



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: March 23, 2012

FROM: John McDonough, City Manager

AGENDA ITEM: ZM11-004 - 20 Glenlake Parkway, Applicant: Kaiser Foundation, To modify condition 1 & condition 2.a. of application Z88-160/U88-118/U88-119/U11-120/U88-121

MEETING DATE: For Submission onto the April 3, 2012, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Zoning Modification Petition

APPROVAL BY CITY MANAGER: JFM APPROVED

_____ NOT APPROVED

PLACED ON AGENDA FOR: 4/3/12

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: [Signature]

REMARKS:

To: John McDonough, City Manager

From: Angela Parker, Director of Community Development



Date: March 22, 2012 For Submission onto the April 3, 2012 City Council meeting

Agenda Item: **ZM11-004 20 Glenlake Parkway**, Request for a zoning modification to the conditions of Fulton County zoning cases Z88-160/U88-118/U88-119/U88-120/U88-121 and M94-066 and M98-014 and M99-011.

Director of Community Development Recommendation:

DEFERRAL of the request for a zoning modification to the conditions of Fulton County zoning cases Z88-160/U88-118/U88-119/U88-120/U88-121 and M94-066 and M98-014 and M99-011.

NOTE: The applicant has submitted a request for a sixty (60) day deferral that will be necessary to achieve the goal of finalizing project design negotiations with representatives of Glenridge Hall.

Background:

The site is located approximately 1,000 feet north of the intersection of Abernathy Road and Glenlake Parkway, on the west side of Glenlake Parkway. The property is zoned O-I (Office and Institutional District) under Fulton County zoning cases Z88-160/U88-118/U88-119/U88-120/U88-121 and M94-066 and M98-014 and M99-011, currently developed with an office building.

M94-006 modified certain conditions of the original approval (Z88-160/U88-118/U88-119/U88-120/U88-121). Part of the language of the M94-066 approval included reference to a survey that basically subdivided the overall subject property into several parcels (labeled "A" thru "I"). This survey of parcels was most likely intended to reflect ownership at that time.

The survey of parcels (and all the attached conditions regarding development standards such as density) that is referenced in M94-066 no longer matches current ownership according to the tax maps. It is believed that this is the reason why Fulton County started dealing with the newer zoning applications (M98-014 and M99-011) on an individual basis of ownership that was reflected in the legal descriptions provided with these newer applications. In other words, the subject parcels that were considered under M98-014 & M99-001 do not match the survey of parcels under M94-066.

In this case (ZM11-004) the applicant/owner (Kaiser) has represented that the relevant previous conditions under Z88-160/U88-118/U88-119/U88-120/U88-121 and M94-066 and M98-014 and M99-011 are still being met.

Discussion:

The applicant is requesting a zoning modification to the conditions of Fulton County zoning cases Z88-160/U88-118/U88-119/U88-120/U88-121 and M94-066 and M98-014 and M99-011 as follows:

1. To the owner's agreement to restrict the use of the subject property as follows:

- (vi) Not more than 286,000 square feet of total gross floor area exclusive of parking for the parcel indicated by the Site Plan entitled Kaiser Glenlake Site Plan prepared by Eberly & Associates received by the Department of Community Development on December 6, 2011.

2. To the owner's agreement to abide by the following:

- a. To the Site Plan entitled Site Plan-Glenlake Office Park received by the Department of Environment and Community Development on January 8, 1999 (99M-011 NFC) and to the Site Plan entitled Kaiser Glenlake Site Plan prepared by Eberly & Associates received by the Department of Community Development on December 6, 2011 or a revised Site Plan complying with height and setback provisions set forth in condition 1.f., 1.g., 1.h., and 1.i. based on a certified boundary survey of the entire property zoned, incorporating the stipulations of these conditions of zoning approval and meeting or exceeding the requirements of the Zoning Resolution.

NOTE: The applicant intends to improve the subject property by constructing a 165,000 square foot addition to the existing 121,000 square foot building. Additional improvements include a new 4 story, 51,200 square foot parking garage.

Concurrent Review:

The staff held a Focus Meeting on January 11, 2012 at which the following city departments provided comments:

- Building and Development Division
- Code Enforcement
- Fire Department
- Transportation Division

In addition, the following external departments were contacted for comment:

- Atlanta Regional Commission
- Fulton County Board of Education
- Fulton County Department of Environment and Community Development (*comments received*)
- Fulton County Department of Public Works
- Fulton County Environmental Health Services (*comments received*)
- Sandy Springs Council of Neighborhoods
- Sandy Springs Revitalization Inc.
- Georgia Department of Transportation
- City of Atlanta Department of Watershed Management
- U.S. Postal Service Address Management Systems
- MARTA
- Fulton County Emergency Management



Zoning Modification Petition No. ZM11-004

HEARING & MEETING DATES

Community Zoning Information Meeting

Mayor and City Council Hearing

January 10, 2012

February 21, 2012
April 3, 2012

APPLICANT/PETITIONER INFORMATION

Property Owners	Petitioner	Representative
Kaiser Foundation Health Plan of Georgia	Eberly & Associates	Eberly & Associates

PROPERTY INFORMATION

Address, Land Lot, and District	20 Glenlake Parkway Land Lot 34, District 17
Council District	4
Frontage and Area	1285 feet of frontage along the west side of Glenlake Parkway. The subject properties have a total area of 15.00 acres (653,400 square feet).
Existing Zoning and Use	O-I (Office and Institutional District) under Fulton County zoning cases Z88-160/U88-118/U88-119/U88-120/U88-121 and M94-066 and M98-014 and M99-011, currently developed with an office building.
Overlay District	PCID
2027 Comprehensive Future Land Use Map Designation	Living-Working Community (LWC)
Proposed Use	General and Medical Office

INTENT

MODIFICATION OF CONDITION 1. AND CONDITION 2.A. OF PETITIONS Z88-160/U88-118/U88-119/U88-120/U88-121 AND M94-066 AND M98-014 AND M99-011 (APPROVED BY THE FULTON COUNTY BOARD OF COMMISSIONERS ON DECEMBER 7, 1988, JANUARY 4, 1995, APRIL 1, 1998, AND FEBRUARY 3, 1999).

The applicant is requesting a zoning modification to the conditions of Fulton County zoning cases Z88-160/U88-118/U88-119/U88-120/U88-121 and M94-066 and M98-014 and M99-011 as follows:

1. To the owner's agreement to restrict the use of the subject property as follows:

- (vi) Not more than 286,000 square feet of total gross floor area exclusive of parking for the parcel indicated by the Site Plan entitled Kaiser Glenlake Site Plan prepared by Eberly & Associates received by the Department of Community Development on December 6, 2011.

2. To the owner’s agreement to abide by the following:

- a. To the Site Plan entitled Site Plan-Glenlake Office Park received by the Department of Environment and Community Development on January 8, 1999 (99M-011 NFC) and to the Site Plan entitled Kaiser Glenlake Site Plan prepared by Eberly & Associates received by the Department of Community Development on December 6, 2011 or a revised Site Plan complying with height and setback provisions set forth in condition 1.f., 1.g., 1.h., and 1.i. based on a certified boundary survey of the entire property zoned, incorporating the stipulations of these conditions of zoning approval and meeting or exceeding the requirements of the Zoning Resolution.

NOTE: The applicant intends to improve the subject property by constructing a 165,000 square foot addition to the existing 121,000 square foot building. Additional improvements include a new 4 story, 51,200 square foot parking garage.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION
ZM11-004 - DEFERRAL

