SANDY SPRINGS
GEORGIA

Rezoning Petition No. 201404018

PROPERTY INFORMATION	
Address, Land Lot, and District	6075 & 6077 Roswell Road, 6090 Boylston Drive Land Lot 89, District 17
Council District	3 (Graham McDonald)
Frontage	195 feet of frontage along the east side of Roswell Road and 273 feet along the west side of Boylston Drive
Area	4.381 Acres
Existing Zoning and Use	C-1 (Community Business District), currently developed with a commercial use
Overlay District	Main Street Overlay District
Special Planning Area	City Center Master Plan (adopted Dec. 18, 2012)
2027 Comprehensive Future Land Use Map Designation	LWC (Live Work Community)
Proposed Zoning	MIX (Mixed Use District)

APPLICANT/PETITIONER INFORMATION

Property Owner	Petitioner	Representative
Griffin 6075 Roswell Road Partners, LLC	Camden USA, Inc.	Nathan V. Hendricks

Community Zoning Information Meeting	Community Developer Resolution Meeting	Planning Commission Hearing	Mayor and City Council Hearing
November 25, 2014	December 17, 2014	February 19, 2015 March 19, 2015	April 21, 2015

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

201404018- DENIAL
201404018 Variance #1-DENIAL

PLANNING COMMISSION RECOMMENDATION- February 19, 2015

201404018- DEFERRAL

BACKGROUND

The Applicant has applied to rezone the subject properties from C-1 (Community Business District) to MIX (Mixed Use District) to construct a mixed use development.

Additionally, the applicant is requesting one (1) concurrent variance from the Zoning Ordinance as follows:

1. Variance from 12B.8.F.2.c.i to delete the 60% transparent glazing requirements.

This property is located at 6075 and 6077 Roswell Road and is within the City Center Master Plan Area. The applicants intent is to rezone the subject property C-1 (Community Business District) to MIX (Mixed Use District). This will include 314 for rent multi-family units along with 4,871 square feet of retail and office uses.

	Residential	Retail/Office
Units/Sqft	314	4,871
Density	71.67	1,111.84
Height	4 stories	Within 1st floor along Roswell Road
Bedrooms	394	N/A

Retail and office uses will be located only within a portion of the first floor of the proposed development along Roswell Road. Multifamily residential units will be located on the upper stories above these uses. The remainder of the property will constist entirely of multi-family residential units, including this use on the ground floor along Boylston Drive and the newly created street. A parking structure is proposed abutting the south property line and Boylston Road. The request to delete the 60% transparent glazing requirement is needed for the areas where multifamily abut Boylston and the proposed east west street. *Note: Out parcel proposed for development of a free standing suburban style bank is not included in this application.*

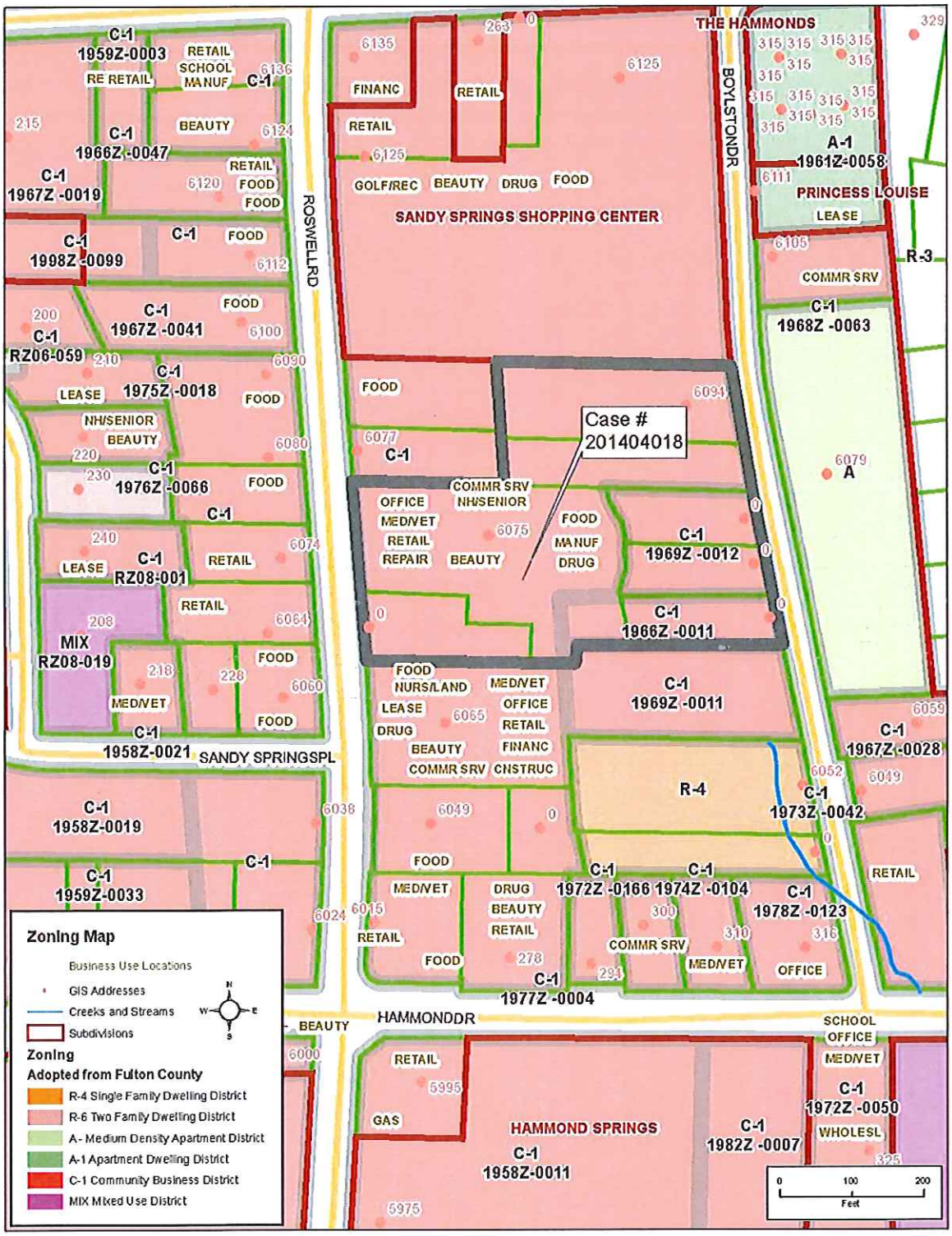
PROPOSED LAND USE AND ZONING						
Requested Zoning	**Land Area (Acres)**	**Proposed Use**	**Square Footage by Use**	**Number of Units & Sq. Ft. per unit**	**Percentage of Total S.F. by Use**	**Density**
MIX	4.381	Apartments	364,555 sf	314 units; 1161 sf/unit	98.69%	71.67 units/ac
		Retail/Office	4,871 sf	N/A	1.31%	1,111.84 sf/ac

