SANDY SPRINGS
GEORGIA

201404130 5575 Glenridge Connector

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

DENIAL

Discussion:
The applicant is seeking to rezone the subject properties from O-I (Office and Institutional District) to O-I (Office and Institutional District) to construct a 299,999 square foot office building, with Use Permit to exceed the district height.
Additionally, the applicant is requesting four (4) concurrent variances from the Zoning Ordinance as follows:

1. Variance from 4.23.1 to delete the ten (10) foot landscape requirement along the interior property lines.
2. Variance from 8.1.3.C to delete the twenty (20) foot side setback.
3. Variance from 8.1.3.D to delete the twenty-five (25) foot rear setback.
4. Variance from 18.3.1.E to allow parking in the forty (40) foot front and side corner yard setback.

PLANNING COMMISSION RECOMMENDATION- January 15, 2015

201404130- 30 Day Deferral

PROPERTY INFORMATION

Address, Land Lot, and District	5575 Glenridge Connector Land Lot 38, District 17
Council District	5 (Tiberio "Tibby" DeJulio)
Frontage	142 feet of frontage along the east side of Glenridge Connector and 140 feet along the south side of Johnson Ferry Road
Area	12.4 acres
Existing Zoning and Use	O-I (Office and Institutional District), currently undeveloped
Overlay District	Perimeter Center Improvement District (PCID)
2027 Comprehensive Future Land Use Map Designation	LWC (Live Work Community)
Proposed Zoning	O-I (Office and Institutional District)

APPLICANT/PETITIONER INFORMATION

Property Owner	Petitioner	Representative
Glenridge Highland III, LLC	Glenridge Highland III, LLC	Woody Galloway

Community Zoning Information Meeting	Community Developer Resolution Meeting	Planning Commission Hearing	Mayor and City Council Hearing
November 11, 2014	December 17, 2014	January 15, 2015 February 19, 2015	February 17, 2015 March 17, 2015

COMMUNITY DEVELOPMENT

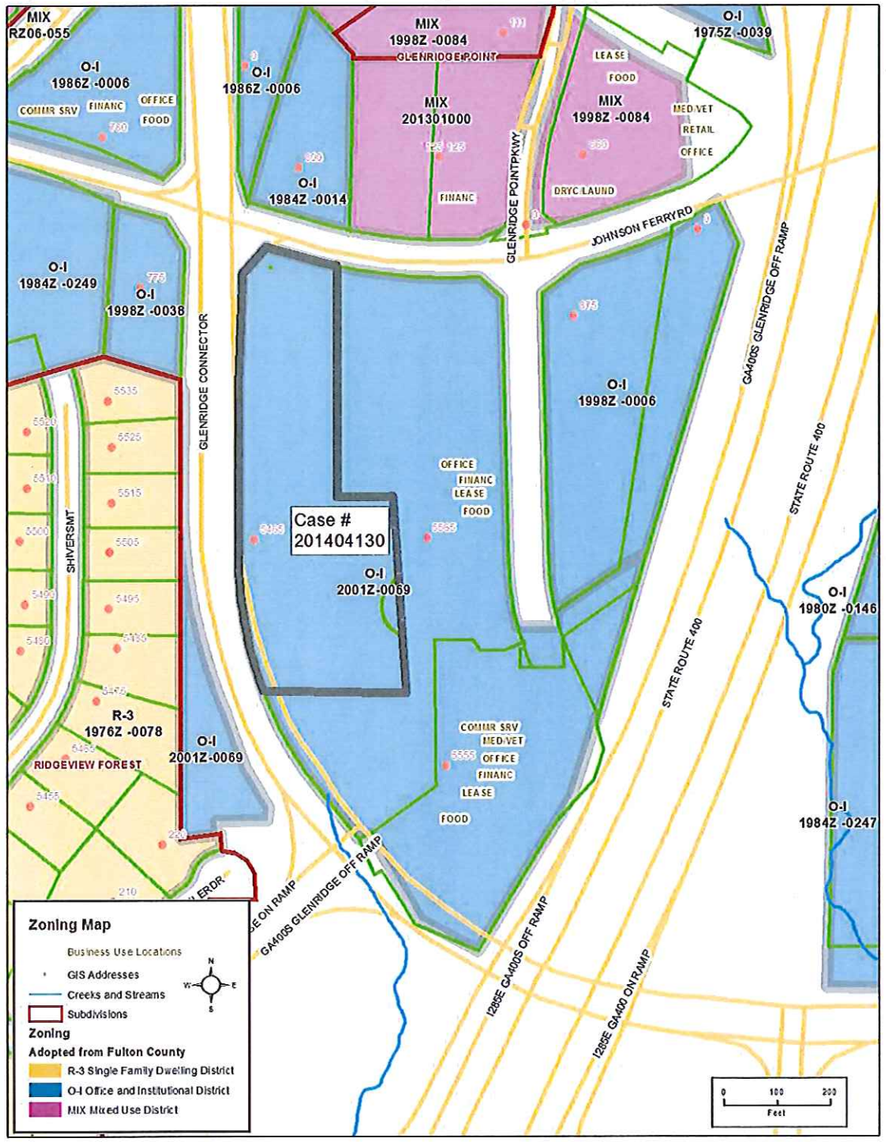
EXISTING LAND USE AND ZONING OF ABUTTING PROPERTIES

SUBJECT PETITION 201404130	Requested Zoning	Proposed Use	Land Area (Acres)	Units/Square Footage	Density (Units per Acre)
	O-I	Office new use only	3	299,999	99,999.66 sf/ac

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	O-I Z84-0014	Office	1.312	5,386	4, 274.60 sf/ac
North	O-I Z98-006	Office	1.38	36,800	9,293 sf/ac
North	MIX 201301000	Apartment Retail Bank/Office	2.21	180 12,000 12,000	47.37 units/ac 3,157.89 sf/ac 3,157.89 sf/ac
East/South	O-I Z01-0069	Office	11.95	849,200	71,062.761 sf/ac
West	O-I Z98-0038	Office	0.869	5,584	6,425.776 sf/ac
West	R-3	Ridgeview Forest Single Family Residential	0.424	1	2.358 units/ac
West	R-3	Ridgeview Forest Single Family Residential	0.407	1	2.457 units/ac
West	R-3	Ridgeview Forest Single Family Residential	0.417	1	2.398 units/ac
West	R-3	Ridgeview Forest Single Family Residential	0.417	1	2.398 units/ac
West	R-3	Ridgeview Forest Single Family Residential	0.421	1	2.375 units/ac
West	R-3	Ridgeview Forest Single Family Residential	0.449	1	2.227 units/ac