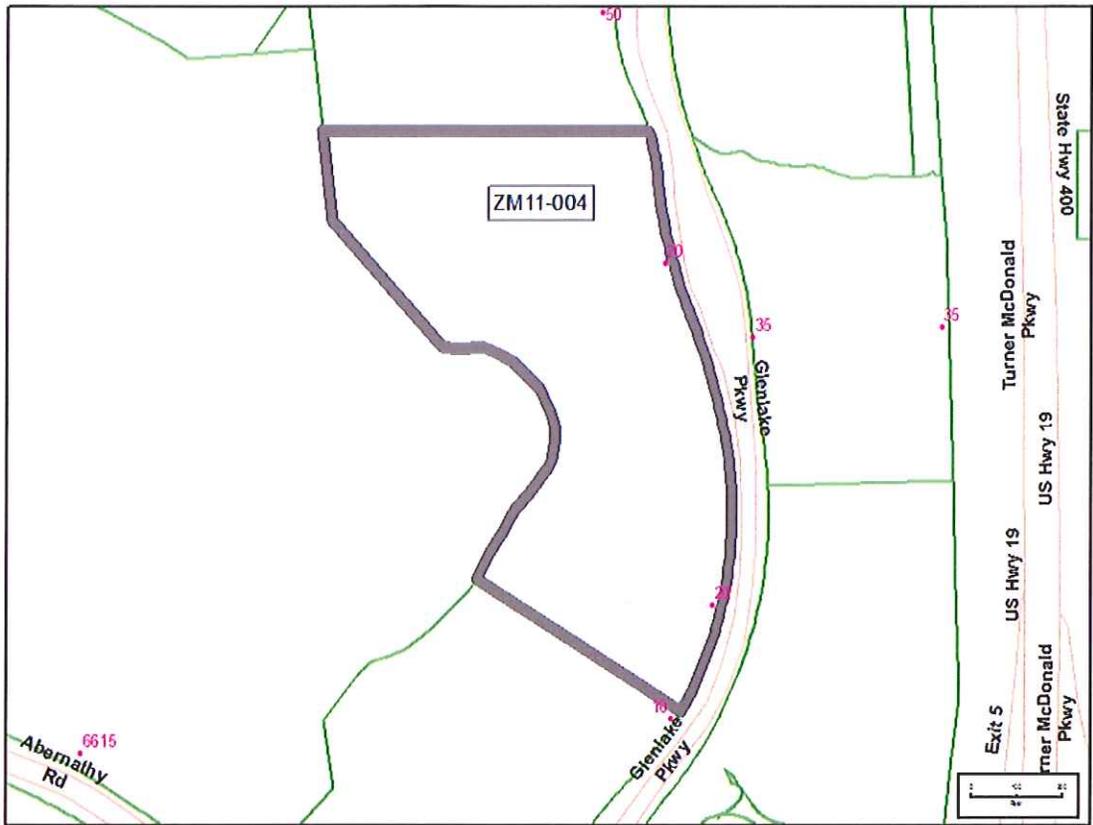
MAYOR AND CITY COUNCIL ACTION
ZM11-004 - DEFERRAL

The petition was heard at the February 21, 2012 Mayor and City Council Hearing. The Council approved a deferral until the April 3, 2012 hearing. The deferral was approved to allow the applicant and owners of adjoining western property (Glenridge Hall at 6615 Glenridge Dr.) time to meet and discuss the design of the project as it relates to visual and noise impacts.

The applicant has submitted an email (attached) requesting a sixty (60) day deferral that will be necessary to achieve the goal of finalizing project design negotiations with representatives of Glenridge Hall.

Location Map

20 Glenlake Parkway



BACKGROUND

The site is located approximately 1,000 feet north of the intersection of Abernathy Road and Glenlake Parkway, on the west side of Glenlake Parkway. The property is zoned O-I (Office and Institutional District) under Fulton County zoning cases Z88-160/U88-118/U88-119/U88-120/U88-121 and M94-066 and M98-014 and M99-011, currently developed with an office building.

M94-006 modified certain conditions of the original approval (Z88-160/U88-118/U88-119/U88-120/U88-121). Part of the language of the M94-066 approval included reference to a survey that basically subdivided the overall subject property into several parcels (labeled "A" thru "I"). This survey of parcels was most likely intended to reflect ownership at that time.

The survey of parcels (and all the attached conditions regarding development standards such as density) that is referenced in M94-066 no longer matches current ownership according to the tax maps. It is believed that this is the reason why Fulton County started dealing with the newer zoning applications (M98-014 and M99-011) on an individual basis of ownership that was reflected in the legal descriptions provided with these newer applications. In other words, the subject parcels that were considered under M98-014 & M99-001 do not match the survey of parcels under M94-066.

In this case (ZM11-004) the applicant/owner (Kaiser) has represented that the relevant previous conditions under Z88-160/U88-118/U88-119/U88-120/U88-121 and M94-066 and M98-014 and M99-011 are still being met and have signed the ZM11-004 application as modifying zoning conditions as follows:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Office and accessory uses at a maximum total gross floor area of 6,760,155 square feet exclusive of parking areas, with the following specific limitations:
 - (i) not more than 1,980,000 square feet of total gross floor area exclusive of parking areas on Parcel A (35.44 acres) identified on Page 1 of the Survey attached to the application (the "Property Survey");
 - (ii) not more than 2,393,050 aggregate square feet of total gross floor area exclusive of parking areas on Parcels A (35.44 acres), B (6.97 acres) and C-1 (0.54 acre) identified on the Property Survey;
 - (iii) not more than 880,000 square feet of total gross floor area exclusive of parking areas on Parcel I (16.00 acres) identified on the Property Survey;
 - (iv) not more than 904,750 aggregate square feet of total gross floor area exclusive of parking areas on Parcels G (10.04 acres) and H (6.41 acres) identified on the Property Survey;
 - (v) not more than 4,367,105 aggregate square feet of total gross floor area exclusive of parking areas on Parcels C (14.96 acres) D (7.29 acres), E (19.73 acres), F (3.91 acres), G (10.04 acres), H (6.41 acres) and I (16.00 acres) identified on the Property Survey.
 - (vi) Not more than 286,000 square feet of total gross floor area exclusive of parking for the parcel indicated by the Site Plan entitled Kaiser Glenlake Site Plan prepared by Eberly & Associates received by the Department of Community Development on December 6, 2011.
 - b. No more than 2 day care centers with a combined total gross floor area not to exceed 12,000 square feet. At least 1 of said centers, and any center on Parcel G or H shall be located within a building used primarily for office, retail or hotel uses including parking decks. Only one of

said centers may be located on Parcel G or H and only one may be located on Parcel I. Said centers shall be in addition to the square footage allowed in condition 1.a. (U88-119 NFC). Prior to the commencement of operation of each day care center, the owner shall comply with all regulations of the Georgia Department of Human Resources and file a copy of the approved registration with the Director of Development Services Department.

- c. Accessory retail and service commercial and accessory uses, including all exterior food and beverage service areas, at a maximum total floor area of 100,000 gross square feet, all of which shall be located within parcels C, D, E, and F identified on the Property Survey. Said commercial uses shall comply with the restrictions provided in the Fulton County Zoning Resolution and shall be in addition to the uses and square footage allowed in condition 1.a. (U88-120 NFC)
- d. A forty-story, 450 room hotel on a portion of the subject property designated as Parcel C, D or E which use shall be in addition to the uses and square footage allowed in condition 1.a. (U88-121 NFC).
- e. Limit the height of the building (s) to a maximum of forty stories and with the following specific building height limitations as shown on the Site Plan entitled Site Plan-Glenlake Office Park dated October 28, 1 994 and received by the Development Services Department on November 3, 1994. (U88-118 NFC)

Building No.	Maximum Height
10	40
1 1	40
15	40
20	10
25	40
30	10
40, 50	1212 feet above sea level, excluding penthouses, mechanical rooms and roof - treatments at the top of buildings
35	20
45	20
55	9
60	20
65	9
70	20
75	20
80	12
33	20

In addition to the limitations in condition 1.e. and in condition 1.i, to limit the height of buildings on the subject property as follows (all Parcel designations referring to the Parcels as identified on the Property Survey):

Parcel A. No portion of any building on Parcel A shall have more than 20 stories and no portion of any building on Parcel A located within 80 feet of the present right-of-way of Glenlake Parkway shall have more than 12 stories. No portion of any parking deck on Parcel A located within 80 feet of the present right-of-way of Glenlake Parkway shall have no more than 6 levels.

Parcel B. No portion of any building on Parcel B shall have more than 40 stories. No portion of any building on Parcel B located within 100 feet of the present right-of-way of Glenlake Parkway shall have more than 6 stories. No portion of any parking deck on Parcel B located within 100 feet of the present right-of-way of Glenlake Parkway shall have more than 6 levels. No portion of any parking deck on Parcel B located within 160 feet of the present right-of-way of Glenlake Parkway shall have more than 7 levels. No portion of any parking deck on Parcel B located within 220 feet of the present right-of-way of Glenlake Parkway shall have more than 8 levels.

Parcel C. and Parcel D. No portion of any building on Parcel C or Parcel D located within 100 feet of the present right-of-way of Glenlake Parkway shall have more than 6 stories. No portion of any parking deck on Parcel C or Parcel D shall have more than 7 levels plus 2 additional levels for the first full 100 feet by which such portion of such parking deck is distant from the present right-of-way of Glenlake Parkway and 2 further additional levels for each full 60 feet in excess of 100 feet by which such portion of such parking deck is distant from the present right-of-way of Glenlake Parkway.

Parcel E. No portion of any building on Parcel E located within 100 feet of the present right-of-way of Glenlake Parkway shall have more than 6 stories. No portion of any parking deck on Parcel E shall have more than 6 levels plus 2 additional levels for the first full 100 feet by which such portion of such parking deck is distant from the present right-of-way of Glenlake Parkway and 2 further additional levels for each full 60 feet in excess of 100 feet by which such portion of such parking deck is distant from the present right-of-way of Glenlake Parkway.