EXISTING LAND USE AND ZONING OF PROPERTY IN THE VICINITY					
Location in relation to subject property	**Zoning**	**Use**	**Land Area (Acres)**	**Square Footage/ units**	**Density (Square Feet or Units Per Acre)**
North	C-1	6125 Roswell Road	4.39	67, 248 Commercial	15,318.45 sf/ac
East	A (201401682)	6079 Boylston Drive	2.14	15 Multifamily Units	7.01 units/ac
South	C-1	6087 Roswell Road	2.02	187, 068 Office/Commercial	9,260.39 sf/ac
West	C-1	6080 Roswell Road	0.36	4,640 Resturant	12,712.32 sf/ac
West	C-1	6074 Roswell Road	0.34	3,840 Commercial	11,294.11 sf/ac
West	C-1	6064, 6066, 6068 Roswell Road	0.41	4,260 Commercial	10,390.24 sf/ac
West	C-1	6060 Roswell Road	0.33	1,790 Resturant	5,424.24 sf/ac

The property is located in the Town Center and City Center areas of Sandy Springs where uses are comprised of small scale commercial development, suburban strip style shopping centers and older multi-family developments. Most of the development in the area is auto oriented suburban strip in character. The City Center Master Plan approved in 2012 anticipates redevelopment of this area of the City into a walkable mixed use urban center.

