND DESIGN AND CONSULTING, LLC

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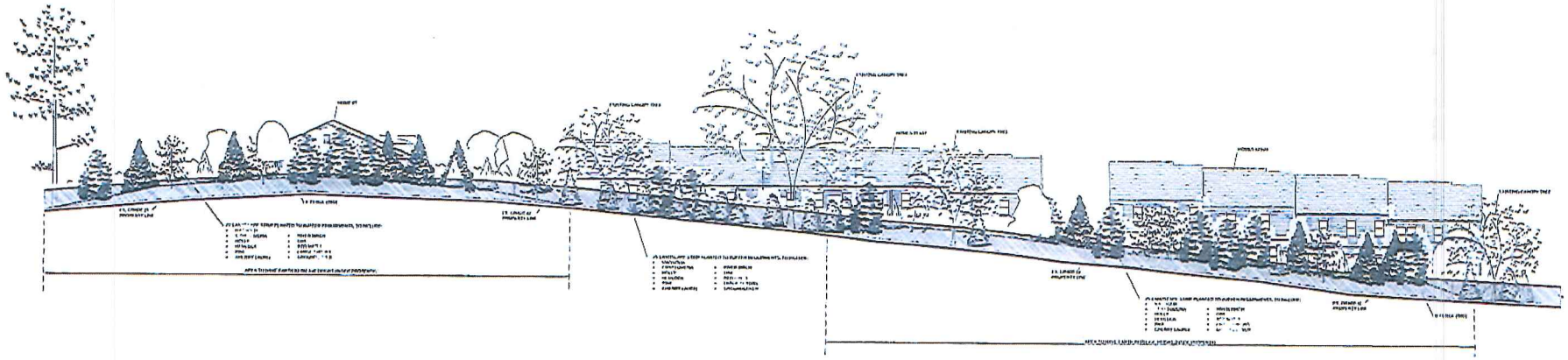
Exhibit E



GLENRIDGE TOWNHOMES

CITY OF SANDY SPRINGS, GA

THE PULTE GROUP

4/2/13

SCALE: 1"=10'

Pulte

LAND DESIGN AND CONSULTING, LLC

Glenridge Site Pictures

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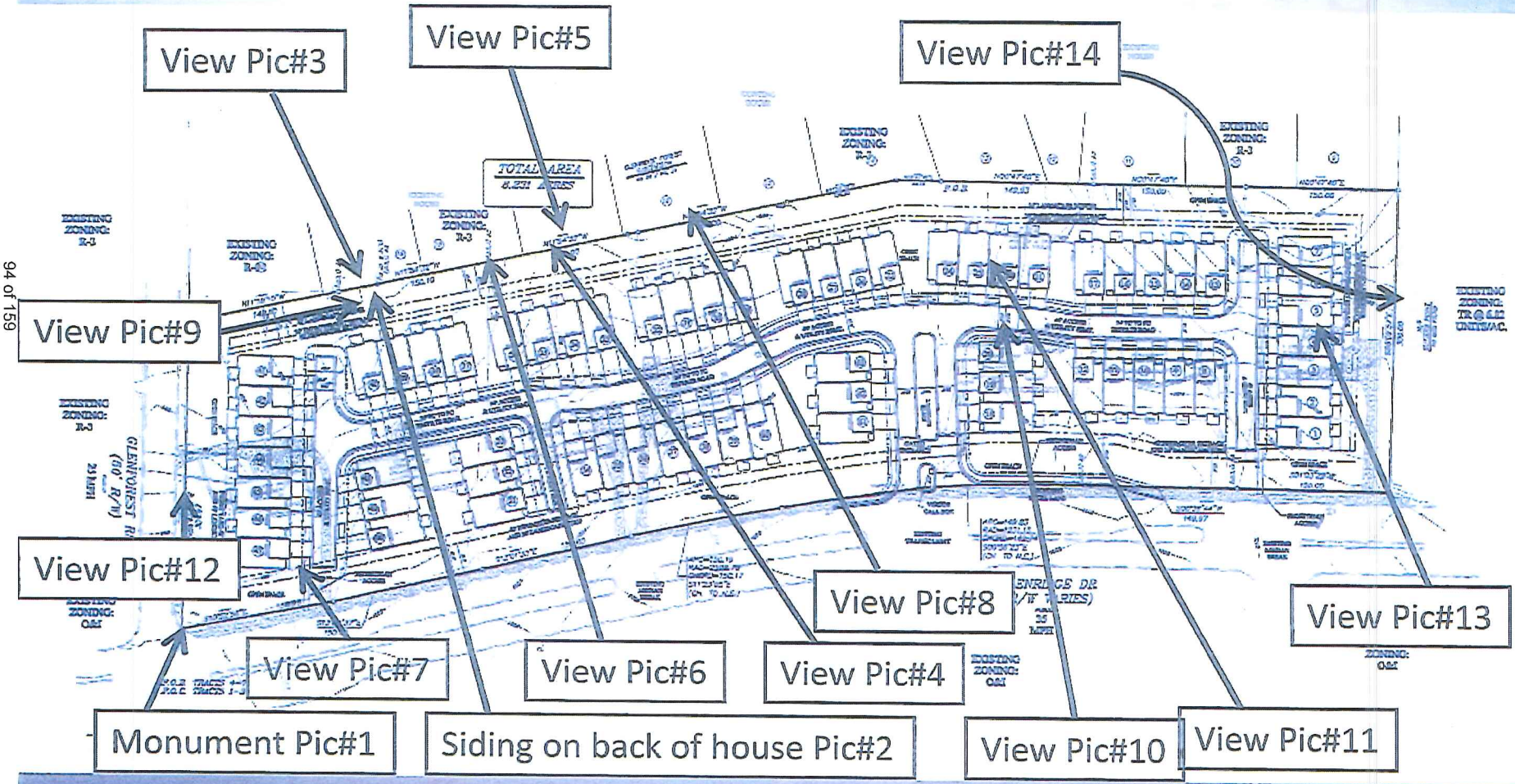
Glenridge Site Pictures



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Monument Pic#1

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View Pic#4

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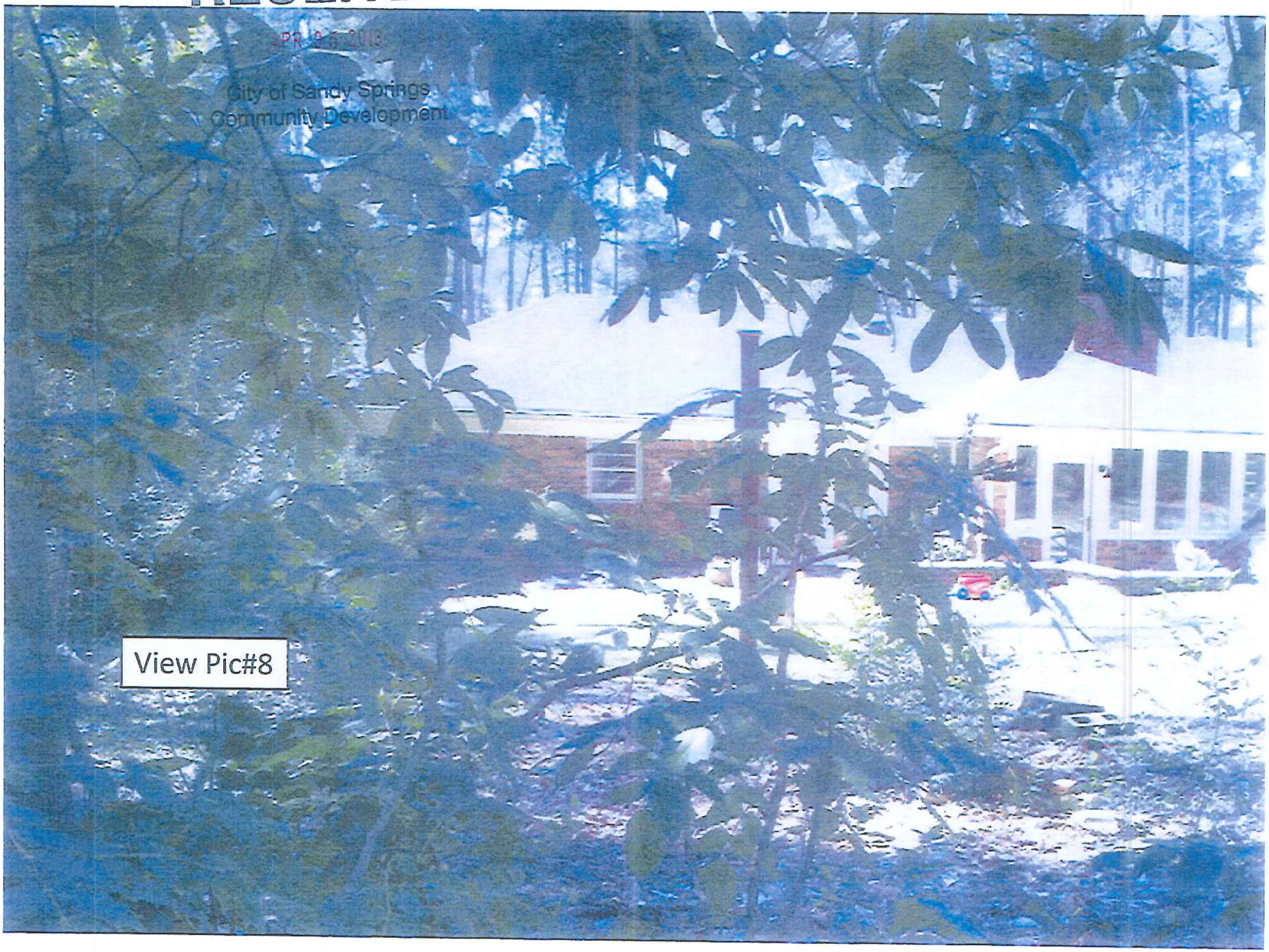

