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## CITY COUNCIL AGENDA ITEM

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**TO:** Mayor & City Council                      **DATE:** August 6, 2010

**FROM:** John McDonough, City Manager

**AGENDA ITEM:**    **ZM10-006** - 8200 Roberts Drive, *Applicant: Choate Construction*,  
To modify condition 3.g. of Z87-0040 to allow a sign on the existing  
retaining wall facing GA-400

**MEETING DATE:** For Submission onto the August 17, 2010, City Council Regular  
Meeting Agenda

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

See attached:

Memorandum  
Zoning Modification Petition

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**APPROVAL BY CITY MANAGER:**                     jam                     APPROVED

\_\_\_\_\_ NOT APPROVED

**PLACED ON AGENDA FOR:**                     8/17/10                    

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

**CITY ATTORNEY APPROVAL:**                     AM                    

**REMARKS:**

To: John McDonough, City Manager

From: Nancy J. Leathers, AICP, Director of Community Development 

Date: July 28, 2010 For Submission onto the August 17, 2010 City Council meeting

Agenda Item: **ZM10-006 8200 Roberts Drive**, Request for a zoning modification to the conditions of Fulton County zoning case Z87-0040.

***Director of Community Development Recommendation:***

**APPROVAL CONDITIONAL** of the request for a zoning modification to the conditions of Fulton County zoning case Z87-0040.

***Background:***

The subject site is a 7.44 acre tract located on the south side of Northridge Road, east of Georgia Highway 400 and west of Roberts Drive. The site is zoned O-I (Office Institutional) pursuant to Z87-040 FC. The property is developed with a six (6) story office building. The building is occupied by approximately 6 to 8 tenants.

Currently the subject property has two (2) ground signs along Roberts Drive property frontage and a wall sign on the west elevation of the building that faces Georgia Highway 400.

***Discussion:***

The applicant is requesting a zoning modification to the conditions of Fulton County zoning case 1987Z-0040, as follows:

1. To modify condition 3g. that limits wall signs to the building wall that faces Georgia Highway 400, to allow a wall sign on an existing retaining wall facing Georgia Highway 400.

***Concurrent Review:***

The staff held a Focus Meeting on July 7, 2010 at which the following city departments provided comments:

- Building Division
- 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
- Fulton County Department of Public Works
- Fulton County Department of Health and Wellness
- 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. ZM10-006**

**HEARING & MEETING DATES**

**Community Zoning Information Meeting**  
June 22, 2010

**Mayor and City Council Hearing**  
August 17, 2010

**APPLICANT/PETITIONER INFORMATION**

<b>Property Owners</b>	<b>Petitioner</b>	<b>Representative</b>
Northridge Plaza, LLC	Joe Lain/ Choate Construction	Shawn Allen

**PROPERTY INFORMATION**

<b>Address, Land Lot, and District</b>	8200 Roberts Drive Land Lot 385, District 18 <sup>th</sup> .
<b>Council District</b>	1
<b>Frontage</b>	Approximately 1,152.51 feet of frontage along the westerly side of Roberts Drive and Approximately 1,231.66 feet along the easterly side of Georgia 400.
<b>Area</b>	The subject property has a total area of 7.44 acres.
<b>Existing Zoning and Use</b>	O-I (Office and Institutional District) conditional under Fulton County zoning case 87Z-0040, currently developed with an office building.

**2027 Comprehensive Future Land Use Map Designation**

O (Office)
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**INTENT**

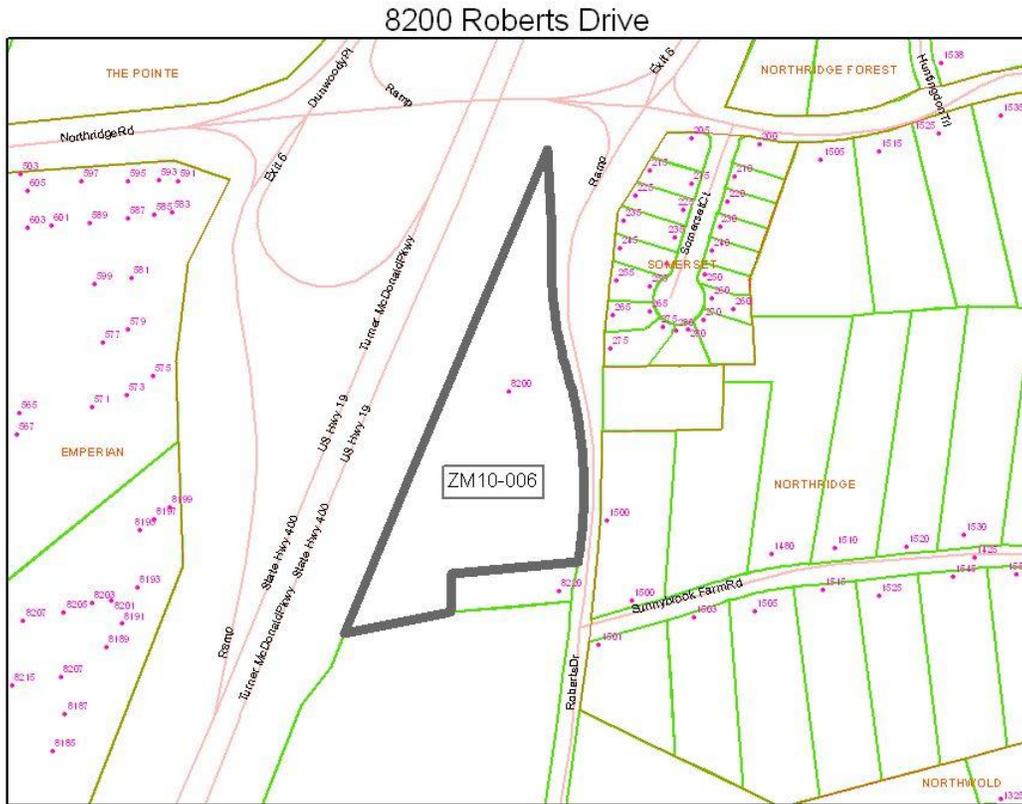
**MODIFICATION OF CONDITION 3G. UNDER FULTON COUNTY ZONING CASE 1987Z-0040 APPROVED BY THE FULTON COUNTY BOARD OF COMMISSIONERS ON AUGUST 5, 1987.**

The applicant is requesting a zoning modification to the conditions of Fulton County zoning case 1987Z-0040, as follows:

1. To modify condition 3g. that limits wall signs to the building wall that faces Georgia Highway 400, to allow a wall sign on an existing retaining wall facing Georgia Highway 400.

**DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION**  
**ZM10-006 - 1. APPROVAL CONDITIONAL**

**Location Map**



**BACKGROUND**

The subject site is a 7.44 acre tract located on the south side of Northridge Road, east of Georgia Highway 400 and west of Roberts Drive. The site is zoned O-I (Office Institutional) pursuant to Z87-040 FC. The property is developed with a six (6) story office building. The building is occupied by approximately 6 to 8 tenants.

Currently the subject property has two (2) ground signs along Roberts Drive property frontage and a wall sign on the west elevation of the building that faces Georgia Highway 400. Pursuant to Z87-040 FC. the subject property is limited by the following conditions:

1. To the owner’s agreement to restrict the use of the subject property as follows:
  - a. Office and accessory uses at a minimum density of 17,822 square feet of gross floor area per acre zoned or total gross floor area of 132,424 square feet, whichever is less.
  - b. Limit the height of buildings to no more than 6 stories.

Prepared by the City of Sandy Springs Department of Community Development for the Mayor & City Council Hearing on August 17, 2010

2. To the owner's agreement to abide by the following:
  - a. To the Site Plan received by the zoning department on 4/1/87 and to submit to the Director of Public Works for his approval, prior to the approval of Land Disturbance Permit, a revised Site Plan based on certified boundary survey of the entire property zoned, incorporating the stipulations of these conditions of zoning approval an meeting or exceeding the requirements of the Zoning Resolution.
  - b. To submit to the Director of Public Works for his approval, prior to any defoliation or alteration of the site, a Land Disturbance application which shall include a grading plan including phasing, a hydrological study, a separate soil sedimentation and erosion control plan, and proposed provisions for permanent storm water retention and the method of continuing maintenance of these facilities.
  - c. To submit to the Director of Public Works for his approval, prior to the approval of a Land Disturbance Permit, a detailed landscape and/or tree protection plan for all required buffers, landscape strips, and tree protection zones. Said landscaping for each phase of development shall be in place within 90 days after the issuance of Certificate of Occupancy or the connection of permanent power for each phase is provided, however, that all landscaping shall be in place prior to the issuance of a Certificate of Occupancy or the connection of permanent power for the final phase of the development.

3. To the owner agreement to the following site development considerations:

- a. Provide a natural buffer, undisturbed except for approved access and utility crossings, improvements, and replanting where sparsely vegetated and subject to the approval of the Fulton County Arborist, Adjacent to the following property lines and in the widths shown (the width of the buffers shall be measured from the limits of construction for existing and proposed public roadways as applicable):

Provide a 25-foot wide landscape strip planted to buffer standards with an additional 10-foot setback for all improvements and an additional building setback of 50 feet or as may be approved by the Director of Development Services adjacent to all property zoned Single Family Residential (97VC-149).

40 feet wide along the right- of- way of Georgia 400. Two landscape walls are allowed in said buffer outside of any tree line areas as shown on the site plan submitted to the Development Services Department on June 9, 1997 pursuant to 97ZM-038NFC (97VC-149).

- b. Provide a 20 foot wide landscape strip, planted to buffer standards, outside of the new dedicated right-of- way of Roberts Drive. Said landscape strip shall include a minimum 4-foot high landscape earth berm with a maximum slope of 2 to 1 subject to the approval of the Director of Planning and Economic Development and the Fulton County Arborist.
- c. Any exterior illumination on the site shall not exceed 1.2 foot candles on any property line adjacent to a residential use or zoning district, nor will the light source be directly visible from adjoining properties.
- d. No more than 2 exit/entrances on Roberts Drive to be located a minimum of 250 feet from the existing right-of-way of Northridge Road or any other curb cut, subject to the approval of the Director of Public Works.

- e. The exterior of all concrete blocks shall be coated with an architectural treatment (e.g., epoxy, stucco, brick veneer, etc.) or an alternate solution as many be approved by the Director of Planning and Economic Development.
  - f. Limit the free-standing project identification signage on the entire property to no more than two unlighted, double faced monument signs adjacent to Roberts Drive, having no more than 20 square feet of surface area per face and further not to exceed a height of 4 feet from finished grade measured from the base of the sign structure (95ZM-063).
  - g. No roof signs are permitted and not wall signs are permitted other than the one wall sign directly facing and having exposure to Georgia Highway 400 (95ZM-063).
  - h. Provide landscape islands throughout the parking areas, including a minimum 10 foot wide landscape island at the end of each parking bay and 5 foot wide Landscape Island for each 150 feet of length. Said parking islands must be planted with shade trees, subject to the approval of the Fulton County Arborist.
  - i. Provide and maintain off-street parking on the subject property during construction period.
  - j. Provide interparcel access to adjacent property(ies) as may be required by the Director of Public Works.
4. To the owner's agreement to abide by the following requirements, dedications and improvements.
- a. Dedicate at no cost to Fulton County, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide a minimum of 45 feet of right-of-way from the centerline of Roberts Drive, and dedicate at no cost to Fulton County such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as improve said road 26 feet from center of road to back of curb, and further to allow the necessary construction easements while the right-of-way is being improved.
  - b. Pay a fair share of the cost of signalization of the Northridge Road/Georgia 400/Roberts Drive intersection as determined by the Director of Public works.
  - c. Construct a left turn lane northbound on Roberts Drive for each project entrance. Said turn lanes shall be a minimum of 200 feet long with a 50 foot taper.
  - d. Connect to metropolitan water and public sanitary sewer available to the site as well as pay all required tap-on fees, from footage assessments and the pro-rated share of the cost of public utility extensions as determined by the Department of Public Works.
  - e. Provide designated fire lanes adjacent to all structures and provide water mains, fire hydrants and access for fire-fighting equipment as required by the Fulton County Department.
  - f. Design required on- site storm water detention facilities such that they are not located within any required buffers, landscape strips or on required parking areas.
  - g. Construct sidewalks along entire property frontage on Roberts Drive. Said sidewalks shall be in place

prior to the issuance of a Certificate of Occupancy or the connection of permanent power for the development.

5. To the owner's agreement to abide by the following:
  - a. To contact the Director of Public Works, prior to the application for Land Disturbance Permit, to arrange with the County Arborist an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries.
  - b. To maintain as a minimum, the tree density requirements as prescribed by the Fulton County Tree Preservation Ordinance Administrative Guidelines, either through the retention of existing trees, or tree replacement, in perpetuity.
6. To the owner's agreement that the owner and the Northridge Community Association, Inc. have mutually agreed upon the stipulations, enumerated as 1 through 9 in the agreement dated August 5, 1987 and stipulated in (87Z-040) are incorporated into the conditions by mutual consent of both parties.

