

To: John McDonough, City Manager

From: Blake J. Dettwiler, AICP, Director of Community Development *BD*

Date: December 30, 2010 for submission onto the January 18, 2011 City Council meeting

Agenda Item: **RZ10-011 5619 Lake Forrest Drive**, a request to rezone the subject property from O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) conditional to allow Day Care, General Office, and Clinic uses.

CMO (City Manager's Office) Recommendation:

APPROVAL CONDITIONAL of the request to rezone the subject property from O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) conditional to allow Day Care, General Office, and Clinic uses.

Background:

The site is located on the east side of Lake Forrest Drive at the intersection with Northwood Drive and I-285. The property is zoned O-I (Office and Institutional District) conditional under Sandy Springs zoning case RZ07-040/CV07-030. The subject property is located within the Main Street District of the Sandy Springs Overlay District and is currently vacant.

Under case RZ07-040/CV07-030, the subject property is restricted Office use only.

Discussion:

The subject property is zoned O-I (Office and Institutional District) under zoning case RZ07-040/CV07-030 and conditioned to office and associated accessory uses.

- The applicant is requesting to rezone the subject property from O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) conditional to allow Day Care, General Office, and Clinic uses.

PLEASE NOTE: For the proposed Day Care facility, the applicant intends to accommodate a maximum of 245 children and 30 employees.

Concurrent Review:

The staff held a Focus Meeting on November 3, 2010 at which the following city departments provided comments:

- Building and Development Division
- 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



Rezoning Petition No. RZ10-011

HEARING & MEETING DATES				
Community Zoning Information Meeting	Design Review Board Meeting	Community Developer Resolution Meeting	Planning Commission Hearing	Mayor and City Council Hearing
October 26, 2010	November 9, 2010	November 30, 2010	December 16, 2010	January 18, 2011

APPLICANT/PETITIONER INFORMATION		
Property Owners	Petitioner	Representative
Lake Forrest Partners, LLC	Lake Forrest Partners, LLC	Patrick Leonard

PROPERTY INFORMATION	
Address, Land Lot, and District	5619 Lake Forrest Drive Land Lot 91, District 17
Council District	6
Frontage and Area	288.77 feet of frontage along the east side of Lake Forrest Drive and 185 feet of frontage along the north side of Northwood Drive. The subject property has a total area of 1.286 acres (56,018.16 square feet).
Existing Zoning and Use	O-I (Office and Institutional District) conditional under zoning case RZ07-040/CV07-030. The property is currently vacant.
Overlay District	Main Street District
2027 Comprehensive Future Land Use Map Designation	LWC (Living-Working Community), Node 7: Roswell Road and I-285 (Downtown)
Proposed Zoning	O-I (Office and Institutional District)

INTENT

TO REZONE THE SUBJECT PROPERTY FROM O-I (OFFICE AND INSTITUTIONAL DISTRICT) CONDITIONAL TO O-I (OFFICE AND INSTITUTIONAL DISTRICT) CONDITIONAL TO ALLOW ADDITIONAL USES.

The subject property is zoned O-I (Office and Institutional District) under zoning case RZ07-040/CV07-030 and conditioned to office and associated accessory uses.

- The applicant is requesting to rezone the subject property from O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) conditional to allow Day Care, General Office, and Clinic uses.

PLEASE NOTE: For the proposed Day Care facility, the applicant intends to accommodate a maximum of 245 children and 30 employees.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

RZ10-011 - APPROVAL CONDITIONAL

DESIGN REVIEW BOARD ENDORSEMENT
RZ10-011 - APPROVED

The overall application was endorsed at the November 9, 2010 Design Review Board Meeting (4-1, Porter, Richard, Mobley and Gregory for; Landeck against; Westmoreland absent; Lichtenstein not voting) with the following conditions:

- 1) To allow the two (2) building with O-I (office and Institutional District) zoning with a residential look similar to the presentation to the Design Review Board, subject to elevations to be approved by the board at the time of permit, and
- 2) To restrict the Lake Forrest curb cut to right-in/right-out only.

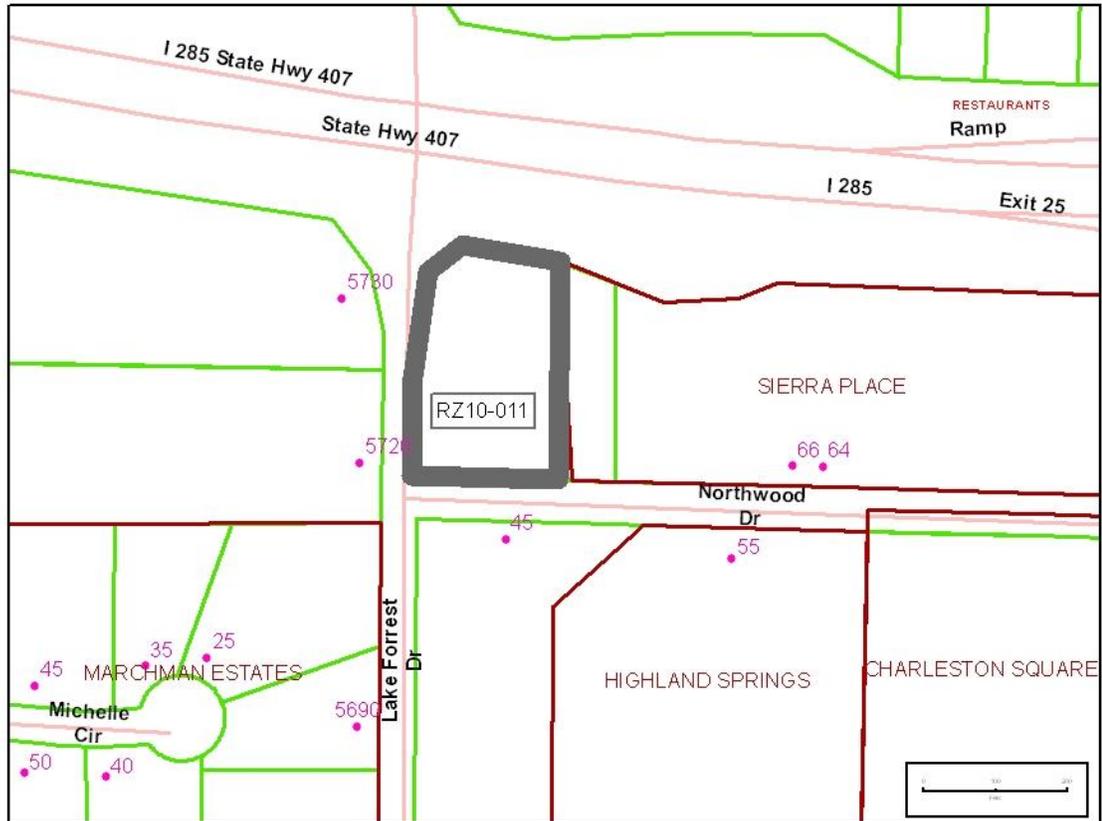
Additionally, the board requested that the applicant provide a fencing plan along the Lake Forrest Drive right-of-way and a more detailed landscape plan at the time of submittal of development permits for DRB review.

PLANNING COMMISSION RECOMMENDATION
RZ10-011 - DEFERRAL

The petition was heard at the December 16, 2010 Planning Commission meeting. The Commission recommended a deferral of up to 60 days. Approved (5-0, Thatcher, Rubenstein, Maziar, Rupnow, and Tart for; Duncan not voting; Pond absent). In approving the recommendation for deferral, the Commission expressed the following direction for the applicant: 1) Provide a vehicular traffic/trip study for the previously approved 22,000 square foot office building as a benchmark for considering the proposed development and use(s) under zoning case RZ10-011; 2) Better justify any proposed curb cut on Lake Forrest Drive that would serve the proposed development and use(s) under zoning case RZ10-011; 3) Better detail the potential system-wide and site conditions regarding vehicular traffic circulation, stacking, and parking for the proposed development and use(s) under zoning case RZ10-011 .

Location Map

5619 Lake Forrest Drive



BACKGROUND

The site is located on the east side of Lake Forrest Drive at the intersection with Northwood Drive and I-285. The property is zoned O-I (Office and Institutional District) conditional under Sandy Springs zoning case RZ07-040/CV07-030. The subject property is located within the Main Street District of the Sandy Springs Overlay District and is currently vacant.

Under case RZ07-040/CV07-030, the subject property is restricted by the following conditions:

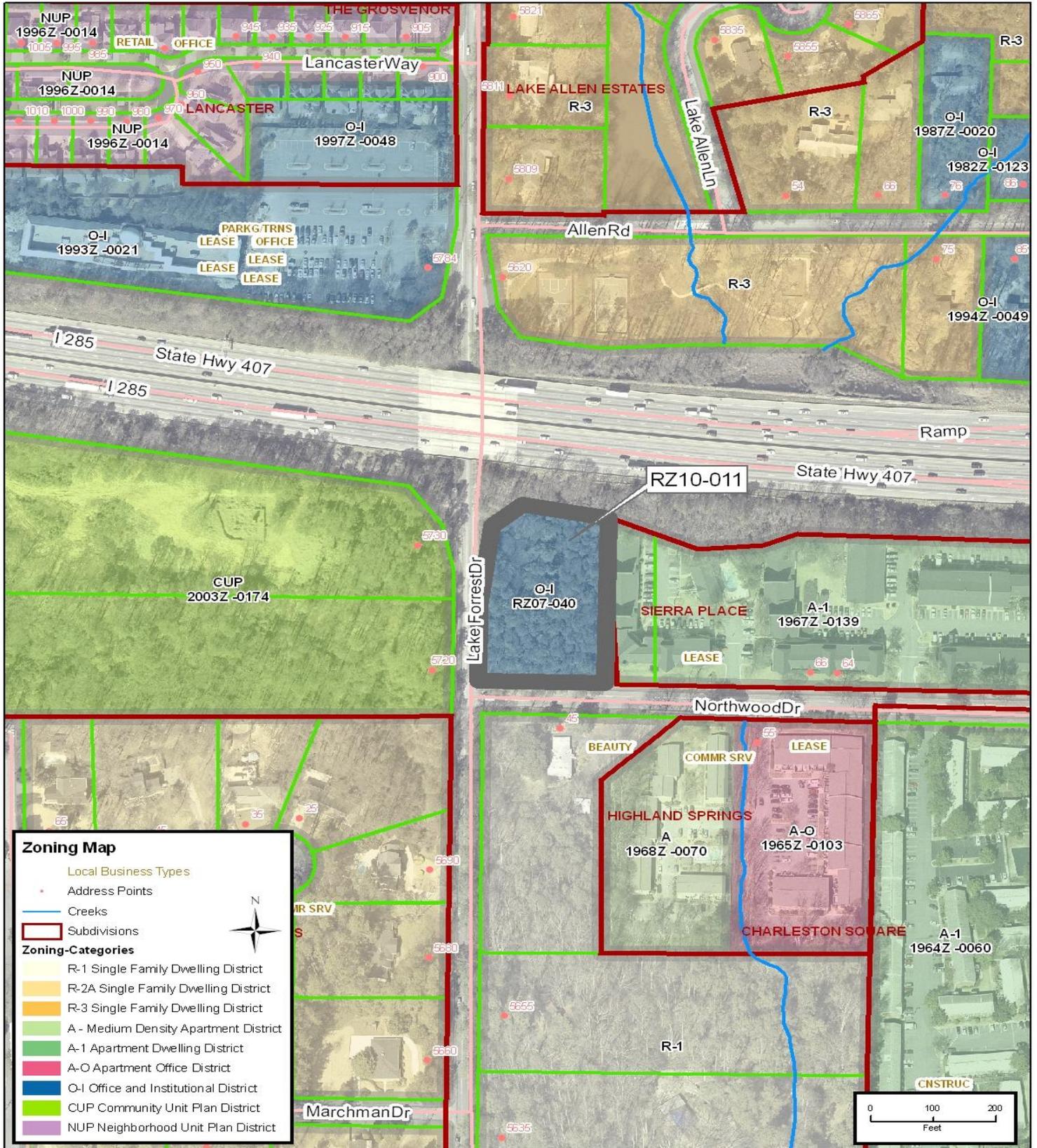
1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Office and associated accessory uses at a density of 17,107.31 square feet per acre or 22,000 square feet, whichever is less.
2. To the owner's agreement to abide by the following:
 - a. To the site plan to be received by the Department of Community Development dated November 11, 2007. 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. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
 - a. The owner/developer shall dedicate thirty (30) feet of right-of-way from centerline of Lake Forrest Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
 - b. The owner/developer shall dedicate twenty-five (25) feet of right-of-way from centerline of Northwood Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
 - c. Prior to issuance of an LDP, the owner/developer shall attempt to provide interparcel access with all adjacent properties. Should the owner/developer not come to an agreement on interparcel access at this time, the owner/developer shall provide documentation of such. In addition, if an interparcel access agreement is not obtained, permanent easements shall be recorded allowing for future inter-parcel access, prior to the issuance of an LDP.
 - d. To reduce the required front yard setback from forty (40) feet to twenty (20) feet adjacent to the I-285 road frontage (CV07-030).
 - e. The light source of all external lighting in the development shall be screened and shall not be directly visible from adjoining residential properties.
 - f. To a maximum illuminance level of 0.5 footcandles along all property lines abutting residentially zoned property.
 - g. At the time of application for a Land Disturbance Permit, the owner/developer shall be required to submit a photometric study detailing the illuminance level as outlined in condition 3.d. and illustrating the proposed lighting fixtures.

EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY

SUBJECT PETITION RZ10-011	Requested Zoning	Proposed Use	Land Area (Acres)	Square Footage	Density (Square Footage per Acre)
	O-I	Office/Clinic/Day Care	1.286	21,000	16,329.70
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	I-285				
East	A-1 conditional Z67-0139	Sierra Place apartments - 64 Northwood Drive	5.59	130	23.26
South	A-O conditional Z65-0103	Highland Springs apartments - 55 Northwood Drive	4.13	66	15.98
	A conditional Z68-0070				
South	R-1	45 Northwood Drive - single family residence	2.10	1	0.48
West	CUP conditional Z03-0174, U08-005	Vacant, Proposed Stadium	15.50	31	2.00

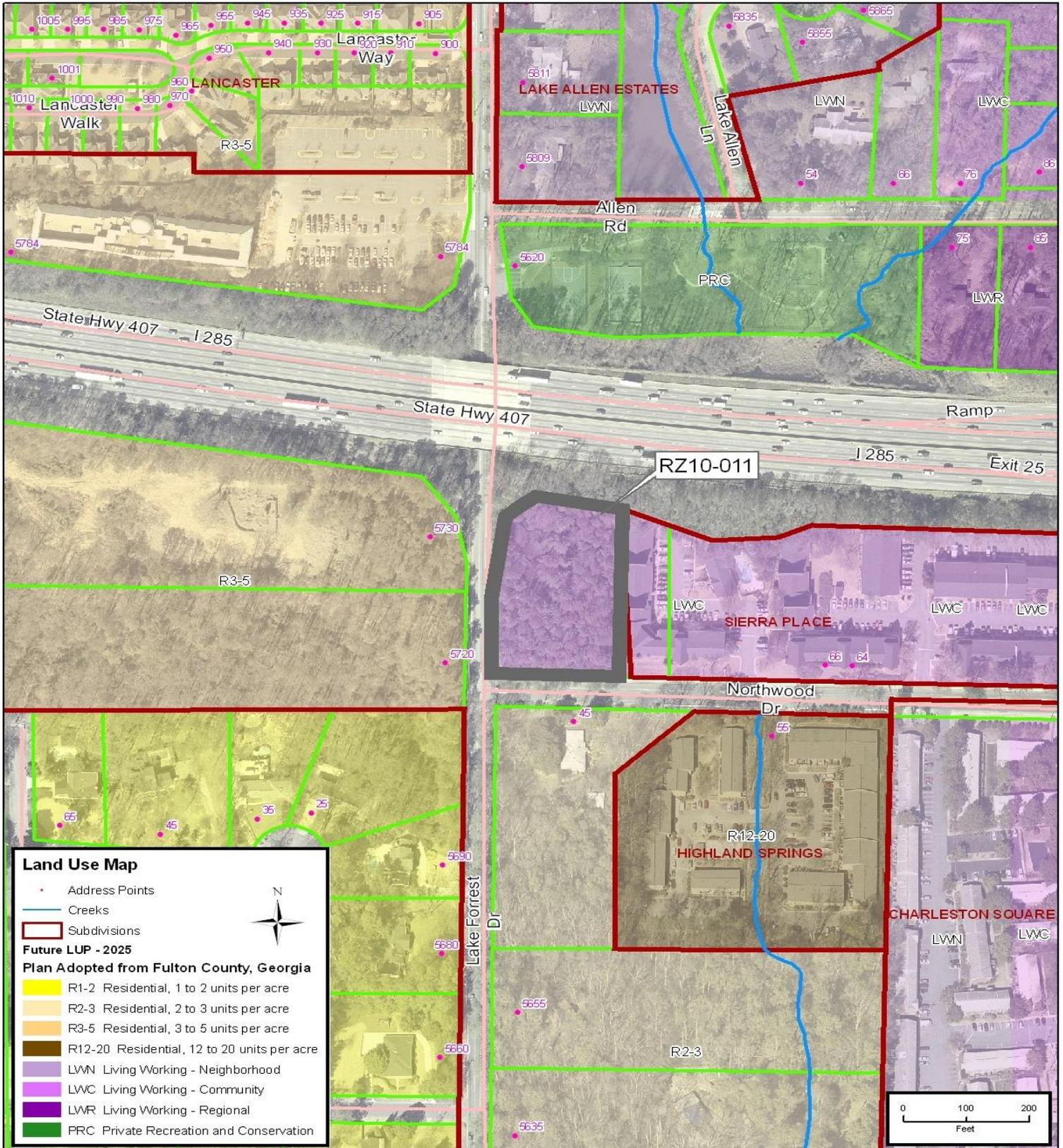
Zoning Map

5619 Lake Forrest Drive



Future Land Use Map

5619 Lake Forrest Drive





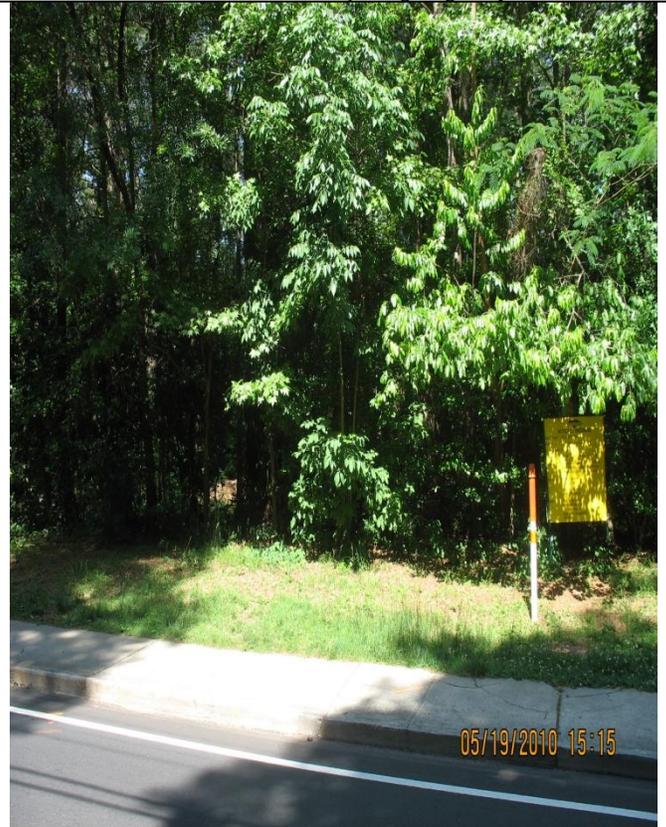
Looking west on Northwood Drive



West of the subject property



Subject Property



Subject Property



North of the subject property



North property line



Looking east on Northwood Drive



South of the subject property



Sign

Sign

SITE PLAN ANALYSIS

The submitted site plan shows the subject property to be primarily rectangular, wooded, and sloping down from Lake Forrest Drive. The site plan also indicates the following:

- Total site area of 1.286 acres
- Total Building areas of 21,000 S.F. (13, 000 S.F. of Day Care & 8,000 S.F. of General Office/Clinic)
- Total Impervious area of 36,650 S.F.

PARKING IMPACT ANALYSIS

Section 18.2.1, *Basic Off-street Parking Requirements*, requires a minimum amount of parking spaces for Day Cares as follows:

- 1.7 spaces per 1,000 S.F. = 22.1 spaces required.
- 1 space for every four (4) employees = 7.5 spaces required.

Section 18.2.1, *Basic Off-street Parking Requirements*, requires a minimum amount of parking spaces for Clinic Offices as follows:

- 4 spaces per 1,000 S.F. = 32 spaces required.

The proposed development of Day Care, General Office, and Clinic would require, at most, 62 parking spaces. The applicant has provided 62 spaces.

LANDSCAPE PLAN ANALYSIS

The site plan shows the proposed development to have 19,368 S.F. (45%) of landscaping. Additionally, the applicant will install the required parking lot and streetscape landscaping as required by the Zoning Ordinance.

ENVIRONMENTAL SITE ANALYSIS

The Environmental Site Analysis Report is sufficient and satisfies the requirements of the Sandy Springs Zoning Ordinance. The reporting on all items of the analysis stated either positive, minimal, or no environmental issues, with the exception of the following: slopes exceeding twenty-five percent (25%). The report, in its entirety, is within the case file as a matter of record.

DEPARTMENT COMMENTS

The staff held a Focus Meeting on November 3, 2010 at which the following departmental comments were provided:

BUILDING & DEVELOPMENT DIVISION	Sandy Springs Building Officer and/or ADA Compliance Officer	<ul style="list-style-type: none"> There are no building and compliance requirements that need to be addressed at this time.
	Sandy Springs Chief Engineer	<ul style="list-style-type: none"> Any permit applications involving site development shall comply with applicable stormwater management, and erosion control ordinances. Secure a drainage easement from adjacent property (Sierra Place Apts) if discharge of stormwater from developed site is proposed to traverse the ground surface of the adjacent property alongside Northwood Drive.
	Sandy Springs Landscape Architect/Arborist	<ul style="list-style-type: none"> There are no landscape and stream requirements that need to be addressed at this time.
FIRE DEPT.	Sandy Springs Fire Protection Engineer	<ul style="list-style-type: none"> There are no Fire Department requirements that need to be addressed at this time.
TRANSPORTATION	Sandy Springs Transportation Planner	<ul style="list-style-type: none"> Right-of-way dedication: 40' from centerline of Lake Forrest Drive; 30' from centerline of Northwood Drive. Based on analyzing the Applicant Traffic Impact Study received December 3, 2010, Public Works does not anticipate that the proposed rezoning will cause an excessively burdensome use of existing streets or transportation facilities.
	Georgia Department of Transportation	<ul style="list-style-type: none"> GDOT requirements that need to be addressed at this time include an encroachment permit.

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

PUBLIC INVOLVEMENT

Required Meetings

The applicant attended the following required meetings:

- Community Zoning Information Meeting held October 26, 2010 at the Sandy Springs City Hall
- Community/Developer Resolution Meeting held November 30, 2010 at the Sandy Springs City Hall

Public Comments

Community input includes the following:

- The impact of the proposed uses (General Office, Clinic, Day Care) within the proposed two (2) buildings compared to the previously approved one (1) general office building as it relates to:
 - Aesthetics in keeping with the residential feel of the area.
 - Vehicular traffic.
 - Stormwater management.
 - Signage and sign lighting.
 - Concern over the total enrollment of the proposed Day Care.
 - The impact of the proposed curbcut on Lake Forrest Drive as it relates to vehicular ingress and egress and as it relates to pedestrian traffic along Lake Forrest Drive.
 - Security fencing for perimeter and playground.
 - In addition to stories, restrict the height of the proposed buildings to feet and inches above grade.
 - The need for Police to control traffic.
 - Restrict internal and external lighting.
 - The required setback range for the Main Street District pushes the proposed building(s) closer to the street and is not in keeping with the residential feel of the neighborhood and could cause a sight safety issue for the intersection of Northwoods and Lake Forrest.
 - Why not a single building (as previously approved) having the requested additional uses?
 - Restricting hours of operation, perhaps to 7:00 a.m. to 7:00 p.m.