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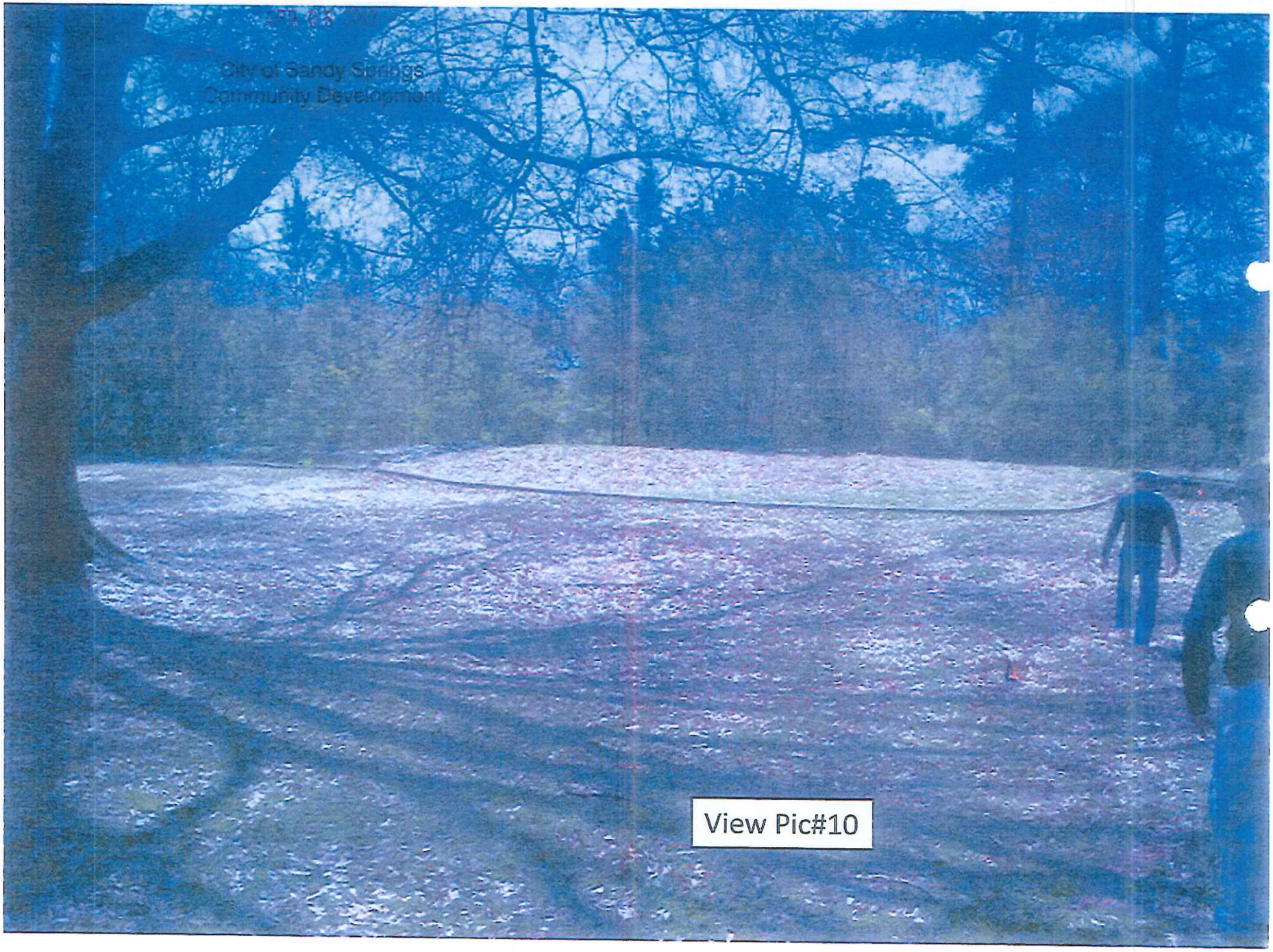

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View Pic#14

Glenridge Product Information

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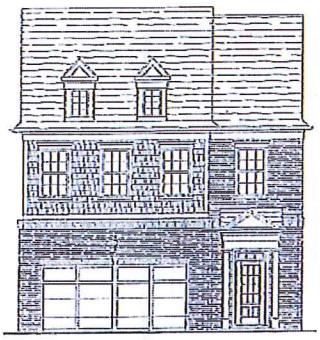
Community Development

Fairfax, Hawthorne and Stanton



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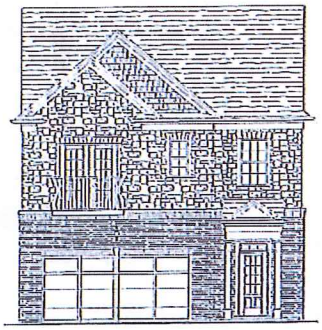

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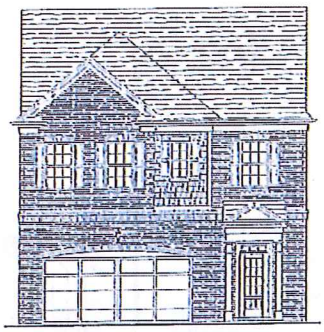

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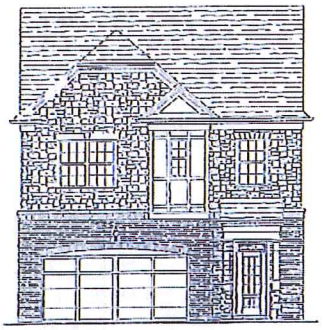

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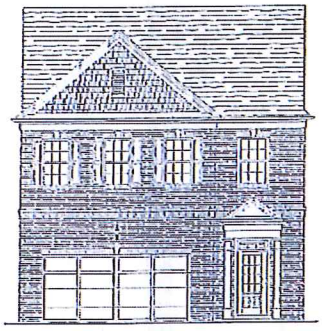

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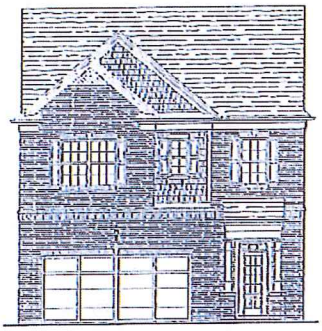

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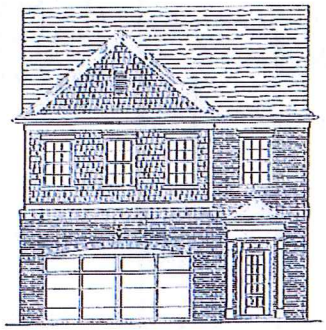

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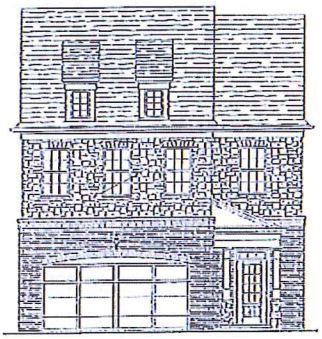

Elevation 28

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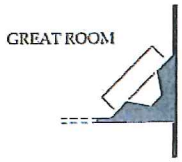
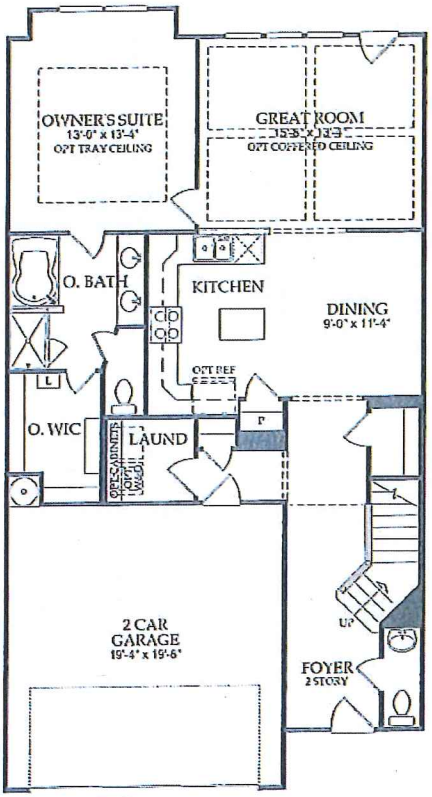
Stanton

