
CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: November 3, 2010

FROM: John McDonough, City Manager

AGENDA ITEM: **ZM10-008** - 5620 Glenridge Drive, Applicant: BTIC Glenridge, LLC,
To modify condition 3.i. of RZ06-055 to reduce the number of
specimen trees required to be saved from five (5) to four (4)

MEETING DATE: For Submission onto the November 16, 2010, 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: 11/16/2010

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: [Signature]

REMARKS:

To: John McDonough, City Manager

From: Blake Dettwiler, AICP, Director of Community Development 

Date: November 3, 2010 For Submission onto the onto the November 16, 2010 City Council meeting

Agenda Item: **ZM10-008 5620 Glenridge Drive**, Request for a zoning modification to the conditions of Sandy Springs zoning case RZ06-055/U06-008/CV06-039.

Director of Community Development Recommendation:

APPROVAL CONDITIONAL of the request for a zoning modification to the conditions of Sandy Springs zoning case RZ06-055/U06-008/CV06-039.

Background:

The site is located on the north side of Glenridge Drive, the west side of Glenridge Connector, and the south side of I-285. The subject property is zoned MIX (Mixed Use District) under zoning case RZ06-055/U06-008/CV06-039 and being developed with a Mixed Use Development. The site is located in the Suburban District of the Sandy Springs Overlay District, as well as the Perimeter Community Improvement District.

Discussion:

The applicant is requesting a zoning modification to the conditions of Sandy Springs zoning case RZ06-055/U06-008/CV06-039 as follows:

3. To the owner's agreement to provide the following site development standards:

- i. The owner/developer shall retain at least ~~five (5)~~ **four (4)** of the existing specimen trees located on the subject property.

Concurrent Review:

The staff held a Focus Meeting on October 6, 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

Zoning Modification Petition No. ZM10-008

HEARING & MEETING DATES

Community Zoning Information Meeting
September 28, 2010

Mayor and City Council Hearing
November 16, 2010

APPLICANT/PETITIONER INFORMATION

Property Owners

Wood Partners

Petitioner

Kenneth Wood

Representative

Jon Howard/Planners and
Engineers Collaborative

PROPERTY INFORMATION

Address, Land Lot, and District 5620 Glenridge Drive
Land Lot 38, District 17

Council District 5

Frontage and Area 641.30 feet of frontage along the south side of I-285, 188.84 feet of frontage along the west side of Glenridge Connector, and 802.92 feet of frontage along the north side of Glenridge Drive. The subject property has a total area of 365,904 S.F. (8.4004 acres).

Existing Zoning and Use MIX (Mixed Use District) under zoning case RZ06-055/U06-008/CV06-039, currently being developed with a Mixed Use Development.

Overlay District Suburban Overlay District

Comprehensive Future Land Use Map Designation Living-Working Community (LWC), Node 7: Roswell Road and I-285 (Downtown).

Proposed Use Mixed Use Development

**INTENT
MODIFICATION OF CONDITION 3.I. OF PETITION RZ06-055/U06-008/CV06-039 (APPROVED BY THE CITY OF SANDY SPRINGS MAYOR AND CITY COUNCIL ON MAY 15, 2007).**

The applicant is requesting a zoning modification to the conditions of Sandy Springs zoning case RZ06-055/U06-008/CV06-039 as follows:

3. To the owner's agreement to provide the following site development standards:
 - i. The owner/ developer shall retain at least ~~five (5)~~ **four (4)** of the existing specimen trees located on the subject property.

PLEASE NOTE THE FOLLOWING DETAILS PROVIDED BY THE CITY'S CHIEF ARBORIST:

In the process of installing the BMP's on the site the contractor graded in the critical root zone of one of the specimen trees to be saved (30" pine). As per the Zoning Conditions for the site the applicant was required to save five specimen trees. The 30" pine was one of these trees.

On July 14, 2010 the contractor was issued a citation for violation of the Tree Conservation Ordinance section, 109-371 (c) 4 Non-approved encroachment into the critical root zone of a protected tree and non-compliance of the zoning conditions.

At Environmental Court on August 19, 2010, the defendant was sentenced to pay a one thousand dollar fine for the Tree Conservation Ordinance violation, a five hundred dollar fine for the non-compliance with the

zoning conditions, required to plant and additional eight canopy trees on the site, put on six months non-reporting probation and to submit for a zoning modification.

