SANDY SPRINGS
GEORGIA

CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council **DATE:** March 13, 2013

FROM: John McDonough, City Manager

AGENDA ITEM: **201203163** - 5776, 5792, 5806, 5820 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 33 townhomes

MEETING DATE: For Submission onto the March 19, 2013, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: *(Attach additional pages if necessary)*

See attached:

Memorandum

APPROVAL BY CITY MANAGER: JJM *APPROVED*

PLACED ON AGENDA FOR: 3/19/2013

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

CITY ATTORNEY APPROVAL: [signature]

REMARKS:

SANDY SPRINGS
GEORGIA

To: John McDonough, City Manager

From: Angela Parker, Director of Community Development

Date: March 8, 2013 For Submission onto the onto the March 19, 2013 Mayor and City Council Agenda

Agenda Item: **201203163 5776, 5792, 5806, 5820 Glenridge Drive,** Request to rezone the subject properties from R-2 (Single Family Dwelling Districts) to TR (Townhouse Residential District) to allow the development of 33 units

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Department of Community Development Recommendation:

WITHDRAWAL of the request to rezone the subject properties from R-2 (Single Family Dwelling Districts) to TR (Townhouse Residential District) to allow the development of 33 units at the applicant's request.

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 4.2 acres and are developed with four (4) single family houses.

Discussion:

The applicant currently has two (2) rezoning applications filed with the City. The applications are 201203163 5776, 5792, 5806, 5820 Glenridge Drive (33 townhomes) and 201203193 5850, 5866, 5880 Glenridge Drive (25 townhomes). The proposal would create two (2) properties zoned TR (Townhouse Residential) with 5836 Glenridge Drive dividing the two (2) subdivisions. The applicant has recently requested to add 5836 Glenridge Drive to their request. Staff is recommending withdrawing the two (2) original requests and creating a new application which would follow the schedule below:

Meetings	Dates
CDRM (Community Developer Resolution Meeting	February 28th
Planning Commission	March 21st
Mayor and City Council	April 16th

Attachments:

Site Plan- Dated Received December 4, 2012
Letter of Withdrawal –Dated received February 19, 2013

LAW OFFICE
NATHAN V. HENDRICKS III
6085 LAKE FORREST DRIVE, SUITE 200
ATLANTA, GEORGIA 30328

RECEIVED
FEB 19 2013
City of Sandy Springs
Community Development

OFFICE (404) 255-5161
TELECOPIER (404) 255-3899

February 19, 2013

Ms. Linda Abaray
Senior Planner
Department of Community Development
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350

Re: Applications for Rezoning Respectfully Being 201203163 and 201203193 (the "Applicaitons")

Dear Linda:

As you are aware the above referenced Applications respectfully pertained to 5778,5792, 5806 and 5820 Glenridge Drive(201203163) and 5850, 5866 and 5880 Glenridge Drive (201203193). The properties that are the subject of the Applications were separated by property known as 5836 Glenridge Drive which the Applicant has been able to get under contract for the purpose of combining it with the other properties referenced and being contiguous and to the north and south. Accordingly, the Applicant is simultaneously filing a new Letter of Intent, Executions Page for the Application for Rezoning for the owner of the 5836 Glenridge Drive Property and a new Site Plan. Therefore, the Applicant requests that the Applications above referenced be withdrawn and the Applicant shall pursue the processing of the new Application for Rezoning. Please convey this information and request to the Chairman and Members of the Planning Commission as well as the Mayor and Members of the City Council. Please call me if you have any questions. Thank you.

Very truly yours,

Nathan V. Hendricks III
Attorney for the Applicant

NVH:sks

Glenridge Drive Townhomes

A MASTER PLANNED TOWNHOME DEVELOPMENT

FOR

Pulte Homes
2475 Northwinds Parkway
Suite 600
Alpharetta, Georgia 30009
PHONE: 678-245-5208 FAX: 678-245-5208