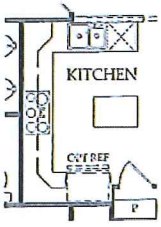


Opt. Fireplace

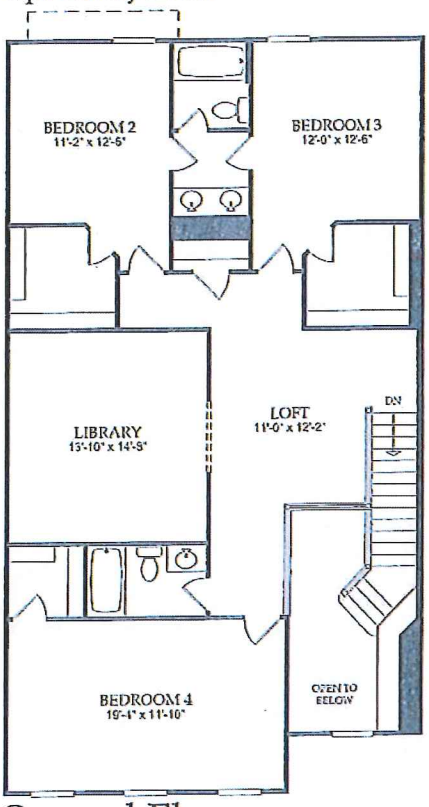
Opt. Library Doors



First Floor



Opt. Gourmet Kitchen



Second Floor

2,563 Square Feet
4 Bedrooms, 3.5 Baths

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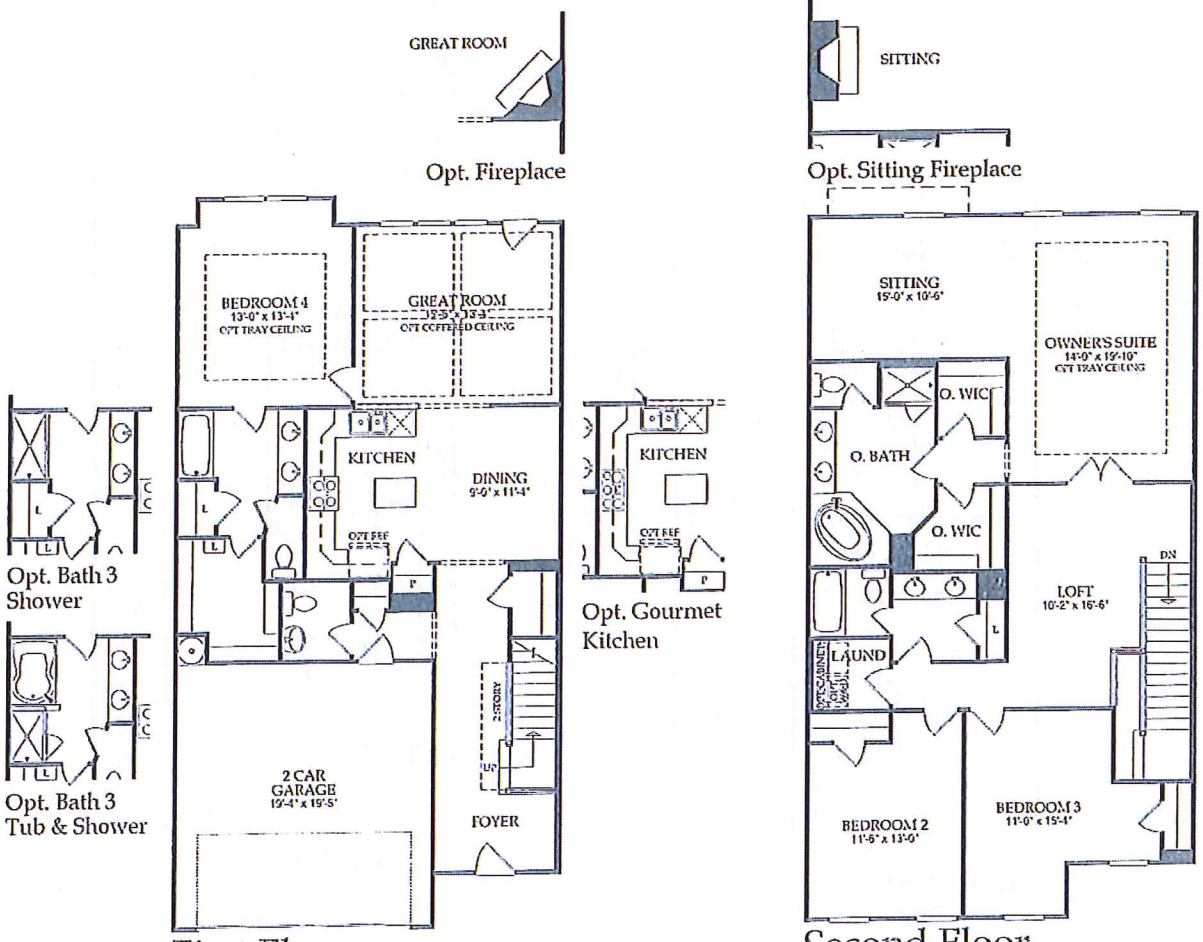
Community Development

Hawthorne
Four Bedroom



First Floor

Second Floor

2,659 Square Feet
4 bedrooms, 3.5 baths

DRAWINGS NOT TO SCALE: All measurements shown are approximate and not necessarily to scale. Location, size and construction of doors, windows, walls, fireplaces and other items depicted may vary depending on elevation preference or choice of options and are subject to change without notice due to normal construction tolerances. The size of the room may vary slightly.

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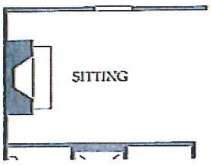
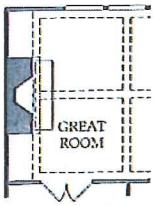
Hawthorne



Opt. Sitting Fireplace



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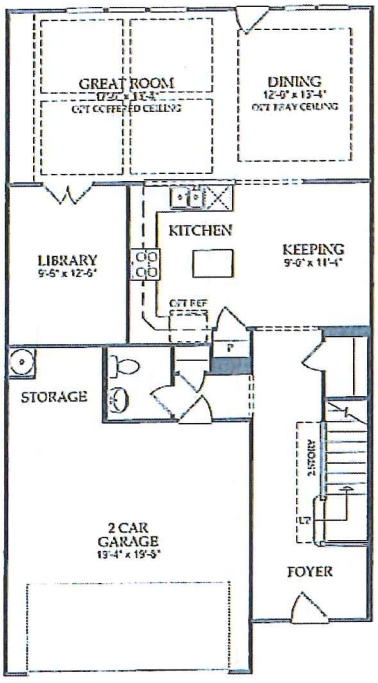
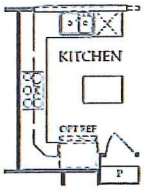
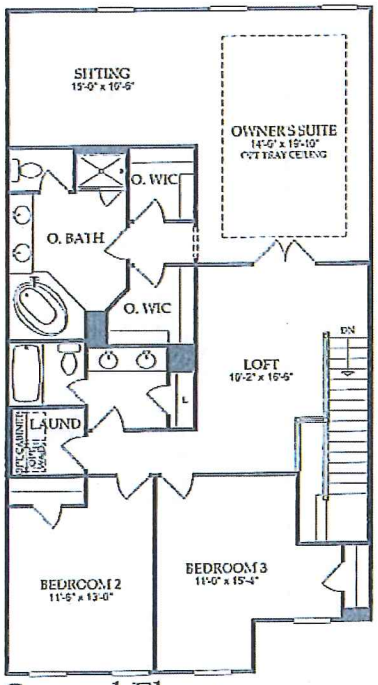


First Floor



Opt. Gourmet Kitchen



Second Floor

2,659 Square Feet
3 bedrooms, 2.5 baths

DRAWINGS NOT TO SCALE: All measurements shown are approximate and not necessarily to scale. Location, size and construction of doors, windows, walls, fireplaces and other items depicted may vary depending on elevation preference or choice of options and are subject to change without notice due to normal construction tolerances. The size of the room may vary slightly.

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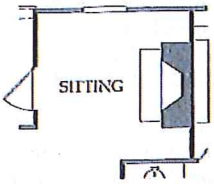
Community Development

Fairfax



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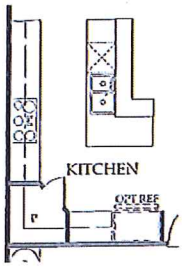

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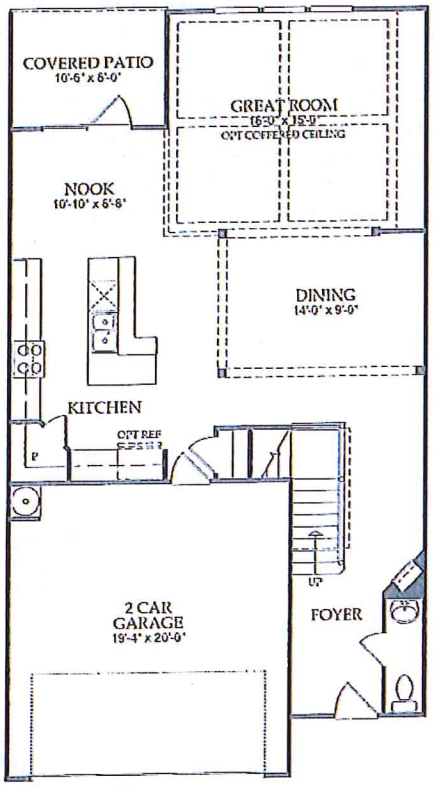
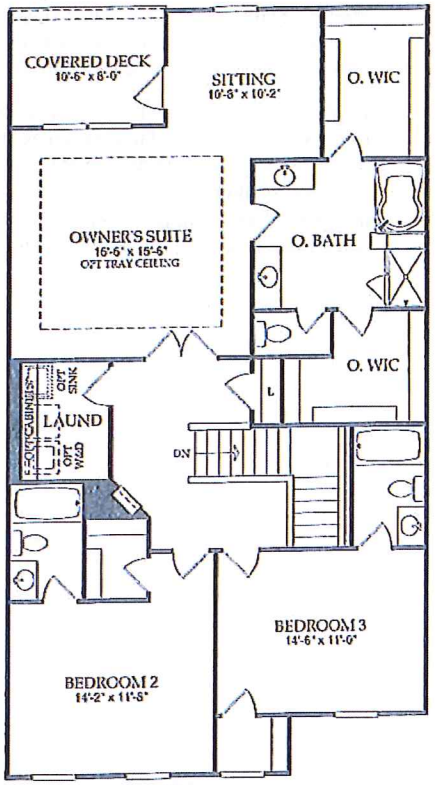


First Floor

Opt. Fireplace



Second Floor

2,518 Square Feet
3 Bedrooms, 3.5 Baths

Glenridge Heights

"All of the lifestyle, convenience and luxuries of Dandy Springs living that is affordable and new"

Fairfax

2 STORY home for the consummate entertainer, The living room and dining room are combined to give you more space for a wedding shower or dinner party. The unobstructed view from the kitchen to the great room and dining area will keep you in the action while preparing a meal. The large kitchen features lots of counter space and a long working island. Off from the nook is a covered patio for warm sunny days. Upstairs, you will find two bedrooms, each with their own bathroom, ideal for growing children, Pamper yourself in the luxurious owner's bathroom of the master retreat, or, if the weather permits, relax outside under the covered deck. The laundry room on the second floor makes doing the wash convenient in this beautiful home.