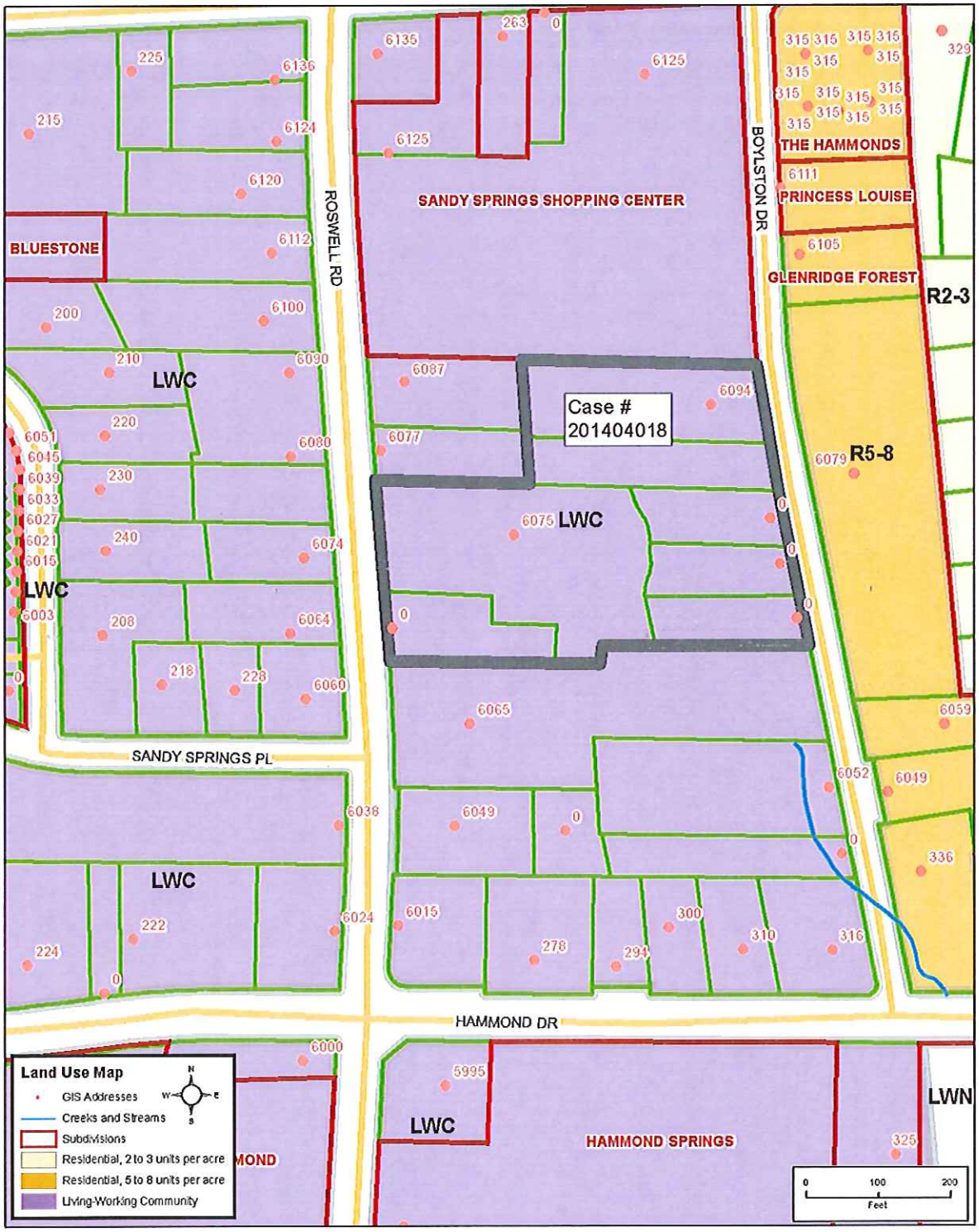
Zoning Map

6075 Roswell Road (SR 9)

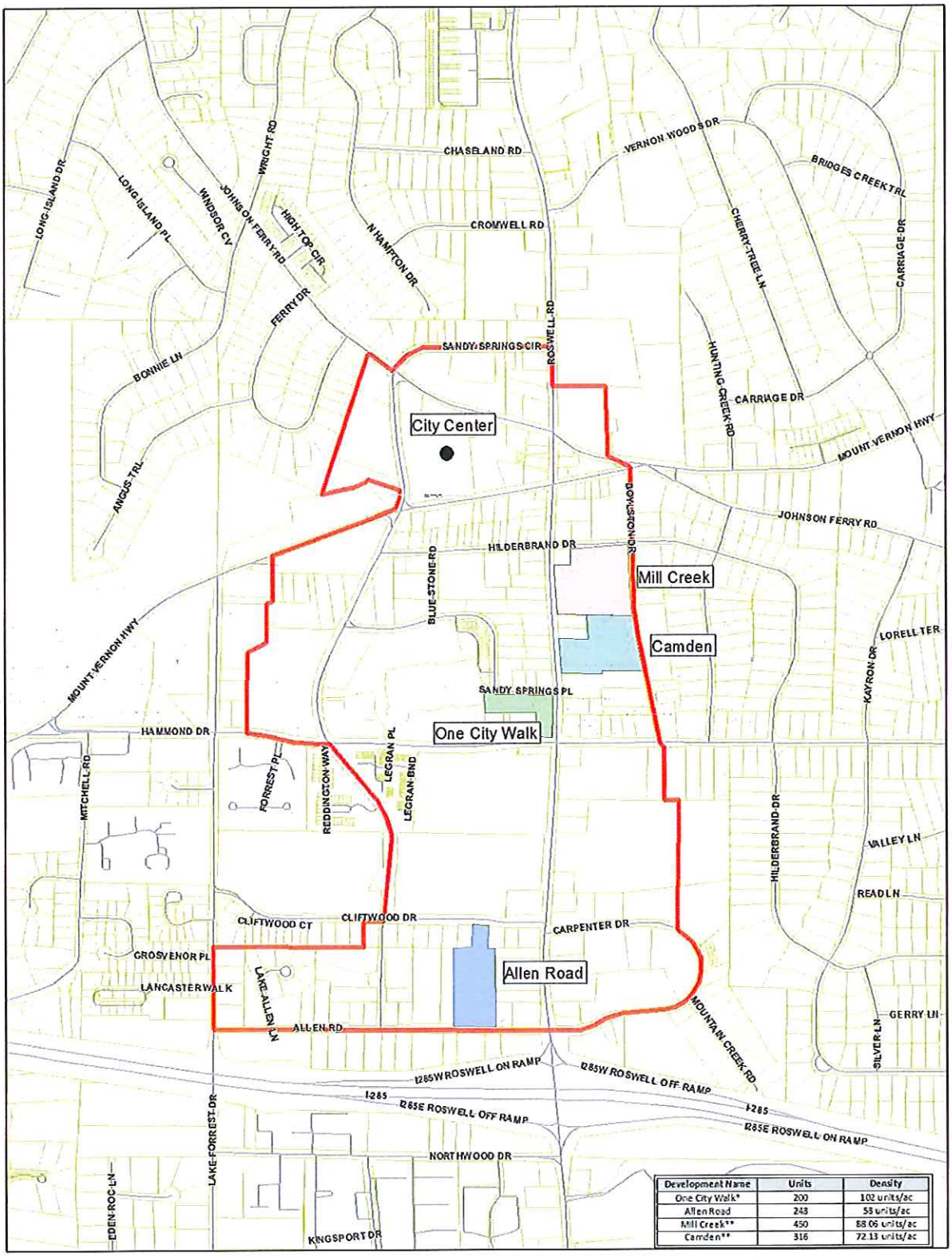


Future Land Use Map

6075 Roswell Road (SR 9)



Recent City Center Multi-family Developments



Development Name	Units	Density
One City Walk*	200	102 units/ac
Allen Road	248	53 units/ac
Mill Creek**	450	88.06 units/ac
Camden**	316	72.13 units/ac

ZONING IMPACT ANALYSIS

Per Article 28.4.1, *Zoning Impact Analysis by the Planning Commission and the Department*, the staff shall make a written record of its investigation and recommendation on each rezoning petition with respect to the following factors:

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Finding: The staff is of the opinion that the proposed multifamily and commercial/offices uses are suitable in view of the use and development of adjacent and nearby property. The adjacent uses are as follows: Commercial (north, south and west) and Residential to the east. The proposed development would be replacing several 1960's era commercial buildings. The retail/office components of the mixed use development are proposed to be located along Roswell Road. Multi-family dwellings will also be located on the floors above the retail/office components. Multi-family dwellings would continue through the property to its eastern property line with Boylston Drive where a townhouse development was recently approved.

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

Finding: The staff is of the opinion that the proposal may adversely affect the use of the adjacent or nearby properties. The properties to the north, west and south are all commercial properties. The approved multi-family development to the east will be adjacent to the apartment component of the proposed development. The parking structure along Boylston Drive is exposed and does not provide a proper transition to the less densely zoned residential property across the street. Additionally, this structure abuts the adjacent property. It is anticipated that this proposed deck will negatively impact the future redevelopment of the adjacent properties.

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

Finding: The staff is of the opinion that the subject property has a reasonable economic use as currently zoned. The property is currently developed with office and commercial space along with a parking deck at the rear of the property.

D. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.

Finding: The staff is of the opinion that the proposal at the current multi-family density of 71.67 units per acre may cause an excessive or burdensome use of the existing infrastructure. The primary concern is the burden placed on existing roads, most notably Roswell Road.

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