Notice Requirements

The petition will be advertised in the Daily Report on December 9, 2010 and December 23, 2010. The applicant posted a sign issued by the Department of Community Development along the frontages of Lake Forrest Drive and Northwood Drive and on November 19, 2010.

Public Participation Plan and Report

The applicant has met the Public Participation Plan requirements. The applicant will be required to submit the Public Participation Report seven (7) days prior to the Mayor and City Council Hearing on January 18, 2011. The Public Participation Report must be submitted on or before January 11, 2010.

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 existing density and character of the surrounding area.

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 proposed use will not adversely affect the existing use and usability of adjacent property.

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 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 does not anticipate a significant impact on public services and facilities. However, some impact on the surrounding transportation system is expected.

Based on analyzing the Applicant Traffic Impact Study received December 3, 2010, Public Works does not anticipate that the proposed rezoning will cause an excessively burdensome use of existing streets or transportation facilities.

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 Future Land Use Map, which designates the property as Living-Working Community (LWC), Node 7: Roswell Road and I-285 (Downtown). The proposal lends itself to the overall intent of the LWC designated areas that are intended for medium density mixed land uses (residential and commercial) intended to serve a group of adjacent neighborhoods and to be compatible with low and medium density residential neighborhoods. The LWC land use designation recommends: a 4 story height limit, a density of up to 25,000 square feet per acre for commercial and office uses, a 100,000 square foot/tenant limitation, and a 15 % minimum of Open and Green Space Components (10% must be G.S. and 5% may be O.S.)

The site plan provided by the applicant indicates the following:

- A commercial/office density for the proposed development of 16,329.70 S.F./Acre
- 19,368 S.F. (45%) of landscaped area.
- A maximum building height of two (2) stories.

The applicant is proposing to allow for a use consistent with O-I zoning. Additionally, Live-work developments should ensure walkable development patterns, and the applicant would provide the required Main Street Overlay District streetscape to include lighted and shaded sidewalks.

The subject site is located in Living Working Node 7: Roswell Road and I-285 (Downtown). The vision, guidelines, and policies of Node 7 is as follows:

- The area should be dedicated for high density commercial, office, and residential uses.
- This area should be considered for some of the highest densities in the City.
- Consolidation of properties and the collective redevelopment of multiple properties should be encouraged in the area to perpetuate economic vitality, increased green space, and an improved transportation system.
- Residential density should be above 20 units per acre. Commercial and office densities should be above 25,000 square feet per acre. Building heights should not be limited in this area. At least 15% of a site shall be maintained as open and green space.
- Densities and heights of a significant nature should not be supported on properties less than four (4) acres in size. Increased levels of open and green space, limiting direct vehicular access to Roswell Road, and improving the area's transportation network shall be important considerations for the highest densities and building heights.
- The transition of densities and heights to levels similar to those in the Town Center area should be considered on the northern boundary of the area along Cliftwood Drive and Carpenter Drive.
- Automobile-oriented uses should be discouraged from this area.

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 zoning proposal will not permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of Sandy Springs.

CONCLUSION TO FINDINGS

It is the opinion of the staff that the proposal is in conformity with the intent of the Comprehensive Plan Policies and the Future Land Use Map, as the proposal involves a use and density that is consistent with abutting and 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 approve the petition to rezone the subject property from O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) conditional to allow for General Office, Day Care, and Clinic uses, 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. To a total density of 16,329.70 square feet per acre or 21,000 square feet, whichever is less.
 - b. To General Office, Clinic, and associated accessory uses at a maximum of 8,000 gross square feet.
 - c. To Day Care and associated accessory uses at a maximum of 13,000 gross square feet.
 - d. The total enrollment of the Day Care shall be no more than 245 people. And the total Day Care staff on premises at any given time shall be no more than 30 people.
 - e. By August 1st of each calendar year, the Day Care shall provide an annual report detailing total enrollment, subject to the approval of the Director of Community Development.
 - f. The hours of operation for the day care facility shall be limited to: Monday through Friday from 7:00 a.m. to 7:00 p.m.
 - g. To a maximum overall building height of two (2) stories.
 - h. To utilizing traffic controlling police in a manner deemed necessary as determined by the Director of Community Development and/or the Director of the Public Works Department.

2. To the owner's agreement to abide by the following:
 - a. To be in accordance with the site plan received by the Department of Community Development on October 18, 2010. 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. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
 - b. To be in accordance with the rendering of the proposed buildings received by the Department of Community Development on October 5, 2010 as determined by the Director of Community Development.

3. To the owner's agreement to provide the following site development standards:
 - a. The owner/developer shall dedicate forty (40) feet of right-of-way from centerline of Lake Forrest Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
 - b. The owner/developer shall dedicate thirty (30) feet of right-of-way from centerline of Northwood Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.

- c. Prior to issuance of an LDP, the owner/developer shall attempt to provide interparcel access with all adjacent properties. Should the owner/developer not come to an agreement on interparcel access at this time, the owner/developer shall provide documentation of such. In addition, if an interparcel access agreement is not obtained, permanent easements shall be recorded allowing for future inter-parcel access, prior to the issuance of an LDP.
- d. The light source of all external lighting in the development shall be screened and shall not be directly visible from adjoining residential properties.
- e. To a maximum illuminance level of 0.5 footcandles along all property lines abutting residentially zoned property.
- f. At the time of application for a Land Disturbance Permit, the owner/developer shall be required to submit a photometric study detailing the illuminance level as outlined in condition 3.d. and illustrating the proposed lighting fixtures.

Attachments

Site Plan dated received October 18, 2010

Survey dated received October 5, 2010

Site Distance/Line Traffic Exhibit Plan received December 2, 2010

Building rendering dated received October 5, 2010

Applicant Traffic Impact Study received December 3, 2010

Letter of Intent dated received October 5, 2010

Applicant Zoning Impact Analysis dated received October 5, 2010

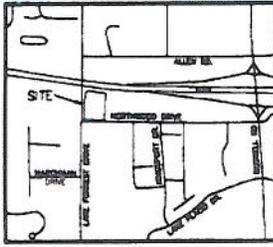
Letter Fulton County Dept. of the Environment & Community Development received November 24, 2010

Letter Fulton County Dept. of Health Services November 24, 2010

Trisha Thompson email dated November 8, 2010

Opposition emails/letters dated as indicated

R210-011



LOCATION MAP
NTS

LEGEND:

IPS	IRON PIN SET	DMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	BWH	SEWER MAN HOLE
OT	OPEN TOP PIN	MHT	MAN HOLE TELEPHONE
CT	CRIP TOP PIN	CB	CATCH BASIN
RB	REINFORCING BAR	DI	DROP INLET
CL	CENTERLINE	LL	LAND LOT LINE
R/W	RIGHT-OF-WAY	HW	HEAD WALL
LL	LAND LOT	CMF	CORRUGATED METAL PIPE
L	LINE	CCP	REINFORCED CONCRETE PIPE
R	RADIUS	CD	CROSS DRAIN
C	CONCRETE	SE	SANITARY SEWER EASEMENT
PP	POWER POLE	SH	FIRE HYDRANT
SP	SERVICE POLE	OE	DRAINAGE EASEMENT
GV	GAS VALVE	WV	WATER VALVE
GM	GAS METER	WM	WATER METER
LP	LAMP POLE	WD	SANITARY SEWER CLEANOUT
SS	SANITARY SEWER	POB	POINT OF BEGINNING
M&C	M&L & GAP	POC	POINT OF COMMENCEMENT
PC	FENCE CORNER	PI	POINT OF INTERSECTION
F	FENCE		

GENERAL NOTES:

- 1.) Pursuant to Rule 180-6.03 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, The term "CERTIFY" or "CERTIFICATION" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and to not a guarantee or warranty, either expressed or implied.
- 2.) Information regarding the reputed presence, also, character, and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those relying on this plat. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his contractors, his contractors, and/or his agents shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information shown hereon as to such underground information.
- 3.) Unless otherwise stated hereon, only evidence of easements or structures thereto which are readily apparent from a casual above ground view of premises are shown. No liability is assumed by the undersigned for loss relating to the existence of any easement not discovered from my casual above ground view of the premises.
- 4.) Unless stated otherwise, governmental jurisdictional areas or negative easements, if any, which might impact on the use of the premises were not located. No liability is assumed by the undersigned for any loss resulting from the exercise of any governmental jurisdiction affecting the use of the premises.
- 5.) Acceptance of this survey plat or use of the corner monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, omissions or breach of contract to an amount not to exceed the fee charged. For additional liability coverage from the undersigned, a fee of 2% of the liability amount requested must be paid to the undersigned prior to commencement of this project.
- 6.) Reproductions of this plat are not valid unless the seal is signed with a "live" signature.
- 7.) Unless otherwise stated hereon, this survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract of title search of the property.

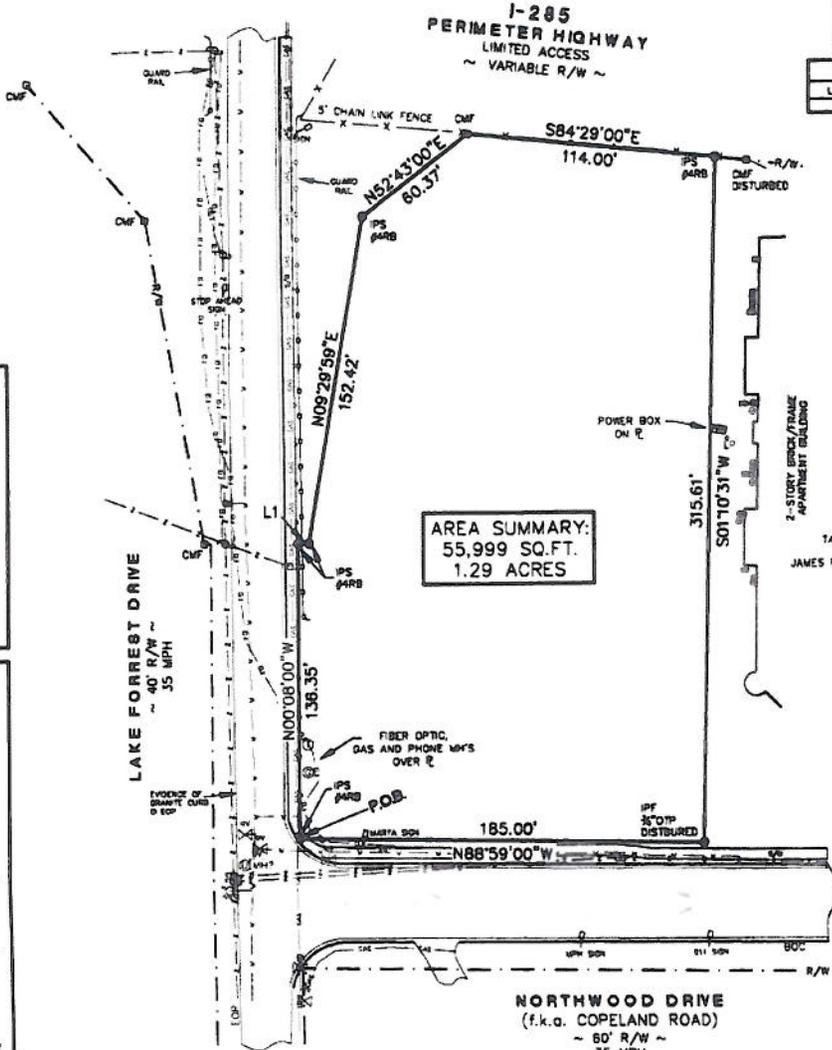
TITLE NOTES:

PERTAINING TO LAWYERS TITLE INSURANCE CORPORATION ALTA COMMITMENT FOR TITLE INSURANCE NO. DD1889-21, EFFECTIVE JANUARY 10, 2008, SCHEDULE B, SECTION 3, THE FOLLOWING ARE CONSIDERED EXCEPTION TO SAID TITLE:

8.) SEWER EASEMENT FROM WRS, FAY APPLIES TO FULTON COUNTY, GEORGIA, DATED APRIL 16, 1981 RECORDED AT 1532 BOOK 3794 PAGE 552, APPROVED RECORDS.