Hawthorne

2 STORY home offering great flexibility. On the main floor, the spacious great room is ideal for entertaining or inviting all of your friends over for the big game. In the kitchen overlooking the dining area, you will enjoy using the work island to prepare wonderful meals for your family and friends. The large fourth bedroom on the main floor has a huge closet and its own bathroom, a perfect long term residence for your visiting relative or the ideal location for your home office. With one simple upgrade, the bedroom can be converted to a second Owner's Suite on the first floor! Upstairs, the loft provides a perfect game/play area for your family. Alongside two secondary bedrooms, the owner's suite proves that you have arrived! It features a sitting room with an optional fireplace, dual walk-in closets, and a luxurious owner's bath with granite and tile finishes.

Hawthorne

2 STORY home offering great flexibility. On the main floor, the spacious great room is ideal for entertaining or inviting all of your friends over for the big game. In the kitchen overlooking the dining area, you will enjoy using the work island to prepare wonderful meals for your family and friends. The large fourth bedroom on the main floor has a huge closet and its own bathroom, a perfect long term residence for your visiting relative or the ideal location for your home office. With one simple upgrade, the bedroom can be converted to a second Owner's Suite on the first floor! Upstairs, the loft provides a perfect game/play area for your family. Alongside two secondary bedrooms, the owner's suite proves that you have arrived! It features a sitting room with an optional fireplace, dual walk-in closets, and a luxurious owner's bath with granite and tile finishes.

Stanton

2 STORY Master on Main oasis combined with in-town living. The two story foyer introduces you to the dining room and kitchen. The large family room with an optional coffered ceiling beckons your family to visit and catch up on the day. Upstairs, you are sure to appreciate all of the space and the storage provided in each of the walk-in closets of three secondary bedrooms. A library is conveniently situated =next to the bedrooms for everyone to use, perfect for reading, playing, working or studying. As an added bonus, the upstairs loft provides space for a game table or an additional entertainment area.

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Pulte Homes reserves the right to make changes to any and all specifications, features and pricing without notice. Model Homes contain some optional features not included in the base price of the home. All incentives are subject to participation in the Pulte Buyer Rewards Program, which includes financing with Pulte Mortgage, LLC.

pulte.com/Glenridge

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Community Development

Glenridge Heights Included Features

Exterior Features

- Elegant three sided brick and stone front exterior designs
- Architectural shutters, window pediments and front porch design (per plan)
- James Hardie Cemplank fiber cement siding with 25-year warranty
- Individual covered and lighted front porch entry
- Two-car garage with carriage-style garage doors
- Two exterior faucets with shut-off valves
- Kwikset ® exterior door locks in satin nickel finish
- Prefinished aluminum gutters and downspouts
- 3-tab asphalt roof shingles with 20-year warranty
- Two-hour fire wall between homes for added safety

Interior Features

- Leviton® structured wiring system - cable outlets in great room and owner's suite and phone outlets in great room, kitchen and owner's suite
- Elegant six panel colonial style interior doors
- Stain oak handrails and knee wall posts (per plan)
- Full oak tread stairs from foyer landing to main floor (per plan)
- Sea Gull® light fixtures included in main living areas that include chandeliers, wall sconces and bathroom fixtures over the vanities (per plan)
- 10' smooth finished ceilings on main level, 9' smooth finished ceilings on the upper level for two-story townhomes; 9' smooth finished ceilings on first level and main level, 8' smooth finished ceilings on the upper level for three-story townhomes
- 3 ¼" colonial baseboard trim
- 2 ¼" door and window casing
- Mannington® hardwood flooring in kitchen, foyer, and
- powder bath, 15-year warranty
- Mohawk®Portico Select™ carpet with 6 lb. pad
- Vinyl-clad wire shelving in all closets (per plan)
- Sherwin Williams® paint
- Pull-down attic stairs
- Kwikset® door hardware in satin nickel

Peace of Mind

- Over 60 years of homebuilding experience
- 2-5-10-year homebuyer warranty included
- 30-day, 90-day and-11 month customer service program
- Pre-construction orientation, pre-drywall and pre-closing walk-thru with final check-off and customer satisfaction survey
- Environmentally friendly Boracare® termite treatment

Kitchens/Laundry

- Aristokraft® birch cabinetry with 36"/42" castle-style upper-cabinets in kitchen
- Granite countertops with 4" backsplash
- Sterling® by Kohler® stainless steel sink and Moen® chrome
- faucet with single handle sprayer in kitchen
- Premium Whirlpool® appliances including energy efficient,
- stainless steel 30" gas range, built-in microwave and dish-washer
- Badger® garbage disposal
- Ice maker connection
- Vinyl-clad metal shelving in pantry and laundry room (per plan)
- Walk-in laundry room with electric dryer hook-up

Baths

- Aristokraft® 35" raised vanity maple cabinets with decorative cultured marble countertops in various color selection
- Integral sinks and full width mirrors in master bathroom
- Moen® polished chrome faucets
- Chrome towel bars and paper holders and Gerber® elongated toilets
- Sea Gull® light fixtures
- Owner's bathroom Sterling® by Kohler® garden tub with 12"x12" ceramic tile backsplash, durable Daltile® tile flooring, and separate shower with tile walls in master bathroom
- Secondary bathrooms - Sterling® by Kohler® tub/shower combination with acrylic walls and vinyl floor
- Powder room - Sterling® by Kohler® pedestal sink, oval mirror and Mannington® hardwood flooring

Energy Efficiency

- Insulated low-E vinyl glass windows with tilt sash
- High efficiency electric heat pump electric for heating and-cooling
- Programmable thermostat on each floor
- R-30 ceiling insulation
- R-13 exterior wall insulation
- 66-gallon energy efficient electric water heater
- Freeze resistant PEX plumbing system prevents corrosion and mineral build-up
- Ridge vents at roof peaks
- Typar® house wrap for protection against water infiltration
- Durable OSB wood exterior wall sheathing

Available Options and Upgrades

Please contact a Pulte Homes Sales Counselor for details.

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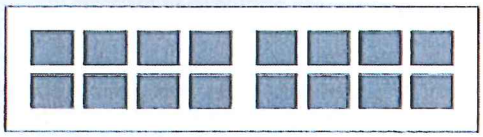
Design Configurations

Five carriage house door designs combined with three top section options complement any new home design.

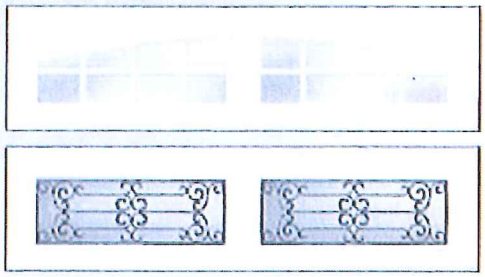
Solid Top Sections

Solid top sections in rectangular, square and arch designs provide more design options to complement new home styles.



Faux Top Sections

"Faux" top sections create the illusion of a window by using a solid dark gray steel background with arch, square and rectangular grille overlays. Provides added security while creating the appearance of a real window.



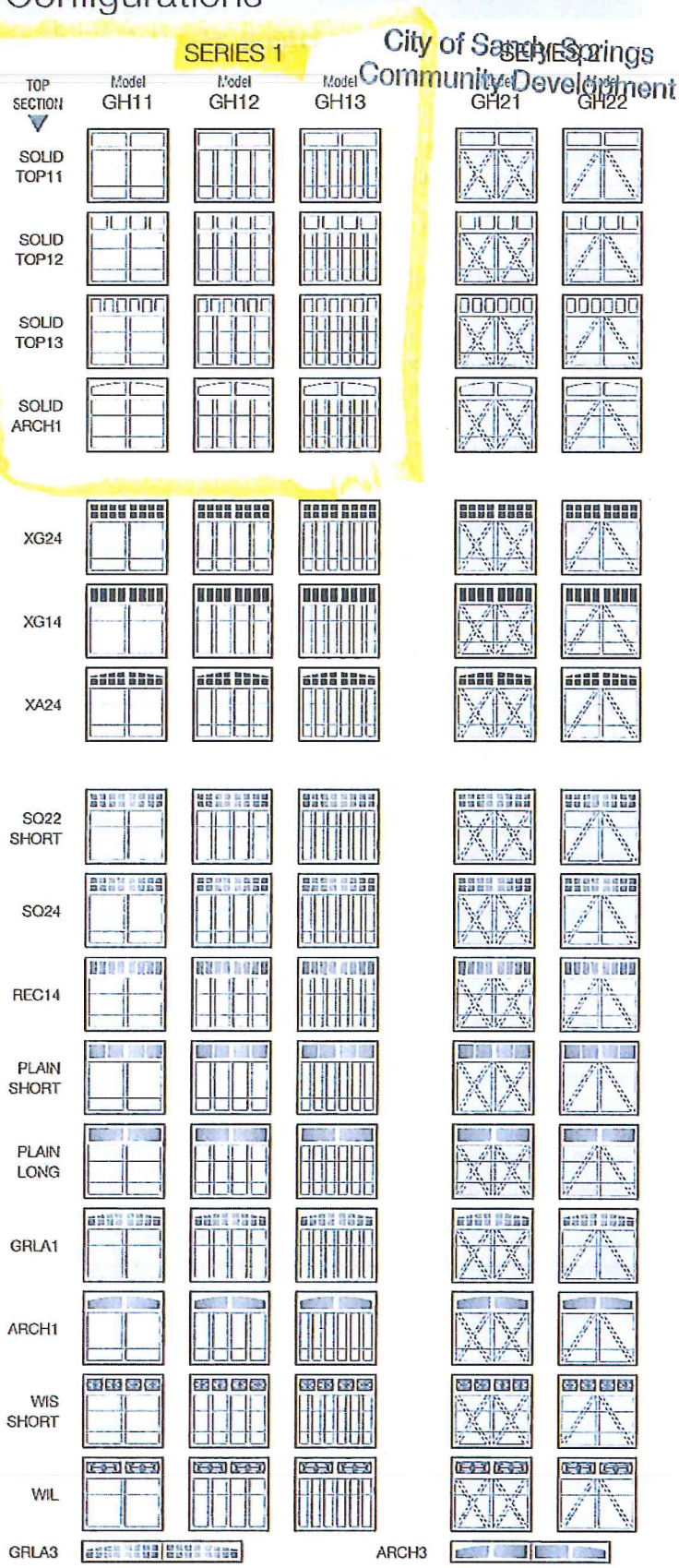
Glazed Top Sections

Glazed top sections in clear or obscure glass and snap-in grilles create square and rectangular designs. Wrought Iron windows feature a black Iron-look design on a "seeded" look acrylic that provides an Old World European style to complement light fixtures, entry doors and other decorative features.