The Sandy Springs Zoning Ordinance provides for properties in the O-I District the following:

D. O-I District

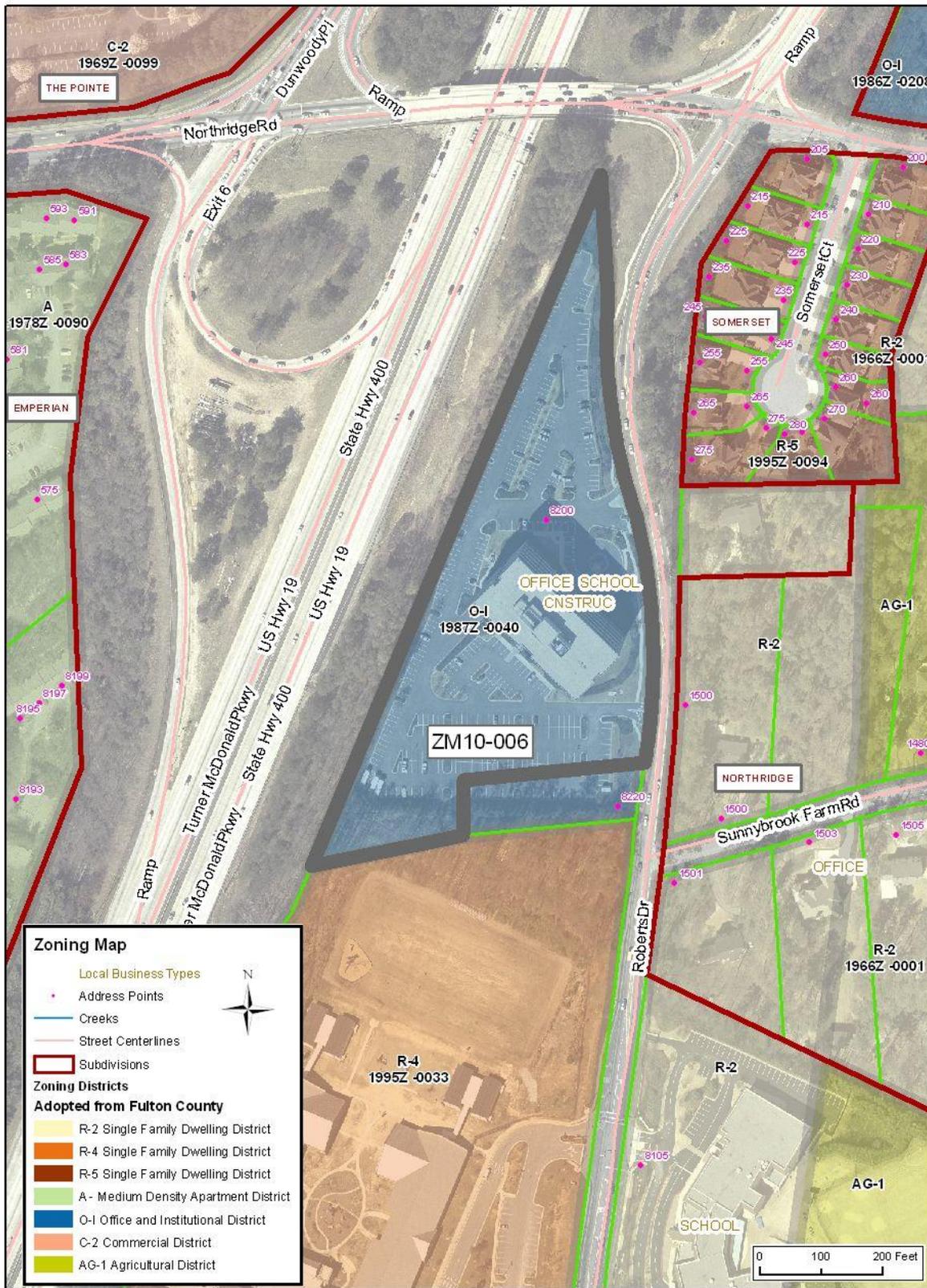
2. *Wall signs are permitted on street-facing walls (including windows and doors). Businesses without a street on which there is frontage, but which have exterior entrances to the building, are entitled to one wall sign on the exterior wall of the business. Wall sign(s) shall not exceed the smaller of five percent (5%) of the applicable wall area or one hundred eighty (180) square feet, confined to the upper thirty (30) feet of the facade. Wall signs shall not have changeable copy unless approved as a marquee sign.*

**EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY**

SUBJECT PETITION ZM10-006	Proposed Use		Land Area (Acres)	Square Footage	Density (Number of Units per Acre)
		Office Institutional		7.44	324,086.4
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	-----	Northridge Road	-----	-----	-----
East	R-5 Conditional Z95-094	Somerset Subdivision	4.33	188,614.8	4.16(UPA)
East	R-2 Conditional Z66-001	Sunnybrook Farm Subdivision	-----	-----	None stated
South	R-4 Conditional Z95-033	Fulton County Board of Education	22.94	-----	-----
West	-----	Georgia Hwy 400	-----	-----	-----