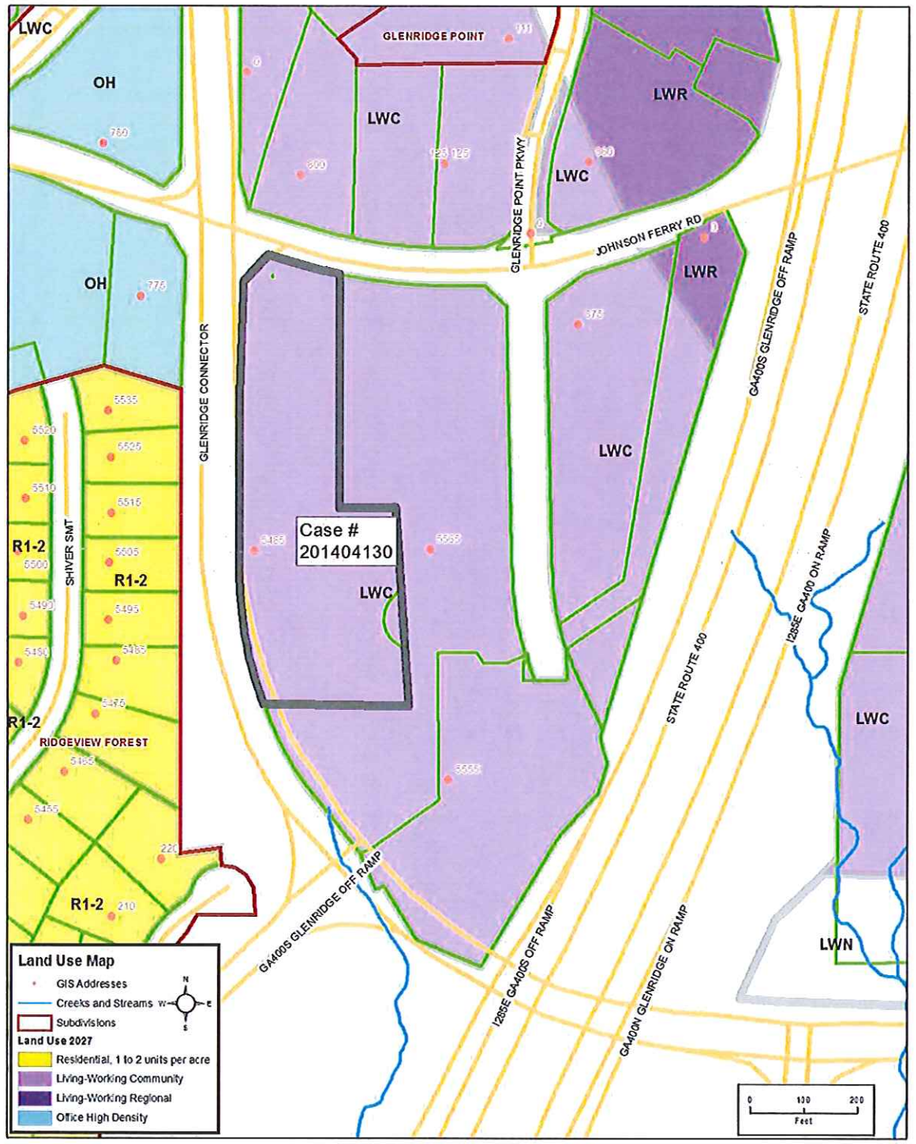
Zoning Map

5575 Glenridge Connector



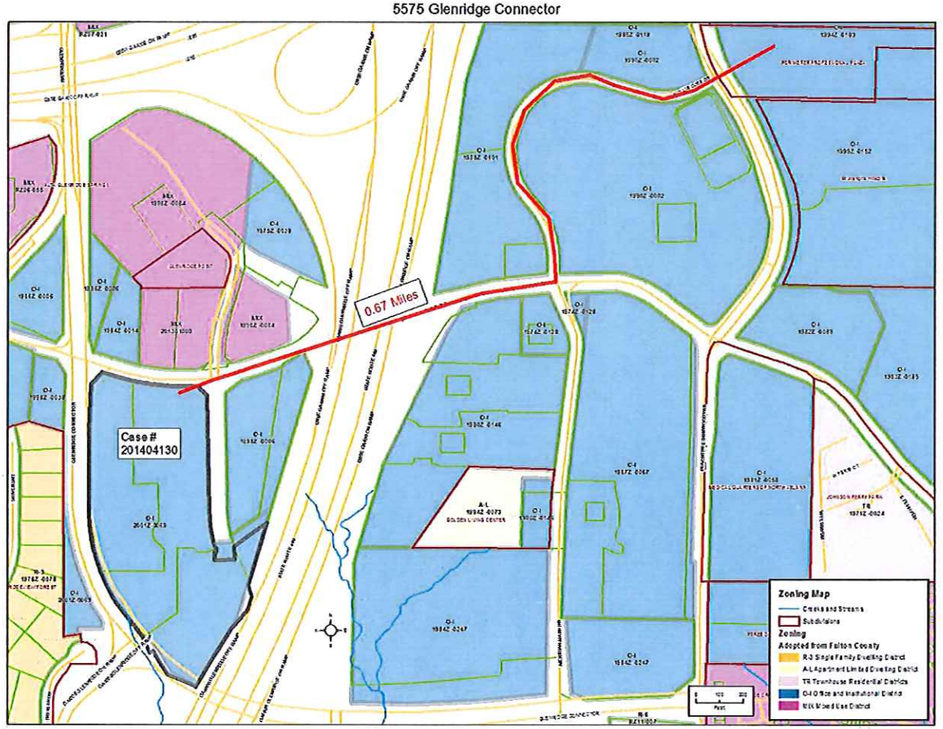
Future Land Use Map

5575 Glenridge Connector

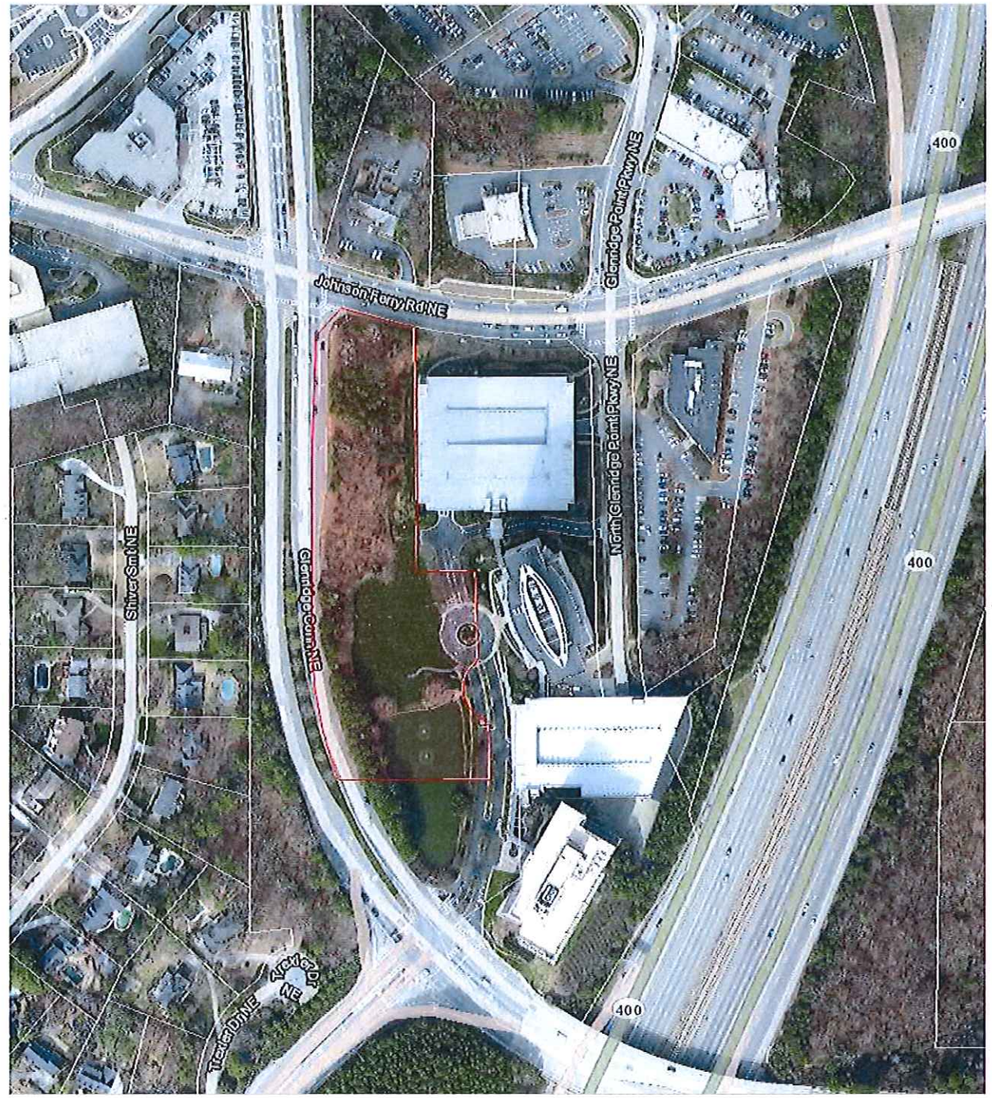


Distance to MARTA

5575 Glenridge Connector



Aerial Photograph



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.*

Findings: The staff is of the opinion that the proposed use is suitable in view of the use and development of adjacent and nearby property. The surrounding area consists of similar uses. The area consists of O-I (Commercial District) and MIX (Mixed Use District) to the north; O-I (Office and Institutional District) to the east; O-I (Office and Institutional District) to the south; and O-I (Office and Institutional District) and R-3 (Single Family Dwelling District) to the west.

B. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*

Findings: The staff is of the opinion that the proposal if approved could have an adverse impact on the use or usability of adjacent or nearby properties. The use is consistent with adjacent properties. However, the proposed increase in density would generate more vehicle trips than anticipated per the existing entitlement. Additionally, this property is not within one half mile of the MARTA rail station. The proposed density and height are considerably higher than the Comprehensive Plan recommends and the existing development. The applicant is proposing an additional 299,999 square feet of office space. This would bring the total office space on the property to 1,031,695 square feet across the 12.4 acres of property. This addition would increase the office density in the entire complex from 59,370.96 sf/acre to 86,349.91 sf/ac. Per the Comprehensive Plan, a density of 25,000 sf/ac of office is recommended on the property. The applicant has not provided enough of the incentives outlined in the Comprehensive Plan policies to increase height and density above that recommended by the Comprehensive Plan.

C. *Whether the property to be affected by the zoning proposal may have reasonable economic use as currently zoned.*

Findings: The staff is of the opinion that the subject 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.*

Findings: The staff is of the opinion that the proposal could result in a use which will cause an excessive or burdensome use of the existing infrastructure, particularly roadways. The increase in office space will add to increased traffic along the Glenridge Connector and Johnson Ferry Road. Outside of automobiles, transportation options are limited, with the nearest MARTA rail station being approximately 0.75 miles away. The proposed development will be required to meet all current City codes and ordinances, which will require a stormwater management system.

E. *Whether the zoning proposal is in conformity with the policies and intent of the land use plan.*

Findings: The staff is of the opinion that the proposal is not consistent with the policies and intent of the Land Use Plan. The existing and proposed density of the parcel and overall complex is considerably higher than the Comprehensive Land Use Plan recommends. The proposed density would exceed the densities from the Land Use Plan even further.

Existing Development	Entitlement	Proposed	Comprehensive Plan
Office – 59,370.96 sf/ac Commercial- None Height- 19 Stories	**Office – 68,483.87 sf/ac** Commercial- None Height – 19 (6*) Stories *for new building	**Office - 86,349.91 sf/ac** Commercial- 0 sf/ac Height- 12 Stories	**Office – 25,000 sf/ac** Commercial -25,000 sf/ac Height- 4 Stories LWC (Node 6)

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.*

Findings: 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.*

Findings: The staff is of the opinion that the proposal would not permit a use which could be considered environmentally adverse to the natural resources, environment, or citizens of Sandy Springs. The proposal will be required to meet all current City Codes.

VARIANCE CONSIDERATIONS

Article 22 of the Zoning Ordinance indicates the following are considerations in granting variances, of which only one has to be proven:

1. *Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance*; or,
2. *The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or*

The applicant is requesting four (4) concurrent variances as outlined below. These variances are only being requested for the parking structure on the property. None of the following variances are being requested for the proposed office building. The applicant has indicated that the variances being requested will be in harmony with the policy and intent of the Zoning Ordinance and will not result in any harm to the health, safety and welfare of the general.