Finding: The staff is of the opinion that a mixed use project with multi-family residental is consistent with the intent of the future land use plan; Living-Working Node 8: Town Center; and the identified need for mixed-use projects under the Sandy Springs City Center Master Plan guidelines. The applicant is requesting a density of 71.67 residential (multi-family) units/acre. This proposed density is not consistent with the suggested maximum of 40 to 50 residential units per net acre (without streets) within the City Center Master Plan, which is based upon a development that has a 30-50% surface parking to 50-70% structure parking split. An allowance for up to 60 units per acre, if a higher percentage of structured parking is provided for, is outlined in the City Center Master Plan's Market Analysis. The City Center Master Plan density supercedes the 20 residential units per acre prescribed in the Comprehensive Plan.

The project as proposed would potentially have significant impacts on market demand for multifamily units within the City Center Master Plan Area. The market analysis within the adopted plan identifies a market opportunity within the entire City Center Master Plan Area of 1,155 new multifamily units by 2017 and 1,500 units by 2022 assuming current market trends continue. A varied mix of unit types, sizes and prices is

recommended in the City Center Master Plan to generate the strongest market possible. This proposed project would consume over 27% and 21% of those respective projections. Since the creation of the master plan, 770 multifamily units have been built or approved for construction. Staff is of the opinion that concentrating high quantities of multifamily units on individual parcels could be detrimental to the development of the City Center study area. It is important to note, however that the projected capture rate within the City Center Master Plan does not establish a cap on multifamily units within City Center.

The proposed density of 1,111.84 retail/office square feet per acre is significantly less than the maximum square feet per acre for both Living-Working Community and Living-Working Node 8: Town Center designations. Staff is of the opinion that the small amount of proposed retail/office does not meet the intent of the comprehensive plan and overlay district. Additionally, these uses do not create a continuous storefront along Roswell Road, being divided by parking spaces and three curb cuts. Staff is concerned that the plan as proposed does not provide for viable non-residential uses. The absence of a significant mix of uses, with multi-family residential utilizing over 98% of the project's total floor area.

The Comprehensive Plan includes guidelines and policies for the Town Center Node that provide for density and height bonuses beyond the recommendations of the Comprehensive Plan. The Town Center Guidelines and Policies section of the plan is incorporated in the bullets below the table. other plan policies that staff considered in developing the recommendation for this proposal are also listed.