9.) EASEMENT FROM BROWNWOOD, INC. TO GEORGIN POWER COMPANY, DATED JUNE 20, 1988, RECORDED AT 3002 BOOK 3791, PAGE 100, APPROVED RECORDS.

10.) EASEMENT FROM BROWNWOOD, INC. TO GEORGIN POWER COMPANY, DATED JUNE 20, 1988, RECORDED AT 3002 BOOK 3791, PAGE 100, APPROVED RECORDS. DOES NOT APPEAR TO APPLY.



LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 80 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point located at the northeast corner of the intersection of Lake Forrest Drive (40' right-of-way) and Northwood Drive (60' right-of-way formerly known as Copeland Road); THENCE PROCEEDING NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST a distance of 136.35 feet to a point; THENCE SOUTH 80 DEGREES 40 MINUTES 50 SECONDS EAST a distance of 5.10 feet to a point; THENCE NORTH 09 DEGREES 28 MINUTES 50 SECONDS EAST a distance of 152.42 feet to a point; THENCE NORTH 52 DEGREES 43 MINUTES 00 SECONDS EAST a distance of 80.37 feet to a concrete monument found; THENCE SOUTH 04 DEGREES 29 MINUTES 00 SECONDS EAST a distance of 114.00 feet to a point; THENCE SOUTH 01 DEGREES 10 MINUTES 31 WEST a distance of 315.61 feet to a point on the northern right-of-way line of Northwood Drive (60' right-of-way); THENCE NORTH 83 DEGREES 59 MINUTES 00 SECONDS WEST a distance of 185.00 feet to a point and THENCE POINT OF BEGINNING.

Said parcel contains 1.29 acres.

SURVEYOR'S CERTIFICATION

THIS SURVEY IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION AND IS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARD REQUIREMENTS FOR THE STATE OF GEORGIA.

DAVID AMOS ADAMS GA. P.L.S. #2799



REFERENCES:

- 1.) DB45211/PG150
- 2.) DB36382/PG110

LINE TABLE

LINE	BEARING	LENGTH
L1	S84°29'00"E	5.10'

SEI

SOUTHEASTERN ENGINEERING INC.

Professional Engineer License No. 2796

Member of the Surveyors & Land Surveyors of Georgia

ALL SURVEYS OF THE STATE OF GEORGIA ARE SUBJECT TO THE JURISDICTION OF THE SURVEYOR GENERAL

DATE	REVISION	No.

DATE: 2/21/08

SCALE: 1" = 40'

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A MEAN ERROR OF 1/10000. THE PLAT IS ACCURATE TO 1/1000. THE PLAT IS BASED ON A TOTAL STATION USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. THE SURVEYOR DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY NAMED PERSON, PERSONS OR ENTITY. SURVEYOR MAKING SAID PERSON, PERSONS OR ENTITY.

LAKE FOREST PARTNERS, LLC LAWYERS TITLE INSURANCE CORPORATION PROVIDENCE BANK

City of Sandy Springs

BOGDAN R. BURKOVSKY FOR CITY CLERK

LAND LOT 80 OF THE 17TH DISTRICT, GEORGIA FULTON COUNTY, GEORGIA



589°54'30"W
99.75'

LAKE FORREST DRIVE
(40' R/W)

ADA RAMP
N44°33'27"W
28.57'

New Main Street Overlay Sidewalk

NORTHWOOD DRIVE (60' R/W)

(SPEED LIMIT 35 MPH)

APPROX. LLL

PERIMETER HIGHWAY
- 285
(LIMITED ACCESS VARIABLE R/W)

S84°29'00"E 154.00'

N52°43'00"E 60.37'

AT 4.00'

No Specimen Trees on site

930

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Future Interparcel Access Easement

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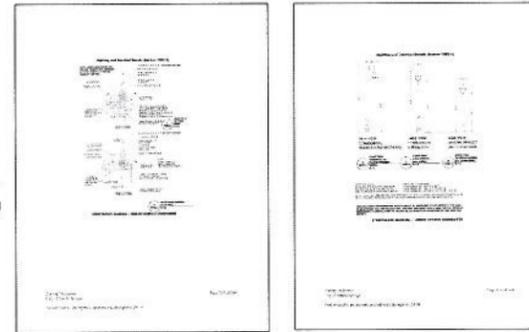
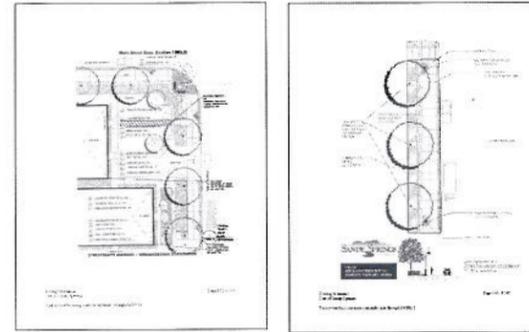
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940

PROJECT TO BE SERVED
BY FULTON COUNTY SEWER
AND CITY OF ATLANTA WATER

Line	Bearing	Distance
2	S84°29'00"E	15.00'
5	S89°40'59"E	5.10'



SIERRA PLACE
APARTMENT HOMES
(ZONED APARTMENTS)
EXISTING BLDG

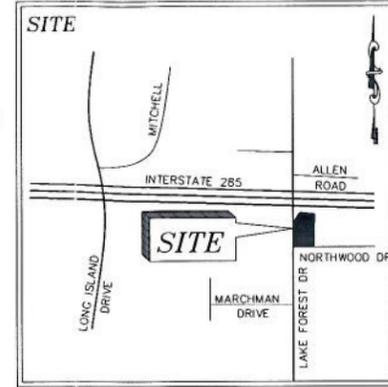
PROJECT SUMMARY:
Existing Zoning - O-Ic - Office
Proposed Zoning - O-Ic
Future Land Use - LWC
Main Street Overlay District
Area - 1.286 Acres
Total Building Areas - 21,000 sf
Density - 16,330 / ac
Phased Development
Building A:
Proposed Zoning O&I
Daycare - Up to 13,000 sf
30 Parking Stalls
(1.7 per 1000 sf plus
1 per 4 peak employees (30))
Building B:
Proposed Zoning - O&I
Office (including medical)
Up to 8,000 sf
32 Parking Stalls
4 per 1000 sf

RZ10-011

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OCT 18 2010

City of Sandy Springs
Community Development



VICINITY MAP

N.T.S.

FULTON COUNTY MONUMENTS

FULTON COUNTY GIS MON. #9855	FULTON COUNTY GIS MON. #9856
N 1419066.6902	N 1418453.1353
E 2231895.9430	E 2231505.1395
Z 1063.80	Z 1066.98

VERTICAL DATUM CONVERSION ADD 842.48
FOR M.S.L. (AS PER TIES TO FULTON COUNTY G.I.S.)

LEGEND

- CALCULATED POINT
- RFB (REBAR FOUND) CTF (CRIMP TOP FOUND)
- PP (POWER POLE)
- FH (FIRE HYDRANT)
- GM (GAS METER)
- SANITARY SEWER MANHOLE
- LIGHT POLE
- BACK OF CURB
- OVERHEAD POWER
- OVERHEAD TELEPHONE
- FIRE STAND PIPE

Development Summary Chart:

Total Area - 1.286 acres	100%
Building Footprints - 11,500sf	19%
Parking Area - 16,950 sf	30%
Parking Spaces - 62	
Sidewalks - 8,200sf	15%
Total Impervious - 36,650sf	65%
Landscaping - 19,368sf	45%
Flood Plain - 0 sf	0%
Total Open Space - 19,368sf	45%



DEVELOPER/ENGINEER:
LAKE FORREST PARTNERS, LLC
PARAGON DEVELOPMENT GROUP, LLC
2556 APPLE VALLEY RD
SUITE 275
ATLANTA, GA 30319
(P) 404-995-0906
(F) 404-995-0908

5619 LAKE FORREST DRIVE
PROPOSED BUILDING
SANDY SPRINGS, GA

Land Lots 123
District 17
City of Sandy Springs
Fulton County, GA

Revisions:

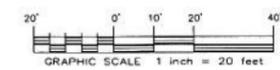
06-10-10 Reuse Zoning Plan

Drawn By: P.O.L.
Date: 06-01-10

Drawn File: LAKEFORREST
Scale: 1" = 20'

Project: LAKE FORREST

Sheet: 1
Zoning
Concept
Plan



LL 123



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Community Development

R210-011

LAKE FORREST PARTNERS, LLC

P.O. BOX 260007, ATLANTA, GA 31126

July 26, 2010

Doug Trettin
City of Sandy Springs
7840 Roswell Road, Bldg. 500
Sandy Springs, GA 30350

Subject: Letter of Intent
5619 Lake Forrest Drive, Sandy Springs

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OCT 05 2010

City of Sandy Springs
Community Development

R210-011

Dear Doug & Members of the Sandy Springs City Council,

This letter of intent is written on behalf of the property owner, Lake Forrest Partners, LLC. This letter constitutes a Letter of Intent for the above referenced rezoning application. The site was rezoned in 2008 to O&I conditioned on a site plan showing a three story 22,000 square foot office building.

The City has since modified the overlay district from the Urban Overlay District to the Main Street Overlay District.

The owner seeks to rezone the property to O-I conditional based on a new site plan and modified uses within the O&I category. The uses include office, medical and day care uses totaling 21,000 square feet. This is less square footage than was previously approved.

The previous application had a concurrent variance approved to reduce the frontage along 285 to be reduced from 40' to 20'. No variances will be required with this application.

The site is located at the corner of Lake Forrest Drive and Northwood Drive. Interstate 285 is to the north of the site. The Sierra Place Apartments are to the east of the property. The proposed Holy Spirit Stadium is to the west.

The 2007 Comprehensive Land Use Plan shows calls for this site to be developed as Living Working Community (LWC). This proposal is consistent with the land use plan and the Main Street Overlay District. This site also falls within the newly created Opportunity Zone.

I urge you to support this rezoning application.

Thank you for your consideration.

Sincerely,

Patrick Leonard

Patrick Leonard, P.E., LEED-AP
Manager

LAKE FORREST PARTNERS, LLC

P.O. BOX 260007, ATLANTA, GA 31126

REZONING APPLICATION

IMPACT ANALYSIS:

1. ***Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?*** The property is adjacent to two main streets, the Interstate and an apartment complex. The O&I zoning is already in place. The condition modification is appropriate land use for this site and is consistent with the land use map.
2. ***Does the zoning proposal adversely affect the existing use of adjacent or nearby property?*** The proposal will not have any impact on surrounding property. It will serve as a buffer to the higher density and is consistent with the Main Street Overlay District it is located in.
3. ***Does the property have reasonable economic use as currently zoned?*** The current office zoning has limited economic value due to the overall economy.
4. ***Will the zoning proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?*** The proposed zoning will have no major impacts on the infrastructure. The existing roads are collector roads. The existing water and sewer lines have adequate capacity. There will be no impacts to the schools. The project will be located close to neighborhoods, which should reduce some trip times of the occupants. A traffic analysis was performed to demonstrate the impact.
5. ***Is the zoning proposal in conformity with the policies and intent of the land use plan?*** The zoning proposal is consistent with the Sandy Springs Comprehensive Land Use Plan.
6. ***Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the zoning proposal?*** The 2007 Sandy Springs Comprehensive Land Use Plan was modified to promote this type of use and encourage redevelopment of this area. The proposal is also consistent with the Main Street Overlay District and this property is also located in the newly formed Opportunity Zone.
7. ***Does the zoning proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of Sandy Springs?*** The zoning proposal has no impact to any natural or environmentally sensitive areas. The proposal is consistent with the overlay district and the land use plan, and therefore should be consistent with the desires of the citizens of Sandy Springs.