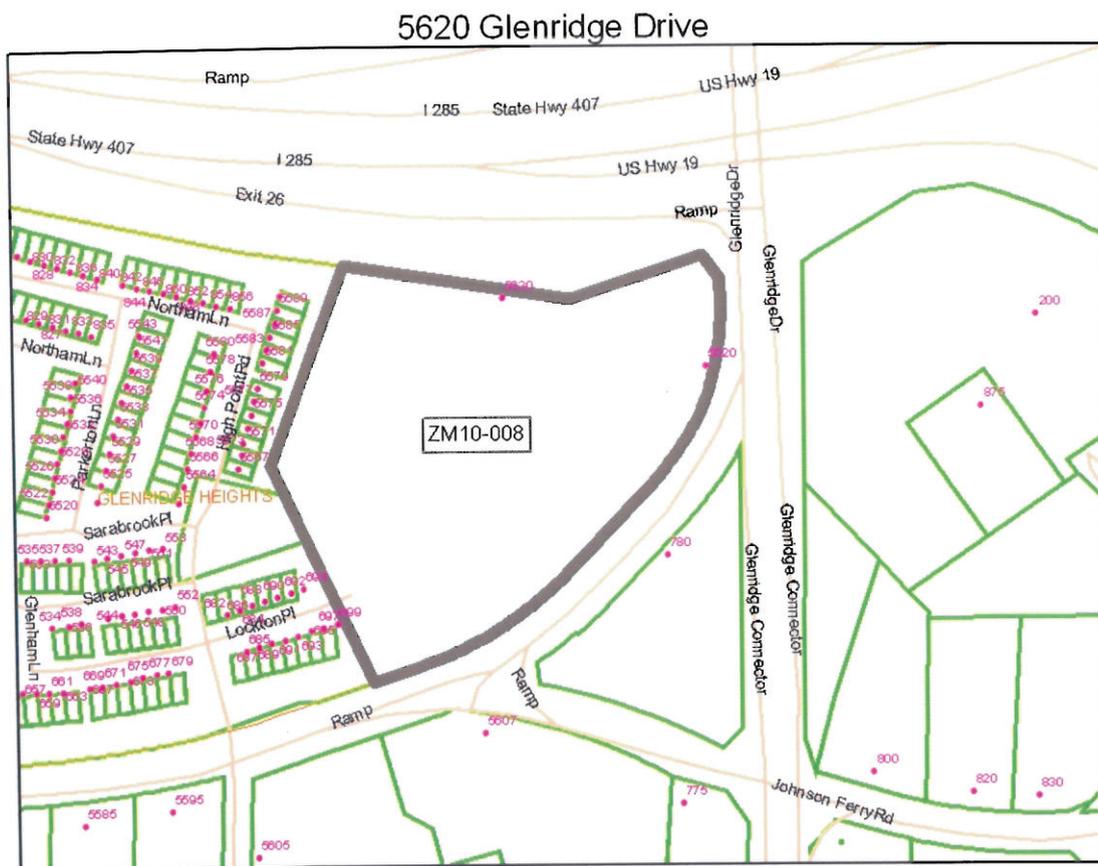
To date the fines have been paid, we have received a plan showing the additional trees and the defendant is working through the process to obtain the zoning modification.

As a part of this application, the owner/developer has provided adequate Tree Replacement/Zoning Modification Plans to mitigate the effect of the lost specimen tree.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

ZM10-008 - APPROVAL CONDITIONAL

Location Map



BACKGROUND

The site is located on the north side of Glenridge Drive, the west side of Glenridge Connector, and the south side of I-285. The subject property is zoned MIX (Mixed Use District) under zoning case RZ06-055/U06-008/CV06-039 and being developed with a Mixed Use Development. The site is located in the Suburban District of the Sandy Springs Overlay District, as well as the Perimeter Community Improvement District.

Under RZ06-055/U06-008/CV06-039, 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 13,206.99 square feet per acre or 110,944 square feet, whichever is less.
 - b. Retail, service commercial, and associated accessory uses at a density of 2,380.84 square feet per acre or 20,000 square feet, whichever is less. Said retail and service commercial uses shall be contained within either the office building or the residential building. The following uses shall be excluded: adult entertainment establishments; bar with food sales being less than 50% of its gross sales volume; liquor store; fast food restaurants.
 - c. 168 residential units at a density of 20 units per acre, whichever is less. No more than 80 residential units may have a minimum heated floor area of less than 750 square feet. No less than 80 residential units may have a minimum heated floor area of less than 1,200 square feet.
 - d. To a maximum building height of seventy-five (75) feet (U06-008). The residential/retail building will be 3 stories of residential over 1 level of retail along the Glenridge Drive frontage of the subject property, and will not exceed 62 feet in height in that area. In addition, the residential/retail building will be set back at least 100 feet from the property line. The residential/retail building may be up to 5 stories where not over retail.
2. To the owner's agreement to abide by the following:
 - a. To a revised site plan to be submitted to the Department of Community Development. 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 minimum design standards are:
 - Minimum front yard: 25 feet
 - Minimum side yard: 10 feet
 - Minimum rear yard: 10 feet
 - Minimum internal setback: 10 feet
 - Minimum landscaping and buffering between uses: 10 feet
 - Minimum heated floor area per unit: 750 square feet
 - Maximum building height: 75 feet