Proposed Density	Comprehensive Plan	City Center Master Plan
	LWC (Node 8)	
Commercial/Office- 1,111.84 sqft/ac Residential – 71.67 units/ac Height- 5 stories	Commercial – 25,000 sqft/ac or greater Residential – 20 units/ac or greater Height- 6 stories (**Main Street Overlay**)	Commercial – 25,000 sqft/ac or greater Residential – 40-50, 60* units/ac Height- 6 stories

The project is inconsistent with a number of the polices set forth in the Comprehensive Plan and the City Center Master Plan

Node 8: Town Center

4. To encourage pedestrian activity, the Town Center should emphasize contiguous store frontages to add visual interest to the city's central marketplace.

5. The following guidelines shall highlight the growth and development of the Town Center:
   c. Heights and architectural elements shall be varied.
   d. Retail uses are essential to maintaining pedestrian activity; therefore, the development of ground floor retail uses shall be strongly encouraged along Roswell Road, Hildebrand Drive, Sandy Springs Circle and Hammond Drive.

6. Development of the Town Center area is recommended at the following levels:
   a. Maximum residential density: up to 20 units/acre.
   c. Minimum open/green space (and shall not include parking lots): 15%.

7. Town Center transition policy:
   a. Development on the borders of the Town Center shall accommodate an appropriate transition to less intense development outside the area. Appropriate forms of transition shall include, but not be limited to:
      i. Utilizing less intense uses
      ii. Building heights, bulk, and architecture compatible with nearby developments

iii. The use of green space and possible linear or pocket parks.
iv. Provide for the relocation of utilities underground or at the rear of new developments resulting from assemblage.

The project is inconsistent with the following polices set forth in the City Center Master Plan:

Development Feasability Analysis – 40-50 units/acre; 5 year absorbtion rate of 231 units/year; distribution of housing types throughout the Sandy Springs City Center Master Plan area.

Strategy 2 -Action Steps – Roswell Road Corridor – Building edge: continuous as possible along sidewalks; variation in façade positions to create a variety of active wide sidewalk and plaza spaces including outdoor dining, benches, street strees and other plantings; 4th story step-back; access from side and rear streets instead of Roswell Road.

Strategy 3- Support mixed-use neighborhoods with a network of walkable streets

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F. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

Finding: The staff is of the opinion that there are 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. Adoption of the City Center Master Plan in 2012 and the planned development of the City Center have changed the standards and vision for the City Center study area. These new development standards are changed conditions which impact the project.

G. *Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of Sandy Springs.*

Finding: The staff is of the opinion that the proposal would not permit a use which could be considered environmentally adverse to the natural resources, environment, or citizens of Sandy Springs, other than noted above. The proposal will be required to meet all current City Codes including, but not limited to stormwater management system, replanting of required buffers, landscape strips, interparcel access to eliminate curb cuts, creation of a grid street network and streetscape.

VARIANCE CONSIDERATIONS

1. Variance from 12B.8.F.2.c.i to delete the 60% transparent glazing requirements.

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,*

Staff is of the opinion that the request to to delete the 60% transparent glazing requirements as presented is in harmony with the intent of the Zoning Ordinance and City Center Master Plan. This variance request would only apply along frontages with first floor residences and is appropriate for the residential component of the project. The recommended

zoning conditions provide design requirements as an alternative to this glazing requirement. However, since staff is recommending denial of this rezoning request, staff recommends **DENIAL** of this variance request.

DEPARTMENT COMMENTS

The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on December 3, 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). The applicant indicated that a traffic study will be submitted.

Public Works Division	Comments
Transportation Services	Background Information - Roswell Road is classified a Principal Arterial Street with a posted speed of 35mph and average daily traffic of 37,910 south of the site (GDOT, 2013). - Boylston Road is classified a Minor Street with a posted speed of 30mph and average daily traffic of 3,700 (COSS, 2010). Overlay District Requirements - Streetscapes shall conform to the City Center Master Plan within the Main Street Overlay District. Roswell Road: 2′ paver band with 9′ sidewalk; Boylston Road: 2 lane with parking (11′ travel lane, 8′ parking lane, 8′ landscape strip, and 10′ sidewalk adjacent to mixed use). Planned Projects from Adopted Plans City Center Master Plan - Exhibit 13: Create walkable street grid (includes new north-south alley and new east-west street, "2 lane with parking") - Exhibit 15: Create bicycle sidepath along Boylston Drive. Transportation Master Plan - C2, C3: Sidewalks connections on Boylston Drive. - C17: Provide interparcel pedestrian connections at key locations in downtown Sandy Springs, including Boylston Drive to Sandy Springs Circle. - C5: Provide streetscape improvements along Roswell Road from Abernathy Road to Hilderbrand Drive - C19: Construct centralized parking structures to provide shared parking supply as redevelopment occurs. - A6: Develop improvement concepts to implement access management techniques along Roswell Road to include signal spacing, interparcel access, backside connections, and medians where appropriate. - A9: Work with property owners to establish interparcel connectivity in Downtown Sandy Springs and along Roswell Road and other commercial corridors.