Parcel F. No portion of any building on Parcel F located within 100 feet of the present right-of-way of Glenlake Parkway shall have more than 12 stories. No portion of any parking deck on Parcel F shall have more than 8 levels plus 2 additional levels for the first full 100 feet by which such portion of such parking deck is distant from the present right-of-way of Glenlake Parkway and 2 further additional levels for each full 60 feet in excess of 100 feet by which such portion of such deck is distant from the present right-of-way of Glenlake Parkway.

Parcel G, Parcel H and Parcel I. No portion of any building on Parcel G, Parcel H or Parcel I shall have more than 20 stories and no portion of any building on Parcel G, Parcel H or Parcel I located within 100 feet of the present right-of-way of Glenlake Parkway shall have more than 12 stories. No portion of any parking deck on Parcel G located within 100 feet of the present right-of-way of Glenlake Parkway shall have more than 8 levels. No portion of any parking deck on Parcel H or Parcel I located within 100 feet of the present right-of-way of Glenlake Parkway shall have more than 6 levels.

For purposes of this condition: in determining the number of stories in any building, there shall be included all floors above and including the main lobby floor to and including the highest occupancy floor; in determining the number of levels in a parking deck, in all Parcels other than Parcel H and Parcel I, there shall be included all levels above and including the parking surface nearest the median level of the land abutting the facade(s) of such parking deck facing Glenlake Parkway and, in Parcel H and Parcel I, there shall be included all levels above and including the first parking surface above the median level of the top of the curb at the edge of pavement of Glenlake Parkway abutting Parcel H and Parcel I; the height of any building or parking deck shall be the height of the upper surface of the principal roof slab of such building or parking deck; penthouses, mechanical rooms and roof treatments at the top of the buildings and parking decks shall not be included in determining heights; and any

height limitation established with respect to the location of a portion of a building or parking deck shall be construed as a limitation on the height of only such portion of such building or parking deck as is at such location and not as a limitation on the height of the entire building or parking deck.

- f. Provide a minimum 1000 foot setback from the north property line contiguous to Suffolk Forest Subdivision for all buildings over 25 stories in height and a minimum 900 -foot setback from said property line for all buildings over 12 stories in height (U88-118 NFC).
- g. Provide a minimum 40-foot setback from the present right-of-way of Glenlake Parkway for all buildings (including but not limited to parking decks) on Parcel C and a minimum 60-foot setback from the present right-of-way of Glenlake Parkway for all buildings on all other portions of the subject property.
- h. Except where permitted for inter-site access, provide, for all paved parking areas, a minimum 20-foot setback from all lot lines and provide screening with landscape materials or berming to a height of at least 4 feet.
- i. Limit the height of the parking deck adjacent to the north property line contiguous to Suffolk Forest Subdivision and the deck located to the southwest of building 80 to no more than 6 stories and limit the height of all other parking decks adjacent to single family zoning to no more than 8 stories. The height of these decks shall be determined by the number of stories above the average finished grade on the side adjacent to single family zoning.

2. To the owner's agreement to abide by the following:

- a. To the Site Plan entitled Site Plan-Glenlake Office Park received by the Department of Environment and Community Development on January 8, 1999 (99M-011 NFC) and to the Site Plan entitled Kaiser Glenlake Site Plan prepared by Eberly & Associates received by the Department of Community Development on December 6, 2011 or a revised Site Plan complying with height and setback provisions set forth in condition 1.f., 1.g., 1.h., and 1.i. based on a certified boundary survey of the entire property zoned, incorporating the stipulations of these conditions of zoning approval and meeting or exceeding the requirements of the Zoning Resolution.

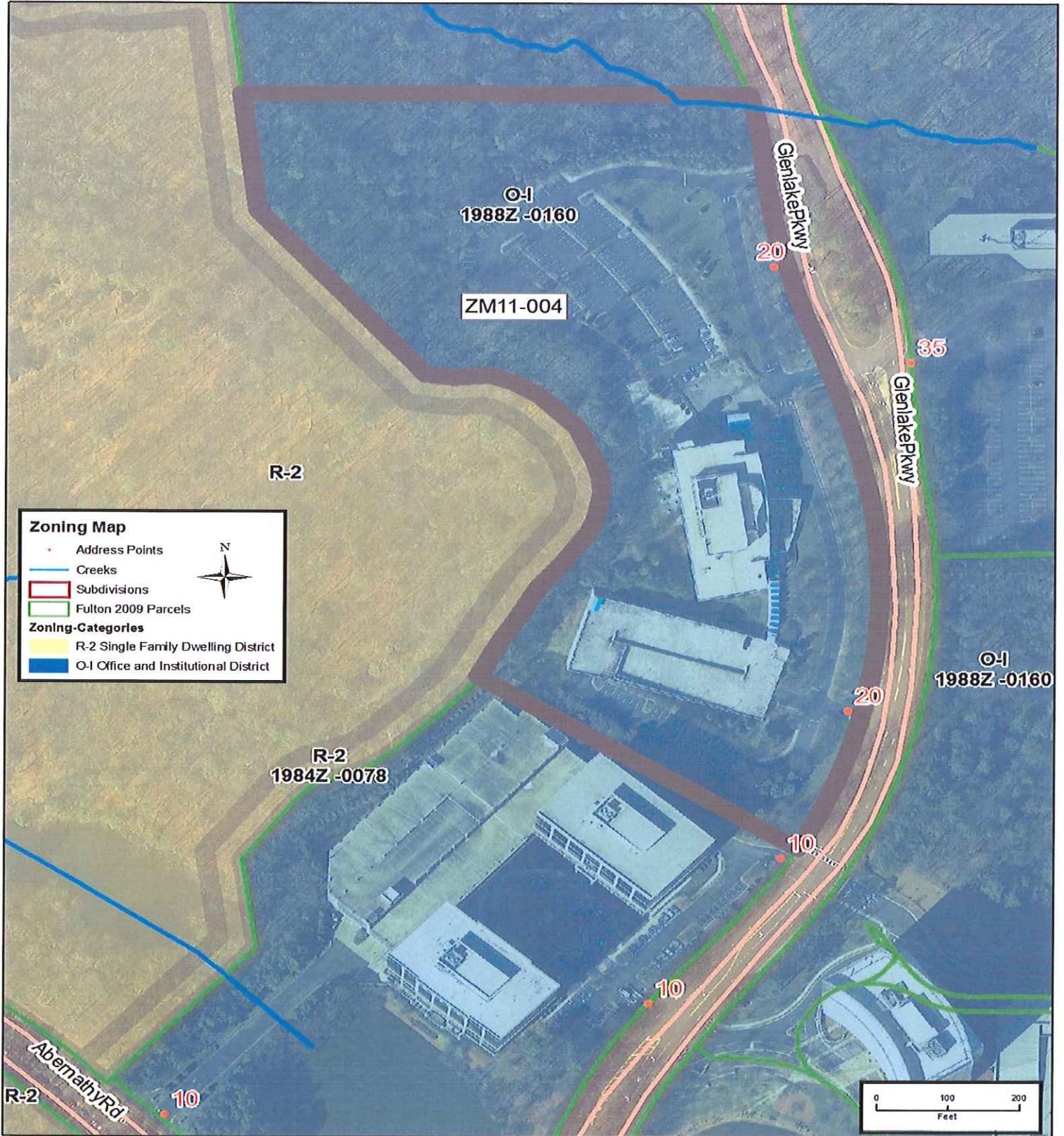
EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY

SUBJECT PETITION ZM11-004	Proposed Use		Land Area (Acres)	Square Footage or Number of Units	Density (Square Footage or Number of Units per acre)
		General and Medical Office		15.00	286,000 SF

Location in relation to subject property	Zoning	Use	Land Area (Acres)	Square Footage or Number of Units	Density (Square Footage or Number of Units per acre)
North	R-4A conditional Z80-125	Single-family (Suffolk Forrest Subdivision)	24.25	46 units	1.90 units/acre
East	-----	GA 400	-----	-----	-----
South	MIX conditional Z99-101	Commercial Residential Hotel	11.4	570,500 SF 150 units 400 rooms	50,000 SF/acre 13.15 units/acre -----
South	R-2	Single-family 6565 Glenridge Dr.	26.9	1 unit	.037 units/acre
South	R-2	vacant	1.82	-----	-----
West	R-2	Single-family 6615 Glenridge Dr. (Glenridge Hall)	48.1	1 unit	.021 units/acre
West	A conditional Z80-014 and Z80-015	Glenlake Apartments 6901 Glenlake Pkwy	48.32	484 units	10.00 units/acre