# Zoning Map

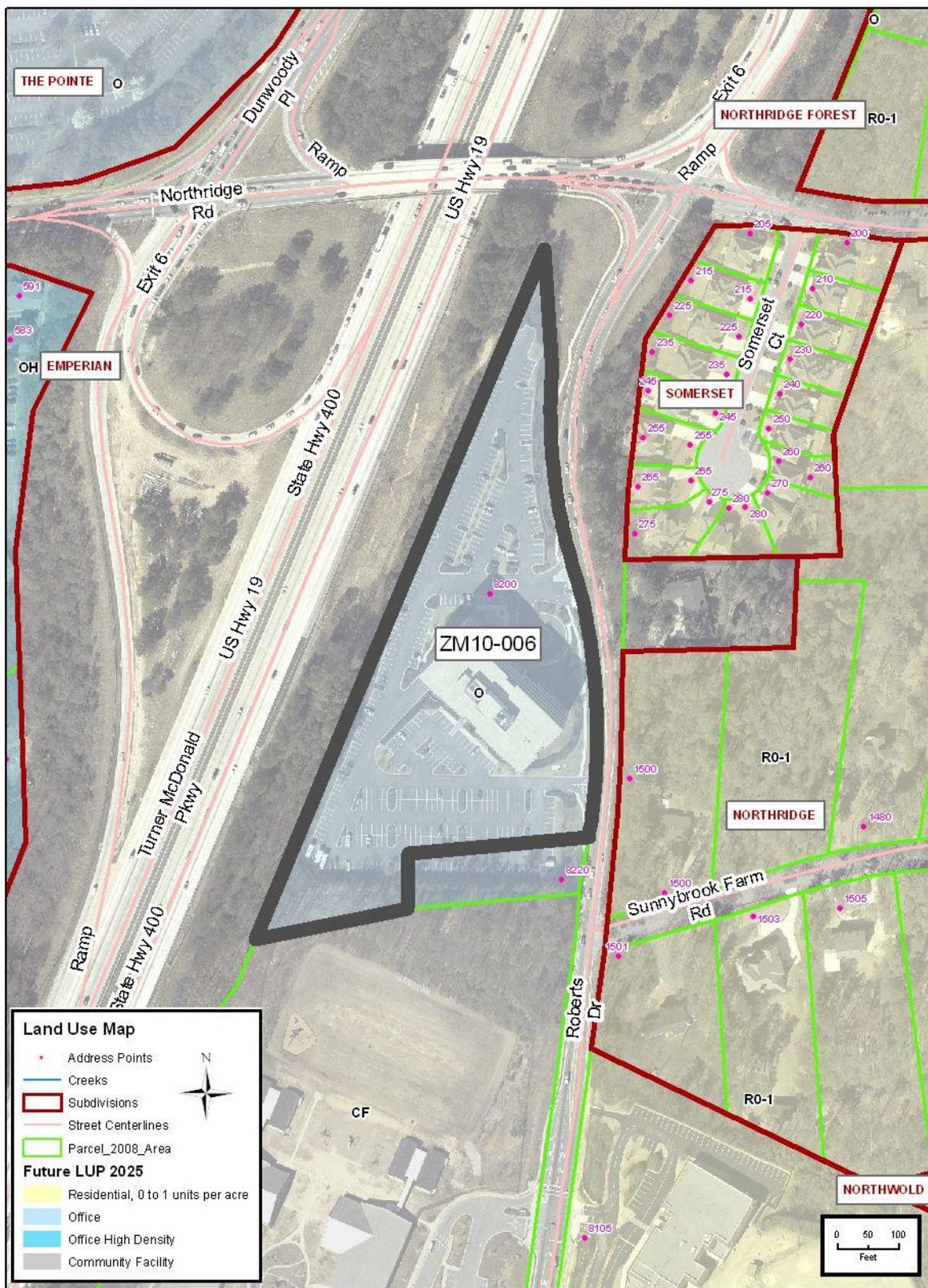
8200 Roberts Drive



Prepared by the City of Sandy Springs Department of Community Development for the Mayor & City Council Hearing on August 17, 2010

# Land Use Map

## 8200 Roberts Drive



Prepared by the City of Sandy Springs Department of Community Development for the Mayor & City Council Hearing on August 17, 2010



**Notice of Zoning Modification - Sign-Northridge Plaza (subject property)**



**Proposed Channel Letters Sign-Northridge Plaza (subject Property)  
8200 Roberts Drive**



**Proposed Channel Letters Sign- Northridge Plaza (subject property)  
8200 Roberts Drive**



**Existing Monument Sign # 1 -Northridge Plaza (subject property)  
8200 Roberts Drive**



**Existing Monument Sign # 2 -Northridge Plaza (subject property)  
8200 Roberts Drive**



**Existing Monument Sign # 2 -Northridge Plaza (subject property)  
8200 Roberts Drive  
Northbound on Roberts Drive**



**Northridge Plaza North and West elevations (subject property)  
8200 Roberts Drive**

**Existing Wall Sign # 3- Northridge Plaza (subject property)  
8200 Roberts Drive  
West elevation wall sign**





Georgia Hwy 400 view from retaining wall  
8200 Roberts Drive



South property line **Northridge Plaza - (subject property)**  
8200 Roberts Drive



South property line - **Northridge Plaza - (subject property)**  
8200 Roberts Drive



**South elevation- Northridge Plaza (subject property)  
8200 Roberts Drive**



Southeast property line - **Northridge Plaza - (subject property)**  
8200 Roberts Drive



East property line - **Northridge Plaza - (subject property)**  
8200 Roberts Drive



Somerset Subdivision west property line  
East of **Northridge Plaza - (subject property)**  
8200 Roberts Drive



**Sunny Brook Subdivision east of Northridge Plaza - (subject property)**  
8200 Roberts Drive



Sunny Brook S/D southeast of **Northridge Plaza - (subject property)**  
8200 Roberts Drive



The Davis Academy  
Southeast of Northridge Plaza - (subject property)  
8200 Roberts Drive



Dunwoody Springs Charter Elementary  
South of Northridge Plaza - (subject property)  
8200 Roberts Drive



Dunwoody Springs Charter Elementary  
South of Northridge Plaza - (subject property)  
8200 Roberts Drive



**Northbound view of south property line  
Northridge Plaza - (subject property)  
8200 Roberts Drive**

## APPLICANT'S INTENT

The applicant is requesting a zoning modification to the conditions of Fulton County zoning case Z87-0040 as follows:

- 1) The applicant wishes to modify condition 3.g that limits wall signs to the building wall that faces Georgia Highway 400 to allow a wall sign on an existing retaining wall facing Georgia Highway 400.

The applicant justifies this request based on the following:

"The Choate Construction company, a major tenant in the building, is a large general contractor conducting in excess of \$500m in commercial construction projects annually. The Atlanta office, housed in the Northridge Plaza, is its corporate headquarters and, as such experiences a heavy stream of employees, subcontractors, vendors, economic developments prospects, government/economic development officials, etc. The previous logo sign mounted in this proposed location had become a landmark, being in place for 6-1/2 years, and aide significantly in directing traffic to the property, and have gone without negative effect for years facing Georgia 400. For visitors trying to locate the building, the local vegetation obscures the building until you are immediately upon it creating potential safety hazard. The addition of a wall mounted sign would give the many Choate Construction Company visitors an indication of their destination is approaching and signaling the need to make a safe transition to the Northridge exit".

The ordinance provides for wall signs to be on street facing walls. This property has two street frontages and one wall sign that faces Georgia Highway 400. The applicant wants to place a sign on a retaining wall that is street facing wall. The purpose of the sign ordinance is to encourage the effective use of signs as a means of communication; to improve traffic and pedestrian safety. The site has mature trees and shrubbery along the perimeter of the property blocking the visibility of the building from the Georgia Highway 400 for the most part. While the building sign has visibility from the southbound traffic on Georgia Highway 400, the sign is obscured by the vegetation from any other angle. A motorist traveling northbound does not have sufficient time to identify the business and adequately determine access locations. The applicant states that the hardscape and topography of the Northridge Plaza parcel do not allow for proper visual effect of a wall sign on the Westside of the building.