1. Variance from 4.23.1 to delete the ten (10) foot landscape requirement along the interior property lines

Findings:
Staff is of the opinion that the request to delete the ten (10) foot landscape requirement along the interior property lines would be in harmony with the intent of the Zoning Ordinance. The applicant will be required to meet streetscape standards for the Perimeter Community Improvement District (PCID) on the exterior property lines. However, based on the recommended denial *of the rezoning, staff recommends* **DENIAL** *of this variance request.*

2. Variance from 8.1.3.C to delete the twenty (20) foot side setback
Findings:
Staff is of the opinion that the request to delete the streetscape requirement and allow the existing conditions to remain is in harmony with the intent on the Zoning Ordinance. Although the proposed office building lies on a different parcel, it is part of the Glenridge Highland office complex. Eliminating this setback would allow this property to tie into the remainder of the complex. However, based on the recommended denial *of the rezoning, staff recommends* **DENIAL** *of this variance request.*

3. Variance from 8.1.3.D to delete the twenty-five (25) foot rear setback.

Findings:
Staff is of the opinion that the request to delete the streetscape requirement and allow the existing conditions to remain is in harmony with the intent on the Zoning Ordinance. Although the proposed office building lies on a different parcel, it is part of the Glenridge Highland office complex. Eliminating this setback would allow this property to tie into the remainder of the complex. However, based on the recommended denial *of the rezoning, staff recommends* **DENIAL** *of this variance request.*

4. Variance from 18.3.1.E to allow parking in the forty (40) foot front and side corner yard setback.

Findings:
Staff is of the opinion that the request to delete the streetscape requirement and allow the existing conditions to remain is in harmony with the intent on the Zoning Ordinance. This variance request would allow for construction of on-street parking near the intersection of Glenridge Connector and Johnson Ferry Road. Allowing parking in this location would be inconsistent with surrounding properties and encroach into the required streetscape. Based on these considerations, staff recommends **DENIAL** *of this variance request.*

USE PERMIT CONSIDERATIONS

The applicant is requesting a use permits to exceed the district height of sixty (60) feet or four (4) stories to twelve (12) Story.
Per Article 19.2.4, *Use Permit Considerations*, the City Council shall consider each of the following:

A. Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by the City Council;

Findings: The staff is of the opinion that the proposal is not consistent with the policies and intent of the Land Use Plan. Both the existing and proposed density is considerably higher than the Comprehensive Land Use Plan recommends. The proposed density would exceed the densities from the Land Use Plan further.

B. Compatibility with land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed;

Findings: The staff is of the opinion that the proposed use is compatible with the land uses and zoning districts within the vicinity of the property. The surrounding area consists of multi-story office buildings with those in the Glenridge Highland complex being 19 and 12 stories.

C. Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development;

Findings: The staff is of the opinion the proposed uses would not violate any local, state, and/or federal statutes, ordinances, or regulations.

D. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets;

Findings: The staff is of the opinion that the proposal could result in a use which will cause an excessive or burdensome use of the existing infrastructure, particularly roadways. The increase in office space will add to increased traffic along the Glenridge Connector and Johnson Ferry Road. Outside of automobiles, transportation options are limited, with the nearest MARTA rail station being approximately 0.75 miles away. The proposed development will be required to meet all current City codes and ordinances, which will require a stormwater management system.

E. The location and number of off-street parking spaces;

Findings: The total parking required:

	Required	Proposed
Office	837	1,128
Total	837	**1,128**

With the required parking spaces for the new building in excess of the minimum by over 300 spaces, staff questions whether there is any intent to utilize a shuttle or other service to access the MARTA station.