Glazed Top Sections (windows) NOT available in 15'0" and 15'6" width doors.

Note: All glazed top sections available up to WindCode® W1. Short glazed top sections, SQ22, Plain Short and Wrought Iron (WIS), available up to WindCode® W6.

Contact your local dealer for door width restrictions.



9' wide × 7' high doors shown. See your Clopay Dealer for additional size illustrations.

Glenridge Traffic Study

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Community Development

Kimley-Horn
and Associates, Inc.

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City of Sandy Springs
Community Development

Memorandum

The Billmore, Suite 601
817 West Peachtree St NW
Atlanta, GA 30308

To: Mr. Kenneth Wood
Planners and Engineers Collaborative Inc.
350 Research Court
Norcross, GA 30092

From: Robert A. Ross, PE

Date: January 8, 2013

Subject: Glenridge Drive Townhomes
Sandy Springs, GA

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained to evaluate the effects of the proposed development along Glenridge Drive between Glenforest Road and Hammond Drive in Sandy Springs, GA. This location along Glenridge Drive is classified as an Urban Principal Arterial and has a speed limit of 35 mph. The evaluation was based upon trip generation analyses comparing the number of trips generated by the maximum development allowed under current zoning to estimated trips generated by the proposed development.

Proposed Project

The site consists of two parcels that currently exist as single-family detached residential housing with the corresponding City of Sandy Springs zoning district of R-2. The south parcel is approximately 4.20 acres and the north parcel is 3.13 acres for a total of 7.33 acres. Presently, the proposed project site consists of 33 townhome units located on the south parcel and 25 townhome units located on the north parcel for a total of 58 townhome units. Full movement driveways located at existing median openings will provide full movement access to each parcel.

Trip Generation Analysis

The trip generation potential for each scenario was determined using the trip generation rates published in the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, Ninth Edition, 2012,* which is the industry standard for trip generation. The existing site's trips were based on ITE land use code 210 – Single-Family Detached, and the maximum allowable density of one unit per acre for a total of seven dwelling units (d.u.). The proposed project's trips were based on ITE land use code 230 – Residential Condominium/Townhouse and the number of proposed townhomes.

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City of Sandy Springs
Community Development

Table 1 summarizes the daily and peak-hour external trips associated with the existing and proposed sites. As shown, the proposed development is projected to generate an increased number of trips.

Table 1 – Trip Generation Comparison

Land Use	Intensity	Daily	AM			AM		
			Total	In	Out	Total	In	Out
210 – Single-Family Detached	7 d.u.	91	15	4	11	10	6	4
230 – Residential Condominium/Townhouse	58 d.u.	400	33	6	27	38	25	13
	Difference	309	18	2	16	28	19	9

Closure

Despite the increase in trips associated with the proposed project development in comparison to the maximum density existing site, Kimley-Horn anticipates minimal impacts to the surrounding roadway network. Kimley-Horn expects there will be long delays associated with left-turning movements exiting the project driveways during peak hours. However, drivers making a left-turn have the option of making a right-turn and then a u-turn at the next median opening or at the existing signal at the intersection of Glenforest Road and Glenridge Drive. Due to the nominal increase in traffic from the proposed development and the options available to drivers at the planned driveway access points, we do not anticipate any significant traffic issues arising from the proposed development.

Please feel free to contact Rob Ross (404.201.6146) if you have any questions regarding this evaluation.

P: 404-419-8700
F: 919-677-2050

PHOTOS

PROVIDED

BY

PULTE

Provided by Pulte

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Community Development

The following are conditions of Zoning the Glenridge-Hammond Homeowner's Association would like to see incorporated into the Pulte case:

1. A 25-foot landscape strip planted to buffer standards along the length of the westerly property line meeting the following standards:
   - A six (6) foot earthen berm (slopes no greater than 3:1)
   - 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
   - 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)
   - All planting subject to the approval of the City of Sandy Springs Arborist
   - All plantings to be installed prior to the issuance of the first building permit.
2. 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 upt o 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.
3. Townhouses adjacent to the westerly property line shall not exceed 2-stories in height.
4. All units abutting Glenforest Road and Glenridge Drive shall present the front façade to the street and shall have a sidewalk connecting the front entrance to the City sidewalk in the right-of-way.
5. Developer shall construct a fence/~~wall~~ along the westerly property line with a brick column 7 feet in height, 2 feet by 2 feet at each property ~~line of the lots~~ corner abutting the west property line. 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 compliance w the city code
6. All outward-facing exterior building walls shall be constructed of brick and/or decorative/stacked stone.
7. No vehicular access is permitted from Glenforest Road.
8. No construction access is permitted from Glenforest Road.
9. The building facades along the westerly property line shall be varied by at least 2 feet for every unit within each building.

5. Along west 29-40
41-47

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Community Development

Abaray, Linda

From: Garen Smith <Garen.Smith@PulteGroup.com>
Sent: Monday, April 08, 2013 10:47 AM
To: Parker, Angela
Cc: nvh@cobbandhyre.com; dmr3@juno.com; rharville@jlainc.com; gsmoldash@gmail.com; njleathers@aol.com; Dickerson, Patrice; Abaray, Linda
Subject: RE: Glenridge Hammond Homeowners Association proposed conditions for 201300437 - Pulte Group application
Attachments: Fence pics.pdf

Angela,

I have reviewed the conditions offered up to you by Nancy Leathers and have the following comments:

1. Landscape strip replanted to buffer standards – As Nancy requested, I have submitted a revised site plan that includes this language for the area along the westerly and northerly property lines. Additionally, we have worked with M. Barnett to update our landscaping exhibits that were also submitted to you Friday. We feel as the neighborhood does that the city arborist should be approving the final landscaping plan.
2. I understand that this condition reflects the existing Sandy Springs ordinances that are already in place.
3. This condition is contained in the zoning conditions we submitted.
4. This condition is important to our agreement with the neighborhood and should say, "No townhomes shall back to Glenforest Road".
5. We are not in agreement with the neighborhood on the fence along the westerly property line. However we are in agreement with Sutter's Pointe on the northerly property line. Sutter's Pointe has agreed to the 6' high black vinyl chain linked fence. There is a great deal of existing landscaping that can be preserved and enhanced with this type of application, which is permitted under your city code. I have attached a series of photographs that show this treatment in other communities of ours. Please note that the length of this fence line is +/-1200 feet in total. This treatment needs to be reasonable, cost effective and consistent with the city ordinance.
6. After speaking with some city councilpersons, we have agreed to have brick on the sides of the townhomes and restrict our front elevations to at least 50% brick or stone (excluding garages, which shall be of a decorative variety).
7. This condition is contained in the zoning conditions we submitted.
8. We agree that no construction access will be permitted from Glenforest Road.
9. We have stated that it is our intention to jog the buildings 2' feet, one from the other.

As you are aware, time is of the essence for our property owners. Several of them are older and infirm. We would appreciate being put back to the planning commission for the April 18th meeting, so that we can be heard by City Council on May 21st. This will give us plenty of time to further our discussions with Nancy and the neighborhood.

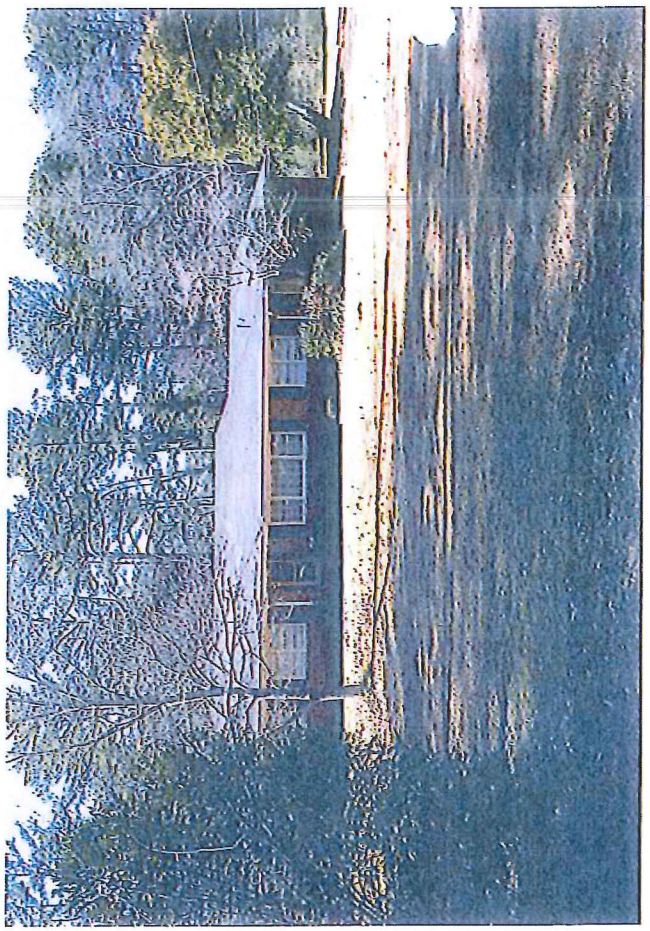
Please add this response and photographs to the planning commissioners package.