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Community Development

RZ10-011

2710-011

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DEC 03 2010

EXECUTIVE SUMMARY
Lake Forrest Drive Mixed Use Development
Sandy Springs, GA

City of Sandy Springs
Community Development

A traffic impact study has been prepared for a proposed mixed use development, known as **5619 Lake Forrest Dr** to identify the traffic impacts of rezoning the property to accommodate the proposed development. The development is located in the City of Sandy Springs on 1.286 acres on the northeast corner of Lake Forrest Dr and Northwood Dr. The traffic impact analysis has determined the traffic impacts that the proposed development under proposed zoning may have on the existing intersection of Lake Forrest Dr and Northwood Dr in the future upon full build out and has compared the traffic impacts between the existing and proposed zoning.

The proposed development is planned for one phase of construction, with full build-out and operation in the year 2012. The proposed development will consist of a 13,000 s.f. Daycare Center and an 8,000 s.f. Office/Medical Building. The layout of the development can be seen on the site plan in **Figure 2** of the study. The trip generation is shown for the development potential under the proposed zoning scenario in **Table 2** of the study.

	ADT	AM Entering	AM Exiting	PM Entering	PM Exiting
LUC 720 Medical Office Bldg (8,000 s.f.)	289	16	4	8	22
LUC 565 Daycare Center (13,000 s.f.)	1030	88	78	80	91
Net New Trips - Proposed Zoning	1319	104	82	88	113

The development has proposed two full access driveways to facilitate traffic flow/circulation on site and to minimize traffic at the intersection of Lake Forrest Dr and Northwood Dr. The driveways are proposed to be located on Lake Forrest Drive north of Northwood Dr and on Northwood Dr east of Lake Forrest Dr.

The site traffic was distributed and assigned to Lake Forrest Dr and Northwood Dr based on existing traffic patterns, type of land use in the vicinity and the site access configurations. Overall, 45% of the site traffic is expected to travel to and from the north and 30% to and from the south via Lake Forrest Dr. The remaining 25% is expected to travel to and from the east on Northwood Dr. The assignment of traffic to both adjacent roadways varied slightly depending on the site access configurations. Three site access scenarios were analyzed. All three scenarios included a full access on Northwood Dr. Scenario 1 provides for an additional full access driveway on Lake Forrest Dr. Scenario 2 provides for an additional right-in/right-out access on Lake Forrest. Scenario 3 has no additional access provided on Lake Forrest Dr. A detail of the trip distribution and assignment is included in the appendix.

The Lake Forrest Dr and Northwood Dr intersection was analyzed in the existing condition, the build year 2012 and the horizon year of 2020 with the proposed development. A representation of the development under the proposed zoning in terms of levels of service, delay and v/c ratio is shown below in the Table 7 of the study. The table also includes a comparison of the three possible site access scenarios evaluated in the study.

12-10-011

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Traffic Impact Study
 Lake Forrest Dr Mixed Use Dev
 December 2, 2010

City of Sandy Springs
 Community Development

Table 7 2020 Proposed Development Intersection Level of Service (LOS) and Delay, sec with V/C ratio						
Full Access provided on Lake Forrest Dr						
Intersection	Traffic Control	Approach	AM Peak Hour		PM Peak Hour	
			LOS (Delay)	V/C	LOS (Delay)	V/C
Lake Forrest Drive and Northwood Dr	Un-Signalized	Southbound LT	A (8.4)	.11	A (9.1)	.16
		Westbound LT	C (24.7)	.19	D (33.9)	.22
Northwood Drive and Site Access	Un-Signalized	Southbound LT	B (10.7)	.05	B (11.7)	.08
		Eastbound LT				
Lake Forrest Dr and Site Access (Full)	Un-Signalized	Southbound LT				
		Westbound LT	C (16.8)	.15	C (23.2)	.28
RI/RO Access provided on Lake Forrest Dr						
Lake Forrest Drive and Northwood Dr	Un-Signalized	Southbound LT	A (8.4)	.11	A (9.1)	.16
		Westbound LT	D (32.8)	.34	F (52.1)	.50
Northwood Drive and Site Access	Un-Signalized	Southbound LT	B (10.8)	.09	B (11.8)	.13
		Eastbound LT				
Lake Forrest Dr and Site Access (RI/RO)	Un-Signalized	Southbound LT	n/a		n/a	
		Westbound LT	B (11.4)	.05	C (13.7)	.1
No Access provided on Lake Forrest Dr						
Lake Forrest Drive and Northwood Dr	Un-Signalized	Southbound LT	A ()	.11	A ()	.16
		Westbound LT	D (32.8)	.34	F (52.7)	.50
Northwood Drive and Site Access	Un-Signalized	Southbound LT	B (11.0)	.13	B (12.0)	.09
		Eastbound LT				

Findings

- The study intersection with two full site accesses provided on Lake Forrest Dr and Northwood Dr was found to operate at acceptable overall levels of service, LOS C or better, in the future horizon year 2020 with the development as proposed. The driveway location relative to Lake Forrest Dr and Northwood Dr for both driveways and the layout of the site are adequate to accommodate turning movements into and out of the development. A southbound left turn lane and a northbound right turn deceleration lane are not required based on the projected volumes and a 35 mph operating speed on Lake Forrest Dr and on Northwood Dr.
- A comparison of the three site access scenarios shows that there is little change in LOS, v/c and delay at the Lake Forrest and Northwood Drive intersection except for the PM Peak hour. The level of service of the westbound left turn movement is expected to deteriorate to an undesirable LOS F with less than full access provided on

Lake Forrest Drive. The overall level of service of the approach is expected to remain at LOS C. The queue of vehicles (95th percentile) increases from 2 to 4 vehicles with no access provided on Lake Forrest Dr and to 3 vehicles with only right-in/right-out access on Lake Forrest Dr.

- The site access scenario comparison also shows that the Northwood Dr site access is expected to operate slightly better with full access provided on Lake Forrest Dr.
- The sight distance at the intersection of Lake Forrest Dr and Northwood Dr for both north and southbound approaches appears to meet the minimum required for a roadway with a 35 mph posted speed limit.
- The existing volumes, projected volumes and the accident history do not support the need for a change from the existing two-way stop control at the intersection.

The overall findings of the traffic impact analysis are that the intersection of Lake Forrest Dr and Northwood Dr will continue to operate at an acceptable level of service, LOS D or better, in the future with the development as proposed. The traffic generated by the proposed development will increase traffic volumes on Lake Forrest Dr by 8.2% or 989 vehicles per day. The overall level of service is within the acceptable range for the development as proposed. The two full site accesses scenario, as proposed by this development, offers the most benefit to traffic operations for the study intersection and for site circulation within the development. Both site accesses must meet current standards set for by the City of Sandy Springs and the Georgia Department of Transportation, as applicable.

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City of Sandy Springs
Community Development

1210-011

5619 LAKE FORREST DRIVE

TRAFFIC EXHIBIT

Land Lot 123, Dist 17, City of Sandy Springs, Fulton County, GA

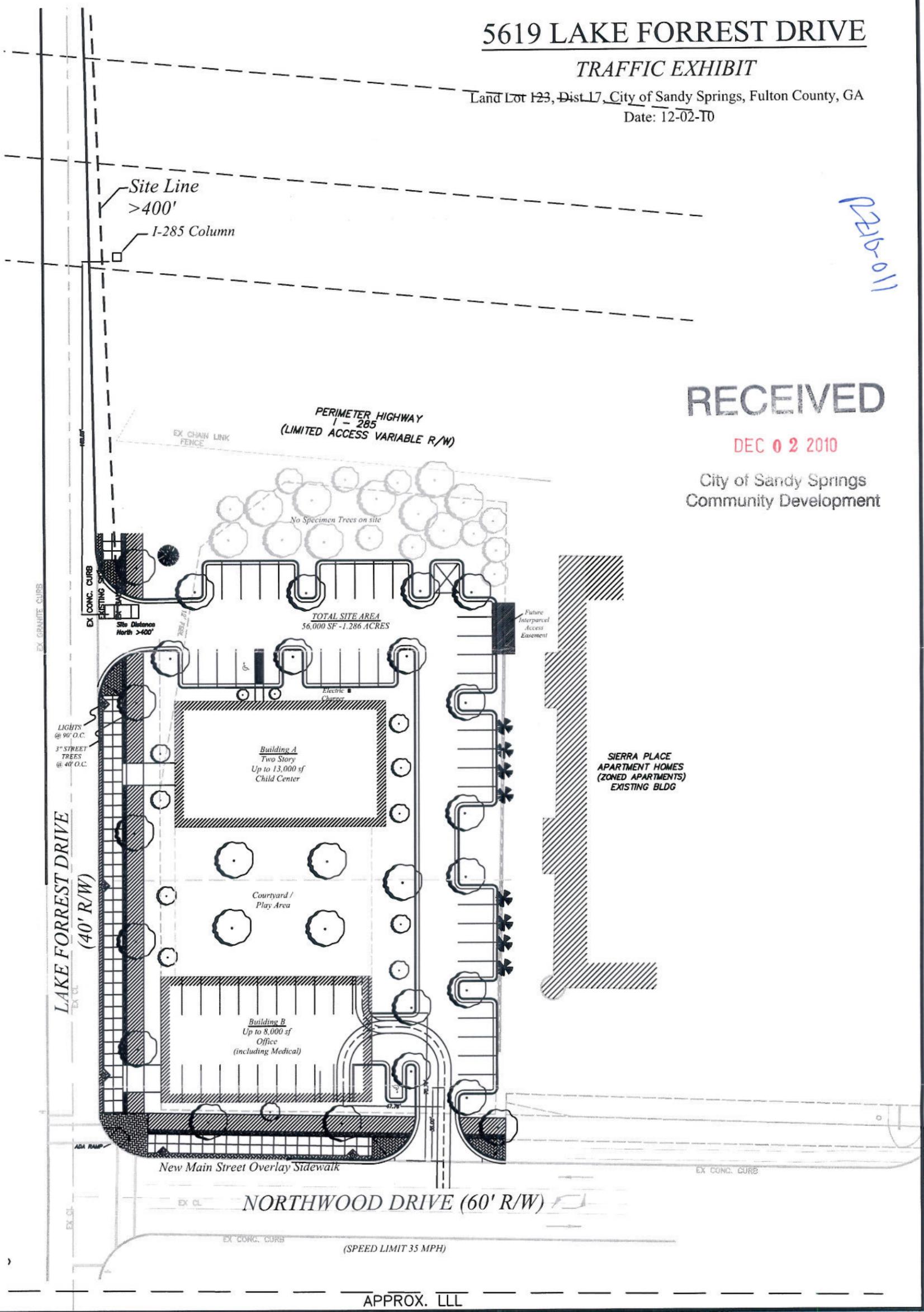
Date: 12-02-10

12-21-10 11

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DEC 02 2010

City of Sandy Springs
Community Development



12710-011

Trettin, Doug

From: trishathompsonfox [trishathompsonfox@comcast.net]
Sent: Monday, November 08, 2010 10:17 AM
To: Trettin, Doug
Subject: Re: 5619 Lake Forrest

Doug,
Thanks. And thanks to Patrick.
T

----- Original Message -----

From: [Trettin, Doug](#)
To: [trishathompsonfox](#)
Cc: [Susan Baldwin Yeosock](#) ; [Patty Berkovitz](#) ; [Mark Sampl](#) ; [Ruffin, Patrice](#) ; [Dettwiler, Blake](#)
Sent: Monday, November 08, 2010 10:11 AM
Subject: FW: 5619 Lake Forrest

Trisha-

Please see below the response from the owner/applicant. Thank you.