F. The amount and location of open space;

Findings: The applicant is proposing 33.3% green space /open where 15% is required.

G. Protective screening;

Findings: The applicant is not proposing protective screening. The proposal will be added into the current commercial development.

H. Hours and manner of operation;

Findings: The standard/typical hours and manner of operation would be consistent with other office complex.

I. Outdoor lighting; and

Findings: Any modification to or addition of outdoor lighting will be required to meet the minimum requirements of the Zoning Ordinance.

J. Ingress and egress to the property

Findings: The proposal has two (2) ingress and egress points on the Glenridge Connector. One of these also provides access to Georgia 400. However, staff does not support a second ingress/egress point on Glenridge Connector.

DEPARTMENT COMMENTS

The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on August 6, 2014 at which the following departments had comments. The staff has received additional comments from the Fulton County Board of Education and Fulton County Department of Water Resources (see attachments).

	- Glenridge Connector is classified a Minor Arterial Street with a posted speed of 45mph and average daily traffic of 23,400 (GDOT, 2013). Overlay District Requirements - The Perimeter Community Improvement Overlay District streetscape is required for both street frontages. Planned Projects from Adopted Plans Bicycle, Pedestrian and Trail Plan - B49: Glenridge Connector Cycle Track with Road diet from Johnson Ferry Road to Peachtree Dunwoody Road. Perimeter at the Center Livable Centers Initiative (LCI) - T-5: Multi-Modal Improvements along Glenridge Connector /Glenridge Drive between Hammond Drive and Peachtree Dunwoody Road - T-17: Access and Wayfinding Enhancements and Bike/Ped Connections in Proximity to Medical Center Station Recommended Conditions - Only one entrance will be permitted on the Glenridge Connector at the existing signalized access location (reference Fulton County Zoning Resolution 2001Z-0069). - Dedication of the following right-of-way: Glenridge Connector, 55 feet from centerline, 11 feet behind back of curb, or 1 foot from back of sidewalk or proposed separated bicycle and pedestrian facility, whichever is greater. - Bicycle parking of 1 space per 20 vehicle spaces. At the time of permitting, the site shall meet requirements of Articles 11 and 12 of the Development Ordinance. Based on a review of the zoning site plan, please note the following: - Proposed access shall meet uninterrupted ingress/egress requirements. Proposed access shall meet minimum separation and spacing and be designed to avoid off-set conflicts. The minimum spacing is 300 feet for Johnson Ferry Road and Glenridge Connector. Only one driveway is permitted per each full 200 feet of property frontage. A traffic impact study is required. §103-73 - All access points shall meet minimum sight distance. §103-77 - An ADA accessible path is required from sidewalk to front entrance of office building.

PUBLIC INVOLVEMENT

Public Comments

- Traffic
- Commercial uses at night

CONCULSION TO FINDINGS

The Comprehensive Plan clearly supports a medium density/intensity of uses at this location. It is the opinion of the staff that the proposal is not in conformity with the intent of the Comprehensive Plan Policies. The proposed density is outside the ranges suggested by the Future Land Use Map. Therefore, based on these reasons, the staff recommends **DENIAL** of the rezoning petition, use permit and associated concurrent variances.

STAFF RECOMMENDED CONDITIONS

Should the Mayor and City Council decide to rezone the subject property from O-I (Office and Institutional District) to O-I (Office and Institutional District), 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. Commercial at a density of 25,106.62 square feet per acre or 299,999 square feet, whichever is less.
2. To the owners agreement to abide by the following:
    a. To the site plan received by the Department of Community Development dated February 3, 2015. 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. The applicant shall be required to complete the concept review procedure prior to application for 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. Streetscape shall meet or exceed Perimeter Community Improvement District (PCID) standards.
    b. Only one entrance will be permitted on the Glenridge Connector at the existing signalized access location.

Attachments

- Letter of Intent dated received November 10, 2014
- Modification of Application dated received February 3, 2015
- Site Plan dated received November 10, 2015
- Site Plans dated received February 3, 2015
- Renderings dated received February 3, 2015
- Additional comments from the City of Atlanta, Fulton County Sewer Department, and Fulton County Health Department.
- Letter of Opposition – Dated Received January 8, 2015
- Letter of Support – Dated Received January 14, 2015

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NOV 10 2014
City of Sandy Springs
Community Development

LETTER OF INTENT FOR
REZONING, USE PERMIT, AND CONCURRENT VARIANCE APPLICATIONS
CITY OF SANDY SPRINGS, GEORGIA

The Applicant, Glenridge Highlands III, LLC, (the "Applicant"), requests the rezoning of approximately 12.14 acres bounded by Johnson Ferry Road NE, Glenridge Connector NE, Glenridge Point Parkway, and GA-400; Fulton County Tax Parcel Identification Numbers 17-0038-LL1405, 17-0038-LL1413, and 17-0038-LL1397 (collectively, the "Glenridge Highlands Property"). Though the Glenridge Highlands Property is comprised of three separate tax parcels (Glenridge Highlands One, Glenridge Highlands Two, and Glenridge Highlands Three), Zoning Case 2001Z-0069 regulates the entire Glenridge Highlands Property. Two of the parcels, Glenridge Highlands One and Glenridge Highlands Two are developed with office buildings and parking decks. The Applicant is proposing to develop the third parcel ("Glenridge Highlands Three") for an office building, parking deck, and restaurant.

To allow the proposed development, the Applicant seeks to rezone the Glenridge Highlands Property from its current O-I Conditional classification to the O-I Conditional and C-1 Conditional classifications. The proposed C-1 rezoning would only apply to approximately 0.295 acres of land abutting the southeastern corner of the intersection of Johnson Ferry Road NE and the Glenridge Connector (the "C-1 Parcel") to allow for construction of a 10,000 square foot restaurant. The O-I Conditional rezoning would apply to the balance of the property and allow the Applicant to develop an office building on the remainder of Glenridge Highlands Three at a higher density and height than currently allowed under the Glenridge Highlands Property's current conditions of zoning approved by Fulton County in 2002 (see Fulton County Zoning Case 2001Z-0069).

The Glenridge Highlands Property was zoned to the O-I Conditional classification in 1994 to accommodate a three-building office park. Since 1994, two of the three buildings (Glenridge Highlands One and Glenridge Highlands Two) have been constructed at a total density of 736,200 square feet. At one point the zoning was modified to allow the addition of a 15-story hotel on Glenridge Highlands Three, however in 2002 the zoning was changed back to allow a 6-story, 113,000 square foot office building in lieu of the 15-story hotel. The low density

allocated to Glenridge Highlands Three has contributed to the parcel's remaining undeveloped since 2002.

The Applicant's current proposal seeks approval to build a 12-story, 299,999 square foot office building, thereby increasing the office density allocated to the site by 186,999 square feet. Parking would be accommodated by 321 parking spaces below the proposed office building and 790 parking spaces in an accessory parking deck. The Applicant is also proposing to increase the height of the office building from 6 to 12 stories and modify access to the site as shown on the site plan filed with the Application.

The Applicant further proposes to construct a 10,000 square foot restaurant. The restaurant would require a rezoning of 0.295 acres in the northwestern corner of the Property to the C-1 classification to allow for the restaurant to stand alone as a development/community amenity separate from the proposed office building. Parking for the restaurant would be accommodated in either the existing Glenridge Highlands Two parking deck or the proposed Glenridge Highlands Three parking deck. A limited number of proposed surface parking spaces abutting the northern side of the existing Glenridge Highlands Two parking deck would also serve the restaurant.