CITY OF SANDY SPRINGS
FULTON COUNTY
GEORGIA

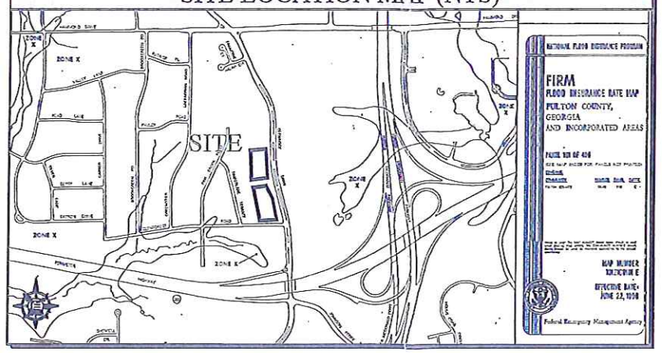
LAND LOT 37
4th DISTRICT

PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"
SITE PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING
330 RESEARCH COURT NORCROSS, GEORGIA 30092 (770)453-2991 FAX (770)453-2995
WWW.PECATL.COM

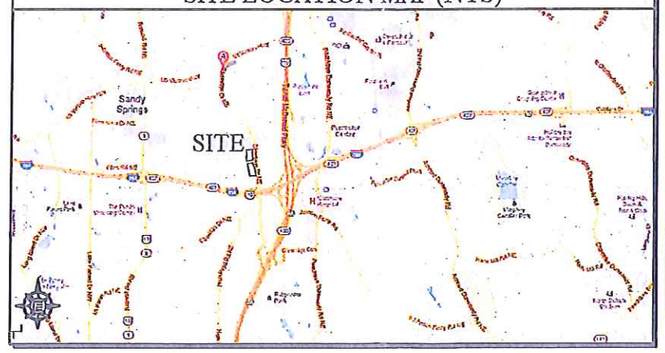
SITE DATA:

SOUTH SITE AREA	4.20 ACRES
NORTH SITE AREA	3.13 ACRES
TOTAL SITE AREA	7.33 ACRES
ZONING	
EXISTING ZONING	R-2 SANDY SPRINGS
PROPOSED ZONING	TR-TOWNHOME DISTRICT
ZONING JURISDICTION	CITY OF SANDY SPRINGS
DEVELOPMENT TYPE	
TRACT I-SOUTH TOWNHOMES	33 UNITS
TRACT I-SOUTH DENSITY	7.94 UNITS/AC.
TRACT II-NORTH TOWNHOMES	25 UNITS
TRACT II-NORTH DENSITY	7.59 UNITS/AC.
TOTAL UNITS	58 UNITS
TRACT I & II TOTAL DENSITY	7.91 UNITS/AC.
STATISTICS SUMMARY	
TOTAL AREA OF SITE	7.33 AC/319,294.80 SF
BUILDING AREA	86,625 SF/26.9%
TOTAL PARKING (2/UNIT + DRIVEWAY)	20,240 SF/6.2%
STREETS AND SIDEWALKS	45,188 SF/14.1%
TOTAL IMPERVIOUS SURFACE	152,053 SF/47.5%
LANDSCAPING AND OPEN SPACE	169,463.36 SF/52.7%
FLOOD PLAIN	N/A

SITE LOCATION MAP (NTS)



SITE LOCATION MAP (NTS)



PROPOSED STORM WATER MANAGEMENT FACILITY SHALL BE UNDERGROUND

TIMBERLANDE TE

GLENFOREST ROAD 25 MPH

GLENRIDGE DRIVE 35 MPH

GLENRIDGE DR

SOUTH TRACT I

NORTH TRACT II

EXISTING ZONING: R-3

EXISTING ZONING: R-2

EXISTING ZONING: O&I

EXISTING ZONING: TR @ 6.82 UNITS/AC.

EXISTING HOUSE

OPEN SPACE

25' LANDSCAPE BUFFER

10' IMPROVEMENT SETBACK

47' PERIMETER SETBACK AND 47' LANDSCAPE STRIP

FRONT YARD 47' SETBACK AND 47' LANDSCAPE STRIP

EXISTING MEDIAN BREAK

REVISIONS:

NO.	DATE	BY	DESCRIPTION

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SHEET TITLE

ZONING SITE PLAN

0 25 50 100 150

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 PROFESSIONAL ENGINEER No. 34363 KENNETH J WOOD

RECEIVED
DEC 04 2012
City of Sandy Springs
Community Development

1 SHEET

J:\12165001De\12165002-Zone-Concept-3-Density.dwg, Zoning Site Plan, 12/4/2012 10:16:04 AM, jonhoward