*Staff is of the opinion that relief from this ordinance requirement will not compromise the public health, safety or welfare because the proposed sign will be out of the right- of- way and the ordinance allows for signs on street facing walls. Based on these reasons the staff is of the opinion this standard has been satisfied. Therefore, the staff recommends **APPROVAL CONDITIONAL** of this modification of this condition.*

**DEPARTMENT COMMENTS**

The staff held a Focus Meeting on July 7, 2010 at which the following departmental comments were provided:

<b>BUILDING AND DEVELOPMENT DIVISION</b>	Sandy Springs Assistant Director of Building and Permitting	▪ No Comments
	Sandy Springs Development Plan Review Engineer	▪ No Comments
	Sandy Springs Landscape Architect/ Arborist	▪ No Comments
<b>FIRE DEPT.</b>	Sandy Springs Fire Protection Engineer	▪ No Comments
<b>TRANSPORTATION</b>	Sandy Springs Transportation Planner	▪ No Comments
	Georgia Department of Transportation	▪ No Comments

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

**STAFF RECOMMENDATION**

Staff recommends **APPROVAL CONDITIONAL** of the zoning modification as follows: **APPROVAL CONDITIONAL**. The staff also recommends that the conditions of Z87-0040 be modified to be read as follows. Where these revisions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Mayor and City Council.

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Office and accessory uses at a minimum density of 17,822 square feet of gross floor area per acre zoned or total gross floor area of 132,424 square feet, whichever is less.
  - b. Limit the eight of buildings to no more than 6 stories.
  
2. To the owner's agreement to abide by the following:
  - a. To the Site Plan received by the zoning department on 4/1/87 and to submit to the Director of Public Works for his approval, prior to the approval of Land Disturbance Permit, a revised Site Plan based on certified boundary survey of the entire property zoned, incorporating the stipulations of these conditions of zoning approval an meeting or exceeding the requirements of the Zoning ~~Resolution~~ **Ordinance**.
  - b. To submit to the Director of Public Works for his approval, prior to any defoliation or alteration of the site, a Land Disturbance application which shall include a grading plan including phasing, a hydrological study, a separate soil sedimentation and erosion control plan, and proposed provisions for permanent storm water retention and the method of continuing maintenance of these facilities.
  - c. To submit to the Director of Public Works for his approval, prior to the approval of a Land Disturbance Permit, a detailed landscape and/or tree protection plan for all required buffers, landscape strips, and tree protection zones. Said landscaping for each phase of development hall be in place within 90 days after the issuance of Certificate of Occupancy or the connection of permanent power for each phase is provided, however, that all landscaping shall be in place prior to the issuance of a Certificate of Occupancy or the connection of permanent power for the final phase of the development.
  
3. To the owner agreement to the following site development considerations:
  - a. Provide a natural buffer, undisturbed except for approved access and utility crossings, improvements, and replanting where sparsely vegetated and subject to the approval of the ~~Fulton County~~ **Sandy Springs** Arborist, Adjacent to the following property lines and in the widths shown (the width of the buffers shall be measured from the limits of construction for existing and proposed public roadways as applicable):
 

Provide a 25-foot wide landscape strip planted to buffer standards with an additional 10-foot setback for all improvements and an additional building setback of 50 feet or as may be approved by the Director of **Community** Development ~~Services~~ adjacent to all property zoned Single Family Residential (97VC-149).

40 feet wide along the right-of-way of Georgia 400. Two landscape walls are allowed in said buffer outside of any tree line areas as shown on the site plan submitted to the Development Services Department on June 9, 1997 pursuant to 97ZM-038NFC (97VC-149).

- b. Provide a 20 foot wide landscape strip, planted to buffer standards, outside of the new dedicated right-of-way of Roberts Drive. Said landscape strip shall include a minimum 4-foot high landscape earth berm with a maximum slope of 2 to 1 subject to the approval of the Director of ~~Planning and Economic Community Development~~ and the ~~Sandy Springs~~ Arborist.
  - c. Any exterior illumination on the site shall not exceed 1.2 foot candles on any property line adjacent to a residential use or zoning district, nor will the light source be directly visible from adjoining properties.
  - d. No more than 2 exit/entrances on Roberts Drive to be located a minimum of 250 feet from the existing right-of-way of Northridge Road or any other curb cut, subject to the approval of the Director of Public Works.
  - e. The exterior of all concrete blocks shall be coated with an architectural treatment (e.g., epoxy, stucco, brick veneer, etc.) or an alternate solution as many be approved by the Director of ~~Planning and Economic Community Development~~.
  - f. Limit the free-standing project identification signage on the entire property to no more than two unlighted, double faced monument signs adjacent to Roberts Drive, having no more than 20 square feet of surface area per face and further not to exceed a height of 4 feet from finished grade measured from the base of the sign structure (95ZM-063).
  - g. ~~No roof signs are permitted and not wall signs are permitted other than the one wall sign directly facing and having exposure to Georgia Highway 400 (95ZM-063).~~ To allow a street facing wall sign on the building directly facing Georgia Highway 400 and a wall sign on the retaining wall, not exceeding 45 square feet pursuant to the sign detail, submitted by the applicant, and dated received June 1, 2010 by the Department of Community Development.
  - h. Provide landscape islands throughout the parking areas, including a minimum 10 foot wide landscape island at the end of each parking bay and 5 foot wide Landscape Island for each 150 feet of length. Said parking islands must be planted with shade trees, subject to the approval of the ~~Fulton County~~ ~~Sandy Springs~~ Arborist.
  - i. Provide and maintain off-street parking on the subject property during construction period.
  - j. Provide interparcel access to adjacent property(ies) as may be required by the Director of Public Works.
4. To the owner's agreement to abide by the following requirements, dedications and improvements.
    - a. Dedicate at no cost to ~~Fulton County~~ Sandy Springs, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide a minimum of 45 feet of right-of-way from the centerline

of Roberts Drive, and dedicate at no cost to ~~Fulton County~~ **Sandy Springs** such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as improve said road 26 feet from center of road to back of curb, and further to allow the necessary construction easements while the right-of-way is being improved.

