

CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council **DATE:** July 1, 2010

FROM: John McDonough, City Manager

AGENDA ITEM: RC 10-01SS (6700 Riverside Dr. "The Ignatius House")

MEETING DATE: For Submission onto the July 13, 2010, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
River Corridor Review
ARC Preliminary Letter of Consistency

APPROVAL BY CITY MANAGER: JFM APPROVED

_____ NOT APPROVED

PLACED ON AGENDA FOR: 7/7/10

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: CJM

REMARKS:



To: Honorable Mayor and City Council Members

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

Date: June 16, 2010 for Submission onto the July 13, 2010 City Council Meeting Agenda – River Corridor Review

Agenda Item: RC 10-01SS (6700 Riverside Dr. “The Ignatius House”)

Intent:

The owner of the property proposes the construction of a retreat facility, administrative building and supporting facilities. The site is 17.29 acres, located in vulnerability categories “D”, “E” and “F”, with a maximum allowed area of disturbance of 4.16 Acres and a maximum allowed area of impervious surface at 86,371 ft².

Process:

The subject application was submitted to the Atlanta Regional Commission on May 17, 2010, with a preliminary finding that the proposed project is consistent with the Chattahoochee Corridor Plan. The application is scheduled to be represented by the applicant at the July 13, 2010 Mayor and City Council meeting.

The Staff requests that the Mayor and City Council allow a representative of the Department of Community Development to present the application and the Department’s recommendation. The applicant would then be allowed to present the application. Next, all dissenting and supporting comments of the public should then be solicited. Finally, the applicant would have a period of rebuttal.

In accordance with the requirements of the State of Georgia, the applicant and all supporting public comments are to be allowed at least ten (10) minutes. Additionally, dissenting public comments are to be allowed at least ten (10) minutes.

Staff Recommendation:

APPROVAL – Consistent with Chattahoochee River Corridor Plan

Concurrent Review:

John McDonough, City Manager
Wendell Willard, City Attorney
Cecil McLendon, Assistant City Attorney

River Corridor Review No. RC 10-01SS

HEARING & MEETING DATES

Community Zoning Information Meeting	Design Review Board Meeting	Planning Commission Hearing	Mayor and City Council Hearing
N/A	N/A	N/A	July 13, 2010

APPLICANT/PETITIONER INFORMATION

Property Owner	Petitioner	Representative
Catholic Society of Religious and Literary Education T.R. Benning, III as Agent	Catholic Society of Religious and Literary Education T.R. Benning, III as Agent	Catholic Society of Religious and Literary Education T.R. Benning, III as Agent

PROPERTY INFORMATION

Address, Land Lot, District, and Council District	6700 Riverside Drive LL 130 & 169, District 17 City of Sandy Springs Fulton County, GA 30328
Vulnerability Category(s)	"D", "E" & "F"
Frontage and Area	Project has frontage along the western portion of Riverside Drive. The subject property has a total area of 17.29 acres.
Existing Zoning and Use	AG-1 U10-001/U10-002

PARCEL MAP





INTENT

The owner of the property proposes the construction of a retreat facility, administrative building and supporting facilities. The site is 17.29 acres, located in vulnerability categories "D", "E" and "F", with a maximum allowed area of disturbance of 4.16 Acres and a maximum allowed area of impervious surface at 86,371 ft².

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

APPROVAL - FOUND TO BE CONSISTENT BY ATLANTA REGIONAL COMMISSION.

Public Participation:

Notice of Atlanta Regional Commission Metropolitan River Protection Act Certificate Public Hearing – Mayor and City Council Meeting July 13, 2010.

Planning Analysis:

The subject site is a 17.29 acre tract of land located in Land Lot 81 of the 17th District and situated on the western portion of Riverside Drive. The site is zoned AG-1 in zoning case U10-001/U10-002. Upon review, staff is of the opinion that the applicant is within both disturbed area and impervious surface thresholds set by ARC Chattahoochee River Corridor Plan.