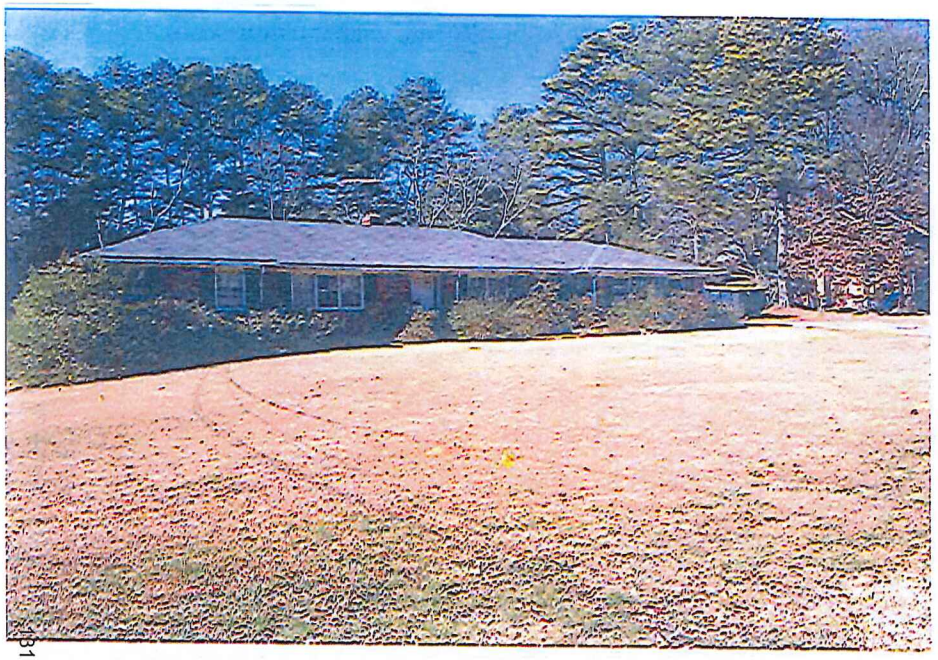
I am available by phone if you would like to discuss any of these matters further.

Sincerely,

Garen Smith
678-492-0229

GLENRIDGE
HAMMOND





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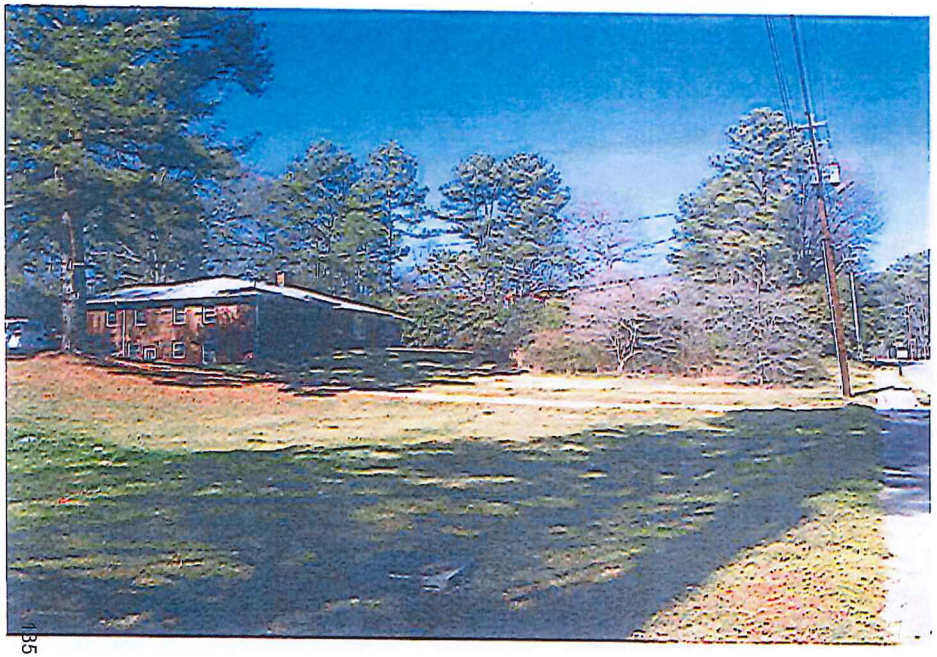

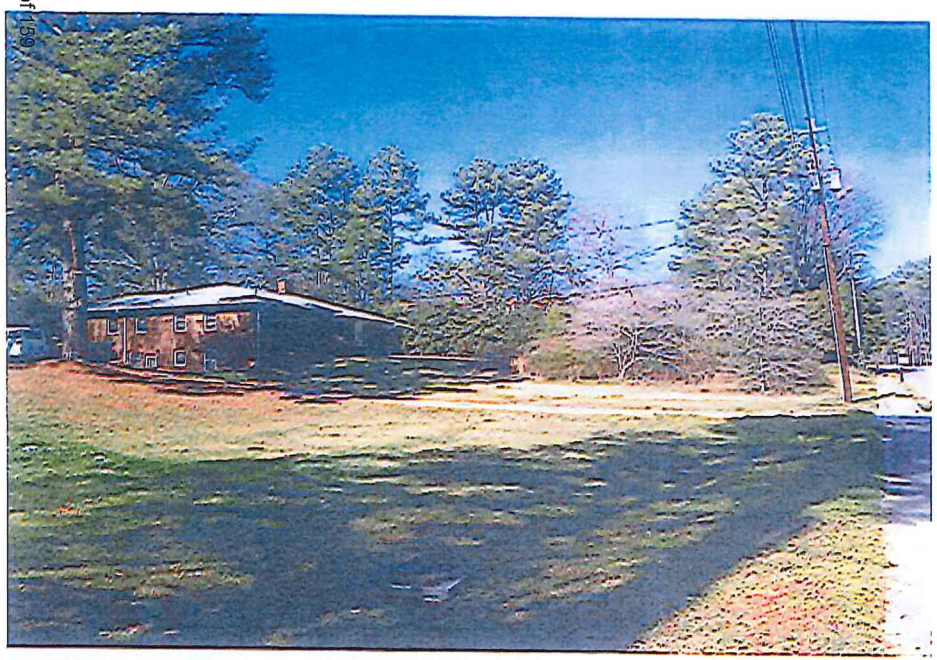

Rezoning Impact Statement
Fulton County School System

PETITION 201203163

JURISDICTION:

USE	# UNITS
SF	0
TR / Condo	33
MF	0

HOME SCHOOL	ESTIMATED # STUDENTS GENERATED			CAPACITY[A]	CURRENT ENROLLMENT [B]	CURRENT UNDER/OVER CAPACITY [C]	# PORTABLE CLASSROOMS	CAN FACILITY MEET DEMAND?**
High Point ES	1	to	3	850	868	18	3	NO
Ridgeview MS	0	to	1	1200	958	-242	0	YES
Riverwood HS	2	to	4	1325	1,708	383	3	NO
TOTAL	3	to	8					

HS REGION: Riverwood HS

	AVERAGE		AVERAGE + 1 STD. DEV.	
One single famiy unit generates:	0.074927	to	0.172316	*elementary school students per unit*
	0.016288	to	0.049691	*middle school students per unit*
	0.057476	to	0.139399	*high school students per unit*
One multifamily or apartment unit generates:	0.311914	to	0.655484	*elementary school students per unit*
	0.059433	to	0.121822	*middle school students per unit*
	0.100613	to	0.178167	*high school students per unit*
One residential town home unit generates:	0.037075	to	0.082516	*elementary school students per unit*
	0.009549	to	0.025481	*middle school students per unit*
	0.05447	to	0.11755	*high school students per unit*

AVERAGE OPERATIONAL COST PER STUDENT:

TOTAL COST:$na PORTION LOCAL REVENUE SOURCES: $tbd PORTION STATE AND OTHER REVENUE SOURCES: $tbd

A Updated Georgia Department of Education state capacity.

B Enrollment is the official 20-day student count for the 2012-13 school year.

C Positive values indicate numbers of students a facility is over state capacity / negative values indicate number of stduents a facility is under state capacity.

** State capacity indicates space. However, due to special programs at the school, portable classrooms may be needed to accommodate the instructional needs.*

*** Impact based on 2012-13 school boundaries. Does not take portables into account.*

Abaray, Linda

From:	leeanddiane <leeanddiane@bellsouth.net>
Sent:	Tuesday, March 05, 2013 2:14 PM
To:	Abaray, Linda
Cc:	ghnapresident@gmail.com
Subject:	Pulte Group Rezoning Request

City of Sandy Springs
Community Development

My wife and I live at 5865 Pine Brook Road directly behind the proposed townhouses. We are concerned that this project will impact our quality of life and not only our property values but those of the entire neighborhood. We are in favor of the improvement of the Glenridge properties, but object to the quality and density of the project Pulte is proposing.

The plan calls for the back of the structures facing the neighborhood to be sided. The vast majority of homes in our neighborhood are brick. We strongly recommend that rear facing material be compatible. Additionally there needs to be a quality buffer, such as a masonry wall, between the townhouse complex and the homes directly behind.