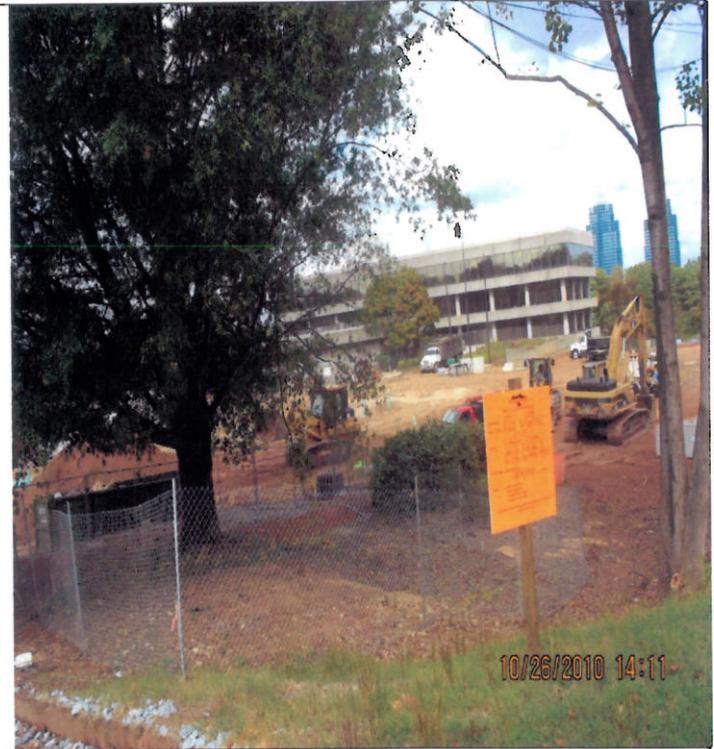
- b. The light source of all external lighting in the development shall not be directly visible from adjoining residential properties.
- c. The owner/developer shall dedicate forty-five (45) feet of right-of-way from centerline of Glenridge Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
- d. No less than 25% of the site shall be maintained as open space.
- e. No less than 10% of the site shall be maintained as green space.
- f. The current Crawford signal and intersection will be reconfigured to a four-legged intersection, per the approval of Public Works. This may include realignment of curb, gutter, roadway, and signal equipment.
- g. Signalization shall be updated to accommodate new roadway configuration at Crawford entrance. All changes are subject to the approval of the Public Works Department.
- h. Prior to issuance of an LDP, the owner/developer shall attempt to provide interparcel access with the properties to the west and across the entrance drive to the adjacent property to the east. 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.
- i. The owner/developer shall retain at least five (5) of the existing specimen trees located on the subject property.

EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY

SUBJECT PETITION ZM10-008	Requested Zoning	Proposed Use	Land Area (Acres)	Square Footage and Number of Units	Density (Units per Acre)
	MIX	Office Retail Condominium	8.4004	87,444 sf 25,500 sf 208 units	10,409.50 sf/acre 3,035.57 sf/acre 24.76 units/acre
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	Interstate 285				
East	MIX, conditional Z98-0084	Johnson Ferry Road and Glenridge Point Parkway - mixed use office and retail development	12.84	453,611	35,327.96
East	O-I, conditional Z84-0014	Medical Office building - 800 Johnson Ferry Road	1.29	5,386	4,175.19
South	O-I, conditional Z86-0006	Office building - 780 Douglas Road	4.46	183,000	41,031.39
South	O-I, conditional Z84-0249	Office building - 5605 Glenridge Drive	7.48	290,404	38,824.06
South	R-3, conditional Z76-0078	Ridgeview Forest subdivision	43.93	72	1.64
Minimum Lot Area: 18,000 square feet Minimum Heated Floor Area: 2,400 square feet					
South & West	R-2	685 Royer Vista Drive 5565-5595 Glenridge Drive 5480-5490 High Point Road	7.41	7	0.94
Minimum Lot Area: 1 acre Minimum Heated Floor Area: 1,800 square feet					
West	TR, conditional Z04-0138	Madison Pointe at Glenridge townhomes	13.41	120	8.95
West	O-I, conditional Z84-0038	Cingular - 5600 Glenridge Drive	10.39	200,000	19,249.28



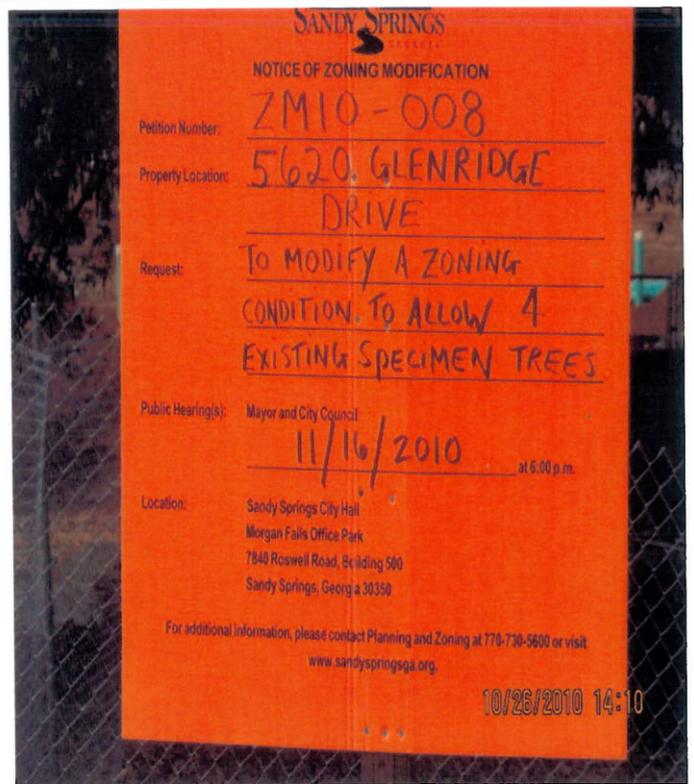
Subject Property looking northwest



Subject Property looking north



Subject Property looking northeast



Sign

APPLICANT'S INTENT

The applicant is requesting a zoning modification to the conditions of Sandy Springs zoning case RZ06-055/U06-008/CV06-039 as follows:

b. To the owner's agreement to provide the following site development standards:

The owner/developer shall retain at least ~~five (5)~~ **four (4)** of the existing specimen trees located on the subject property.