Public Works Division	Comments
	Bicycle, Pedestrian and Trail Plan - B05: Roswell Road sidepath from Hammond Drive to Sandy Springs Circle - S10: Boylston Drive sidewalks from Hammond Drive to Mt Vernon Highway **Recommended Conditions** - Create north-south Alley as shown in City Center Master Plan to align with proposed Alley to the north and south. *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:* - All proposed streets shall be constructed to public street standards, §103-70. - Proposed access shall meet uninterrupted ingress/egress requirements of Sandy Springs or Georgia DOT (for Roswell Road). Applicant shall determine requirements for left-turn or deceleration lanes at proposed access. Proposed access shall meet minimum separation and spacing and be designed to avoid off-set conflicts. The minimum spacing is 300 feet for Roswell Road and 250 feet for Boylston. Only one driveway is permitted per each full 200 feet of property frontage. The three proposed access locations on Roswell Road exceed the ordinance. A traffic impact study is required. §103-73 - The minimum right-of-way dedication for Roswell Road is 55 feet from centerline, 11 feet from back of curb or 1 foot from back of sidewalk, whichever is greater. The minimum right-of-way dedication for Boylston Drive and proposed new east-west streets is 37 feet from centerline, 11 feet from back of curb or 1 foot from back of sidewalk, whichever is greater. The minimum right-of-way dedication or common easement for recommended north-south alley is 36 feet or 11 feet from back of curb or 1 foot from back of sidewalk, whichever is greater. Right-of-way miters shall be provided at each street intersection: 20′ for streets intersecting Roswell Road and 10′ for all other streets. §103-75 - All access points shall meet minimum sight distance. §103-77
Capital Improvement Program (CIP)	None.
Stormwater Services	Site plan should indicate proposed stormwater management and consider offsite stormwater flows through the project.
Field Services	None.

PUBLIC INVOLVEMENT

Public Comments (Letters are provided in file)

Opposition

- Density/ bad precedence
- Building height too high
- Increase in traffic
- Too much multi-family housing already
- Scale to neighborhood
- Transition
- Underground utilities

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

The following bullets represent factors that impact staff's recommendation.

- This project does not constitute a vibrant mixed use project that includes plaza spaces and results in an active street edge.
- While the project provides for the east-west new street, it does not embrace the City Center Master Plan concept which calls for north-south connectivity. (This north-south connectivity does not have to be a dedicated public street.)
- The lack of significant green or public space
- The location and treatment of the parking structure

'It is the opinion of staff that the proposal, is not in conformity with the intent of the Comprehensive Plan Policies and the City Center Master Plan. The density of the proposed multi-family residential units exceeds the densities of developments similar in size and nature within the Main Street Overlay District along with those prescribed by the Comprehensive Plan policies. The proposed mix of uses is limited and not consistent with the policies and intent of the Comprehensive Plan and the City Center Master Plan. Therefore, based on these reasons, the staff recommends **DENIAL** of the Rezoning petition and **DENIAL** of associated concurrent variance #1.

PLANNING COMMISSION RECOMMENDATION- February 19, 2015

201404018- DEFERRAL

Variance #1- DEFERRAL

STAFF RECOMMENDED CONDITIONS

Should the Mayor and City Council decide to rezone the subject property from C-1 (Community Business District) to MIX (Mixed Use 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. Multifamily residential use at a maximum density of 60 units per acre or 263 units, whichever is less.

   b. Retail/Service Commercial and associated accessory uses totaling a minimum of 4,871 square feet.

2. To the owner's agreement to abide by the following:

   a. The site plan and renderings received by the Department of Community Development on March 4, 2015. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance, the Development Standards contained therein, and these conditions prior to the approval of any Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, 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 the first Certificate of Occupancy.

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

   a. Pedestrian zones between the back of curb and building facades shall in accordance with Appendix B of the City Center Master Plan.

   b. Ground floor residential units that are adjacent to the sidewalk on Hilderbrand Drive, Boylston Drive and the new east-west street to the south of the site shall have individual entrances, porches, landings or other similar measures.

   c. Ground floor residential units that are adjacent to the sidewalk on Hilderbrand Drive, Boyleston Drive and the Newly Created Road (to be named later) shall have a finished floor elevation to be between 18 inches and 30 inches above sidewalk grade.

   d. With the exception of the major power transmission line, all utilities shall be placed underground.

   e. Roswell Road, Boylston Drive and newly created streets and alleys shall employ a street design in accordance with the City Center Master Plan.

   f. Create a minium of 20% open space on the property.

   g. Eliminate southern-most curb cut on Roswell Road.

   h. All upper-story façades above the fourth floor shall be recessed be recessed back to reduce the bulk of the bulding adjacent to the street edge.