- b. Pay a fair share of the cost of signalization of the Northridge Road/Georgia 400/Roberts Drive intersection as determined by the Director of Public works.
  - c. Construct a left turn lane northbound on Roberts Drive for each project entrance. Said turn lanes shall be a minimum of 200 feet long with a 50 foot taper.
  - d. Connect to metropolitan water and public sanitary sewer available to the site as well as pay all required tap-on fees, from footage assessments and the pro-rated share of the cost of public utility extensions as determined by the Department of Public Works.
  - e. Provide designated fire lanes adjacent to all structures and provide water mains, fire hydrants and access for fire-fighting equipment as required by the ~~Fulton County~~ **Sandy Springs Fire Department**.
  - f. Design required on- site storm water detention facilities such that they are not located within any required buffers, landscape strips or on required parking areas.
  - g. Construct sidewalks along entire property frontage on Roberts Drive. Said sidewalks shall be in place prior to the issuance of a Certificate of Occupancy or the connection of permanent power for the development.
5. To the owner's agreement to abide by the following:
- a. To contact the Director of Public Works, prior to the application for Land Disturbance Permit, to arrange with the ~~County~~ **City Arborist** an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries.
  - b. To maintain as a minimum, the tree density requirements as prescribed by the ~~Fulton County~~ **Sandy Springs** Tree Preservation Ordinance Administrative Guidelines, either through the retention of existing trees, or tree replacement, in perpetuity.
6. To the owner's agreement that the owner and the Northridge Community Association, Inc. have mutually agreed upon the stipulations, enumerated as 1 through 9 in the agreement dated August 5, 1987 and stipulated in (Z87-040) are incorporated into the conditions by mutual consent of both parties.

### Attachments

Letter of Intent dated received June 1, 2010.

Site Plan received June 1, 2010.

Photographs of proposed signs dated received June 1, 2010

Comment Letter from Fulton County Department of Health Services dated July 12, 2010.

Letter of Opposition dated received July 14, 2010.



RECEIVED

JUN 01 2010

City of Sandy Springs  
Community Development

ZM10-006

May 27, 2010

Mayor and City Council  
7840 Roswell Road, Bldg. 500  
Sandy Springs, GA 303050

RE: 8200 Roberts Drive Signage Request Zoning Modification

Dear Mayor and City Council,

Please consider this request for a variance from the current zoning code to install a sign on the granite retaining wall facing Georgia 400, per the submitted site plan and legal description. The wall sign shall be constructed to match and integrate with the existing stone walls.

Our understanding is the Fulton County 1995 (95ZM-063) allows for the use of "one wall sign directly facing and having exposure to Georgia Highway 400". Currently, the only sign which is visible to 400 is the signature lettering for the "University of Phoenix" on the top parapet of the six-story building.

The hardscape and topography of the parcel inhabited by Northridge Plaza do not allow for proper visual effect of a wall sign on the Westside of the building. The wall sign proposed will be constructed in a visual stimulating yet of sound and sturdy construction.

Reason for Request – Choate Construction Company, a major tenant in the building, is a large general contractor conducting in excess of \$500m in commercial construction projects annually. The Atlanta office, housed in Northridge Plaza, is its corporate headquarters and, as such experiences a heavy stream of employees, subcontractors, vendors, economic development prospects, government/economic development officials, etc. The previous logo sign mounted in this proposed location had become a landmark, being in place for 6-1/2 yrs, and aided significantly in directing traffic to the property, and went without negative effect for years facing Georgia 400.

Additionally, as you can see from the attached pictures, for visitors trying to locate the building, the local vegetation obscures the building until you are immediately upon it creating a potential safety hazard. The addition of the wall mounted sign would give the many Choate Construction Company visitors an indication the ir destination is approaching and signaling the need to make a safe transition to the Northridge Rd exit.

