



To: John McDonough, City Manager

From: Angela Parker, Director of Community Development

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

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:

DEFERRAL 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 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 provide information regarding proposed screening/fencing adjacent to west property line and how units will be visible from adjacent streets, specifically, related to landscaping and orientation of unit fronts.



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 16, 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 1200 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 -DEFERRAL

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	5871 Glenridge 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



Prepared by the City of Sandy Springs Department of Community Development for the Mayor and City Council Meeting April 16, 2013

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).

<p>Transportation Planner</p>	<ul style="list-style-type: none"> ▪ 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).
<p>Landscape Architect/ Arborist</p>	<ul style="list-style-type: none"> ▪ The only comment I have is to change the “Landscape Buffer” to one of the following: <ul style="list-style-type: none"> ○ Landscape Strip ○ Landscape Strip Planted to Buffer Standards ○ Undisturbed Buffer
<p>Fire Protection Engineer</p>	<ul style="list-style-type: none"> ▪ 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.
<p>Georgia Department of Transportation</p>	<ul style="list-style-type: none"> ▪ There are no GDOT requirements that need to be addressed at this time.
<p>Sandy Springs Chief Engineer</p>	<ul style="list-style-type: none"> ▪ 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 plans received by the Department of Community Development on February 27, 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. All townhomes adjacent to the Glenridge Hammond subdivision shall be a maximum of 2-stories.
 - b. Prior to 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 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.

Attachments

- Site Plan dated received February 27, 2013
- Applicant's Letter of Intent received February 19, 2013
- Photos
- Impact Statement Fulton County Schools
- Letters of Opposition Dated Received as indicated
- Letter of Support Dated Received as indicated

FEB 19 2013

LETTER OF INTENT

City of Sandy Springs
Community Development

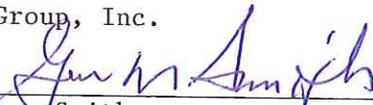
The property contains approximately 8.231 acres and is located at the south-west corner of the intersection of Glenridge Drive and Glenforest Road (the "Property"). The Property represents a consolidation of the previous Applications for Rezoning being 201203163 and 2012031193 with the addition of the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

The Applicant requests a rezoning 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 of the Property at a density range 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 entirely appropriate and the appropriateness of this Application for Rezoning and the constitutional assertions of the Applicant are more particularly stated and set forth on Exhibit "A" attached hereto and by reference thereto made a part hereof. 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 than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the Sandy Springs City Council without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Sandy Springs City Council to rezone the Property as proposed by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the subject Property would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

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



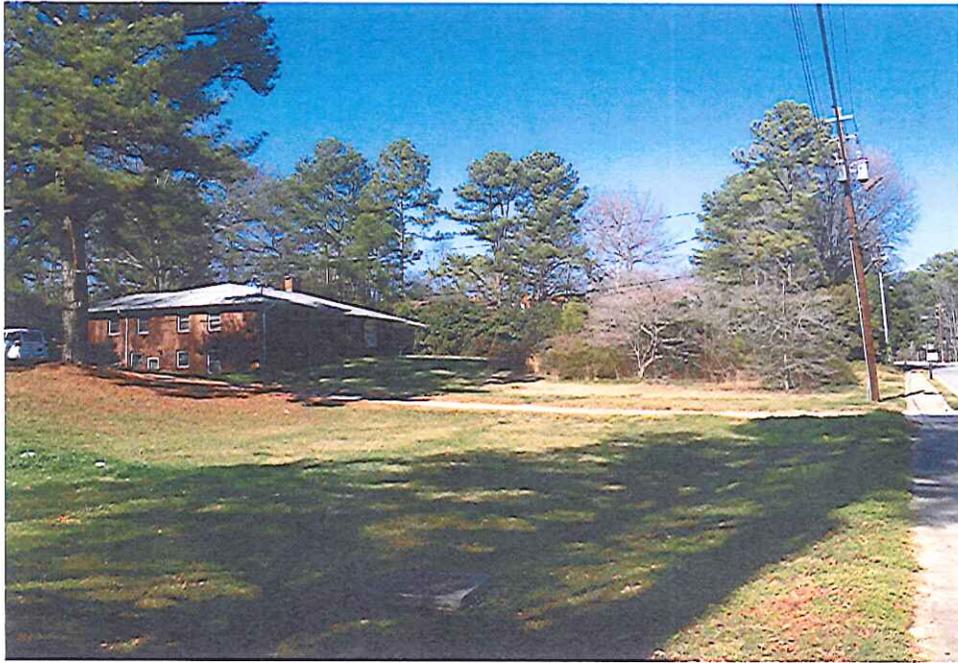














**Rezoning Impact Statement
Fulton County School System**

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	0.172316	elementary school students per unit
	0.016288	0.049691	middle school students per unit
	0.057476	0.139399	high school students per unit
One multifamily or apartment unit generates:	0.311914	0.655484	elementary school students per unit
	0.059433	0.121822	middle school students per unit
	0.100613	0.178167	high school students per unit
One residential town home unit generates:	0.037075	0.082516	elementary school students per unit
	0.009549	0.025481	middle school students per unit
	0.05447	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 students 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

Rezoning Application No. 201300437

Applicant: Pulte Home Corporation

Townhomes along Glenridge Drive at Glenforest Road

Sandy Springs, Georgia

March 7, 2013

RECEIVED
CITY OF SANDY SPRING
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.



Facing South



Facing
South



Timberlane Terrace
Facing east

Foggy east



A photograph of a stream flowing through a wooded area. The stream is in the foreground, with water rippling and reflecting light. The banks are covered in grass, fallen leaves, and some small plants. The background shows a dense forest of trees. The photo has four white circular marks, likely punch holes, on the left and right sides.

5795 Timberlane Terr
Back yard adjacent to
Pulte property



Facing North