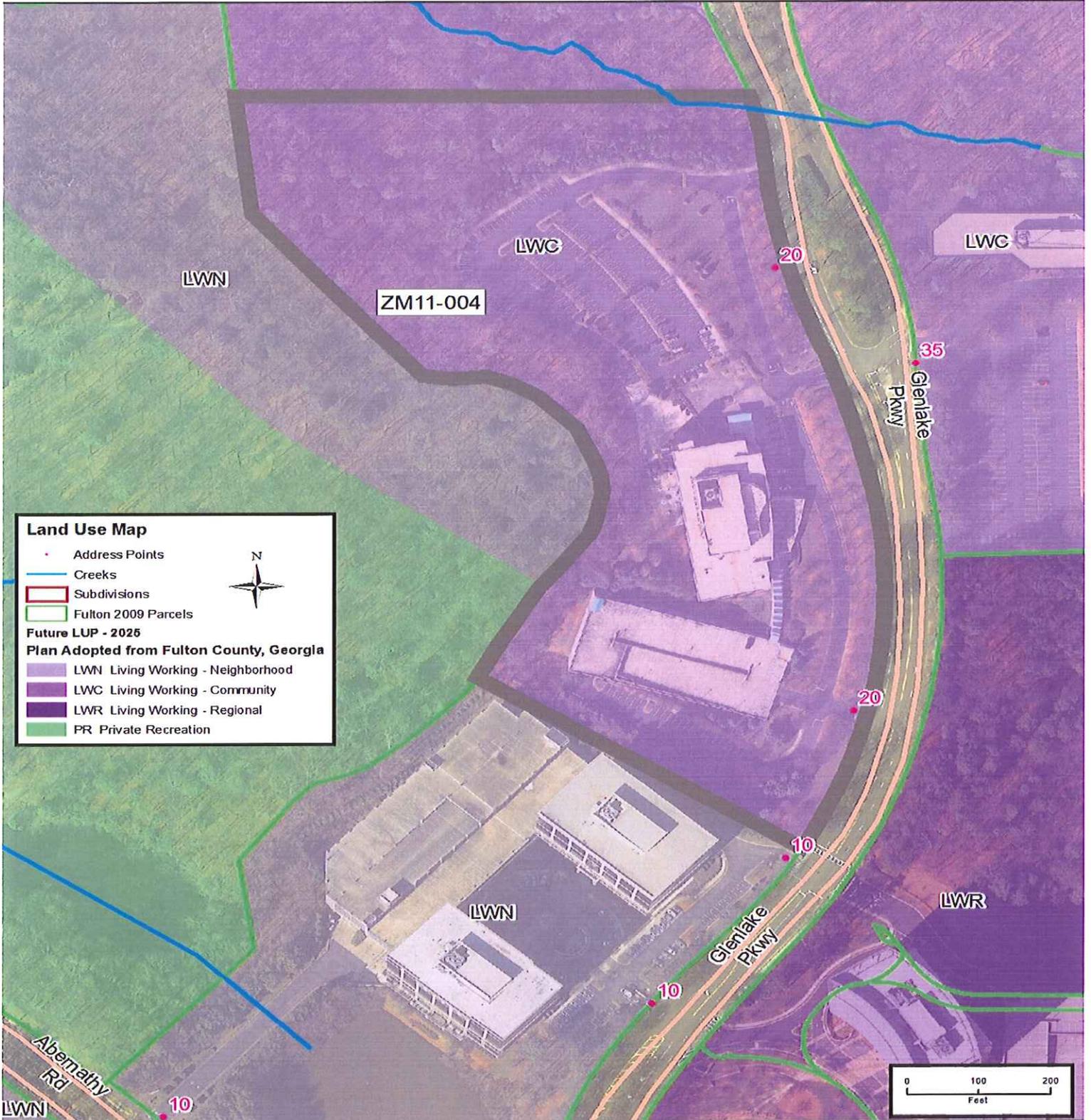
Zoning Map

20 Glenlake Parkway



Future Land Use Map

20 Glenlake Parkway



PHOTOGRAPHS



Subject Property looking southwest



Subject Property looking west



Subject Property looking northwest



Subject Property looking south



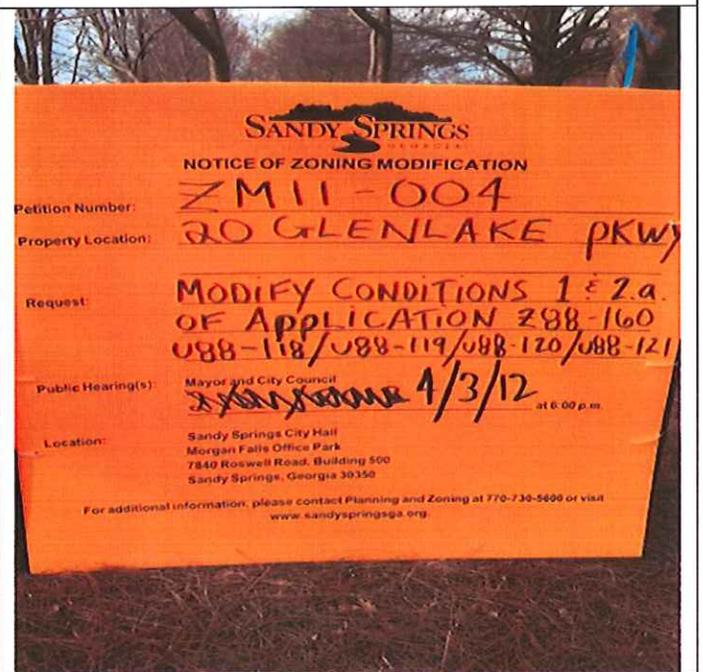
Subject Property looking southwest



Offices across the street to the east



Office parking and vacant property across the street to the east.



Sign

SANDY SPRINGS
 NOTICE OF ZONING MODIFICATION

Petition Number: **ZM11-004**

Property Location: **20 GLENLAKE PKWY**

Request: **MODIFY CONDITIONS 1 & 2.a. OF APPLICATION Z88-160 U88-118/U88-119/U88-120/U88-121**

Public Hearing(s): **Mayor and City Council**
~~XXXXXX~~ **4/3/12** at 6:00 p.m.

Location: Sandy Springs City Hall
 Morgan Falls Office Park
 7840 Roswell Road, Building 500
 Sandy Springs, Georgia 30350

For additional information, please contact Planning and Zoning at 770-730-5600 or visit www.sandyspringsga.org.

APPLICANT'S INTENT

The applicant is requesting a zoning modification to the conditions of Fulton County zoning cases Z88-160/U88-118/U88-119/U88-120/U88-121 and M94-066 and M98-014 and M99-011 as follows:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - (vi) Not more than 286,000 square feet of total gross floor area exclusive of parking for the parcel indicated by the Site Plan entitled Kaiser Glenlake Site Plan prepared by Eberly & Associates received by the Department of Community Development on December 6, 2011.

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The applicant intends to improve the subject property by constructing a 165,000 square foot addition to the existing 121,000 square foot building. Additional improvements include a new 4 story, 51,200 square foot parking garage. The applicant also intends to operate a General and Medical Office business within the proposed 286,000 square foot building.

The staff is of the opinion that the applicant's request to operate a General and Medical Office business within the proposed 286,000 square foot building would not adversely affect adjacent or nearby properties because the use and proposed density is in keeping with the surrounding area and supported by the current O-I zoning, including the balance of zoning conditions that were placed on the property under Fulton County zoning cases Z88-160/U88-118/U88-119/U88-120/U88-121 and M94-066 and M98-014 and M99-011. The staff has received notice or letters of opposition from the adjacent neighbors. Therefore, the staff recommends DEFERRAL of this modification request.