PLEASE NOTE THE FOLLOWING DETAILS PROVIDED BY THE CITY'S CHIEF ARBORIST:

In the process of installing the BMP's on the site the contractor graded in the critical root zone of one of the specimen trees to be saved (30" pine). As per the Zoning Conditions for the site the applicant was required to save five specimen trees. The 30" pine was one of these trees.

On July 14, 2010 the contractor was issued a citation for violation of the Tree Conservation Ordinance section, 109-371 (c) 4 Non-approved encroachment into the critical root zone of a protected tree and non-compliance of the zoning conditions.

At Environmental Court on August 19, 2010, the defendant was sentenced to pay a one thousand dollar fine for the Tree Conservation Ordinance violation, a five hundred dollar fine for the non-compliance with the zoning conditions, required to plant and additional eight canopy trees on the site, put on six months non-reporting probation and to submit for a zoning modification.

To date the fines have been paid, we have received a plan showing the additional trees and the defendant is working through the process to obtain the zoning modification.

As a part of this application, the owner/developer has provided adequate Tree Replacement/Zoning Modification Plans to mitigate the effect of the lost specimen tree.

DEPARTMENT COMMENTS

The staff held a Focus Meeting on October 6, 2010 at which the following departmental comments were provided:

BUILDING AND DEVELOPMENT DIVISION	Sandy Springs Building Officer	▪ The Building Department has no comments on the items from the 10/6/10 focus meeting.
	Sandy Springs Development Plan Review Engineer	▪ There are no engineering requirements that need to be addressed at this time.

	Sandy Springs Landscape Architect/Arborist	<ul style="list-style-type: none"> ▪ During construction the grading contractor graded into the critical root zone of one of the specimen trees (30" Pine) to be saved. The site super was cited and taken to court. If the MCC decides to approve the application it could be conditioned to providing additional canopy trees to mitigate the loss of the tree.
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"> ▪ There are no Public Works requirements that need to be addressed at this time.
	Georgia Department of Transportation	<ul style="list-style-type: none"> ▪ There are no Georgia Department of Transportation 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 case RZ06-055/U06-008/CV06-039 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 associated accessory uses at a density of 13,206.99 square feet per acre or 110,944 square feet, whichever is less.
 - b. Retail, service commercial, and associated accessory uses at a density of 2,380.84 square feet per acre or 20,000 square feet, whichever is less. Said retail and service commercial uses shall be contained within either the office building or the residential building. The following uses shall be excluded: adult entertainment establishments; bar with food sales being less than 50% of its gross sales volume; liquor store; fast food restaurants.
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 - b. To the Tree Replacement/Zoning Modification Plans submitted to the Department of Community Development on August 12, 2010.

3. To the owner's agreement to provide the following site development standards:
 - a. The minimum design standards are:
 - Minimum front yard: 25 feet
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- i. The owner/developer shall retain at least ~~five (5)~~ **four (4)** of the existing specimen trees located on the subject property.

Attachments

Letter of Intent dated received August 12, 2010

Tree Replacement/Zoning Modification Plans received August 12, 2010

Letter Fulton County Dept. of the Environment & Community Development received October 20, 2010