The proposed rezoning is compatible with nearby land uses. Nearby or adjacent land uses include transportation infrastructure, office, retail, and medium-density single family residential. To the east of the Glenridge Highlands Property lies a three-story office building and GA-400. The on-ramp to GA 400 from the Glenridge Connector consumes the land to the south of the Glenridge Highlands Property. The area to the west, across the Glenridge Connector, is developed with single family residential uses and an office building. No direct access is available to the residential area from the Glenridge Connector. To the north, across Johnson Ferry Road, are low- to medium- density office and retail uses. Thus the proposed office building, parking deck, and restaurant are compatible with the mix of uses that exist in this area primarily utilized for office uses.

The rezoning proposal is consistent with the intent of the City of Sandy Springs Comprehensive Plan. The Property is located in an "Employment" character area on the City of Sandy Springs Character Area Map. Employment character areas are defined by multi-story employment facilities with limited commercial. The proposed 12-story office building adjacent to a restaurant is consistent with this definition. Additionally, the Property is located in a "Living-

Working Community" area of the City of Sandy Springs Future Land Use Map. Living-Working Community areas are envisioned to provide a "medium intensity/density" mix of uses to serve adjacent neighborhoods. Though the proposed density is greater than the office densities suggested in the land use plan, the increased intensity is appropriate in this area which serves as a regional employment center due to its proximity to the GA-400 and I-285 interchange.

In addition to the requested rezoning, the Applicant has concurrently applied for a Use Permit and five Concurrent Variances. The Use Permit is required in order to allow an increase in the proposed heights of the office building and parking deck in the O-I district. The O-I building height restriction, contained in § 8.1.3.A, is "sixty (60) feet or four (4) stories, whichever is higher." The proposed height of the office building is 12 stories and the height of the associated parking deck is seven (7) stories. Due to the existence of an even taller adjacent office building of 19 stories, exceeding the height limit at this location would not cast new shadows on most nearby properties, inhibit existing sight lines from nearby residential areas, or otherwise have a negative impact on the surrounding area. Please see the Use Permit Consideration Form included in this Application for specific responses to the Use Permit criteria.

The Concurrent Variances would provide relief from landscape area and building setback requirements applicable to Glenridge Highlands Three and landscape area and parking requirements applicable to the C-1 Parcel. The Applicant requests Variance One to eliminate the twenty (20) foot setback required by § 8.1.3.C in side yards in O-I districts. The proposed location of the office parking deck is immediately adjacent to the restaurant to create a seamless structure and view from the street. Removal of the setback requirement would allow the proposed parking deck to be constructed immediately adjacent to the south of the restaurant.

Variance Two is requested to eliminate the ten (10) foot landscape area required by Table 4.23.1 on interior boundaries of O-I districts. The proposed parking structure in the O-I district would directly abut the restaurant in the C-1 district to align with the existing neighboring parking garage and allow room for a new access drive to the site.

Variance Three is requested to eliminate the twenty-five (25) foot setback required by § 8.1.3.D in rear yards in O-I districts. The proposed location of the office parking deck is immediately adjacent to the existing parking deck on Glenridge Highlands Two. Removal of the setback requirement would allow for this orientation, which makes efficient use of the space and

allows the proposed parking deck to be located outside of the landscape area and front setback required along the Glenridge Connector.

Variance Four is requested to eliminate the ten (10) foot landscape area required by Table 4.23.1 along interior boundaries of C-1 districts. The small size of the C-1 Parcel does not allow sufficient room for a landscape buffer between the restaurant and the proposed parking garage on Glenridge Highlands Three.

Variance Five is requested to eliminate the minimum parking required by § 18.2.1 for restaurant uses. The small size of the C-1 Parcel does not allow for onsite parking. Parking is proposed to be provided in either the existing Glenridge Highlands Two parking deck or the proposed Glenridge Highlands Three parking deck. The Applicant or its affiliates currently own both Glenridge Highland Two and Glenridge Highland Three and will provide the appropriate access and parking easements for the development. Seventeen (17) surface parking spaces are also proposed to be constructed adjacent to the Glenridge Highlands Two parking deck located to the east. All proposed parking would be within easy walking distance of the restaurant entrance.

Variance Six is requested to allow surface parking within the side corner setback, which is prohibited by § 18.3.1.E. The small size of the C-1 Parcel does not allow for onsite parking. To provide convenient parking for restaurant patrons, seventeen (17) parking spaces are proposed along Johnson Ferry Road adjacent to the existing Glenridge Highlands Two parking deck. All or a portion of approximately nine (9) of the proposed spaces is located within the forty (40) foot side corner setback required in O-I districts.

The Applicant intends to seek an Administrative Use Permit to allow restaurant parking to be accommodated off-site. Off-site parking would be provided in either the existing Glenridge Highlands Two parking deck or the proposed Glenridge Highlands Three parking deck. Granting this Administrative Permit would make efficient use of existing or proposed parking facilities.

The proposed development is compatible with surrounding uses and consistent with the intent of the Comprehensive Plan. Further, it would provide Class-A office space in a submarket experiencing growing demand and a restaurant that would be a new amenity to the community.

Accordingly, the Applicant respectfully requests that the Mayor and City Council of the City of Sandy Springs grant the rezoning, Use Permit, and Concurrent Variances as requested.

THE GALLOWAY LAW GROUP, LLC

By: _____
William Woodson Galloway
Matthew J. Vivian
Attorneys for Applicant

3500 Lenox Road, NE
Suite 760
Atlanta, Georgia 30326
(404) 965-3680

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NOV 10 2014
City of Sandy Springs
Community Development

FIRST AMENDMENT
TO APPLICATIONS FOR REZONING
CITY OF SANDY SPRINGS, GEORGIA

IN RE:	)
	)
Glenridge Highlands III, LLC,	)
	)
Applicant.	)
	)
For Applications for Rezoning,	)
Case Numbers 201404128 and 201404130.	)

COMES NOW the Applicant, Glenridge Highlands III, LLC, and respectfully requests that the above-referenced Applications be amended as follows:

1.

By incorporating the attached "Variance Summary," which contains a larger and easier-to-read version of the variance information contained in the Site Plan that was originally submitted with the Application; and

2.

By incorporating the attached visual aids, which were shown during the Applicant's presentation to the Planning Commission at the January 15, 2015 meeting (note that the slide entitled "Aerial View" has been modified since the Planning Commission meeting to show the proposed right in, right out driveway and the existing driveway to Glenridge Connector); and

WHEREFORE, the Applicant respectfully requests that this First Amendment be filed; that the Application be amended in accordance with this First Amendment; and that the Applicant have such other and further relief as is just and proper under the circumstances.

Accordingly, the Applicant respectfully requests that the City Council of Sandy Springs grant the Applications as requested.