Water management is critical and we rely on Sandy Springs to ensure that this important matter is handled properly.

The City was founded and its officials elected on the principals of neighborhood preservation. We sincerely hope these principals are upheld.

Respectfully,

Lee and Diane Edy

PHOTOS PROVIDED BY OPPOSITION

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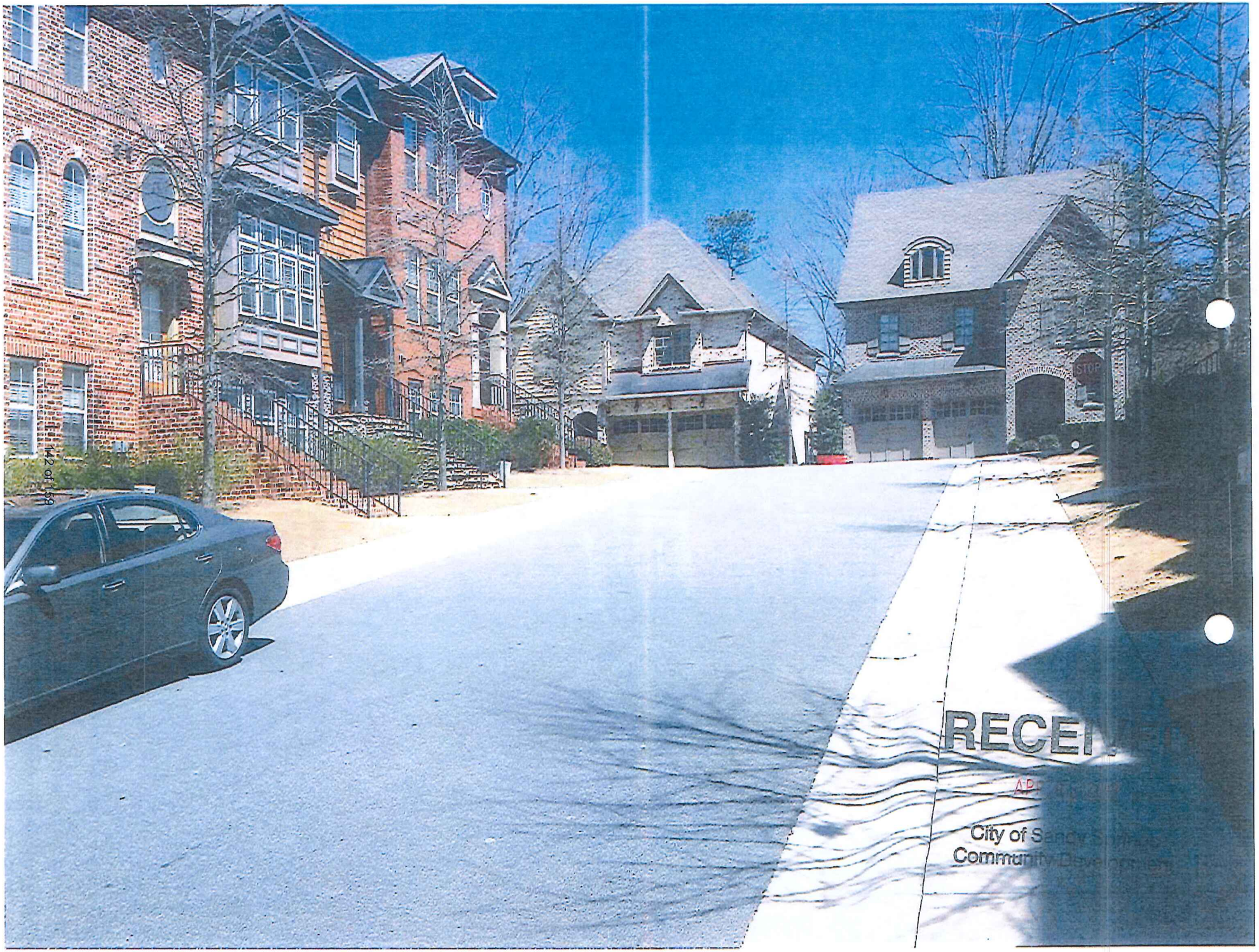
Community Development



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Facing South
720

Facing
South

Timber Lane Terrace
Facing East

Farm east
147-0159

5795 Timberlane Terr
Back yard adjacent to
Pulte property/

Glenridge Letters of Support

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Community Development

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Community Development

Sunday, March 24, 2013 · The Atlanta Journal-Constitution · G10

FIRST-TIME HOMEBUYER

New townhome wins over older homes

Beth Bixby fell in love with her new home when she first saw it.

By Lori Johnston
For the AJC

Beth Bixby, (left), purchased her first home in Glenridge Heights in Sandy Springs. CONTRIBUTED PHOTOS BY CHRISTOPHER OQUENDO

Happy with her commute, Beth Bixby wanted to remain in the Sandy Springs area, but she was ready to purchase her first place. She was surprised to find the market flooded with other buyers snapping up properties before she could view the single-family homes and townhomes.

Bixby, 27, who works in the museum industry, chatted about buying a new townhome in Glenridge Heights, a Pulte Homes community in Sandy Springs.

Q: Why did you decide to buy now?
A: Interest rates are so low that it's really a perfect time to buy. I was hoping that I could get a good deal.

Q: Was the housing market what you expected?
A: My realtor (David Lane with Coldwell Banker Residential Brokerage) would send me properties. I would go through them and pick the ones based on pictures and the listings that I wanted to actually go see in person. Often I would have this list of five or six homes. Probably half of those would be gone before I could go look at them. I thought, "Oh, it's a buyer's market, so I'll be able to choose something that I really love." Things were going so quickly. That was really surprising.

Q: How did your search evolve to buying a townhome?
A: When I first started, I was thinking more of a single-family home. What I found in Sandy Springs and Dunwoody in my price point (up to $300,000) was older homes that needed renovation and were really large. I realized I would have to put a lot of work into the homes, and I don't really need that type of space.

Q: How did you find this community?
A: On my drive home, I kept seeing a sign for Glenridge Heights. I had gone out with our Realtor looking at properties and was a little bit discouraged by not finding what I really liked. I decided to drive over there. I walked in and was so in love with it. It's the "Oh my gosh" feeling that everyone wants to feel when they walk into their house. I had looked at so much stuff before, that I knew immediately this was it.

Q: How many months had you looked before walking into Glenridge Heights?
A: About six months. I really was taking my time because I wasn't going to be ready to move until March 2013. I took my time to find something I really wanted.

Q: What do you love so much about the townhome?
A: Some of the older homes I looked at, especially in Dunwoody and Sandy Springs, have the more traditional-style (floor plan) where you have a separate kitchen, living room and dining room. This is a really open floor plan. I love how much space there is in the living area and master bedroom. You also have extra space for guests.

Q: What special touches are you bringing into your townhome?
A: The kitchen is where I did most of the upgrading. I did the gourmet kitchen package. It has a built-in gas, five-burner cook top and a built-in oven (the appliances are KitchenAid). I also have a microwave above the stove and a dishwasher.

Q: What's a tip for buying a home?
A: Talk to your parents, or people who have bought a home before, who can explain certain terms you may not understand.

AT A GLANCE
Beth Bixby's new townhome in Sandy Springs' Glenridge Heights community has three bedrooms, three-and-a-half baths and about 2,518 square feet. She purchased it in February. Homes in Glenridge Heights start in the mid $300,000s.

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APR 05 2013

City of Sandy Springs
Community Development

February 7, 2013

Sutters Point Townhomes
6000 Glenridge Dr. NE
Sandy Springs, GA 30328

Tiberio "Tibby" DeJulio, District Five
Sandy Springs City Council
7840 Roswell Road, Building 500
Sandy Springs, GA 30328
tdejulio@sandyspringsga.gov

Re: +/-7 acres located on the westerly side of Glenridge Drive

Dear Tibby:

I am writing to you about Pulte Group's application to rezone the raw acreage along Glenridge Drive. I represent the board of Sutters Point, a townhome community to the north of the Pulte site.

We recently met with Pulte Group have begun to discuss a landscaping agreement for the area along our mutual property line. With the understanding that Pulte Group will continue to work with us in good faith toward a mutually beneficial resolution, we would like to lend our support to their proposed development plan.

We believe a development like this will be beneficial to the surrounding homeowners. This is the kind of company Sandy Springs can count on to produce a well-built and sustainable community.

Thank you again for the opportunity to voice our approval.

Sincerely,

Bill Collier

Bill Collier
President, Sutters Point HOA
66 Goldrush Circle
Sandy Springs, GA 30328
404-788-7420
billcollier2@gmail.com

cc: Eva Galambos, Mayor: egalambos@sandyspringsga.gov

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Community Development

MR G. SMITH
C/o PULTE GROUP
2475 NORTHWINDS PKWY
ALPHARETTA GA. 30009

JAN-21-2013

DEAR MR. SMITH

YOUR LETTER TO ME HAS ARRIVED REGARDING THE REZONING OF PROPERTY ON GLENDRIDGE WITH THIS ADVENTURE YOU HAVE MY VOTE YES. HOWEVER SINCE I LIVE AT 6000 GLENDRIDGE AND SUITES POINT IS NOT ENVOLVED THEIR IS NO REASON FOR ME TO BE AT YOUR MEETING. HOWEVER IF YOU COULD GET THE CITY OF SANDY SPRINGS TO CONSIDER US SO YOU COULD BUILD PLEASE LET ME KNOW, THAT I WILL WORK FOR YOU TO MOVE SOME OF THESE OLD FOOLS OUT. WE HAVE 60 UNITS ON ABOUT 9 ACRES 12 ARE RENTED SO WE KNOW 12 H.O WOULD SELL THE LAND

VERY TRULY YOURS

ED FURIE
90 GOLDRUSH CIR
SANDY SPRINGS GA
30328

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APR 05 2013

City of Sandy Springs
Community Development

December 7, 2012

Tiberio "Tibby" DeJulio, District Five
Sandy Springs City Council
7840 Roswell Road, Building 500
Sandy Springs, GA 30328
tdejulio@sandyspringsga.gov

Re: +/-7 acres located on the westerly side of Glenridge Drive

Dear Tibby:

I am writing to you about The Pulte Group's application to rezone the raw acreage along Glenridge Drive. I am a property (home) owner with property located at 689 Lockton Place, Sandy Springs, GA 30342 in the Glenrdige Heights Community.