Letter Fulton County Department of Health Services received October 20, 2010

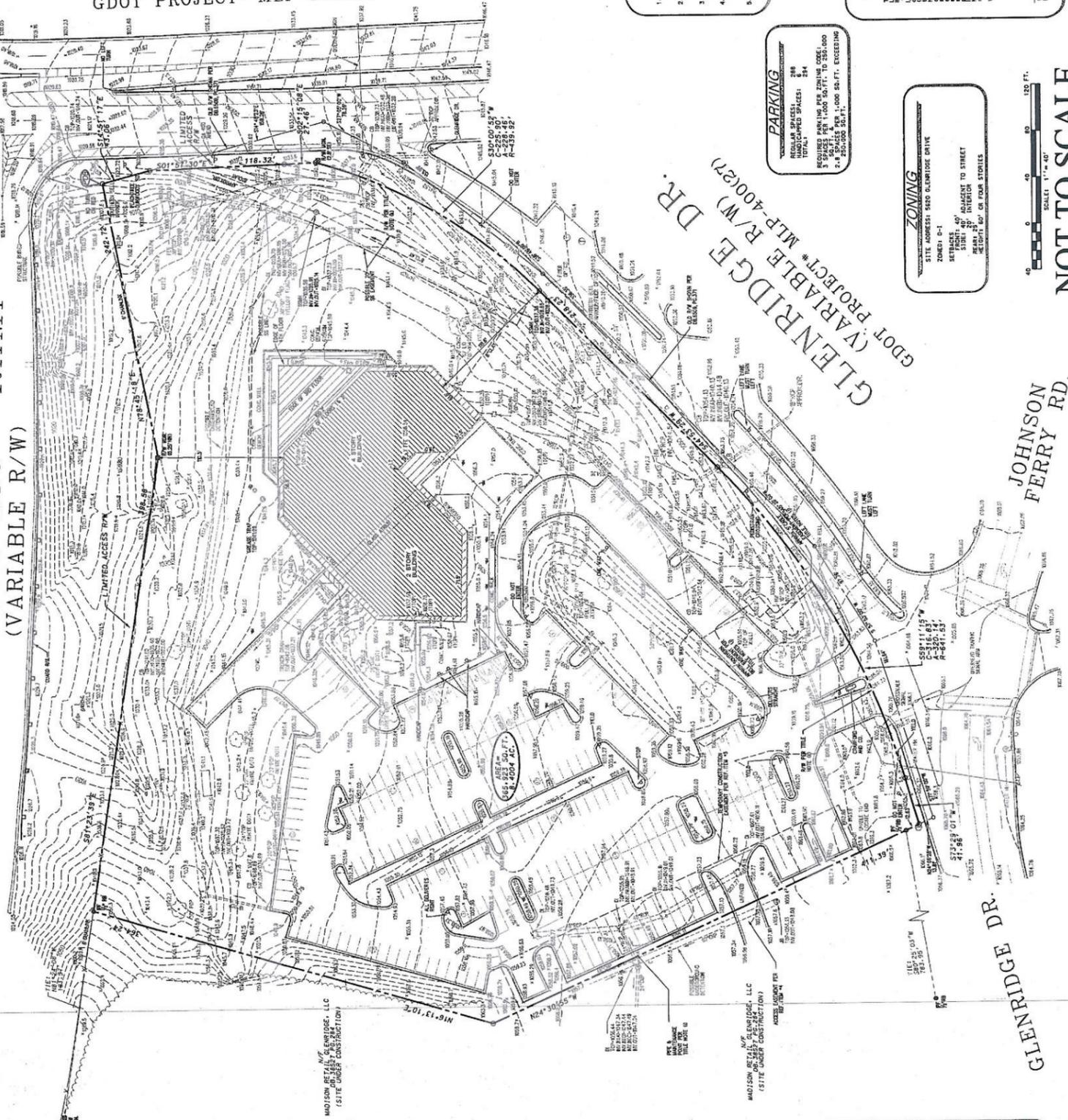
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ZM10-008

AUG 12 2010

INTERSTATE 285 - RAMP (VARIABLE R/W)

City of Sandy Springs Community Development



GLENRIDGE DR. (VARIABLE R/W) GDOT PROJECT# MLP-400(27)



LEGEND

—	FENCE
—	STORM MAIN LINE
—	SAWTOOTH SEWER
—	FORCE MAIN
—	WATER MAIN (18")
—	WATER MAIN (30")
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—	WATER MAIN (60")
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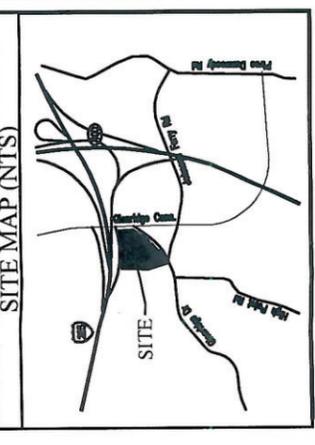
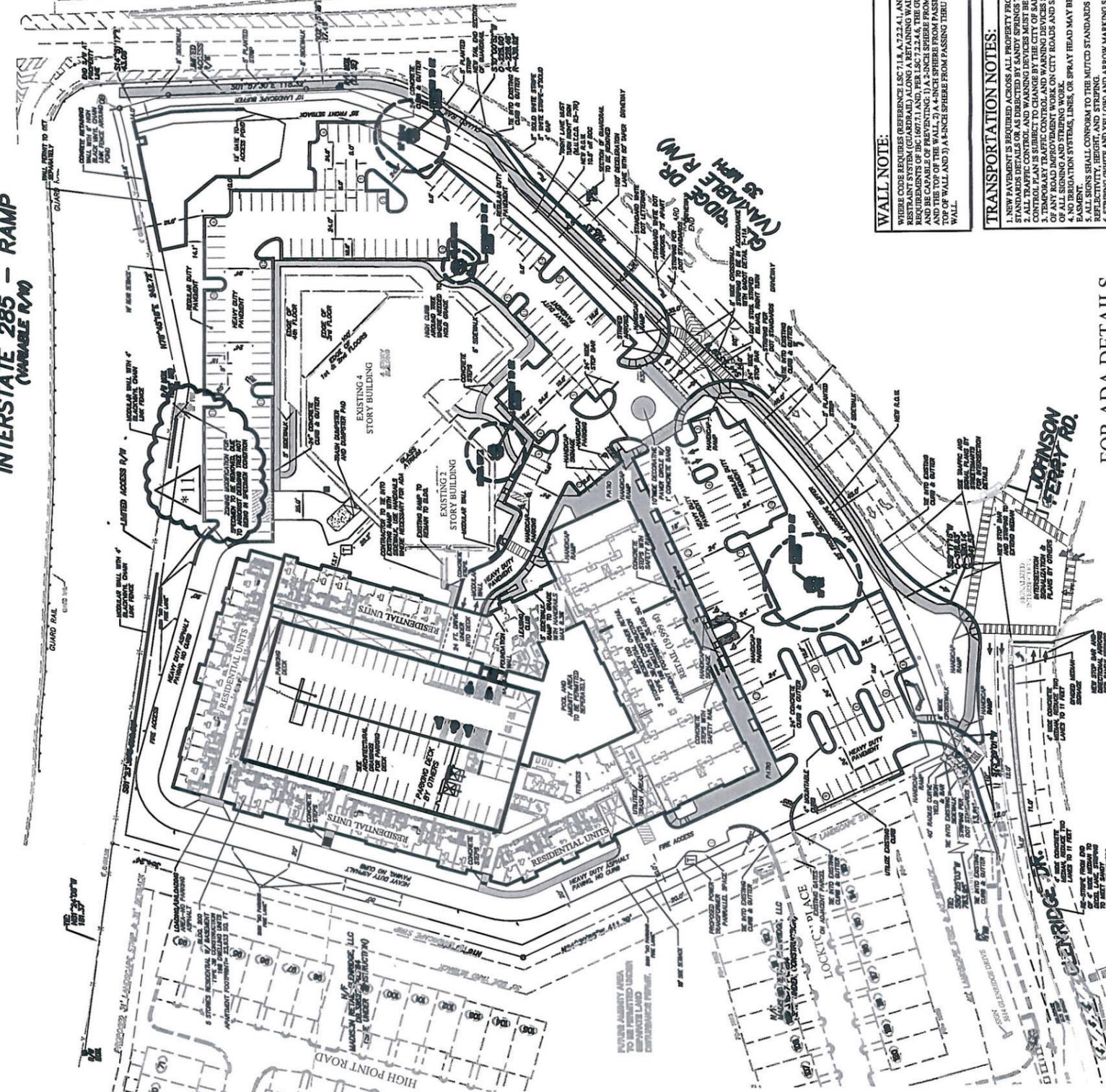
24 HOUR CONTACT:
ERIC WALL @ 404-456-0596