LAW OFFICE
NATHAN V. HENDRICKS III
6085 LAKE FORREST DRIVE, SUITE 200
ATLANTA, GEORGIA 30328

March 5, 2015

OFFICE (404) 255-516
TELECOPIER (404) 255-3

RECEIVED
MAR 5 2015
City Of Sandy Springs
Community Development

Ms. Angela Parker
Community Development Director
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350

Re: 201404018

Dear Angela:

In regards to the above referenced Application for Rezoning and Concurrent Variances, we are filing this date as modifications and amendments to the Application and associated Letter of Intent, those matters more particularly stated and set forth on Exhibit "A" attached hereto and by reference thereto made a part hereof. I do want to specifically point out concern that the Applicant has regarding recommended Condition 3.f. A strict reading of this Condition would cause the Recommended Conditions of Transportation Services appearing on Page 10 of the Staff Report to be conditions of Zoning. We do not agree with these Recommended Conditions for the following reasons:

1. The Recommended Condition for a reservation of 25-foot wide utility corridor behind the 55-foot right-of-way dedication is unduely burdensome to the Property and coupled with Condition 3.e. that "all utilities be placed underground" which presumeably would include the Georgia Power trnnsmission line along Roswell Road is simply cost prohibitive and be selectively burdensome upon the Applicant.
2. The Recommended Condition to create a north-south Alley as shown in the City Center Master Plan to align with proposed Alley to the north and south is a matter that should have been brought up and discussed at the time that the City engaged the Property Owner regarding the desired east-west road along the northerly edge of the Property. Also to be noted is that not all of the City Center Master Plans reflect this Alley. Further, given the constraints of topography and the existance of the Northside Tower and its associated parking deck immediately a-joining the Property to the south, this proposed Alley is simply not practicable nor capable of functioning properly.

I would also like to clarify that requested Concurrent Variance 1. to delete the 60% transparent glazing requirements pursuant to Article 12B.8.F.e.i. is applicable to the residential units facing Boyleston Drive and the proposed new east-west road along the north of the Property and not the proposed office/retail frontage along Roswell Road. Lastly it should be noted that the timing of the proposed multi-family units for occupancy would not be until approximately 4 to 5 years from the date of any approval of the Application.

Angela, I would appreciate your letting me know if you have any questions regarding the matters and materials submitted or if there is any further information that you need. Thank you.

Very truly yours,

Nathan V. Hendricks III
Attorney for the Applicant

NVH:sks
w/attachment

RECEIVED

MAR 5 2015

City Of Sandy Springs
Community Development

Exhibit "A"

1. Revised Site Plan
2. Rendering #1 – west elevation of project along Roswell Road
3. Rendering #2 – east elevation of project along Boylston Drive
4. Rendering #3 – side view of north elevation facing west along to be built east-west Street along northern boundary of Property.
5. Architectural elevation of the east elevation of parking deck
6. Kimley Horn Trip Generation Memorandum
7. Cross section of Boylston Drive showing east elevation of project as it relates to proposed townhome project across Boylston Drive.
8. Site plan showing proposed public "pocket park" to be constructed along Boylston Drive
9. 12 acre site plan showing existing Northside Tower office building to the south of the property, proposed Mill Creek site plan up to Hilderbrand.
10. Goody Glancy Master Plan showing concept plan for Property
11. Density calculations using 5.24 acres (vs. application at 4.381 acres) which is current acreage of zoning case on file affecting this property, includes proposed Bank of America property which did not require zoning.
12. Before/After of Rendering #1
13. Before/After of Rendering #2
14. Before/After of Rendering #3

RECEIVED

MAR 5 2015

City Of Sandy Springs
Community Development

LETTER OF INTENT

The property is bounded by Roswell Road to the west and Boylston Drive to the east and contains approximately 4.094 acres and is commonly known as 6075 Roswell Road, Sandy Springs, Georgia (the "Property"). The Property is presently zoned unconditionally to the C-1 Classification.

The Applicant requests a rezoning to the MIX Classification for the development of 316 "For Rent" multifamily units and 2,200 square feet of office use and 1,100 square feet of retail use which office and retail uses will be ground floor directly giving pedestrian engagement to Roswell Road as is intended under the Main Street Overlay District. It is to be noted that the Owner of the Property through negotiations with the City of Sandy Springs has made available a strip of land contiguous and to the north of the Property for the creation of an east/west connector road desired by the City of Sandy Springs in keeping with its longrange plans for the Roswell Road Corridor. The development proposed by the Applicant results in a per acre density for the "For Rent" multifamily units of 77.19 units per acre and 806.06 square feet per acre for the proposed office and retail uses. The Property is designated on the Comprehensive Land Use Plan Map as Live/Work Community and these resulting densities do not strictly comply with the suggested levels of densities; however, this zoning proposal does comply with the policies and intent of the Main Street Overlay District within which the Property is located for redevelopment containing a mix of residential units together with street front office and retail uses located in the immediate area of the City Center Development. The Applicant further requests a two part Concurrent Variance for (1) a reduction in the required minimum Lot Area for parcels in living-working corridors from 10 acres to 4 acres pursuant to Article 8.2.3.G.2. and (2) delete the required minimum of ground level facades being transparent glazing of 60% along the right-of-way of Boylston Drive and the new road to be built contiguous and to the north pursuant to Article 12.B.8.F.C.i. The hardship burdening the Property is the inability of the Applicant to develop the Property in keeping with the policies and intent of the Zoning Ordinance without the approval of these Concurent Variances which hardship is unique to the Property. Accordingly, this Application for Rezoning and Concurrent Variances and the constitutional assertions of the Applicant are more particularly stated and set forth on Exhibit "A" attached hereto and by reference thereto made a part hereof.