Doug Trettin

From: Patrick Leonard [<mailto:paragon1@bellsouth.net>]
Sent: Monday, November 08, 2010 10:01 AM
To: Trettin, Doug
Subject: 5619 Lake Forrest

Doug,

In response to your questions comparing zoning applications, I have attached the following:

	<u>January 15, 2008 Zoning</u>	<u>Proposed Zoning</u>
Zoning	O&I-c	O&I-c
Total Square Feet	22,000	21,000
Overlay District	Urban Overlay	Main Street Overlay
Setbacks (per overlay)	40'	12' minimum, 20' maximum
Landscape / Greenspace	Per Urban Overlay	Per Main Street Overlay
Parking	66 parking spaces	64 parking spaces
Building Height	3 stories with pitched roof	2 stories with pitched roof
Variance	Setback variance along 285	No variances
Other	None	Opportunity Zone

Does this new configuration move the buildings closer to the streets to accommodate 2 structures instead of one?

The proposed application does move the buildings closer to the street to meet the requirements of the new Main Street Overlay District (maximum 20' setback from property line).

Does it reduce in any way the green space or landscape strips?

The proposed application will meet landscape requirements of the revised overlay district. The buffer along 285 has been increased to preserve more trees as a buffer. The overall open space will increase from the previous application.

Any affects on the traffic volume and number of parking spaces required?

The proposed application has 64 parking stalls versus 66 stalls. The traffic trips do increase. A study has been done to show no significant impact to the streets. Also, the study looked to see if a stop signs or traffic lights could be warranted, but they were not.

Ingress and egress changed?

The proposed application has two points of egress instead of one. This is to help alleviate the conditions that currently exist at the Northwood intersection.

Where is there stormwater going?

Both applications have the same storm-water management plan. Storm water will be detained on site then drain to Northwood and into the catch basin east of the property.

Height of the structures?

Per above, the proposed building height is less than the previous application.

Signage?

Both applications had wall signs on the building on two sides. No sign variances are being requested.

Which street will have the signage?

Both applications had wall signs on the building on two sides. No sign variances were or are being requested.

Any variances with the application?

The proposed application has no variances. The old application had a variance approved with the rezoning.

Please let me know if you need anything else.

Regards,
PATRICK LEONARD, P.E., LEED-AP

12210-011



Department of the Environment and Community Development
Fulton County Government Service Center at Fulton Industrial
5440 Fulton Industrial Boulevard
Atlanta, GA 30336

November 19, 2010

Patrice S. Ruffin, AICP, Assistant Director 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 December Planning Commission and January Mayor and City Council Meetings. 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

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NOV 24 2010

City of Sandy Springs
Community Development

MEMORANDUM



TO: Patrice S. Ruffin, Assistant Director of Planning & Zoning
City of Sandy Springs, Department of Community Development

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

DATE: November 23, 2010

SUBJECT: Zoning Comments for December 12, 2010 Planning Commission

AGENDA ITEM	ZONING COMMENTS
RZ10-011	<p>The Fulton County Department of Health Services recommends that the applicant be required to connect the proposed daycare and office/medical buildings to public water and public sanitary sewer available to the site.</p> <p>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>These facilities must comply with the Georgia Smokefree Act of 2005.</p> <p>Since the proposed plans for the development indicate a courtyard/playground between the daycare and office/medical buildings, the Fulton County Department of Health Services recommends that the owners of both buildings develop and implement a 100% Tobacco Free policy to promote and protect the health and wellbeing of children and staff of the proposed daycare facility from the affects of tobacco use. Such a policy would prohibit cigarette, cigar, and pipe smoking, and smokeless tobacco use by staff and visitors of the day care as well as workers and visitors of the office/medical building, on the grounds, and in vehicles used to transport the children.</p> <p>Due to the location of the proposed daycare in close proximity to I-285 and to the roadway, the Fulton County Department of Health Services recommends that further consideration is taken in designing the layout and use of the property in a manner that protects children attending the proposed daycare from environmental triggers of asthma and other potential health impacts of outdoor air pollutants. It is recommended that playgrounds are sited away from high-traffic roads and freeways.</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>
ZM10-009/ CV10-012	<p>The Fulton County Department of Health Services does not anticipate any health problems with this proposed zoning modification to allow a deck in a buffer and setback, with concurrent variances on the property of the existing fee-simple townhome.</p>

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NOV 24 2010

City of Sandy Springs
Community Development



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City of Sandy Springs
Community Development

RE: RZ10-011 - 5619 Lake Forrest Drive

Dear Mayor and City Council Members:

This letter is from the Lake Forrest Summit Community Association, Inc. (LFSCA) located on Lake Forrest Drive as all 35 homes in our community will be impacted by the proposed rezoning application. This parcel is located in the northeast corner of Lake Forrest Drive at the intersection of Northwood Drive.

There are 4 primary areas that are driving our concerns:

- Lake Forrest Drive traffic volume already exceeds current GDOT Collector Street range
- Intense usage associated with a small parcel and further revitalization
- Lack of transition to a residential area
- Rezoning related to economic conditions

Traffic Volume already exceeds GDOT Collector Street Range

This application is projected to add approximately 1319 average daily trips to this intersection. The applicant's own traffic study projects Lake Forrest Drive will increase traffic volumes by 8.2% or 989 vehicles a day.

The Sandy Springs Transportation Master Plan classifies Lake Forrest Drive as a Collector Street in its Local Roadway Functional Classification available on figure 4.1. The Annual Average Daily Traffic (AADT) on figure 4.7 says a collector street carries 5001-10,000 cars. If the applicant's traffic study is applied, then Lake Forrest Drive already has a traffic volume of 12,060 trips per day! This application has the potential to increase the volume to the midrange level of a Minor Arterial Street. This portion of Lake Forrest Drive is also projected in your own transportation plan in figure 4.11 to deteriorate to an E+C Network Daily V/C Ratio of F.

We routinely face northbound delays on Lake Forrest Drive that originate around this location and extend all the way to Stewart Drive which is almost .5 mile south. Further exacerbating the issue for this zoning project is the lack of northbound routes from this location. Lake Forrest Drive is the only one within close proximity!

We are still opposed to this project even if the curb cut on Lake Forrest Drive is deleted. Deleting the curb cut does not change the traffic volume. This does nothing to change the fact that Lake Forrest Drive is the only close northbound exit from this property. Lake Forrest Drive is a street that has only one small section that is less than a 7% grade. Speeding detection with current law enforcement tools presents many challenges.

Intense Usage

This is intense usage for a small 1.286 acre parcel located at the corner of Northwood Drive. Several portions of Northwood Drive are past their prime. To allow such a small parcel to overburden the already stressed streets can hamper future re-development which should be encouraged by the consolidation of multiple properties.

Transition to a Residential Area

This zoning change is very different from the surrounding zoning and doesn't function as a transition between the current adjacent residential properties.

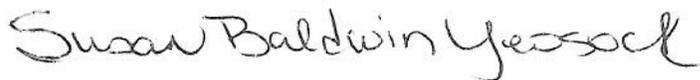
Zoning related to economic conditions

Basing a long term zoning decision on an individual's short term economic challenge should not be encouraged.

The surrounding properties have not undergone a significant change to warrant this change. This property has not been held to a zoning classification for many years; therefore, prohibiting the owner from ever developing it.

We respectfully ask that you deny this rezoning request at your 1/18/11 meeting. LFSCA can't support a day care center at this location regardless of a curb cut on Lake Forrest Drive or a smaller scale day care building. The usage is just too intense for this parcel!

Regards,



Susan Baldwin Yeosock
President
Lake Forrest Summit Community Association, Inc.

cc: LFSCA members

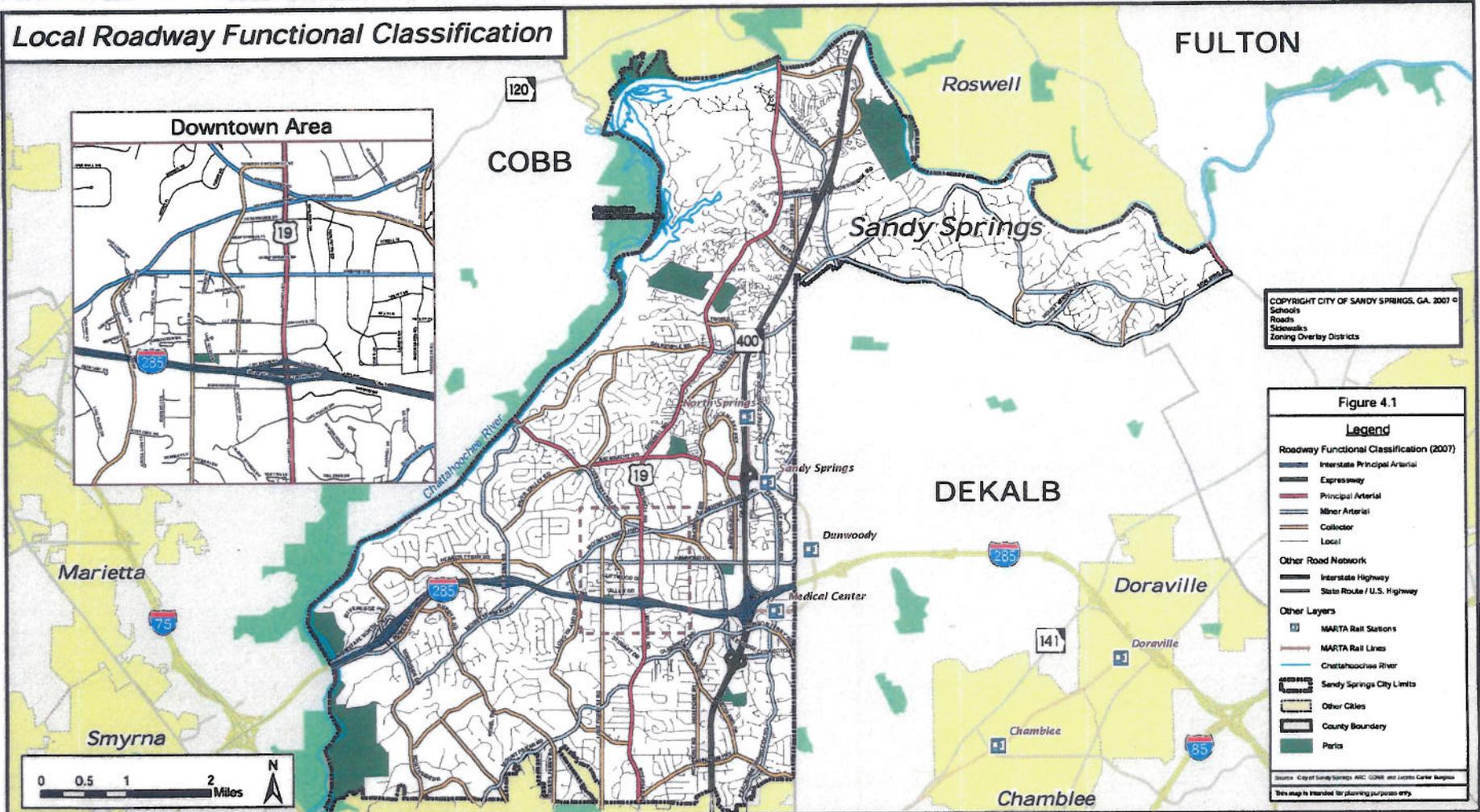
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City of Sandy Springs
Community Development

R210-011

Local Roadway Functional Classification



COPYRIGHT CITY OF SANDY SPRINGS, GA. 2007
Schools
Roads
Sidewalks
Zoning Overlay Districts

Figure 4.1

Legend

Roadway Functional Classification (2007)

- Interstate Principal Arterial
- Expressway
- Principal Arterial
- Minor Arterial
- Collector
- Local

Other Road Network

- Interstate Highway
- State Route / U.S. Highway

Other Layers

- MARTA Rail Stations
- MARTA Rail Lines
- Chattahoochee River
- Sandy Springs City Limits
- Other Cities
- County Boundary
- Parks

Source: City of Sandy Springs, AEC/OMR, and Jacobs Carter Burgess
This map is intended for planning purposes only.