INTERSTATE 285 - RAMP
(VARIABLE R/W)

GLENRIDGE DR.
(VARIABLE R/W)
GDOT PROJECT MLP-400(27)

RECEIVED
AUG 12 2010
City of Sandy Springs
Community Development

2M10-008



SITE DATA

ZONING: MCK (Mixed Use District)
SITE: 8.40 AC

DEVELOPMENT TYPE: SQUARE FOOTAGE
EXISTING BUILDING (OFFICE): 84,580 SF
EXISTING BUILDING (RETAIL): 19,999 SF
TOTAL BLDG SQ FT: 104,579 SF
APARTMENTS: 168 UNITS

OPENGREEN SPACE CALCULATIONS:
OPEN SPACE REQUIRED: 2.1 AC (25% OF SITE)
OPEN SPACE PROVIDED: 2.81 AC
GREEN SPACE REQUIRED: 0.84 AC (100% OF OPEN SPACE)
GREEN SPACE PROVIDED: 2.11 AC

PARKING REQUIREMENTS:
STANDARD SPACES REQUIRED: 354 (3.0 SPACES/1000 SF)
RETAIL: 100 (5 SPACES/1000 SF)
RESIDENTIAL MULTIFAMILY: 38 (1.4 SPACES/UNIT)
1 BEDROOM APARTMENT (66 UNITS): 66 (1.0 SPACES/UNIT)
2 BEDROOM APARTMENT (6 UNITS): 12 (2.0 SPACES/UNIT)
TOTAL STANDARD SPACES REQUIRED: 439 PARKING SPACES
ADA SPACES REQUIRED: 2% OF TOTAL SPACES PROVIDED
ADA VAN SPACES REQUIRED: 1 OF EVERY 8 ADA SPACES PROVIDED

SPACES PROVIDED:
PARKING DECK: 439 SPACES
PARKING LOT: 249 SPACES
ADA PROVIDED: 17 SPACES (included in count)
TOTAL PROVIDED: 688 SPACES

**BEFORE YOU DIG
UTILITIES PROTECTION CENTER**

CALL FREE IN METRO ATLANTA
(770) 623-4344

THROUGHOUT NORMAL
1-800-255-7411

THREE WORKING DAYS BEFORE YOU DIG

GENERAL NOTES

- ADDITIONAL EROSION CONTROL DEVICES ARE TO BE USED AS REQUIRED BY CITY SANDY SPRINGS.
- DISTURBED AREAS LEFT BARE FOR TWO TO FOUR WEEKS, AND ALL PAVED AREAS OR MORE WILL BE ESTABLISHED TO PERMANENT VEGETATION (24). ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION WITHIN TWO WEEKS.
- WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDBED AREA AT THE END OF EACH ROW.
- THINNING UNDESIRABLE GROWING SEASONS, MULCH WILL BE USED AS A TEMPORARY COVER (24). ON SLOPES THAT ARE 4:1 OR STEEPER, MULCH WILL BE ANCHORED.
- SANDY SPRINGS LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLACEMENT AREAS. PERMITS MUST BE INSTALLED AND INSPECTED BY A SANDY SPRINGS INSPECTOR PRIOR TO ANY GRADING ON SITE. PLEASE CALL 404-300-6990 FOR AN INSPECTION.
- SEEDMENT/EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ON HALF THE CAPACITY OF THE DEVICE.
- ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS.
- SANDY SPRINGS ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.