Pulte Group is near completing the build out of Glenridge Heights, which was formerly a bank-owned property. My experiences with Pulte Group in the last two years have been very good. They did what they said they would do. They enhanced and protected the HOA for the original residents and performed their work quickly and safely. I now have wonderful new neighbors and my property value has risen considerably.

I believe Pulte is the kind of company Sandy Springs can count on to produce a well-built and sustainable community. I also believe that a Pulte developed community will enhance the overall property values around the acreage of application and support our vision for Sandy Springs as a vibrant community. They have my support.

Thank you again for allowing me this opportunity to voice my approval.

Sincerely,

Lauren Panetta

Lauren Panetta

cc: Eva Galambos, Mayor: egalambos@sandyspringsga.gov

Rezoning Application No. 201300437

Applicant: Pulte Home Corporation

Townhomes along Glenridge Drive at Glenforest Road

Sandy Springs, Georgia

March 7, 2013

City of Sandy Springs
Community Development

Comments in favor of rezoning application, submitted by Cleghorn D. Penn.
Telephone 678-429-0297, e-mail; **cleg@bellsouth.net**

I, along with my 2 brothers, am the owner of 5776 Glenridge Drive (the home on the corner of Glenridge Drive and Glenforest Road. My family has owned the property since it was constructed in 1959. Having attended Hammond Elementary (until it burned!) then Guy Webb Elementary School, Havilland DeRieux Dance School, etc, etc.....it's safe to call me a Sandy Springs native!

We fully support the application for the reasons discussed below.

1. The 7 owners ("Owners") of the 8 Glenridge Road homes have entered into binding agreements, subject to certain contingencies such as density and imposed conditions, to sell their properties to Pulte Homes Corporation ("Pulte"). The Owners are a very diverse group in terms of age, income and needs.....5 are original owners, one is over age 90, one is near-90, 2 are investors, 2 are owner-occupants.....and this is the first-time in over 25 years of attempts that all of the Owners have been able to mutually agree and enter into binding agreements to sell their properties. Accordingly, it is a "fragile coalition". Whether or not the Owners continue to be in agreement primarily depends on whether Pulte purchases the properties at the tentatively agreed-upon price. Whether or not Pulte purchases at the tentatively agreed upon price is now solely dependent upon Pulte obtaining a density of not less than 7.65 units/acre and the cost of any additional

conditions imposed on the application. If lower densities or higher cost conditions are imposed, resulting in a lower price that Pulte is willing to pay for the underlying land, it is likely that at least one owner will object, and the development will be cancelled. (Pulte's purchase is subject to being able to simultaneously purchase all 8 properties.....so any owner is able to veto/cancel the entire development in the event of a price reduction.)
If the Pulte purchase does not occur, it is likely the fragile coalition of owners will disintegrate, and **the 8 Glenridge properties will continue to decline into substandard housing or worse.** 3 of the properties are already in poor-to-substandard condition, with one already being vacant and near inhabitable. The owners of these 3 properties have indicated they will not make any improvements for the reasons discussed below. Owners of 4 of the remaining properties (2 of which are occupied by an 88 year old and 94 year old, respectively) have indicated that while these homes are in fair condition, they will not be able to fund any improvements or maintenance needs. Only 1 owner has indicated any tentative interest in improving these properties. The problem with all of the properties is the fact that they are very difficult to rent (even at low rents) and even when rented, the cash flows are negative to slightly positive at best. The underlying problems are Glenridge Road being a major transportation corridor with high traffic counts, huge yards that are expensive to maintain and front on Glenridge and 1950's style houses (small bathrooms/big yards). Simply stated, only desperate tenants are interested in renting these properties. From our own personal experience, we have seen a steady decline in the quality of tenants that we are able to attract. In the past we were able to insist on minimum FICO credit scores, positive references and criminal background checks in evaluating prospective tenants; however today we are forced by market conditions to accept much lower quality tenants. At this rate it will not be too long before it makes more economic sense to no longer rent. Vacant housing or empty lots benefit no one.....neighbors or the City.
My primary point is that while some may not like everything about the Pulte proposed development, all should understand these 8 Glenridge properties are not sustainable in their present fashion. The market rents

are not sufficient enough to maintain the properties, and there's no economic justification to improve the properties because the owners would not get a return on their additional investment. The underlying problems (high traffic counts, expensive yards to maintain and old homes) will result in continued deterioration of these properties, which will also cause problems for neighbors and the City.
I would ask the Planning Staff, the Planning Commission, City Council and the Mayor to consider the totality of benefits the proposed Pulte development would bring to Sandy Springs and weigh any significant concerns they may have with the Pulte plans against the possibility that too many additional costs/conditions may cause the proposed development to unravel, thus leaving neighbors and the City with 8 properties on Glenridge Drive that are highly likely to slide into substandard housing or worse. Now is the time for the City to resolve the uncertainties and risks these 8 properties pose in their present condition.

2. Economic Benefits. The proposed development contains 63 fee simple townhomes selling from the mid-$300,000's. This would be a significant increase in property tax revenue from the existing 8 homes. The development will not contain any children oriented amenities, and the target purchasers are upper income singles/couples. Many of the target purchasers already work in the Sandy Springs/Perimeter area. For these reasons, it is reasonable to expect the target purchasers will not significantly affect the need for additional City services, schools or traffic. (Working upper income/professionals with no resident children are generally considered to be low consumers of governmental services, and people already working in the area often result in less traffic once they become residents.) The construction period will result in a significant number of temporary construction jobs, while the post-construction period will result in landscaping and maintenance permanent jobs and the residents' consumption of shopping; dining and other services will result in local, permanent jobs.

3. Pulte's track record in Sandy Springs. Pulte purchased the failed townhome development (Glenridge Heights) located south on Glenridge Drive near Roswell Road, and during 2011 converted a failed development into 69 successful townhomes. They know the market and have been successful in Sandy Springs. I think all constituents would rather have a proven developer/builder than not.

4. Pulte' Commitment. Most developers/builders form an LLC or LLP to develop each individual project. That way, they can abandon/walk away from a failed project or any project they so desire without subjecting the parent company to further financial losses. Not Pulte! This project would be totally and solely owned by Pulte Home Corporation. The full credit and faith of Pulte stands behind this project. As 12/31/12, Pulte's cash was in excess of $1.48 billion. I think all constituents would rather have the highest confidence possible that the developer/builder will be able to successfully complete the project.....unlike the previous developer of the Glenridge Heights development.

5. Financial effect on Glenforest values. The Pulte homes are targeted to sell from the mid $300,000's.....significantly higher than the average sales prices of Glenforest homes sold in 2011 and 2012 ($284,714). This development will help Glenforest home values.

6. Pulte has been responsive to community input. As a result of input from Glenforest neighbors, Pulte has, among other changes, reduced density to 7.65 from 7.99, lowered the townhomes to not more than 2 stories from 3 stories, and integrated 5836 Glenridge Drive into the development. Previously the owner of 5836 declined to enter into an agreement with Pulte, thus necessitating 2 developments and 2 entrances. After input from the neighbors, Pulte was able to negotiate an agreement with the owner of 5836, thus creating an integrated development with only one entrance.)

Pulte clearly desires a quality product, and they want to have good neighbors and be good neighbors.

7. Storm Water measures. Pulte's development will capture all surface/storm water and direct that storm water into 2 controlled release underground retention facilities which will release water to the existing underground storm water system. The neighbors will not be affected by Pulte's storm water.

8. Transition. Some have objected to transition matters, and seem to want a transition 'within' the Pulte development. I believe their thinking is misguided. This development would be 'the transition' between the apartments on the North side of Glenridge Drive and the Glenforest neighborhood. It would serve to shield the Glenforest neighborhood from Glenridge Drive and the apartments on the other side of Glenridge Drive. The notion of having transition within the property is not necessary following Pulte's decision have no structures in excess of two stories. Furthermore, Pulte's believes having the proposed transition within their development would adversely affect the development's overall design and appearance. I think it's best to defer to Pulte's expertise and experience on this matter.

9. Density. Pulte's planned density is 7.65 units/acres, which is well within the Master Land Use Plan Density of 5 to 8 units/acre. It's also less than the 7.99 units/acre initially proposed by Pulte, but reduced following community input.

10. Fronts on Glenforest Drive. Some have requested the 7 townhomes along Glenforest Drive have their fronts facing Glenforest rather than facing the interior. Pulte believes the fronts should face the interior in order to present a unified and consistent view within the development. It would be

cost prohibitive to require 'two fronts'. Furthermore such a requirement would be analogous to requiring any home on a street corner to have two fronts.

11. Screening. Some have requested the rear of the development contain a masonry fence separating the development from homes in the Glenforest neighborhood....in fact one person asked that it be referred to as a "masonry barrier"! We believe the use of masonry materials as a screening material is seriously flawed. Use of masonry materials would require the removal of all existing trees and their roots in order to construct concrete footings. Furthermore, we believe a masonry structure would indeed have attributes of a 'barrier', which have negative social implications. We believe use of vinyl coated fencing together with a well planned use of existing trees and new trees & shrubs would be a far more eye-pleasing screen, and it would be consistent with the Planning Department's prior conditions.