August 2008

12210-011

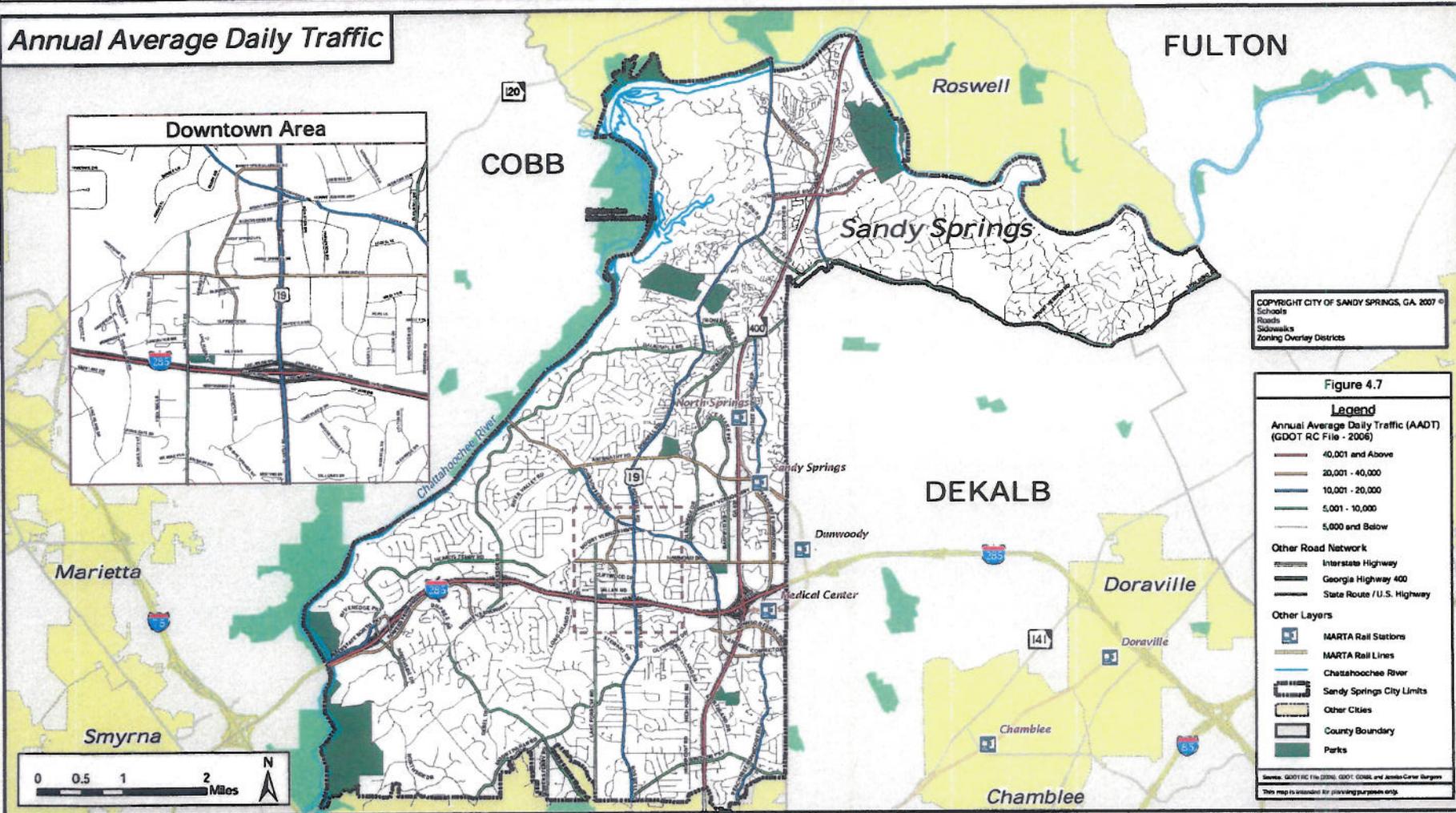
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City of Sandy Springs
Community Development

Annual Average Daily Traffic



August 2008

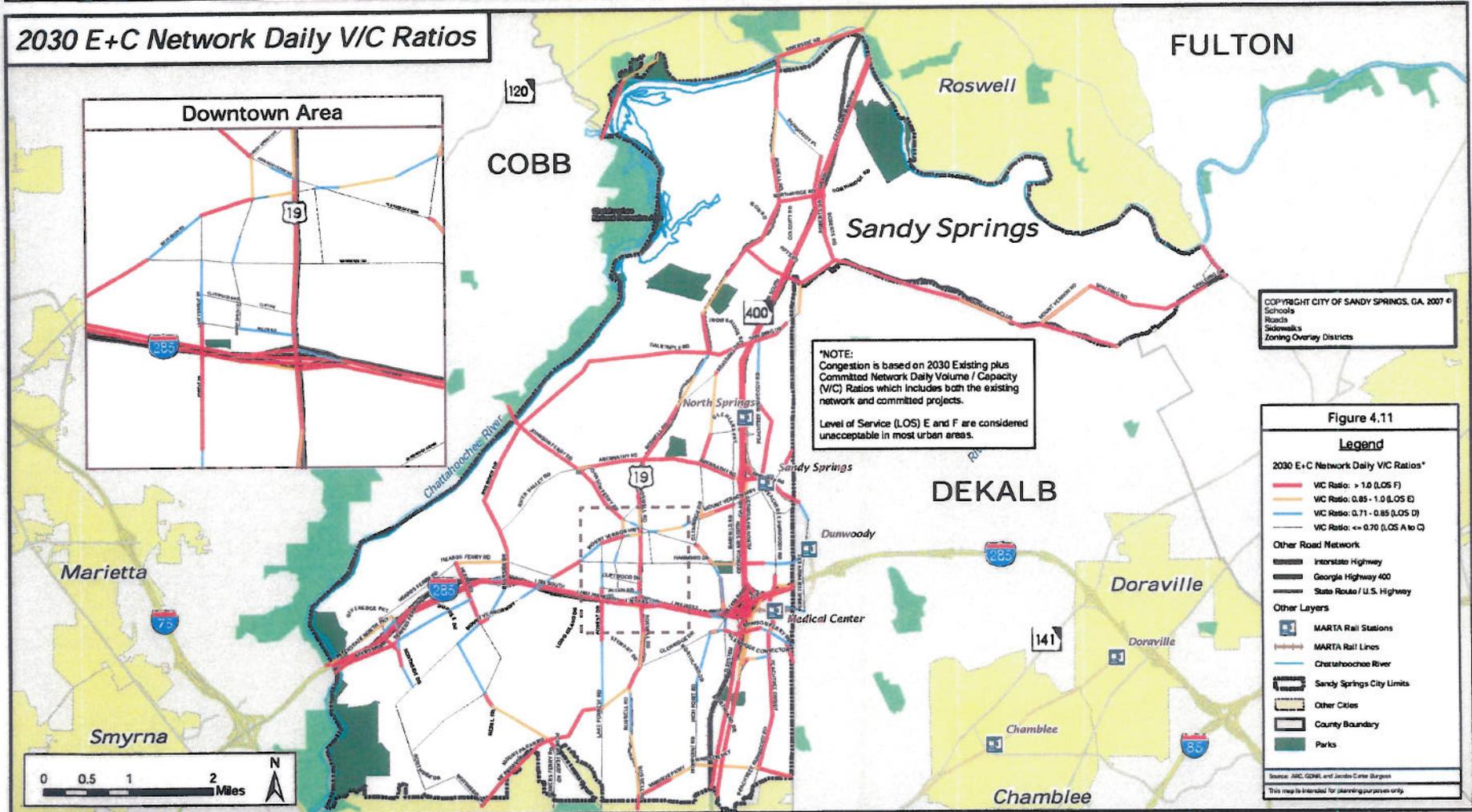
1RZ10-011

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City of Sandy Springs
Community Development

2030 E+C Network Daily V/C Ratios



August 2008

RZ10-011

RECEIVED

DEC 29 2010

City of Sandy Springs
Community Development

Trettin, Doug

From: William Rittenberg [123wlr@gmail.com]
Sent: Saturday, December 18, 2010 10:38 PM
To: CITYOFSS - Planning & Zoning
Subject: 5619 Lake Forrest Drive

I recently became aware of this project and would like to oppose approval of it. The effect on Lake Forrest Drive, and traffic in the area would be disastrous. Thank you for your time and attention.

William Rittenberg
945 Lancaster Way
Sandy Springs, GA 30328

Trettin, Doug

From: Susan Baldwin Yeosock [syeosock@hotmail.com]
Sent: Saturday, December 18, 2010 12:52 PM
To: CITYOFSS - Planning & Zoning
Subject: RZ 10-011 or 5619 Lake Forrest Drive
Attachments: oledata.mso

Planning Commission Members:

Mayor and City Council Members:

This development is projected to add **1319** new vehicle trips per day to this location. Lake Forrest Drive is projected to absorb **989** vehicles per day.

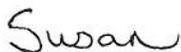
This is very intense use for a small 1.286 acre parcel that will increase the vehicles on a primarily residential street by 8.2%.

Lake Forrest Drive is the **ONLY** northbound route from this property.

I do look forward to seeing the redevelopment of Northwood Drive but this type of intensive development so close to the intersection can't be supported.

Please deny this application.

Many thanks,



Susan Baldwin Yeosock
785 Lake Summit Drive
Sandy Springs, GA 30342

CONFIDENTIALITY NOTICE

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Trettin, Doug

From: Brian Kurlander [briankurlander@gmail.com]
Sent: Saturday, December 18, 2010 2:28 PM
To: CITYOFSS - Planning & Zoning
Cc: Susan Baldwin Yeosock
Subject: Project RZ10-011 at 5619 Lake Forrest Drive.

Dear community leader,

I write to you to express my strong opposition to project RZ10-011 at 5619 Lake Forrest Drive
<x-apple-data-detectors://0> .

Lake Forrest Drive already serves as a busy thoroughfare and, sadly, has been the scene of fatal traffic accidents in recent years.

Added congestion on an already stressed route will deter the quality of life for the thousands of residents who live on or just off of Lake Forrest Drive.

Please consider the adverse impact on property values and quality of life as you take this matter into advisement.

I strongly oppose the proposal and hope you will, too.

Sincerely,

Brian Kurlander <x-apple-data-detectors://1> 750 Lake Summit Drive <x-apple-data-detectors://1> Sandy Springs, GA 30342 <x-apple-data-detectors://1>

Trettin, Doug

From: Bob Thomas [bob.thomas@comcast.net]
Sent: Sunday, December 19, 2010 3:23 PM
To: CITYOFSS - Planning & Zoning
Cc: 'Susan Baldwin Yeosock'
Subject: Lake Forrest and Northwood

Dear sirs:

I am opposed to locating a day care at the corner of Lake Forrest and Northwood. The 989 vehicles per day on Lake Forrest (according to the Applicant's traffic impact study) will be concentrated during morning and evening rush hours and will cause traffic there, already heavy, to grind to a halt. I think that a driveway on Lake Forrest should not be allowed.

The general office use might be a little less onerous and the medical clinic use would be the least problem, since presumably that traffic would be spread thru the day.