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FEB 3 2015
City Of Sandy Springs
Community Development

Respectfully submitted,

THE GALLOWAY LAW GROUP, LLC

Matthew J. Vivian
Attorney for Applicant

3500 Lenox Road, N.E., Suite 760
Atlanta, Georgia 30326
(404) 965-3680

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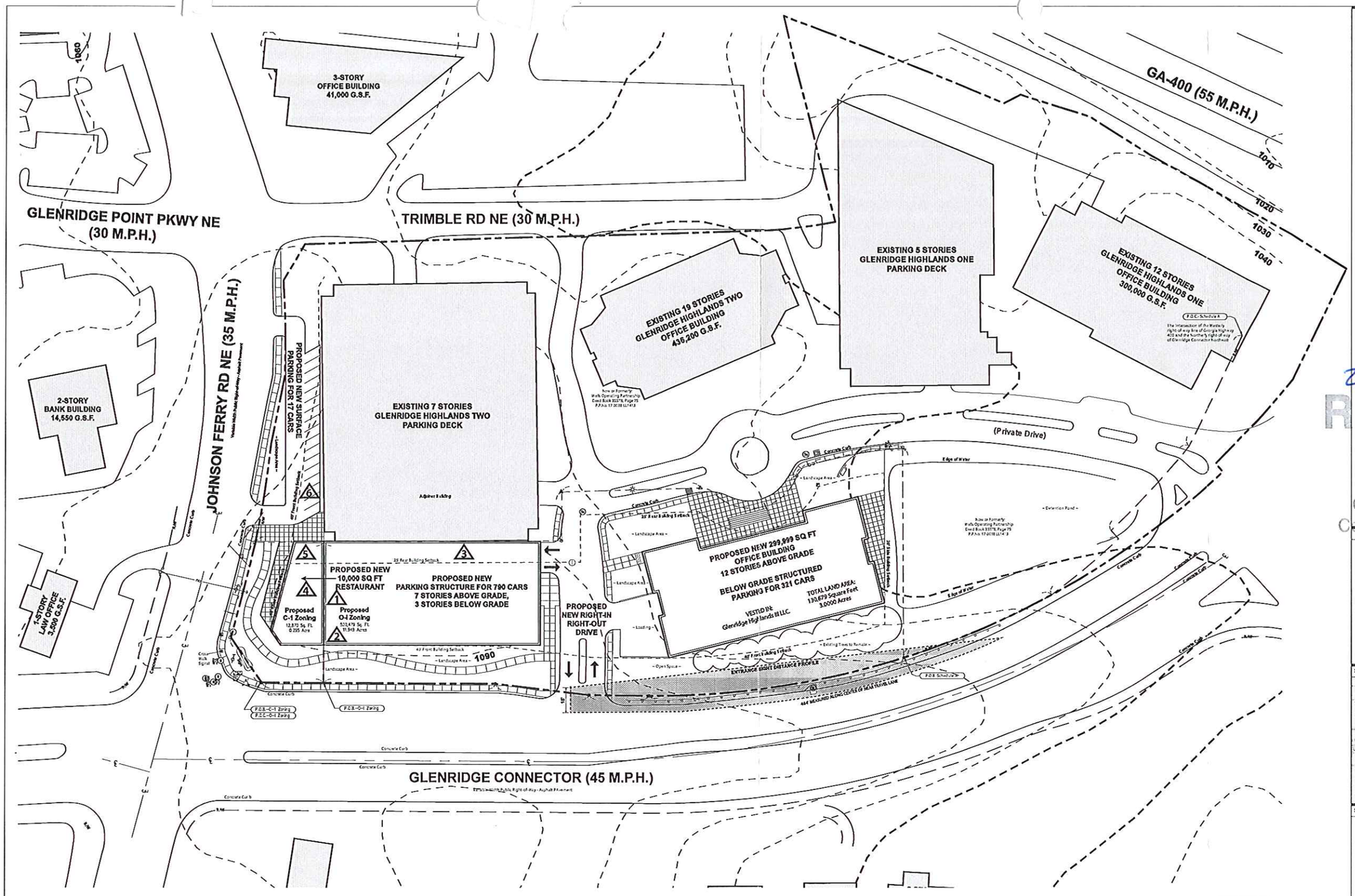
FEB 3 2015

City Of Sandy Springs
Community Development



DEVELOPMENT STATISTICS SUMMARY CHART FOR PROPOSED GLENRIDGE HIGHLANDS THREE

FOOTPRINT AREA OF BUILDINGS	**56,732 Sq Ft**	**43.4 %**
Office	26,090 Sq Ft	20.0 %
Parking Deck	25,624 Sq Ft	19.6 %
Restaurant	5,018 Sq Ft	3.8 %
TOTAL IMPERVIOUS SURFACE AREA	**30,318 Sq Ft**	**23.2 %**
Road	15,217 Sq Ft	11.6 %
Sidewalk	15,101 Sq Ft	11.6 %
LANDSCAPING AREA	**23,832 Sq Ft**	**18.2 %**
OPEN SPACE	**19,797 Sq Ft**	**15.1 %**
TOTAL AREA OF SITE	**130,679 Sq Ft**	**100.0 %**

CURRENT ZONING CLASSIFICATION & PERMITTED USES:

CURRENT USE: Vacant Land

ZONING CLASSIFICATION: O-I (Office Institutional District) and Perimeter Community Improvement District (PCID) Overlay District

ADJACENT PROPERTY ZONING CLASSIFICATION:
NORTH: O-I (Office Institutional District)
EAST: O-I (Office Institutional District)
SOUTH: O-I (Office Institutional District)
WEST: R-3 & O-I (Single Family Dwelling District & Office Institutional District)

PARKING SPACES PROPOSED (990 REQUIRED)	1,128 Spaces	100.0 %
Parking Deck	790 Spaces	70.0 %
Podium Parking	321 Spaces	28.5 %
Surface Parking	17 Spaces	1.5 %

NOTES:

FLOOD ZONE: Proposed building not located in flood plain.

WETLANDS: No wetlands located in or around project

ENTRANCE SITE DISTANCE PROFILE: Shrubbery, plantings, signs and/or other visual barriers that could obstruct the sight distance of a driver preparing to enter the roadway are prohibited within the defined departure sight distance triangle area established on this plan.

VARIANCES NEEDED:
1. Variance to 8.1.3.C Interior side yard - eliminate required 20' setback in O-I districts.
2. Table 4.23.1 - Eliminate 10' landscape area required on interior boundary of O-I.
3. Variance to 8.1.3 D rear yard - eliminate required 25' rear setback in O-I districts.
4. Table 4.23.1 - Eliminate 10' landscape area required on interior boundary of C-1.
5. Variance to 18.2.1 minimum parking requirements on C-1 parcel.
6. Variance to 18.3.1.E to allow surface parking within front setback.

SYMBOL LEGEND

R/W – Right-of-Way
℄ – Centerline
P.O.B. – Place/Point of Beginning
P.O.C. – Place/Point of Commencement
Rad – Radius
Arc – Arc Length
Δ – Delta Angle
CHL – Chord Length
CHB – Chord Bearing
Calc. – Calculated
Msd. – Measured
Dd. – Deed
⊕ – Monumentation Found as Noted
○ – 5/8" Iron Pin w/Cap Set Stamped "PLS 2301"
▲ – PK/MAG Nail or Railroad Spike Found as Noted
△ – MAG Nail or PK Nail Set
■ – Monument in Monument Box Found As Noted
Catch Basin
Sanitary Manhole
Fire Hydrant
Water Valve
Water Manhole
Utility Pedestal (As Noted)
Traffic Signal Box
Wall (As Noted)
Utility Pole
Traffic Pole
Light Pole
Guy Wire
Guardrail
Overhead Utilities
Building Area
Listed Variance

NORTH 0' 20' 40' 80' 120' 200'

GLENRIDGE HIGHLANDS PHASE III REZONING

5575 Glenridge Connector, Sandy Springs, GA

PIEDMONT OFFICE REALTY TRUST
Piedmont Office Realty Trust, Inc. Tel 770.418.8800
11695 Johns Creek Parkway Tel 866.500.7348
Suite 350
Johns Creek, GA 30097

Gensler
999 Peachtree Street NE Tel 404.507.1000
Suite 1400 Fax 404.507.1001
Atlanta, GA 30309
USA

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#	Date	Description
1	11/4/14	ISSUED FOR REZONING APPLICATION