DEPARTMENT COMMENTS

The staff held a Focus Meeting on January 11, 2012 at which the following departmental comments were provided:

BUILDING & DEVELOPMENT DIVISION	Sandy Springs Building Officer	<ul style="list-style-type: none"> There are building code requirements that need to be addressed at this time.
	Sandy Springs Chief Engineer	<ul style="list-style-type: none"> There are no engineering requirements that need to be addressed at this time.
	Sandy Springs Chief Environmental Compliance Officer	<ul style="list-style-type: none"> There are no Environmental Compliance requirements that need to be addressed at this time.
CODE ENFORCEMENT	Officer	<ul style="list-style-type: none"> There are no maintenance code violations.
FIRE DEPT.	Sandy Springs Fire Protection Engineer	<ul style="list-style-type: none"> There are no Fire Code requirements that need to be addressed at this time.
TRANSPORTATION	Sandy Springs Transportation Planner	<ul style="list-style-type: none"> Interstate Public Works has reviewed the petition and finds the modification will impact the use of existing streets or transportation facilities. The proposed expansion of 165,000 square feet of medical office; however, does not meet threshold identified in Article 11, Section 103-73 the Development Ordinance for a Traffic Impact Study. <p>As stated in the original zoning case, conditions indicated requirements to participate or fund regional transportation improvements due to the magnitude of the development's transportation impacts. It is not clear that all conditions have been satisfied. In that the proposed development will have transportation impacts, consideration should be given to participation in identified transportation improvements proportional to the trip generation impact of the proposed development.</p> <p>The Perimeter Community Improvement District (PCID) has identified two projects in November 2011 Ten-Year LCI Update, <i>Perimeter@The Center - Future Focus</i> that are within the geographic boundaries for regional transportation improvements, as follows:</p>

- T-2: Glenlake Parkway Corridor Improvements - Bicycle/Pedestrian Improvements and shuttle stops along Glenlake Parkway (to support planned transit along this corridor) - Including new bike/ped connection from Glenlake Parkway to North Springs MARTA Station (across GA 400), and
- C-7: New East-West Multi-Modal Connection from Glenlake Parkway to Peachtree Dunwoody Road (across GA 400).

The applicant is located within and is a member of the PCID.

Georgia Department
of Transportation

- There are no GDOT requirements that need to be addressed at this time.

The staff has not received any additional comments from the Fulton County Board of Education or the Fulton County Emergency Services Department.

STAFF RECOMMENDATION

The staff recommends **APPROVAL CONDITIONAL** of the zoning modification request. The staff recommends that the conditions of Fulton County zoning cases Z88-160/U88-118/U88-119/U88-120/U88-121 and M94-066 and M98-014 and M99-011 be modified to be read as follows. Where these revisions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Mayor and City Council.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Office and accessory uses at a maximum total gross floor area of 6,760,155 square feet exclusive of parking areas, with the following specific limitations:
 - (i) not more than 1,980,000 square feet of total gross floor area exclusive of parking areas on Parcel A (35.44 acres) identified on Page 1 of the Survey attached to the application (the "Property Survey");
 - (ii) not more than 2,393,050 aggregate square feet of total gross floor area exclusive of parking areas on Parcels A (35.44 acres), B (6.97 acres) and C-1 (0.54 acre) identified on the Property Survey;
 - (iii) not more than 880,000 square feet of total gross floor area exclusive of parking areas on Parcel I (16.00 acres) identified on the Property Survey;
 - (iv) not more than 904,750 aggregate square feet of total gross floor area exclusive of parking areas on Parcels G (10.04 acres) and H (6.41 acres) identified on the Property Survey;
 - (v) not more than 4,367,105 aggregate square feet of total gross floor area exclusive of parking areas on Parcels C (14.96 acres) D (7.29 acres), E (19.73 acres), F (3.91 acres), G (10.04 acres), H (6.41 acres) and I (16.00 acres) identified on the Property Survey.
 - (vi) Not more than 286,000 square feet of total gross floor area exclusive of parking for the parcel indicated by the Site Plan entitled Kaiser Glenlake Site Plan prepared by Eberly & Associates received by the Department of Community Development on December 6, 2011.
 - b. No more than 2 day care centers with a combined total gross floor area not to exceed 12,000 square feet. At least 1 of said centers, and any center on Parcel G or H shall be located within a building used primarily for office, retail or hotel uses including parking decks. Only one of said centers may be located on Parcel G or H and only one may be located on Parcel I. Said centers shall be in addition to the square footage allowed in condition 1.a. (U88-119 NFC). Prior to the commencement of operation of each day care center, the owner shall comply with all regulations of the Georgia Department of Human Resources and file a copy of the approved registration with the Director of Development Services Department.
 - c. Accessory retail and service commercial and accessory uses, including all exterior food and beverage service areas, at a maximum total floor area of 100,000 gross square feet, all of which shall be located within parcels C, D, E, and F identified on the Property Survey. Said commercial uses shall comply with the restrictions provided in the Fulton County Zoning Resolution and shall be in addition to the uses and square footage allowed in condition 1.a. (U88-120 NFC)
 - d. A forty-story, 450 room hotel on a portion of the subject property designated as Parcel C, D or E which use shall be in addition to the uses and square footage allowed in condition 1.a. (U88-121 NFC).

- e. Limit the height of the building (s) to a maximum of forty stories and with the following specific building height limitations as shown on the Site Plan entitled Site Plan-Glenlake Office Park dated October 28, 1 994 and received by the Development Services Department on November 3, 1994. (U88-118 NFC)

Building No.	Maximum Height
10	40
1 1	40
15	40
20	10
25	40
30	10
40, 50	1212 feet above sea level, excluding penthouses, mechanical rooms and roof - treatments at the top of buildings
35	20
45	20
55	9
60	20
65	9
70	20
75	20
80	12
33	20

In addition to the limitations in condition 1.e. and in condition 1.i, to limit the height of buildings on the subject property as follows (all Parcel designations referring to the Parcels as identified on the Property Survey):

Parcel A. No portion of any building on Parcel A shall have more than 20 stories and no portion of any building on Parcel A located within 80 feet of the present right-of-way of Glenlake Parkway shall have more than 12 stories. No portion of any parking deck on Parcel A located within 80 feet of the present right-of-way of Glenlake Parkway shall have no more than 6 levels.

Parcel B. No portion of any building on Parcel B shall have more than 40 stories. No portion of any building on Parcel B located within 1 00 feet of the present right-of-way of Glen lake Parkway shall have more than 6 stories. No portion of any parking deck on Parcel B located within 1 00 feet of the present right-of-way of Glenlake Parkway shall have more than 6 levels. No portion of any parking deck on Parcel B located within 1 60 feet of the present right-of-way of Glenlake Parkway shall have more than 7 levels. No portion of any parking deck on Parcel B located within 220 feet of the present right-of-way of Glenlake Parkway shall have more than 8 levels.

Parcel C. and Parcel D. No portion of any building on Parcel C or Parcel D located within 100 feet of the present right-of-way of Glenlake Parkway shall have more than 6 stories. No portion of any parking deck on Parcel C or Parcel D shall have more than 7 levels plus 2 additional levels for the first full 1 00 feet by which such portion of such parking deck is distant from the present right-of-way of Glenlake Parkway and 2 further additional levels for each full 60 feet in excess of 1 00 feet by which such portion of such parking deck is distant from the present right-of-way of Glen lake Parkway.

Parcel E. No portion of any building on Parcel E located within 100 feet of the present right-of-way of Glenlake Parkway shall have more than 6 stories. No portion of any parking deck on Parcel E shall have more than 6 levels plus 2 additional levels for the first full 100 feet by which such portion of such parking deck is distant from the present right-of-way of Glenlake Parkway and 2 further additional levels for each full 60 feet in excess of 100 feet by which such portion of such parking deck is distant from the present right-of-way of Glenlake Parkway.

Parcel F. No portion of any building on Parcel F located within 100 feet of the present right-of-way of Glenlake Parkway shall have more than 12 stories. No portion of any parking deck on Parcel F shall have more than 8 levels plus 2 additional levels for the first full 100 feet by which such portion of such parking deck is distant from the present right-of-way of Glenlake Parkway and 2 further additional levels for each full 60 feet in excess of 100 feet by which such portion of such deck is distant from the present right-of-way of Glenlake Parkway.

Parcel G, Parcel H and Parcel I. No portion of any building on Parcel G, Parcel H or Parcel I shall have more than 20 stories and no portion of any building on Parcel G, Parcel H or Parcel I located within 100 feet of the present right-of-way of Glenlake Parkway shall have more than 12 stories. No portion of any parking deck on Parcel G located within 100 feet of the present right-of-way of Glenlake Parkway shall have more than 8 levels. No portion of any parking deck on Parcel H or Parcel I located within 100 feet of the present right-of-way of Glenlake Parkway shall have more than 6 levels.

For purposes of this condition: in determining the number of stories in any building, there shall be included all floors above and including the main lobby floor to and including the highest occupancy floor; in determining the number of levels in a parking deck, in all Parcels other than Parcel H and Parcel I, there shall be included all levels above and including the parking surface nearest the median level of the land abutting the facade(s) of such parking deck facing Glenlake Parkway and, in Parcel H and Parcel I, there shall be included all levels above and including the first parking surface above the median level of the top of the curb at the edge of pavement of Glenlake Parkway abutting Parcel H and Parcel I; the height of any building or parking deck shall be the height of the upper surface of the principal roof slab of such building or parking deck; penthouses, mechanical rooms and roof treatments at the top of the buildings and parking decks shall not be included in determining heights; and any height limitation established with respect to the location of a portion of a building or parking deck shall be construed as a limitation on the height of only such portion of such building or parking deck as is at such location and not as a limitation on the height of the entire building or parking deck.