SITE AND GRADING NOTES

- THERE ARE NO WETLANDS FOUND ON THE SITE.
- CONTACT BELLSOUTH @ 770-391-2810 BEFORE STARTING CONSTRUCTION
- THERE WERE NO WETLANDS DISTURBED WITHIN THE BOUNDARIES OF THE SITE.
- THERE ARE NO STATE WATERS ON SITE OR WITHIN 200 FEET OF THE SITE.
- ALL CATCH BASINS ARE TO BE FLUSH MOUNTED AT PAVED GRADE.
- DEFLECTION FACILITIES AND EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- LENGTH OF RIPRAP IS TO BE SIX TIMES THE DIAMETER OF THE STORM PIPE.
- COMPACTION OF FILL MATERIAL BETWEEN THE FRONT AND REAR BUILDING LINES IS TO BE 95% STANDARD PROCTOR AND CERTIFIED BY GEORGIA REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO INSTALLATION OF CURB. THIS CERTIFICATION SHALL BE FILED WITH THE CITY OF SANDY SPRINGS. THIS PROJECT WILL BE SUBJECT TO THE CERTIFICATION PRIOR TO ISSUANCE OF BUILDING PERMITS. THE ENGINEER WILL ALSO PROVIDE A LETTER LISTING THOSE LOTS THAT REQUIRE COMPACTION CERTIFICATION. THOSE LOTS THAT REQUIRE COMPACTION CERTIFICATION WILL BE INDICATED ON THE FINAL RECORDED PLAN.
- THIS PROJECT IS FOUND TO NOT LIE WITHIN 2,000 FEET OF THE CHATTAHOOCHEE RIVER.
- MAXIMUM CUT OR FILL SLOPES IS 2:1 HORIZONTAL TO 1 VERTICAL.
- ANY PROPOSED SIGNS ARE TO BE PERMITTED THROUGH THE PERMITTING SECTION, ENTRANCE SIGNS, MONUMENTS, AND COMMERCIAL SIGNS.
- CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ZONING DIVISION OF COMMUNITY DEVELOPMENT.
- ALL PAVEMENT TO BE STANDARD PAVEMENT UNLESS NOTED AS HEAVY DUTY PAVEMENT.
- PARKING TO BE PAVED AND STRIPED IN ACCORDANCE WITH STANDARD DETAILS FOR THE CITY OF SANDY SPRINGS.

WALL NOTE:

WHERE CODE REQUIRES REFLECTIVE LSC 7.1.8, A-22.4.1, AND BEC 12.1.1 INSTALLATION OF A SAFETY GUARD RAIL SHALL BE PERFORMED PER SECTION 12.1.1. THE GUARD MUST BE NOT LESS THAN 42-INCHES HIGH AND BE CAPABLE OF PREVENTING A 2-INCH SPHERE FROM PASSING THROUGH GUARDRAIL UP TO 34 INCHES ABOVE TOP OF WALL AND 3) A 4-INCH SPHERE FROM PASSING THROUGH GUARDRAIL ABOVE 34 INCHES FROM TOP OF WALL.

TRANSPORTATION NOTES:

- NEW PAVEMENT IS REQUIRED ACROSS ALL PROPERTY FRONTAGES, TO BE INSTALLED PER SANDY SPRINGS STANDARDS AND AS DIRECTED BY SANDY SPRINGS TRAFFIC ENGINEER.
- ALL TRAFFIC CONTROL AND WARNING DEVICES MUST BE SHOWN AND INSTALLED PER SANDY SPRINGS TRAFFIC ENGINEER.
- TRAFFIC CONTROL AND WARNING DEVICES SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF ANY ROAD IMPROVEMENT WORK ON CITY ROADS AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL SIGNING AND STRIPING WORK.
- TRAFFIC CONTROL SYSTEMS, LINES, OR SPRAY HEAD MAY BE LOCATED IN ANY PUBLIC RIGHT OF WAY OR EASEMENT.
- ALL SIGNS SHALL CONFORM TO THE MUTCD STANDARDS AND SANDY SPRINGS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND STRIPING.
- STRIPING (WHITE AND YELLOW) AND ARROW MARKING SHALL BE APPLIED USING GADGET STANDARDS FOR SANDY SPRINGS TRAFFIC ENGINEER.
- WHEN NECESSARY, EXISTING STRIPING SHALL BE REMOVED BY GRINDING, UNLESS SPECIFIED BY THE SANDY SPRINGS TRAFFIC ENGINEER.
- ALL FINAL SIGNAGE MUST BE INSTALLED CONCURRENTLY WITH THE PERFORMANCE OF THE STRIPING WORK.
- CONTACT THE SANDY SPRINGS TRAFFIC ENGINEER (770-698-4161) ONE WEEK PRIOR TO COMMENCEMENT OF ANY STRIPING WORK.
- THE REQUIRED RIGHT OF WAY DEDICATION FROM THE ZONING ORDINANCE IS DEVELOPER TO DEDICATE 45 FEET FROM CURB TO CENTERLINE DRIVE OR 10.5 FEET FROM BACK OF CURB, WHICHEVER IS GREATER TO THE CITY OF SANDY SPRINGS.