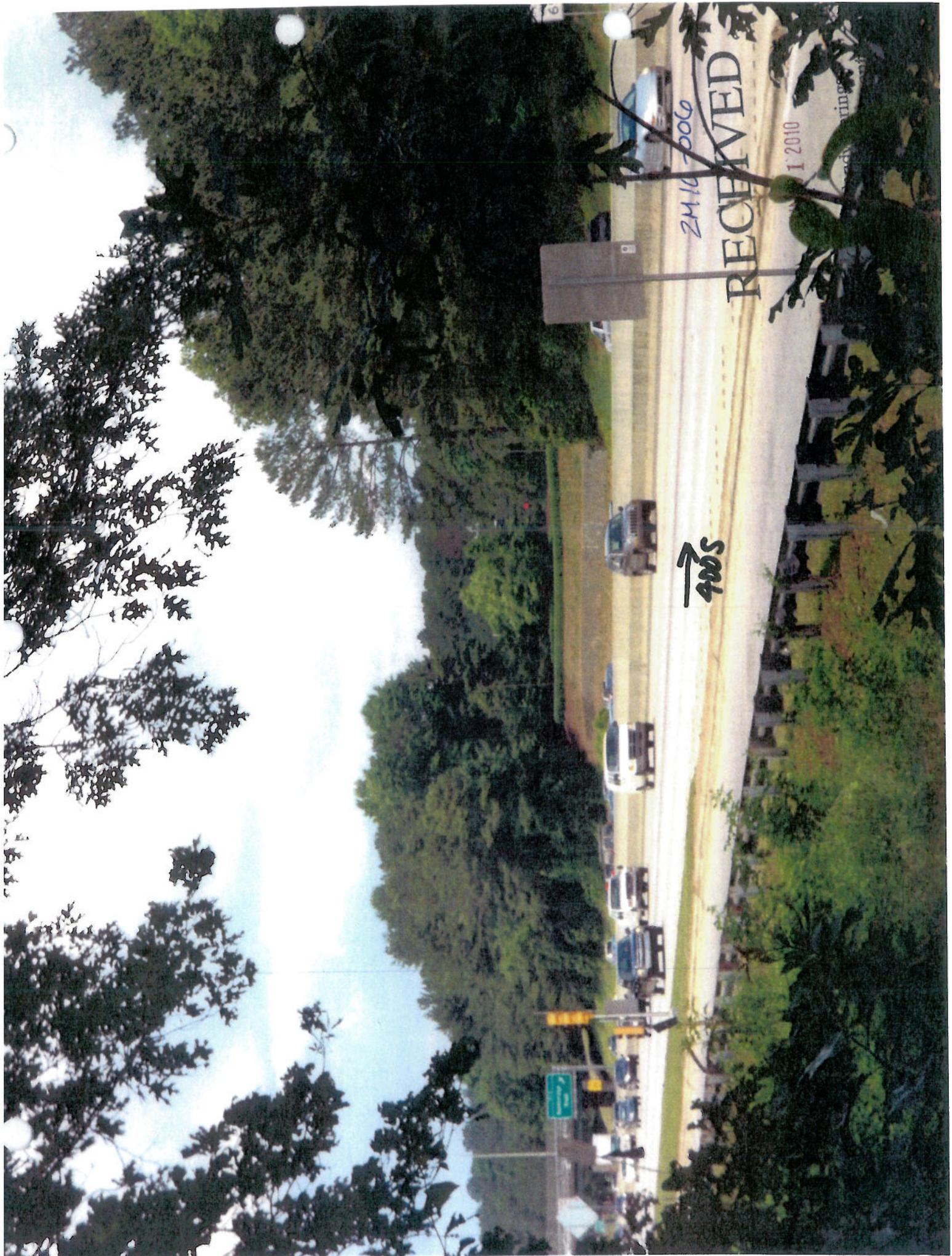
Sincerely,

NORTHRIDGE PLAZA

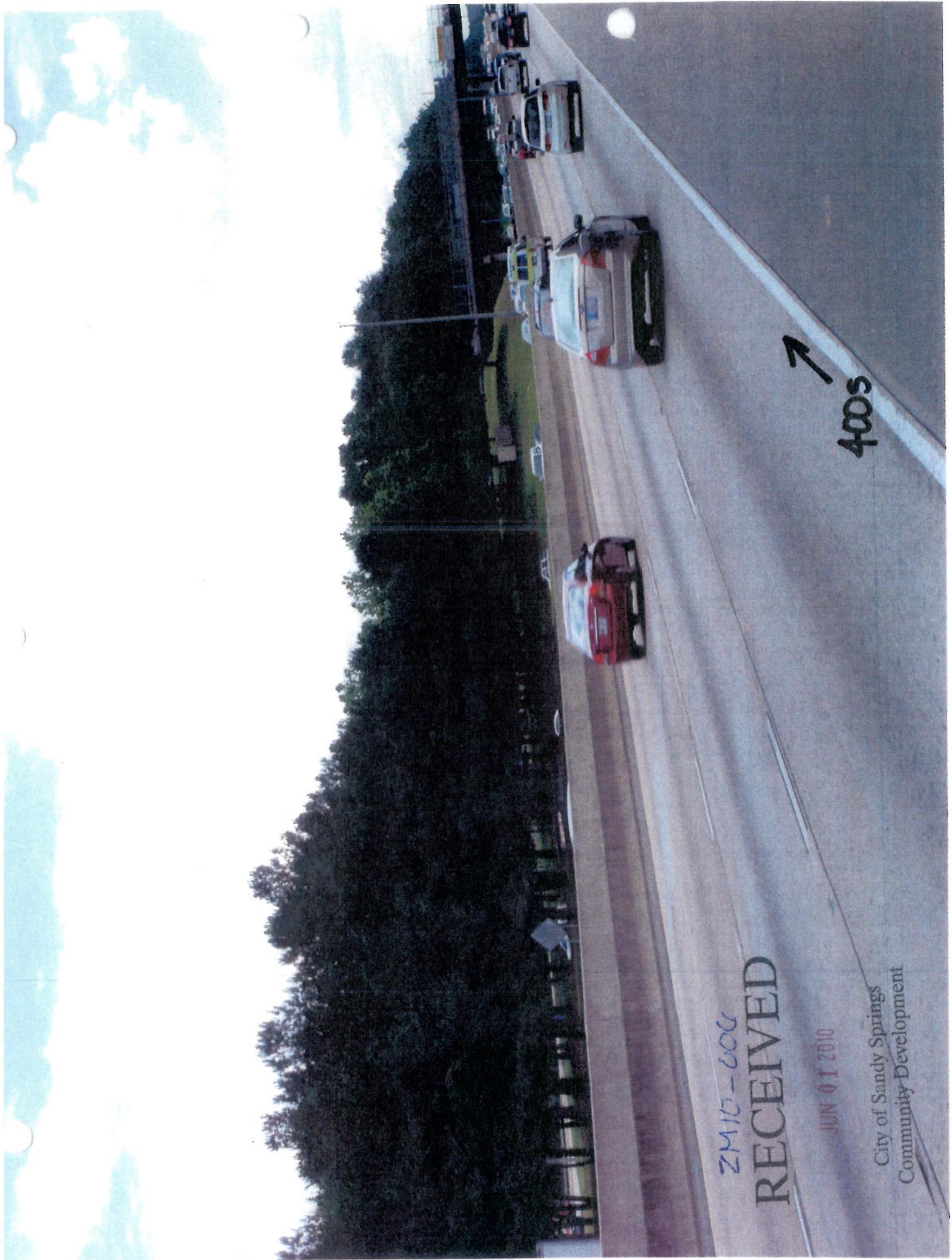
Joe Lain  
Vice President of Operations

JL:kb

**Choate Interior Construction**  
8200 Roberts Drive • Suite 600  
Atlanta, GA 30350-4147  
(678) 892-1200 • Fax (678) 892-1202  
[www.choateco.com](http://www.choateco.com)