- f. Provide a minimum 1000 foot setback from the north property line contiguous to Suffolk Forest Subdivision for all buildings over 25 stories in height and a minimum 900 -foot setback from said property line for all buildings over 12 stories in height (U88-118 NFC).
- g. Provide a minimum 40-foot setback from the present right-of-way of Glenlake Parkway for all buildings (including but not limited to parking decks) on Parcel C and a minimum 60-foot setback from the present right-of-way of Glenlake Parkway for all buildings on all other portions of the subject property.
- h. Except where permitted for inter-site access, provide, for all paved parking areas, a minimum 20-foot setback from all lot lines and provide screening with landscape materials or berming to a height of at least 4 feet.

- i. Limit the height of the parking deck adjacent to the north property line contiguous to Suffolk Forest Subdivision and the deck located to the southwest of building 80 to no more than 6 stories and limit the height of all other parking decks adjacent to single family zoning to no more than 8 stories. The height of these decks shall be determined by the number of stories above the average finished grade on the side adjacent to single family zoning.
2. To the owner's agreement to abide by the following:
 - a. To the Site Plan entitled Site Plan-Glenlake Office Park received by the Department of Environment and Community Development on January 8, 1999 (99M-011 NFC) and to the Site Plan entitled Kaiser Glenlake Site Plan prepared by Eberly & Associates received by the Department of Community Development on December 6, 2011 or a revised Site Plan complying with height and setback provisions set forth in condition 1.f., 1.g., 1.h., and 1.i. based on a certified boundary survey of the entire property zoned, incorporating the stipulations of these conditions of zoning approval and meeting or exceeding the requirements of the Zoning Resolution.

Attachments

Letter of Intent dated received December 6, 2011

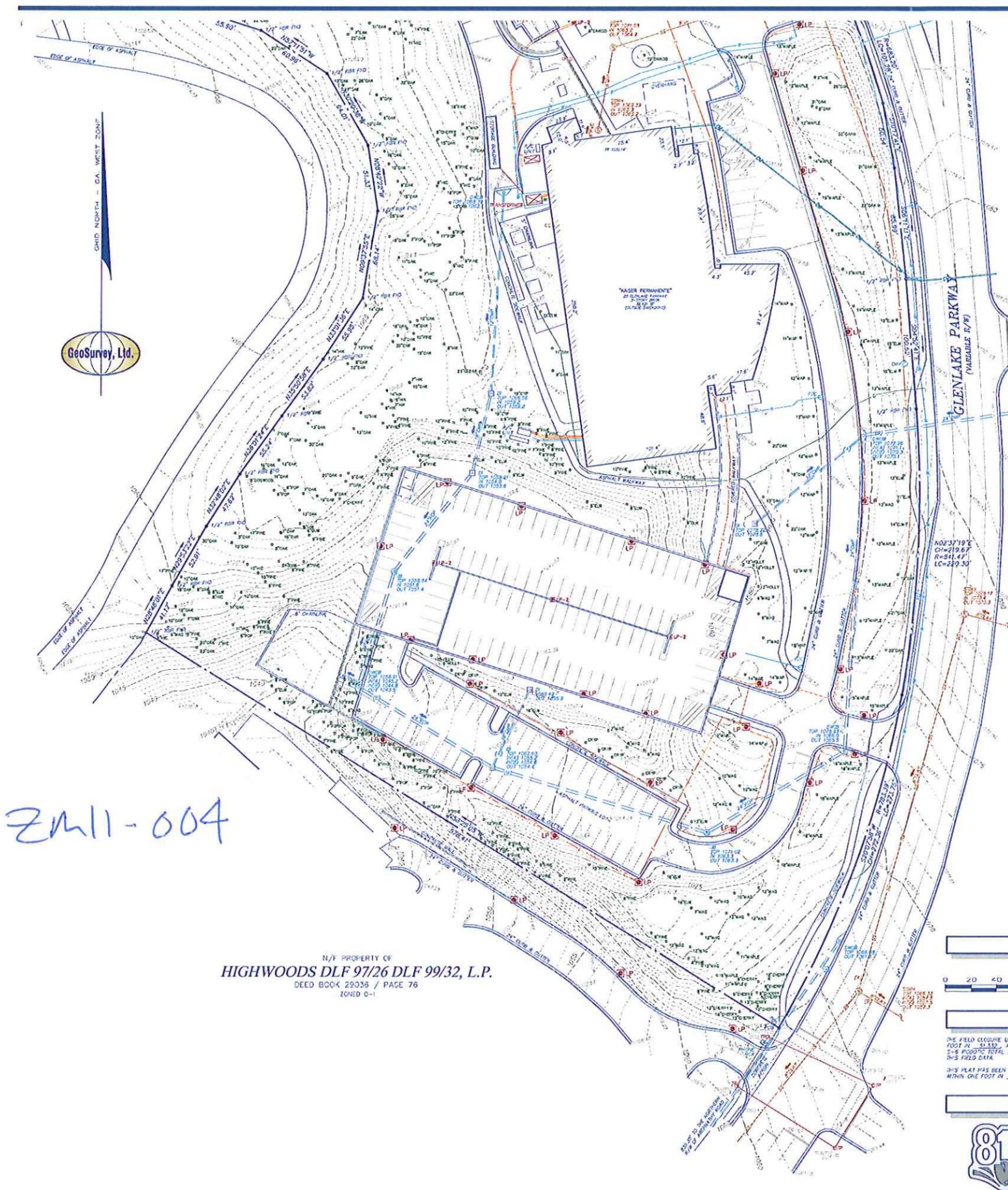
Site Plans received December 6, 2011

Letter Fulton County Dept. of the Environment & Community Development received January 27, 2012

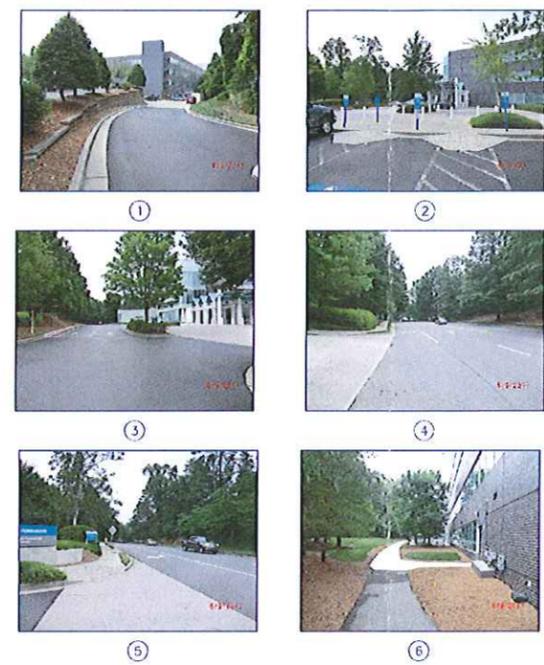
Letter Fulton County Dept. of Health Services received February 15, 2012

Letter of concern from Glenridge Hall received February 17, 2012

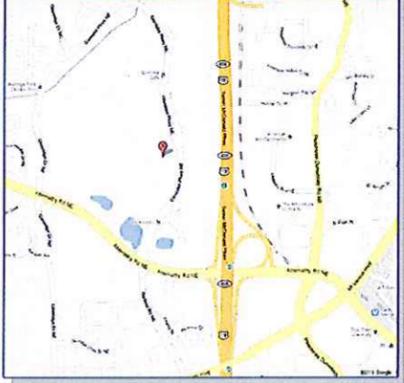
Applicant email requesting a sixty (60) day deferral received March 19, 2012



SITE PHOTOGRAPHS



VICINITY MAP



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THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 131210135E AND 131210135E, AND THE DATE OF SAID MAPS IS JUNE 22, 1998. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-NORTH ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE SITE IS ZONED "O-1" PER CITY OF SANDY SPRINGS. THE MINIMUM YARD SETBACKS ARE: FRONT - 40 FEET; SIDE - 20 FEET ADJACENT TO INTERIOR LOT LINE; SIDE - 40 FEET ADJACENT TO STREET; REAR - 25 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES

1) FINAL PLAT OF GLENLAKE, SURVEY BY MATTS & BROWNING, SURVEY DATED AUGUST 9TH, 1992 AND LAST REVISED AUGUST 5TH, 1995. RECORDED IN PLAT BOOK 12, PAGE 97.