Staff Recommendation:

Staff recommends **APPROVAL** of the proposed Metropolitan River Protection Act Certificate.

Attachments:

Atlanta Regional Commission preliminary Letter of Consistency – received June 14, 2010.

Notice of Atlanta Regional Commission Metropolitan River Protection Act Certificate

Petition Number: **RC 10-01SS**

Petitioner: Catholic Society of Religious and Literary Education
T.R. Benning, III as Agent

Property Location: 6700 Riverside Drive
LL 130 & 169, District 17
City of Sandy Springs
Fulton County, GA 30328

Site Acreage: 17.29 Acres

Request: The owner of the property proposes the construction of a retreat facility, administrative building and supporting facilities. The site is 17.29 acres, located in vulnerability categories "D", "E" and "F", with a maximum allowed area of disturbance of 4.16 Acres and a maximum allowed area of impervious surface at 86,371 ft².

Public Hearing: Mayor and City Council Hearing – **July 13, 2010 at 6:00
p.m.**

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



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Jun 2 2010

ARC REVIEW CODE: V1006021

TO: Mayor Eva Galambos
ATTN TO: David Schmid, City of Sandy Springs
FROM: Charles Krautler, Director 

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-10-01SS 6700 Riverside Dr.

Review Type: Metro River

MRPA Code: RC-10-01SS

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a retreat facility, an administration building, and supporting facilities.

Preliminary Finding: The ARC staff has completed the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. Our preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Sandy Springs

Land Lot: 130 and 169 **District:** 17 **Section:**

Date Opened: Jun 2 2010 **Deadline for Comments:** Jun 12 2010

Earliest the Regional Review can be Completed: Jun 12 2010

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
NATIONAL PARK SERVICE

ARC ENVIRONMENTAL PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER

GEORGIA DEPARTMENT OF NATURAL RESOURCES
COBB COUNTY

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3309. If the ARC staff does not receive comments from you by , we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/landuse> .

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Jun 2 2010

ARC REVIEW CODE: V1006021

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Jon Tuley, Extension: 3-3309

Reviewing staff by Jurisdiction:

<u>Land Use:</u> Tuley, Jon	<u>Transportation:</u> N/A
<u>Environmental:</u> Santo, Jim	<u>Research:</u> N/A
<u>Aging:</u> N/A	

Name of Proposal: RC-10-01SS 6700 Riverside Dr.

Review Type: Metro River

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a retreat facility, an administration building, and supporting facilities.

Submitting Local Government: City of Sandy Springs

Date Opened: Jun 2 2010

Deadline for Comments: Jun 12 2010

Earliest the Regional Review can be Completed: Jun 12 2010

Response:

- 1) Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) The proposal does NOT relate to any development guide for which this division is responsible.
- 6) Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. **Name of Local Government:** City of Sandy Springs, Fulton County, Georgia

2. **Owner(s) of Record of Property to be Reviewed:**

Name(s): Catholic Society of Religious & Literary Education

Mailing Address: 6700 Riverside Drive NW

City: Atlanta **State:** Georgia **Zip:** 30328-2799

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404-255-0503 **Fax:** 404-256-0776

Other Numbers: 404-255-0176

3. **Applicant(s) or Applicant's Agent(s):**

Name(s): Catholic Society of Religious & Literary Education

Mailing Address: 6700 Riverside Drive NW

City: Atlanta **State:** Georgia **Zip:** 30328-2799

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404-255-0503 **Fax:** 404-255-0776

Other Numbers: 404-255-0176

4. **Proposed Land or Water Use:**

Name of Development: Ignatius House Jesuit Retreat Center

Description of Proposed Use: Retreat facility, administration building and supporting facilities.