FOR ADA DETAILS
SEE DETAIL SHT. D12
ALL INTERNAL ROADWAYS
IN PROJECT ARE PRIVATE

PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"
CITY OF SANDY SPRINGS
MARLETTA, GEORGIA 30067
PHONE: 678-742-5176
SUTE 150
WOOD PARTNERS
1110 NORTCHASE PARKWAY
A MIXED-USE DEVELOPMENT
Alta Glenridge Springs

REVISIONS:

NO.	DATE	DESCRIPTION
1	02/06/2008	SLR FULTON COUNTY, GEORGIA CITY COMMENTS FOR PERMITS
2	02/25/2008	K/J/W CITY COMMENTS FOR PERMITS
3	03/20/2008	SLR FULTON CO. PW COMMENTS
4	04/14/2008	SLR CITY OF SANDY SPRINGS COMMENTS
5	05/08/2008	SLR CITY OF SANDY SPRINGS COMMENTS
6	05/29/2008	SLR C.O.A. WATER COMMENTS
7	07/12/2010	PEC RESUBMITTAL FOR PERMIT
8	02/17/2010	PEC CITY OF SANDY SPRINGS COMMENTS
9	03/02/2010	PEC CITY OF ATLANT WATER COMMENTS
10	06/12/2010	PEC ADDED PARKING LOT
11	07/06/2010	PEC FREE SAVE REVISED GRADING

ZONING MODIFICATION PLAN

SCALE: 1" = 50'
DATE: DEC. 1, 2007
PROJECT: 07080.00A

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

4 SHEET



"WE PROVIDE SOLUTIONS"

■ e planning ■ landscape architecture ■ civil engineering ■ land surveying

August 12, 2010,

City of Sandy Springs Zoning/ Planning Department
City of Sandy Springs
7840 Roswell Rd., Bldg 500
Sandy Springs, GA 30350

RECEIVED

AUG 12 2010

City of Sandy Springs
Community Development

Re: Alta Glenridge Springs – 5620 Glenridge Drive- Mixed-Use Development
Planners and Engineers Collaborative, Inc. Project Number 07080.00
Sandy Springs LDP#08-00000137

To Whom It May Concern:

ZM10-008

Planners and Engineers Collaborative is submitting this letter of intent for a zoning modification for case number (RZ06-055/ CV06-039/ U06-008) zoning condition (3.i.), which states; the owner/ developer shall retain at least five (5) of the existing specimen trees located on subject the property. Once the construction process was started and the tree protection fence had been installed, the contractor was trying to remove kudzu from the 30-inch Pine tree and the critical root zone of the tree that was to be saved. In the process of removing the kudzu the roots of the pine tree were scratched unintentionally. Upon the inspection of the tree by the City of Sandy Springs arborist, the tree was deemed to not be in specimen condition. Therefore, the 30-inch Pine tree was removed and thus creating the need for this zoning modification request.

The zoning modification request is to lower the required (5) specimen trees to be saved, down to (4) specimen trees to be saved due to existing site conditions. In addition, the developer would like to install additional replacement trees equal to and above the amount of canopy cover of the 30-inch Pine tree that was removed. The developer will be installing replacement trees equaling 6,000 square feet of canopy cover, instead of just replacing the 4,417 square feet of canopy cover that was removed. Please see attached exhibit with revision clouds for the location of revised areas and new tree locations.

If you have any questions or concerns, please feel free to call me at 678-684-6223 or Kenneth Wood at 678-684-6206.

Sincerely,
Planners and Engineers Collaborative, Inc.

Jon Howard
For the Firm

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 
Department of Health Services, Office of the Director

DATE: October 11, 2010

SUBJECT: Zoning Comments for November 18, 2010 Planning Commission

AGENDA ITEM	ZONING COMMENTS
RZ10-008	The Fulton County Department of Health Services does not anticipate any health problems with this proposal to rezone the subject properties from C-1 (Community Business District) conditional to C-1 (Community Business District).
RZ10-009	The Fulton County Department of Health Services does not anticipate any health problems with this proposal to rezone the subject properties from M-2 (Heavy Industrial District) conditional to R-2 (Single-family Dwelling District) provided that existing and previous uses within the area do not pose an environmental hazard.
RZ10-010	The Fulton County Department of Health Services does not anticipate any health problems with this proposal to rezone the subject property from C-1 (Community Business District) conditional to C-1 (Community Business District) conditional.
ZM10-008	The Fulton County Department of Health Services does not anticipate any health problems with this proposal to modify condition 3.I. of petition RZ06-055/U06-008/CV06-039 to allow for a reduction from five (5) to four (4) of existing specimen trees to be retained on the subject property.

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OCT 20 2010

City of Sandy Springs
Community Development



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

October 7, 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 November Planning Commission and December 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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OCT 20 2010

City of Sandy Springs
Community Development