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	SPOT ELEVATION
BI BORE HOLE	POWER POLE
CI CURB INLET	SOIL WIRE
CMP CORRUGATED METAL PIPE	POWER LINE
CNF CONCRETE MONUMENT FWD	LIGHT POLE
CO SANITARY CLEANOUT	ELECTRIC TRANSFORMER
CPD COMMUNICATION FEEDSTAL	WATER VAULT
CTP CORNER TOP PIPE	GAS VALVE
D DRAIN INLET	GAS METER
DIP DUCTILE IRON PIPE	WATER VALVE
DWR DOUBLE WING CATCH BASIN	WATER METER
FNC FENCE	FIRE HYDRANT
FND FOUND	UNDERGROUND ELECTRIC LINE
GM GAS METER	UNDERGROUND GAS LINE
GV GAS VALVE	UNDERGROUND COMMUNICATION LINE
IN INVERT	UNDERGROUND WATER LINE
J JUNCTION BOX	PHOTO POSITION INDICATOR
MH MANHOLE	TREE POSITION INDICATOR
OMP OVERHEAD POWER	
OTP OPEN TOP PIPE	
PM POWER METER	
POB POINT OF BEGINNING	
POC POINT OF COMMENCING	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BARS	
RSS 3/8" REB SET	
SS SANITARY SEWER	
SPCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

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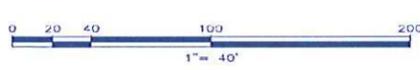
DEC 06 2011

City of Sandy Springs
Community Development

ZM11-004

N/E PROPERTY OF
HIGHWOODS DLF 97/26 DLF 99/32, L.P.
DEED BOOK 28035 / PAGE 76
ZONED O-1

GRAPHIC SCALE



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 40,000, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIPLE 5-6 PROGRAM TOTAL STATION AND TDS RANGER DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE, AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 400,000 FEET, 30% INT.

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Or Call 800-282-7411



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Marietta, Georgia 30066
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Fax: (770) 795-8880
www.geosurvey.com

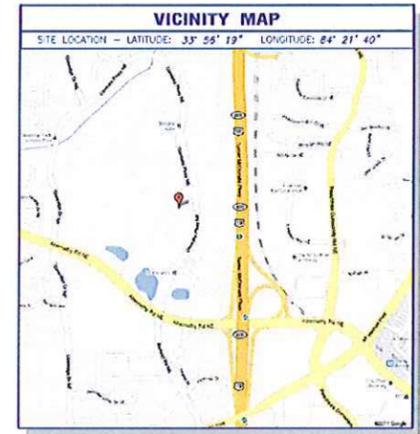
SITE AREA
14.999 Acres
653,343 sq
ZONED O-1

Page
1 of 2

BOUNDARY & TOPOGRAPHIC SURVEY			
20 Glenlake Parkway			
FOR			
Kaiser Foundation Health Plan of Georgia, Inc.			
CS JOB NO:	20111151-01	DRAWING SCALE:	1" = 40'
FIELD WORK:	SC	CITY:	SANDY SPRINGS
PROJ. NO.:	DLH	COUNTY:	FULTON
REVIEWED:	JRC	LAND LOT:	34
ENG. FILE:	20111151.dwg	DISTRICT:	17th
SURVEY DATE:		06-22-11	
NO. OF SHEETS:		1 of 1	
DESCRIPTION:			

N/7 PROPERTY OF
HIGHWOODS/FORSYTH LIMITED PARTNERSHIP
 DEED BOOK 23543 / PAGE 14
 ZONED O-1

N/7 PROPERTY OF
KAISER FOUNDATION HEALTH PLAN OF GEORGIA, INC.
 DEED BOOK 10812 / PAGE 143
 ZONED O-1



GENERAL NOTES

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THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C015E AND 13121C016E, AND THE DATE OF SAID MAPS IS JUNE 22, 1998. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83). THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE SITE IS ZONED O-1 PER CITY OF SANDY SPRINGS. THE MINIMUM YARD SETBACKS ARE: FRONT - 40 FEET; SIDE - 20 FEET ADJACENT TO INTERIOR LOT LINE; REAR - 25 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES

1) FINAL PLAT OF GLENLAKE, SURVEY BY MATTS & BROWNING, SURVEY DATED AUGUST 9TH, 1992 AND LAST REVISED AUGUST 5TH, 1995. RECORDED IN PLAT BOOK 121, PAGE 92.



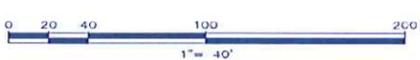
ZM11-004

N/7 PROPERTY OF
SUNTRUST BANK ATL TR CAROLINE
 (PER FULTON COUNTY TAX ASSESSOR)
 ZONED R-2

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AD AIR CONDUIT/OTHER	SPOT ELEVATION
BI BORE HOLE	POWER POLE
CI CURB RILET	GUY WIRE
CMF CORRUGATED METAL PIPE	POWER LINE
CO CONCRETE MONUMENT PND	LIGHT POLE
CS SANITARY CLEANOUT	ELECTRIC TRANSFORMER
CEB COMMUNICATION PREESTAL	WATER VALVE
CF CRIMPED TOP PIPE	GAS VALVE
CP DROP PALET	GAS METER
CP DUCTILE IRON PIPE	WATER VALVE
CRB COBBLE WING CATCH BASIN	WATER METER
FC FENCE	PIPE THERANT
FND FOUND	UNDERGROUND ELECTRIC LINE
GM GAS METER	UNDERGROUND GAS LINE
INV INVERT	UNDERGROUND COMMUNICATION LINE
JB JUNCTION BOX	UNDERGROUND WATER LINE
MH MANHOLE	PHOTO POSITION INDICATOR
OMP OVERHEAD POWER	TREE POSITION INDICATOR
OP OPEN TOP PIPE	
PM PCKER METER	
POB POINT OF BEGINNING	
POC POINT OF COMMENENT	
RPC REINFORCED CONCRETE PIPE	
RR IRON REINFORCING BAR	
RS 3/8" PIPE SET	
SS SANITARY SEWER	
SWB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

GRAPHIC SCALE



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 51,332 AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-8 POSITION TOTAL STATION AND TRS RANGING DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 602,783 FEET. JULY 04.

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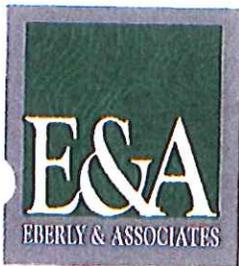
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 Community Development

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 Marietta, Georgia 30066
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 Fax: (770) 795-8880
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SITE AREA
 14.999 Acres
 653,343 sq ft
 ZONED O-1

Page
 2 of 2

BOUNDARY & TOPOGRAPHIC SURVEY			
20 Glenlake Parkway			
FOR			
Kaiser Foundation Health Plan of Georgia, Inc.			
GS JOB NO:	20114151-01	DRAWING SCALE:	1" = 40'
FIELD WORK:	SC	CITY:	GEORGIA
PROJ WORK:	DLH	COUNTY:	FULTON
REVIEWED:	JRC	LAND LOT:	34
END FILE:	20114151.dwg	EXTRACT:	17th
SURVEY DATE:		06-22-11	
NO. DATE		REVISION	



LAND PLANNING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE

December 5th, 2011

Angela Parker
 Director of Community Development
 City of Sandy Springs
 7840 Roswell Road, Bldg. 500
 Sandy Springs, GA 30350
 O. 770-730-5600
 F. 770-206-1562

Subject: Kaiser Glenlake – Zoning Modification Letter of Intent

Ms. Parker,

On behalf of our client, Kaiser Permanente, Eberly & Associates, Inc. is applying for a zoning modification to case Z-88160 originally approved by Fulton County on December 7th, 1988 covering the development of a 125.18 acre tract west of Georgia Highway 400 and north of Abernathy Road.

Fulton County recorded several modifications to this original zoning case, the most recent in 1994, case M94-0066. This case references the “Property Survey” and ties conditions to the parcels shown on this survey. Kaiser Permanente’s currently owned tax parcel does not align with the parcels shown on the Property Survey. Therefore we are submitting this application to modify those conditions which reference parcels that are no longer legal boundaries in Fulton County.

PRINCIPALS

DANIEL L. EBERLY
 GREGORY L. DELANEY
 JOON KI SONG

ASSOCIATES

SCOTT L. GARDNER
 BRIAN K. BRUMFIELD
 KEVIN S. EDWARDS

Proposed renovations to the site:

- Expansion medical office building with new 165,000 s.f. addition.
- New 750 space parking garage
- Associated utility re-routing
- Upgraded storm water management systems
- Landscape and signage improvements

Proposed zoning conditions to modify:

- Condition 1 which references square footage limitations for parcels
- Condition 2 which references the Property Survey to be updated with new site plan for Kaiser Glenlake.