5. **Property Description (Attach Legal Description and Vicinity Map):**

Land Lot(s), District, Section, County: Land Lots 130 & 169; 17th District

City of Sandy Springs, Fulton County, Georgia

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:

6700 Riverside Drive, 498.16' South of Pointe Ridge Drive, Sandy Springs, Georgia

Size of Development (Use as Applicable):

Acres: **Inside Corridor:** 17.29

Outside Corridor: --

Total: 17.29

Lots: **Inside Corridor:** --

Outside Corridor: --

Total: --

Units: **Inside Corridor:** --

Outside Corridor: --

Total: --

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor: --

Outside Corridor: --

Total: --

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? No

If "yes", describe the additional land and any development plans: _____

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? Yes

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): Cellular Tower / RC97-09FC / 7-1-83

7. How Will Sewage from this Development be Treated?

A. Septic tank _____

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system existing - on site

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
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A _____ (90) (75)

B _____ (80) (60)

C _____ (70) (45)

D 2.87 ac (125,017 SF) 1.44 ac (62,508 SF) 1.34 ac 58,200 SF* (50) 50% (30) 46.6%*

E 6.42 ac (279,655 SF) 1.93 ac (83,896 SF) .64 ac (28,177 SF)* (30) 30% (15) 10%*

F 8.00 ac (348,430 SF) .8 ac (34,348 SF) .16 ac 6,970 SF (10) 10% (2) 2%

Total: 17.29 ac 4.17 ac 2.14 ac N/A N/A

* INCLUDES A TRANSFER OF 13801 SF OF IMPERVIOUS SURFACE FROM E TO D AT 1.70 1.5 (13801 x 1.5 = 20701.5) AS PER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes

If "yes", indicate the 100-year floodplain elevation: 805.5

NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? Yes

If "yes", indicate the 500-year flood plain elevation: ± 814

NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

- Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).
- Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)
- Written consent of all owners to this application. (Space provided on this form)
- Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)
- Description of proposed use(s). (Space provided on this form)
- Existing vegetation plan.
- Proposed grading plan.
- Certified as-builts of all existing land disturbance and impervious surfaces.
- Approved erosion control plan.
- Detailed table of land-disturbing activities. (Both on this form and on the plans)

Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

N/A Documentation on adjustments, if any.

 Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

Site plan.

Land-disturbance plan.

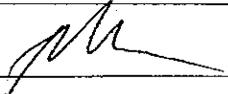
FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

 Concept plan.

 Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

Catholic Society of Religious & Literary Education


T. R. Benning, III as Agent

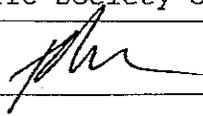
5/11/10

Signature(s) of Owner(s) of Record

Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

Catholic Society of Religious & Literary Education


T. R. Benning, III as Agent

5/11/10

Signature(s) of Applicant(s) or Agent(s)

Date

14. The governing authority of Sandy Springs, Georgia requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Signature of Chief Elected Official or Official's Designee

Date

SANDY SPRINGS
GEORGIA

Deed for new info

SUNTRUST OFFICIAL CHECK
#8839800109
\$2000.00
Benning Construction Company
5/18/10

January 19, 2010

rec'd 5/17/16

Atlanta Regional Commission
Mr. James M. Santo
Principal Environmental Planner
40 Courtland Street, NE
Atlanta, GA 30303

Dear Mr. Santo:

Enclosed please find the proposed plan for the development of 6700 Riverside Dr. Sandy Springs, GA 30328, LL 130 & 169, 17th District of Fulton County.

The owners of the property propose the construction of a "retreat facility, an administration building, and supporting facilities." Included, please find plans of the subject property, including an application for Metropolitan River Protection Act Certificate and associated review fees.

The governing authority of the City of Sandy Springs requests review by the Atlanta Regional Commission of the above-described use under the provisions of the Metropolitan River Protection Act. If you have any questions, please contact me at 770-206-1574.

Best Regards,



David Schmid, CPESC
Environmental Compliance Officer
Community Development Department
City of Sandy Springs

Community
Development