SANDY SPRINGS
GEORGIA

CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council **DATE:** April 5, 2013

FROM: John McDonough, City Manager

AGENDA ITEM: **201202129** - 5730 Glenridge Drive, *Applicant: 5730 Glenridge Partners LLC*, to modify conditions 4 & 6 of Z79-0074 to allow driveway access onto Glenforest Road

MEETING DATE: For Submission onto the April 16, 2013, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum

APPROVAL BY CITY MANAGER: JTM *APPROVED*

PLACED ON AGENDA FOR: 4/16/2013

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

CITY ATTORNEY APPROVAL:

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

Agenda Item: **201202129 5730 Glenridge Drive,** Request for a Zoning Modification to Modify Condition 4 and Delete Condition 6 of Fulton County Zoning Case Z79-0074.

Department of Community Development Recommendation:

The Department will not make a recommendation regarding this Zoning Modification due to pending litigation.

The following was discussed at a meeting attended by City Staff, the Applicant and Glen Forrest Representatives held on February 5, 2013:

Applicant
The Applicant offered the following options:

- Additional landscaping above the minimum requirement for the buffer area along Glen Forrest Road
- Widening Glen Forrest Road to add a landscaped median (from Medical Center Property)

Glen Forrest Representatives
Expressed concerns include:

- The conditions of the existing buffer and what maintenance is required to bring the buffer into compliance.
- The need to add a police officer to direct traffic or to provide do not block intersection signs
- The location of the proposed driveway being so close to the neighborhood
- The need for new traffic counts of the area
- The lack of documentation supporting the need for proposed driveway
- The answers to questions submitted in the attached letter.

The Applicant was unable to finalize the traffic reports requested at the February 5, 2013 meeting in time for the Citizen to review and comment prior to the Mayor and City Council meeting. Therefore, both the Applicant and the Citizens indicated support of a deferral on the case to be determined at May 21, 2013 Mayor and City Council meeting.

Request:

The applicant is requesting to modify condition 4. and delete condition 6. of Fulton County Zoning case Z79-0074.

4. To the petitioner's agreement to provide a 25 foot wide natural undisturbed buffer, replant where sparsely vegetated, adjacent to the west and north property lines; and to provide a 35 foot wide natural undisturbed buffer, replanted where sparsely vegetated, adjacent to the east property line.

6. To the petitioner's agreement to allow no access to the property directly from Glenridge Drive or Glenforest Road, and to limit the use of the property to parking in conjunction with the office building located south of the subject property.

Background:

Land Use Policies – Protected Neighborhoods

The following policies apply to all properties within the boundary of protected neighborhoods as shown on the future land use plan map. Where consistent with the context, such policies may be determined appropriate in transitional areas.

1. Protect the character and integrity of existing neighborhoods, while also meeting the needs of communities.
2. Delineate and maintain firm, visible boundaries of protected neighborhoods, and prevent the encroachment of incompatible land uses, including, commercial, office, and multi-family land uses into protected neighborhoods.
3. During rezoning and development application review, carefully address the interface between protected neighborhoods and commercial areas, especially within the Roswell Road corridor.
4. Limit infill development within protected neighborhoods to densities that are consistent with the surrounding residential development.
5. Discourage, or prohibit, flag lots.
6. Residential infill development in protected neighborhoods should maintain the existing dwelling setback pattern in relation to the street.

Land Use Policies – Transitional Areas

Transitional areas are areas where land use changes from one use to another and areas with the same use, but where intensities change from lower to higher.

1. When a rezoning or use permit proposal is received in a transitional area, the proposal should carefully regulate through conditions, the building height, building placement, intensities, densities, location of parking, placement of accessory uses, buffers, tree protection, landscaping, exterior lighting, site amenities and other site planning features to be compatible with protected neighborhoods. "Compatible" means that the characteristics of different land uses or activities located near each other are in harmony and without conflict.
2. Effective, compatible transitions among uses should be the primary criterion in evaluating any proposed change in land use adjacent to parcels of less intense land uses. Effective, compatible transitions should generally follow a hierarchy as follows: From single-family, detached residential properties in neighborhoods outward to higher density detached housing to attached housing (e.g., townhouses), to offices and only then to commercial or mixed uses.
3. Screening, separation, and buffers in transitional areas or live/work areas, when abutting protected neighborhoods, should observe recommended practices and avoid discouraged practices for screening neighborhoods, as shown in the attached captioned photos (exhibit 1), and as summarized below:
    a. Establish combination screens, consisting of opaque wooden fences or masonry walls, and a fast-growing evergreen hedge.
    b. Increase buffer and building separation widths as intensity of non-residential development or density of multi-family development increases.

c. Preserve existing wooded buffers and replant with evergreens trees and shrubs where sparsely vegetated.
d. Screen rooftop mechanical equipment from the view of residential uses.
e. Retaining walls supporting parking lots at grade changes on lots abutting neighborhoods, when required, should be setback from the property line and softened with plant materials.

4. Minimize intrusion of light, sound, traffic and night-time activity between non-residential uses and single-family neighborhoods.
5. Generally, the redevelopment of existing detached, single-family homes in transitional areas is preferred over rezoning that allows the adaptive reuse of such dwellings for other land uses.
6. Discourage, or prohibit, interparcel vehicular access between single-family and higher density residential areas and more intense or non-residential land uses. Vehicular access/egress from businesses onto residential streets is strongly discouraged, if not prohibited.
7. The area and lot width of any new lot for detached, single-family dwellings facing the same street as that serving the neighborhood, should not be less than 80 percent of the area of the existing lot it abuts in the protected neighborhood fronting on the same street.

Discussion:

Pending a law suit brought against the City by the applicant relating to the issues of this application, the City Attorney has directed the Department not to issue a recommendation on this application.

Attachment:

Letter from Doug Falciglia dated received February 5, 2013

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FEB 05 2013

City of Sandy Springs
Community Development

February 5, 2013

Mr. Edwards,

The following summarizes some of what was discussed at our previous meeting held on December 27th at City Hall.

You stated that the justification for the need to create a roadway from the Glenridge Medical property onto Glenforest Rd. is due to the rezoning of the Lakeside property, on the opposite side of Glenridge. You also stated that the potential increased office density will put additional traffic on Glenridge Dr. in front of your building. There are a number of issues that require further elaboration.

What will be the biggest impact on the patients leaving the Glenridge Medical Building caused by the additional traffic generated by the increased density at Lakeside?

How will the traffic caused by the proposed increased density at Lakeside affect patients making left turns out of the Glenridge Medical Building parking lot?

The Kimley-Horne traffic engineer, your consultant, stated at the meeting on the 27th, that the biggest impact that the increased density at the Lakeside complex would have on the Glenridge Medical Building patients would occur between 4:45 and 5:45 PM.

What is the number of patients that leave the Glenridge Medical Building between 4:45 and 5:45 PM each day? How many are making left turns?

What is the total number of left turns made from the Glenrigde Medical entrance between 4:45 and 5:45 PM each day – patients and office workers?

Where are the patients going (destination) that leave the Glenridge Medical Building that are making left turns out of the parking lot?

What is the average wait time at the building entrance for a patient making a left turn out of the parking lot?

To this point, you have based your desire for the roadway on your perception of the potential impact created by the built out office Lakeside complex. In that there have been no traffic numbers to justify a curb cut, we think it is important to have that traffic engineering information as quickly as possible.

Regards,
Doug Falciglia
President – Glenridge Hammond Neighborhood Assn.

cc: Patrice Dickerson – Sandy Springs Planning and Zoning