Please contact if you have any questions or require additional information. Thank you for your assistance with this matter.

Sincerely,

Matthew K. Brune, PE
 EBERLY & ASSOCIATES, INC.

ZM11-004
RECEIVED

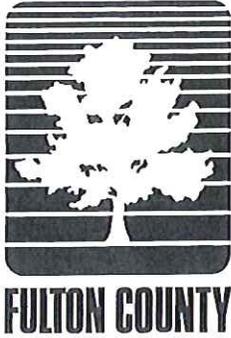
DEC 06 2011

City of Sandy Springs
 Community Development

WWW.EBERLY.NET

TEL: 770.452.7849
 FAX: 770.452.0086

1852 CENTURY PLACE, SUITE 202
 ATLANTA, GEORGIA 30345



Department of Planning and Community Services
Fulton County Government Service Center at Fulton Industrial
5440 Fulton Industrial Boulevard
Atlanta, GA 30336

January 20, 2012

Patrice S. Ruffin, AICP, Manager of Planning & Zoning
City of Sandy Springs
Department of Community Development
Planning and Zoning Division
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350

Dear Ms. Ruffin:

I am in receipt of your zoning package soliciting comments on the upcoming City of Sandy Springs zoning agenda for the February Mayor and City Council Meeting. I have reviewed all items within the package and find none of them have a significant impact on Unincorporated Fulton County. Thank you for the opportunity to review the requests.

Sincerely,

Randy Beck,
Deputy Director, E&CD

Received

JAN 27 2012

*City of Sandy Springs
Community Development
Department*

ZMH-004



MEMORANDUM

TO: Patrice S. Dickerson, Manager of Planning & Zoning
City of Sandy Springs, Department of Community Development

FROM: Monica Robinson, B.S., M.B.A., Environmental Planner
Department of Health Services, Office of the Director

DATE: December 21, 2011

SUBJECT: Zoning Comments for January 19, 2012 Planning Commission

AGENDA ITEM	ZONING COMMENTS
ZM11-004	<p>The existing development and proposed renovations/additions must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air.</p> <p>Since the proposed additions constitute a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to occupancy.</p> <p>If the internal plumbing of the existing buildings is inspected and is adequate for the proposed use, the Fulton County Department of Health Services does not anticipate any health issues provided that the building is served by public water and public sanitary sewer.</p> <p>If this development includes a proposed new or renovated food service facility, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.</p> <p>This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</p>
ZM11-005/ CV11-007	<p>The Fulton County Department of Health Services does not anticipate any health issues from relocating the existing road internal to the cemetery.</p> <p>Since stream erosion affects public water quality and may become hazardous for human contact, this Department encourages measures to address stream erosion provided that such measures improve the environment and public health.</p>
ZM11-006	<p>The existing private school must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air.</p> <p>The occupancy of the school must not exceed the limit permitted by this Department in conjunction with the other uses for the existing onsite sewage management systems.</p> <p>Since this church, private school, and daycare utilizes an onsite sewage management system, the owner must obtain approval from this department prior to any approvals changing the use or capacity.</p>

Received

FEB 15 2012

*City of Sandy Springs
Community Development
Department*

Glenridge Hall Family Office
600 Abernathy Road, N.E.
Sandy Springs, GA 30328-3569

Received

FEB 17 2012

*City of Sandy Springs
Community Development
Department*

February 17, 2012

DELIVERY BY HAND

Mayor Eva Galambos
Sandy Springs City Hall
7840 Roswell Road
Building 500
Sandy Springs, GA 30350

City Councilman John Paulson
District 1

City Councilwoman Dianne Fries
District 2

Angela Parker
Director of Community Development
City of Sandy Springs

City Councilman Chip Collins
District 3

City Councilman Gabriel Sterling
District 4

City Councilman Tiberio ("Tibby") DeJulio
District 5

City Councilman Karen Neinzen McEnery
District 6

- Re: (1) Requested Zoning Modification 11-004 regarding property known as 20 Glenlake Parkway submitted by Kaiser Foundation Health Plan of Georgia, Inc. ("Kaiser Foundation")
(2) 47 acres in Land Lots 34 and 35 of the 17th District Fulton County, Georgia owned by SunTrust Bank, as Trustee, under Caroline G. Mayson Trust No. 2 U/A with Francis L. Glenn dated 10-18-88 ("Glenridge Hall")
(3) Public hearing before Mayor and Council scheduled for Tuesday, February 21, 2012 at 6:00 p.m.

Mayor Galambos, Council Members and Director Parker:

This correspondence is submitted on behalf of SunTrust Bank, Trustee, for the benefit of Ms. Caroline Glenn Mayson, the owner of Glenridge Hall, which is located immediately adjacent to the west of the Kaiser Foundation's medical clinic that is the subject of ZM 11-004.

Glenridge Hall's position on the National Historic Register reflects its unique and classic architectural character and its recognized value as a community asset. We are deeply concerned

with preserving and protecting the manor home and its surrounding grounds from any detrimental influences.

Consequently, we were distressed that the Kaiser Foundation failed to approach the Glenridge Hall owner to discuss its expansion plans and were unaware of same until we drove by their facilities on Tuesday, February 14, 2012 and saw the rezoning sign. To our knowledge, SunTrust Bank did not receive a formal notification of the zoning. Accordingly, we have been on an accelerated schedule attempting to gain an understanding of what the Kaiser Foundation proposes in conjunction with this substantial expansion and commercial development to be located adjacent to Glenridge Hall.

We have reviewed the Sandy Springs staff report submitted by Angela Parker, Director of Community Involvement, to John McDonough, City Manager, and the accompanying materials including the Site Plan. We observe that the staff report recommends approval to the Mayor and City Council and states that they have not received any letters in opposition to the Kaiser Foundation application. Rest assured that if Glenridge Hall's owner had received earlier notification that would have resulted in this communication being submitted at a much earlier date. The Site Plan indicates significant development proximate to our common property line which includes a four story parking deck, a utility area, loading ramp and four story office building addition which in the aggregate will include up to 286,000 square feet of total gross area.

Given this substantial increase in the size and footprint of this commercial development, our concerns include the impact which increased lighting, noise levels during and after construction, impaired view and compromised aesthetics that might result from construction of commercial improvements so close to an historical structure. No indication is given on the Site Plan as to the finished floor elevation of the ground floors of either the parking garage or office building or any ancillary improvements. Thus, the existing terrain may serve to exacerbate these problems and the corresponding impact posed to Glenridge Hall.

We believe that these concerns may be ameliorated by mandating that the project include:

- architectural panels in the parking garage between decks
- walls or barriers shielding our property from the utility yard and loading area
- appropriate landscaping and grading to the rear of the new commercial development
- an unobtrusive architectural style for the new office buildings

We have apprised Philip A. Ouellette of the Kaiser Foundation of these concerns. We are hopeful that the Kaiser Foundation will be sensitive to our desire to be a good neighbor and only hope that they will reciprocate in the context of their plans for and the implementation and execution of this addition to their facilities.

Given that Glenridge Hall did not receive timely notification of this matter, we respectfully request a deferral of your decision in order to give us an opportunity to meet and work through these issues with the Kaiser Foundation. In any event, I look forward to appearing before you at the meeting next Tuesday referenced above when you consider this rezoning

modification. Please send all future communications and notices related to this matter to my attention at the above address.

Regards,

Mike Rabalais
Family Office

cc: Philip A. Ouellette (via email: Philip.Ouellette@kp.org)

Velena Berny
SunTrust Bank
P.O. Box 4655
MC 260
Atlanta, GA 30302-4655

William D. Montgomery, Esq.
Thomas E. Jones, Jr., Esq.

Received

FEB 17 2012

***City of Sandy Springs
Community Development
Department***

Trettin, Doug

From: Brian Brumfield <bkbрумfield@eberly.net>
Sent: Monday, March 19, 2012 9:11 AM
To: Trettin, Doug
Cc: Philip.Ouellette@kp.org; Bob.Nashed@smithgroupjjr.com
Subject: Kaiser zoning case

Doug, at the request of Kaiser we would like to ask for an additional 60 day deferral on the zoning case. We need more time to finalize negotiations with the neighbor prior to the case being heard.

Thanks,

Brian Brumfield, P.E., LEED AP | Associate | Eberly & Associates, Inc.
Civil Engineering | Land Planning | Landscape Architecture

1852 Century Place | Suite 202 | Atlanta, GA 30345
Direct (678)287-4732
P. (770)452-7849 Ext. 114 | F. (770)452-0086
E. bkbрумfield@eberly.net | www.eberly.net

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ZM11-004