Site Location Map

Seal / Signature

Project Name: GLENRIDGE HIGHLANDS PHASE III REZONING

Project Number: 13.2264.000

Scale: 1" = 40'-0"

Description: **DEVELOPMENT SITE PLAN**

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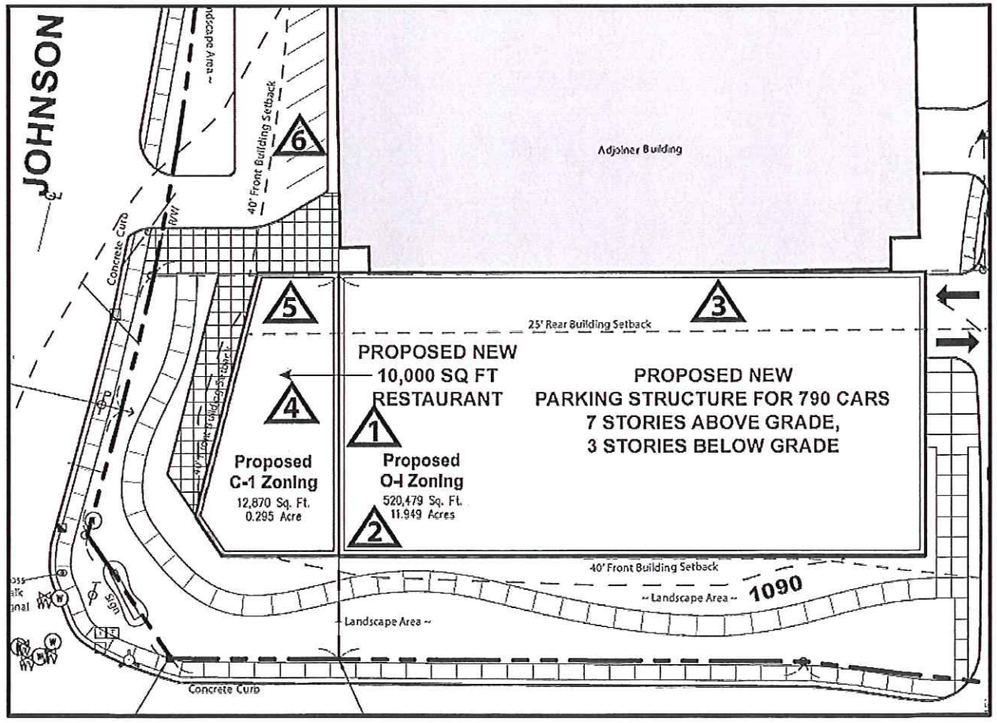
VARIANCE SUMMARY

Applicant: Glenridge Highlands III, LLC

Case Numbers: 201404128 and 201404130

The variance numbers below correspond to the numbers identified with triangles on the Site Plan. The relevant portion of the Site Plan is shown below.

1. Variance to 8.1.3.C interior side yard - eliminate required 20' setback in O-I districts.
2. Table 4.23.1 - Eliminate 10' landscape area required on interior boundary of O-I.
3. Variance to 8.1.3.D rear yard - eliminate required 25' rear setback in O-I districts.
4. Table 4.23.1 - Eliminate 10' landscape area required on interior boundary of C-1.
5. Variance to 18.2.1 minimum parking requirements on C-1 parcel.
6. Variance to 18.3.1.E to allow surface parking within front setback.



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HIGH POINT CIVIC ASSOCIATION

AERIAL VIEW

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VIEW FROM JOHNSON FERRY RD & GLENRIDGE CONNECTOR

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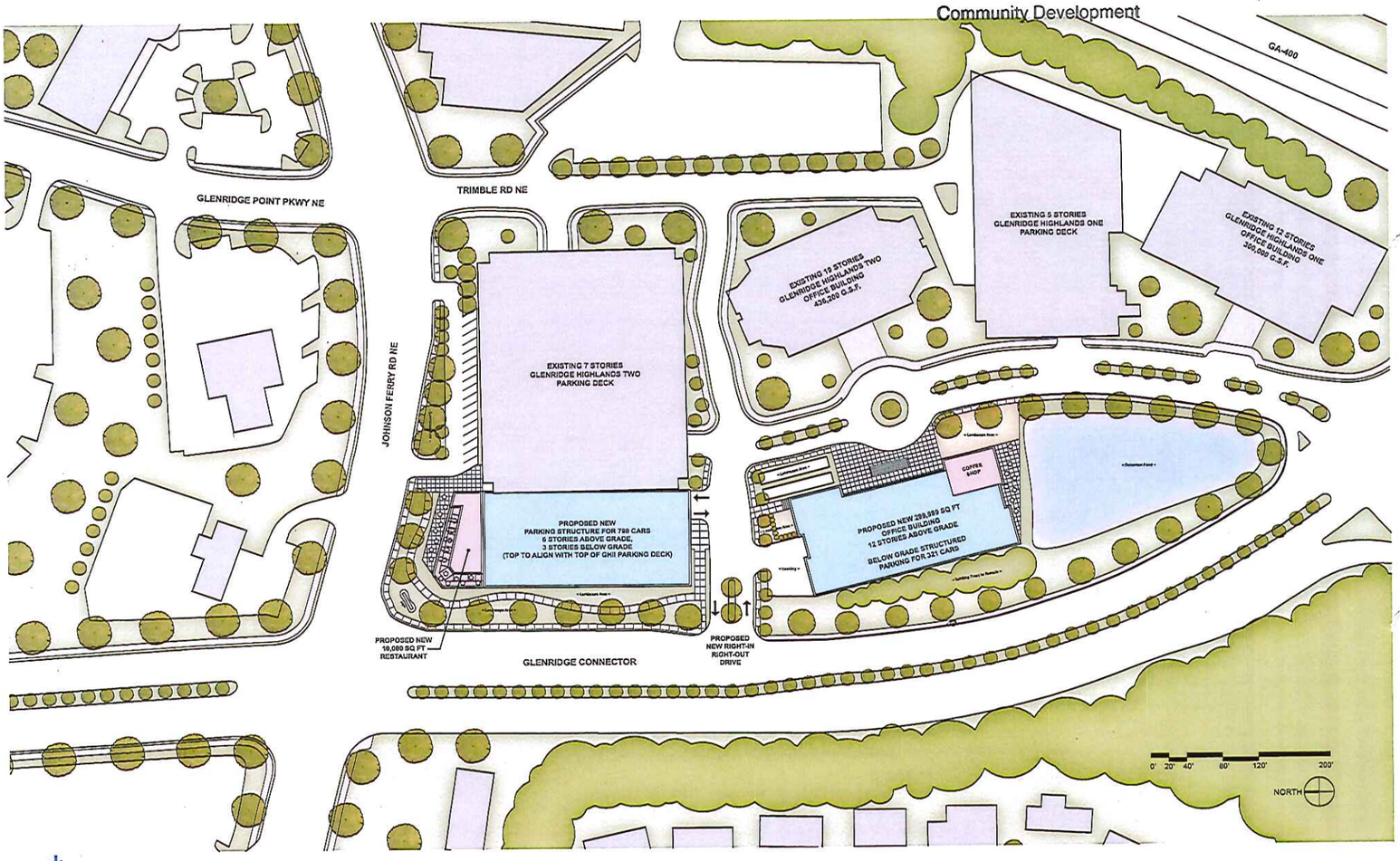