Bob Thomas
Sandy Springs, GA
30328

Trettin, Doug

From: Lori Evers [levers@evers-fox.com]
Sent: Monday, December 20, 2010 5:58 PM
To: CITYOFSS - Planning & Zoning
Cc: Collins, William "Chip"; McEnerny, Karen
Subject: Zoning at 5619 Lake Forrest Drive

I am a resident of the Lancaster subdivision, which is located directly off Lake Forrest Drive, just north of I 285. I strongly object to the proposed rezoning of the property at 5619 Lake Forrest Drive. I objected to the original zoning from residential to commercial and feel that this rezoning is even worse. With the exception of the Board of Realtor's Building, the area of Lake Forest from Hammond Drive all the way south to the southern border of Sandy Springs is exclusively residential. To allow any commercial property on this road sets a very bad precedent. To make matters worse you are considering a commercial establishment that will have heavy traffic with drop off and pickups all during the heaviest traffic hours, thus overburdening an already over traveled road, especially during the hours of 7 – 9am and 4 – 7pm. This is both a traffic and safety issue. In addition, with the completion of the sidewalks on Lake Forrest you will be having the competing foot traffic of the children walking to Lake Forrest Elementary School at the same time as people crossing Lake Forrest and Northwoods in their cars to enter this proposed day care center. This is a tragic accident waiting to happen.

I strongly oppose any commercial zoning of this site and hope that you will consider returning this to the correct zoning of low density residential.

Lori Evers, CPA

1040 Lancaster Walk

Sandy Springs, Georgia 30328

Trettin, Doug

From: Bill Serravezza [wills7777@comcast.net]
Sent: Monday, December 20, 2010 5:12 PM
To: CITYOFSS - Planning & Zoning
Subject: RZ10-011

I would like to express my high level of concern over the proposed subject re-zoning request. As I understand what is being proposed includes:

- Day care and general office/medical clinic in the northeastern corner of Lake Forrest Drive at the intersection of Northwood Dr. The entrance/exits will be on **both** Lake Forrest Drive and Northwood.
- Day care building will be 13,000 SF with 245 students and a staff of 30. The other building is 8000 SF and will have either/or general office and a medical clinic.

My concern involves the increased traffic that this project will create.

- Applicant's traffic impact study projects 1319 new vehicle trips per day to this location. Lake Forrest Drive is projected to add 989 vehicles per day.

We are already experiencing heavy traffic on Lake Forest Dr. In addition this is an intense use of a 1.286 acre parcel adjacent to a residential intersection.

I would appreciate your support in declining this request.

William and Liz Serravezza
830 Lake Summit Dr.
30342

Trettin, Doug

From: Matzigkeit, Linda [Linda.Matzigkeit@choa.org]
Sent: Monday, December 20, 2010 8:00 AM
To: CITYOFSS - Planning & Zoning
Subject: Opposition to 5619 Lake Forrest Dr. Planned Construction Project

Dear Planning Commission,

This email is in opposition to the application for a Day Care at 5619 Lake Forrest Drive. There is already tremendous traffic on this busy residential area. Additionally, the plan takes up a large amount of the property and is adjacent to residential property.

Please help save our property values and deny this request for the Day Care.

Thank you,

Linda Matzigkeit
Sandy Springs Resident
810 Lake Summit Drive
Sandy Springs, GA 30342

Trettin, Doug

From: Alec Alexander [acalexander@mindspring.com]
Sent: Monday, December 20, 2010 7:36 AM
To: CITYOFSS - Planning & Zoning; Susan Baldwin Yeosock; Margo Luckovich; Travis Bull; Valerie & Dale Lischer; Donna Thomas; Glory & Janet Sanders; Janet Brumfield; Sharla Kahn; calrader; jscally; jackscalley; Maarchjo; ricepaddy; karen.martin; kmcdonald; sherismith01@yahoo.com; whitsonsmith01@yahoo.com; Bob.Thomas; grimes; callen1045; revmaryanne; elizabeth.azar; jholmes612; toris@mindspring.com; pjester@comcast.net; berner.j@att.net; asr1981; marcimil; sue@aapnetwork.net; hoffmeister48@bellsouth.net; TSuttles@aol.com; d.chenault@comcast.net; grblake@pridaco.com; mluckovich; pjeter@comcast.net; mborst@dekalboffice.com; jacalynbaker@bellsouth.net; pricechenault@mindspring.co; mgarritymd@comcast.net; ams2574@aol.com; Cindy Alexander
Cc: Galambos, Eva; McEnery, Karen
Subject: RE: Please help us avoid extra traffic on Lake Forrest

From: Cindy & Alec Alexander 10 Chevaux Court Atlanta Ga 30342
To: All

This is our 21st year in Sandy Springs. We hope to keep our neighborhood in tact.
Please stand up against more traffic in this area!

We are very much opposed to the Day care and general office/medical clinic in the northeastern corner of Lake Forrest Drive at the intersection of Northwood Dr. The entrance/exits will be on both Lake Forrest Drive and Northwood. Day care building will be 13,000 SF with 245 students and a staff of 30. The other building is 8000 SF and will have either/or general office and a medical clinic.

The bridge problem at Roswell road already dumps traffic on Lake Forrest. The applicant's traffic impact study projects **1319** new vehicle trips per day to this location. Lake Forrest Drive is projected to absorb **989** vehicles per day.

This is too intense of a use for a 1.286 acre parcel at the intersection of a residential street in Sandy Springs.

Please help us avoid this addition of traffic on Lake Forrest.

(We do not want neighbors start leaving and renting houses, making the area turn over. It is not good for this neighborhood which is already overloaded with traffic.)

Alec Alexander and Cindy Alexander
acalexander@mindspring.com
EarthLink Revolves Around You.

Trettin, Doug

From: jfirestone@ups.com
Sent: Wednesday, December 22, 2010 11:04 AM
To: CITYOFSS - Planning & Zoning
Subject: 5619 Lake Forrest Drive; RZ 10-001

Ladies and Gentlemen:

I am concerned about the proposed day care and general office/medical clinic on the northeastern corner of Lake Forrest Drive at the intersection of Northwood Drive. I understand the entrance/exits will be on both Lake Forrest Drive and Northwood Drive; the day care building will be 13,000 square feet with 245 students and a staff of 30; and the other building will be 8,000 square feet.

I understand applicant's traffic impact study projects 1,319 new vehicle trips per day to this location, and Lake Forrest Drive is projected to add 989 vehicles per day. This is troubling, especially given its proximity to our residential area.

Thank you for considering these issues.

Jeff Firestone
265 Lake Summit View
Sandy Springs, GA 30342

Trettin, Doug

From: Jane Lee Crockett [janelee123@bellsouth.net]
Sent: Tuesday, December 28, 2010 5:45 PM
To: Trettin, Doug
Subject: Fw: RZ 10-011

I live at 5660 Lake Forrest Dr. and am strongly opposed to the re-zoning proposal on the corner of Lake Forrest and Northwood. Traffic on Lake Forrest between 4:30 to 6:00 is already bumper to bumper going North. [All trying to get to Johnson Ferry]. A day care center with 245 children and an additional 30 people for staff would only add to the traffic congestion--- making it hard for me to enter Lake Forrest. Lake Forrest should remain a residential neighborhood.

**Thank you for your attention to this matter.
Jane Lee Crockett**

Trettin, Doug

From: Kathy McDonald [kmcDonald@craftsmenprinting.com]
Sent: Wednesday, December 29, 2010 12:45 PM
To: CITYOFSS - Planning & Zoning
Subject: RZ10-011, rezoning for parcel at Lake Forrest and Northwood

Re: 5619 Lake Forrest Drive

My husband and I are residents of Wembley Lane, off Lake Forrest about one mile south of the Northwood intersection. We are concerned about the proposal to change the already approved office zoning to include a more intense use with daycare added to the property. This would add potentially almost 1,000 more cars per day to Lake Forrest, which is residential south of I-285. We feel the office use and the one building already approved is more appropriate than the two buildings as now proposed. We would urge that the present zoning be preserved.

Thank you for your consideration.

Kathy McDonald
kmcDonald@craftsmenprinting.com
Sandy Springs, GA 30342

Trettin, Doug

From: Herschel Lawson [hw.lawson@gmail.com]
Sent: Thursday, December 30, 2010 12:47 PM
To: Trettin, Doug
Subject: RZ10-011 - 5619 Lake Forrest Drive

Dear Mr. Trettin,

As a resident of Sandy Springs and the Lake Forrest Drive corridor, and a board member of the Cameron Hall Homeowners Association, a community of 16 single family homes, bordering on Lake Forrest Drive, near Allen Avenue, I wish to oppose any changes to the current zoning of the approximately one acre property at 5619 Lake Forrest Drive. There are several reasons for opposing the rezoning, but the main one for me is the potential for an overwhelming increase in traffic on Lake Forrest Drive at its intersection with Northwood Drive, as well as congestion to traffic both north and south of the intersection and increased danger to vehicles and pedestrians associated with the increased traffic volume. Those of us that live here are already aware that the volume of traffic on Lake Forrest Dr. exceeds that of a designated collector street. I am in favor of low density use development of this property in the future which is more inline with the primarily residential community. In opposing these plans, I join with my neighbors in the Lake Forrest Drive corridor, and several surrounding home owners associations who have also voiced their concerns about the potential degradation of the quality of life for this part of Sandy Springs should the changes to the zoning be approved.

Please let me know if you have any questions.

Best regards,

Herschel W. Lawson, MD
5780 Cameron Hall PL NW
Sandy Springs, GA 30328

Trettin, Doug

From: honey caplan [honeyreneecaplan@yahoo.com]
Sent: Thursday, December 30, 2010 2:52 PM
To: CITYOFSS - Planning & Zoning
Cc: pjeter@comcast.net; Steven. Strauss; honey strauss
Subject: Re: 5619 Lake Forrest Drive

Dear Planning and Zoning Staff,

I am emailing on behalf of my neighborhood and my family to tell you some concerns I have about a day care and medical center going up in the northeastern corner of Lake Forrest Drive at the intersection of Northwood Dr. At this point, I already feel that the intersection is dangerous for those that live in that area. It is very difficult to come off the highway, drive down northwood and take a left onto Lake Forrest Drive. The present situation is already cause for concerns for very dangerous driving conditions that could be fatal to us and/or our children. If you were to build a day care and/or a medical center in that area, the increase in confusion, difficulty driving, and cause for harm would increase. Please take a moment and put yourself in the shoes of people that live and have to drive these streets everyday. I have two very small children and i fear for their safety. If you were a young mother with small children, wouldn't you want to decrease the risk of injury to your children. Please take the people that live in this neighborhood in your thoughts before moving forward with this venture. I ask you, don't we have enough injuries as it is. Please, don't increase our risk for injury by putting these buildings near our homes. Please leave our neighborhood a "Neighborhood", not a place of doing business. This is where we live and we want to feel safe there. If you can't feel safe in your own, neighborhood, then where can you feel safe??? Please take our thoughts into consideration. Thank you and lets make 2011 a healthy, happy and safe one. Honey Strauss (a concerned sandy spring resident)

Honey Strauss
5635 Eden Roc Lane NE
Sandy Springs, GA 30342

Trettin, Doug

From: Ina Clark [irclark1@yahoo.com]
Sent: Thursday, December 30, 2010 5:00 PM
To: CITYOFSS - Planning & Zoning
Subject: Deny Rezoning Petition RZ10-0011 (5619 Lake Forrest Dr.)

We respectfully request you deny rezoning petition RZ10-001 (5619 Lake Forrest Drive).

The project will greatly exacerbate an existing traffic and safety hazard problem by adding an extreme level of incremental traffic. We understand the applicant's traffic impact study projects an additional 1,319 vehicle trips per day, with about 1,000 of those being routed onto Lake Forrest Drive.

Lake Forrest Drive is used frequently by Sandy Springs residents as a key route to the shopping areas around Hammond/Roswell, and as a result already has huge traffic problems. **For example, the other night, I sat in traffic on Lake Forrest for nearly 45 minutes trying to head north to get to the Hammond Kroger.** The infuriating delay was a result of cars backing up all the way from the Northwood Drive, Allen Park and the I-285 overpass area. **While I sat in traffic, I watched countless vehicles make dangerous 3-point turns into oncoming traffic to get out of the mess. This created a huge safety hazard.**

Please put the safety and consideration of the residents of this area first and deny RZ10-011.

Thank You,

Ina and Rich Clark
1006 Old Powers Ferry Road
Sandy Springs

(For the record, this email was sent at 4:57PM despite the Yahoo time stamp, which cannot be reset to EST)