ZM10-000  
RECEIVED

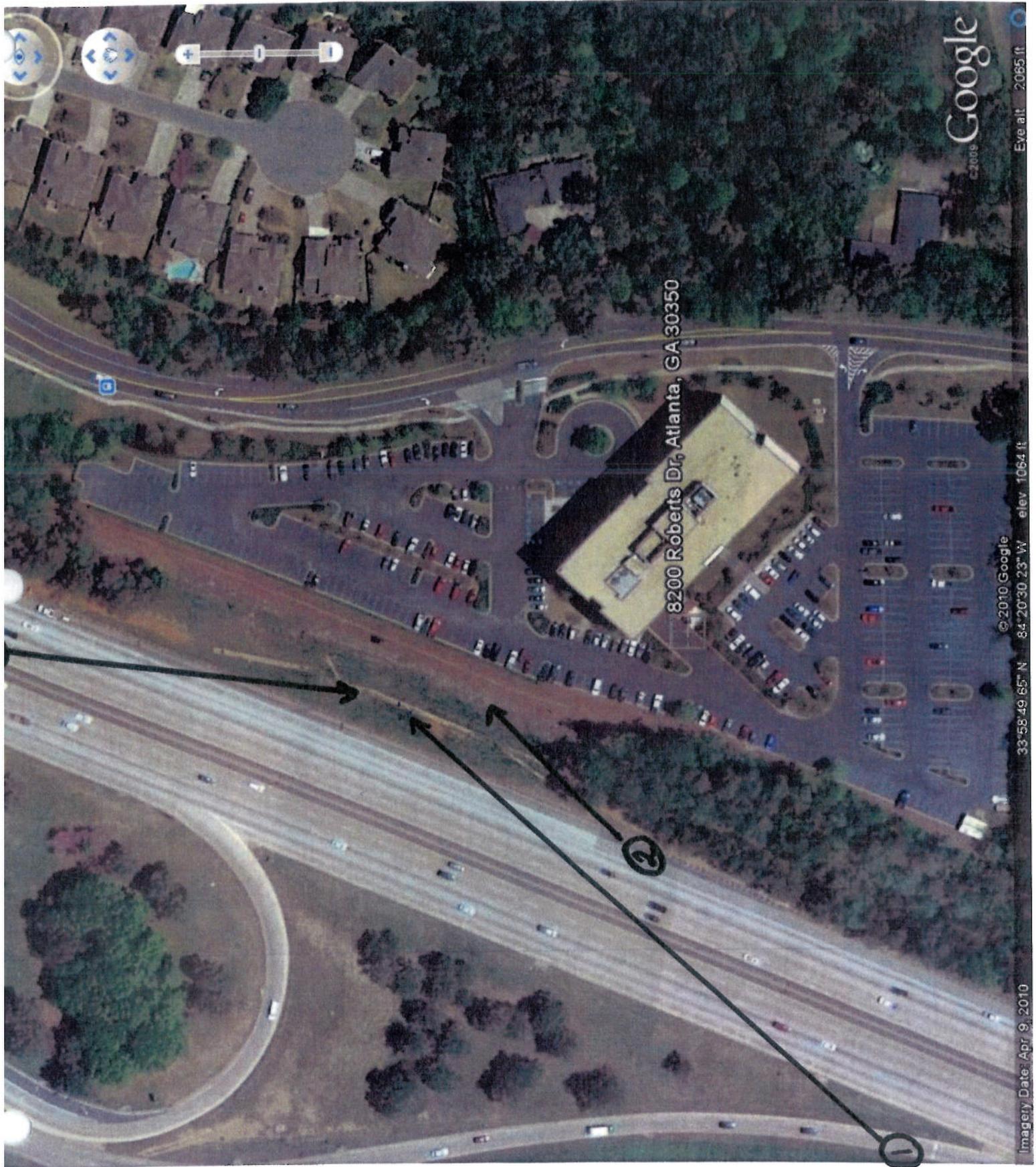
JUN 01 2010

City of Sandy Springs  
Community Development

400s  
↑

ZM10-006

RECEIVED







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

**FROM:** Monica Robinson, B.S., M.B.A., Environmental Planner,  
 City of Sandy Springs, Department of Health Services, Office of the Director  
 Community Development

**DATE:** July 12, 2010

**SUBJECT:** Zoning Comments for August 19, 2010 Planning Commission

AGENDA ITEM	ZONING COMMENTS
RZ10-006/ U10-005/ CV10-007	<p>The Fulton County Department of Health Services recommends that the use permit for the existing self-storage facility be approved, provided the internal plumbing is inspected and adequate for the proposed use.</p> <p>The Fulton County Department of Health Services recommends that the applicant be required to connect the proposed additional building area to public water and public sanitary sewer available to the site.</p> <p>Since the proposed additional building area is planned for retail and service commercial uses, which constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>The existing and proposed facilities must comply with the Georgia Smokefree Act of 2005.</p> <p>If this proposed development includes a food service facility, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.</p> <p>This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval prior to issuance of a building permit or a certificate of occupancy.</p> <p>This department does not anticipate any health problems with the proposal for a variance deleting the required landscape strip.</p> <p>This department does not anticipate any health problems with allowing a variance from the required sign setback to allow for the placement of two (2) proposed identification monument signs in the landscape strips.</p> <p>This department does not anticipate any health problems with the proposed rezoning to allow for a proposed beauty shop.</p> <p>This department supports the reduction of the required number of parking spaces provided that the existing and proposed uses do not require such parking capacity. An increase in parking capacity encourages additional vehicles being driven, contributing to health impacts such as air pollution, water pollution, and transportation choices.</p>

AGENDA ITEM	ZONING COMMENTS
RZ10-007/ CV10-008	<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>This facility must comply with the Georgia Smokefree Act of 2005.</p> <p>The Fulton County Department of Health Services recommends that this proposed building addition be approved, provided the internal plumbing is inspected and adequate for the proposed use or adequate internal plumbing is installed.</p> <p>Since the proposed use of this development is for Lifetime Fitness and includes a public swimming pool as defined in the regulations including spas, whirlpools, etc., the owner or contractor must submit plans for review and approval by this department and must obtain a Department of Health Services permit to construct before issuance of a building permit. Also, the owner of the facility must obtain a Department of Health Services permit to operate the pool prior to opening.</p> <p>This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</p> <p>This department does not anticipate any health problems with a variance to allow opaque glass on the first floor of the building.</p> <p>This department does not anticipate any health problems with a variance to allow the proposed wall signs.</p> <p>The Department of Health Services does not recommend allowing a variance to delete the parking lot landscaping.</p> <p>This department encourages the placement of tree islands as a criterion along with parking space requirements because trees remove air pollution from the air. However, if sufficient parking area within the existing parking deck and no additional parking spaces are proposed, this department does not anticipate any health problems with allowing a variance for tree placement provided that there are existing trees planted.</p> <p>This department supports the reduction of the required number of parking spaces provided that the existing and proposed uses do not require such parking capacity. An increase in parking capacity encourages additional vehicles being driven, contributing to health impacts such as air pollution, water pollution, and transportation choices.</p>
ZM10-006	<p>The Fulton County Department of Health Services does not anticipate any health problems with the proposed zoning modification to allow for the placement of wall signs on the building wall and existing retaining wall.</p>
ZM10-007/ CV10-009	<p>If this property utilizes an onsite sewage management system, the owner must obtain approval for the proposed four seasons room addition and stone patio from this department prior to issuance of a building permit and before building construction or renovation.</p> <p>Since a creek and a detention pond exist near the property and if the proposed stone patio will act as a water filtration system, addressing the erosion of exposed clay soils and the improvement of water quality as alleged, this department recommends that it be approved.</p>

## Coffer, Dan

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**From:** JOHN DICKSON [john@compucraftconstruction.com]  
**Sent:** Wednesday, July 14, 2010 8:26 AM  
**To:** Coffer, Dan  
**Subject:** Signage

I have been a resident of the area known as Sandy Springs for 33 years. I have enjoyed it for many reasons but one in particular is its lack of billboards, road signage etc. The trees and green space are very enjoyable. We need to keep it this way.

I noticed yesterday that the office building located at the southeast quadrant of 400 and Northridge has posted notice of zoning to add a sign on the 400 side of the property mounted to a retaining wall. Currently I cannot find a single sign at eye level on 400 from 85 to McFarland. If this is allowed it will be the beginning of a trend to litter the 400 corridor with advertising and signage. What can the HOA do to assist in having this request denied.

If you would like to contact me at home my number is 770 394-5504 or cell 404 680-1093.

John Dickson  
525 Tavern Circle  
Sandy Springs, Ga 30350