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SITE PLAN

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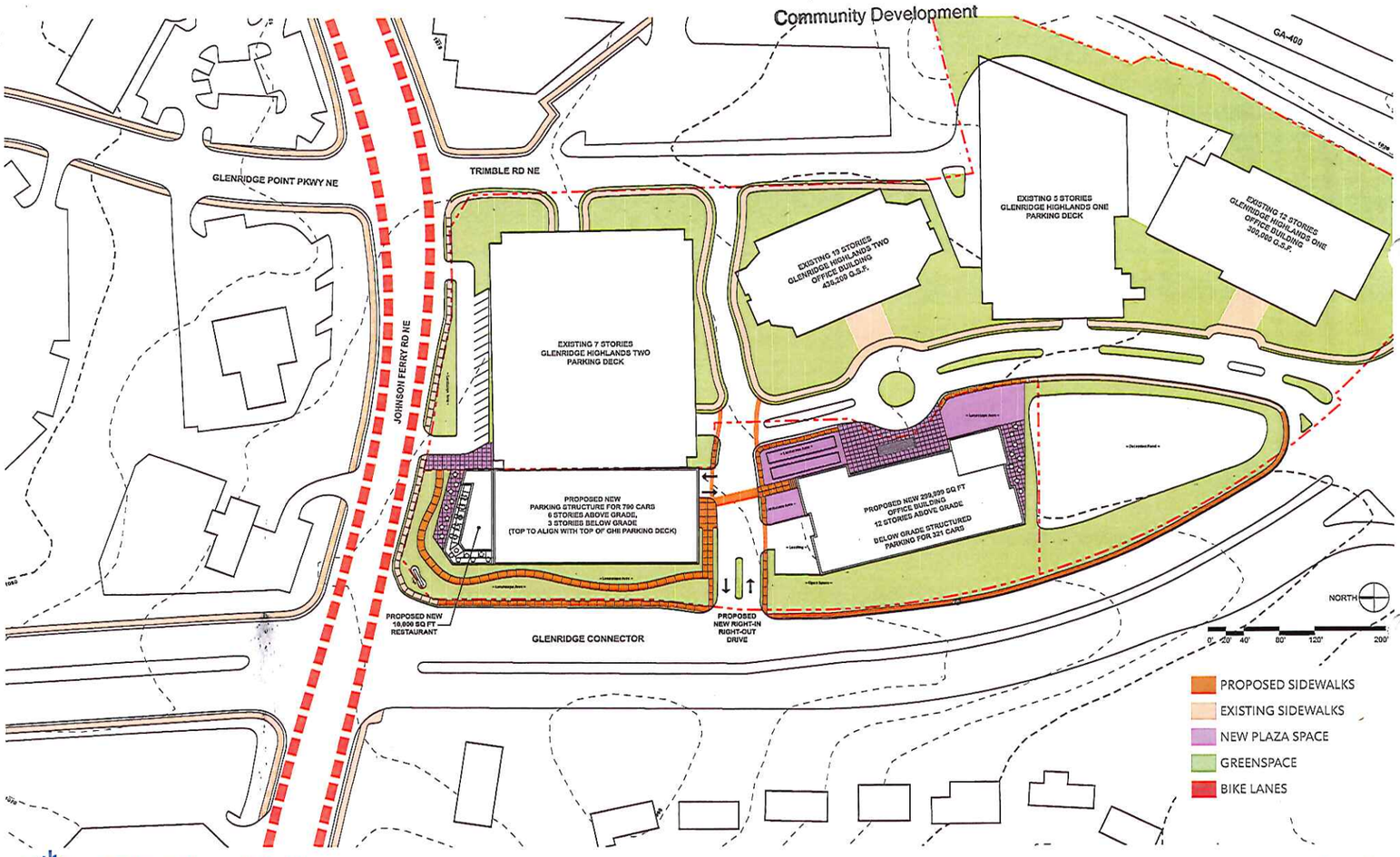

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SITE PEDESTRIAN CIRCULATION & AMENITY

Howard, Kevin

From: president ghna <ghnapresident@gmail.com>
Sent: Thursday, January 08, 2015 3:14 PM
To: COSS Planning and Zoning
Subject: Rezoning Application 201404130 - Glenridge Highlands III

The Glenridge-Hammond Neighborhood Assocation is very concerned about the above referenced rezoning application regarding the Glenridge Highlands III project. The entrance to the Glenridge-Hammond neighborhood is just north, approximately a quarter of a mile - just outside of I285 on Glenridge, of the rezoning locaion.

The rezoning application is proposing the construction of a 300,000 square foot office tower on slightly less than 3 acres. We feel that this is entirely too much additional density in an area that we feel is already beyond its capacity to handle the traffic demand. We are seeing increased gridlock on the northbound section of Glenridge which parallels the neighborhood along with more vehicles cutting through the neighborhood to points north and west when they cannot move on Glenridge. We are not in favor of adding 1,000-1,200 daily vehicles to an already overcrowded situation.

The 100,000 sq. ft./acre is way beyond the 25,000 sq.ft./acre allowed by the Live/Work Community standard that this property has been designated. In comparison, the Concourse development, which is designated as Live/Work Regional, has a density of about 37,000 sq. ft./acre. If this project is allowed, it will be nearly triple the density/acre of that at the Concourse.

It is our understanding that when the original rezoing for this tract was done by Fulton County (which includes two current buildings with nearly 800,000 sq. ft. of office on just over 9 acres), the rezoning allowance for the property in question was for 112,000 sq. ft. of office space in a six story building. Even that is beyond the Live/Work Community tolerance - and we feel that there should not be any additional density added to that rezoning figure.

We ask that you deny this rezoning request to nearly triple the density that was approved in its original rezoning.

Doug Falciglia
Glenridge Hammond Neighborhood Association
Zoning Committee

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High Point Civic Association,
P.O. Box 420216,
Sandy Springs, GA 30342

January 8, 2015

To: Mayor Rusty Paul & City Council, City of Sandy Springs, GA
Re: Application 201404130; 5575 Glenridge Connector

Dear Mayor & Council:

The High Point Civic Association supports the above-referenced zoning Application.

Thank you for your consideration on this important matter.

Bill Gannon

Bill Gannon
Zoning Committee
High Point Civic Association

cc: Bill Leffler-President, HPCA

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Established in 1984 -------
Sandy Springs' oldest and largest neighborhood association

Kasim Reed
MAYOR

CITY OF ATLANTA

Jo Ann J. Macrina, PE
COMMISSIONER

DEPARTMENT OF WATERSHED MANAGEMENT
72 MARIETTA STREET SE
ATLANTA, GEORGIA 30303-3544
OFFICE 404-546-3230
FAX 404.739.3306

December 16, 2014

Linda Abaray
City of Sandy Springs
Department of Community Development
Planning and Zoning Division
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350

Subject: Water Availability for 5575 Glenridge Connector, Sandy Springs, Ga.

Dear Linda Abaray,

Our records indicate that there is not an existing water main located on the Glenridge Connector between Meridian Mark Dr. and Georgia 400 north bound off ramp.

To integrate into Atlanta Water System or rearrange water facilities, the developer must submit the following to the City of Atlanta-Bureau of Engineering Services:

1. A set of stamped engineering drawings showing their developmental objectives for review and approval.

2. The enclosed basis of design form to include all applicable information, with a copy of a City of Atlanta fire hydrant flow test. Contact the Bureau of Engineering Services office of Meter Application at 404-330-6091 for payment and scheduling for the flow test.

3. A two thousand dollar deposit ($2000.00). Check must be payable to City of Atlanta.

Once the plans have been approved, the developer will then receive additional instructions regarding the process and procedures from the Bureau of Engineering Services.

Should additional information be needed, please contact Jarrell Thornton at 404-546-3249.

Sincerely,

Jarrell Thornton

Cc: Parett Smith