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NOV 04 2014
City of Sandy Springs
Community Development

Now come the Applicants who do hereby request that this Application for Rezoning and Concurrent Variances be approved as submitted in order that the Applicants be able to proceed with the lawful use and development of the Property.

CO-APPLICANTS:

Griffin 6075 Roswell Road Partners, LLC
By: MidCity Real Estate Partners, Inc.
Its: Sub-Manager

By: _____
Kirk Demetrops
Its: President

Camden USA, Inc.

By: _____
Chad Weaver
Its: Vice President of Real Estate Investments

_____
Nathan V. Hendricks III
Attorney for the Applicant

6085 Lake Forrest Drive
Suite 200
Sandy Springs, Georgia 30328
(404) 255-5161

FIRST AMENDMENT TO APPLICATION FOR
REZONING AND CONCURRENT VARIANCES

IN RE:	)	
APPLICANT:	)	Application Number: 201404018
Griffin 6075 Roswell Road Partners, LLC AND Camden USA, Inc.	)	
	)	
PROPERTY:	)	
6075 and 6077 Roswell Road AND 0 and 6090 Boylston Drive	)	

Now come Griffin 6075 Roswell Road Partners, LLC and Camden USA, Inc. (collectively the "Applicant" hereunder), who do hereby modify and amend the above referenced Application for Rezoning and Concurrent Variances and associated Letter of Intent as follows:

1.

The Site Plan originally filed with the Application is hereby deleted and there is substituted and placed in lieu thereof the Site Plan filed simulteaneously herewith.

2.

The Legal Description of the Property originally filed with the Application is hereby deleted and there is substituted and placed in lieu thereof the Legal Description of the Property filed simultanesouly herewith. It is to be noted that the resulting new acreage of the Property is 4.381 acres which results in a per acre density for the "For Rent" multifamily units of 72.13 units per acre and not the original request of 77.19 units per acre.

Now, therefore the Applicant reqeusts that this Application for Rezoning and Concurrent Variances be approved as submitted and as modified and amended hereunder in order that the Applicant be able to proceed with the lawful use and development of the Property.

Nathan V. Hendricks III
Attorney for the Applicant

6085 Lake Forrest Drive
Suite 200
Sandy Springs, Georgia 30328
(404) 255-5161

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FEB 2 2015
City Of Sandy Springs
Community Development

Fulton County Schools
Where Students Come First

Fulton County Schools - Rezoning Impact Statement

12/9/2014

PETITION: 201404018

JURISDICTION: Sandy Springs

Proposed Residential Units

Single-family detached	Townhouses	Apartments	Condominiums
0	0	316	0

HOME SCHOOL	CURRENT ENROLLMENT [A]	GADOE CAPACITY	ESTIMATED # NEW STUDENTS GENERATED			PROJECTED UNDER/OVER CAPACITY [B] WITHOUT DEV	WITH DEV		
Lake Forest ES	979	850	5	to	204	129	**134**	to	**333**
Ridgeview Charter MS	1,102	1200	0	to	66	-98	**-98**	to	**-32**
Riverwood Charter HS	1,551	1325	6	to	76	226	**232**	to	**302**
TOTAL			11	to	346		Insufficient historical data to run report?: ☐		

HS REGION: Riverwood Charter HS

	AVERAGE - 1 STD DEV		AVERAGE + 1 STD. DEV.	
One single-family detached unit generates:	0.011618	to	0.234504	*elementary school students*
	0.000000	to	0.071573	*middle school students*
	0.002532	to	0.147522	*high school students*
One townhouse unit generates:	0.006694	to	0.103282	*elementary school students*
	0.000000	to	0.029924	*middle school students*
	0.013470	to	0.082704	*high school students*
One apartment unit generates:	0.017346	to	0.647094	*elementary school students*
	0.000000	to	0.209417	*middle school students*
	0.020138	to	0.24105	*high school students*
One condominium unit generates:	0.000000	to	0.380842	*elementary school students*
	0.000000	to	0.08986	*middle school students*
	0.000000	to	0.153862	*high school students*

AVERAGE OPERATIONAL COST PER STUDENT (FY14):

TOTAL COST:$12,286 PORTION LOCAL REVENUE SOURCES: $8,209 PORTION STATE AND OTHER REVENUE SOURCES: $4,077

[A] *Based on first-month enrollment count for 2014-15 school year*

[B] *Positive values indicate numbers of students a facility is over state capacity / negative values indicate number of stduents a facility is under state capacity.*

* *State capacity indicates space. However due to the number of special programs, portable classrooms or other measures may be needed to accommodate the instructional needs of the school.*

** *Student yields are calculated annually based on geocode of enrolled FCS students in built-out developments within the high school zone in which the proposed development is located.*

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 6077 & 6090 Roswell Rd, Sandy Springs, Ga.

Dear Linda Abaray,

Our records indicate that there is an existing 12 inch water main located within the roadway on the west side of the center line on Roswell Rd. between Hilderbrand Dr. and Sandy Springs Pl. This water main is owned and maintained by the City of Atlanta.

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 L. Thornton

Jarrell Thornton

Cc: Parett Smith

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 0 & 6090 Boylston Dr., Sandy Springs, Ga.

Dear Linda Abaray,

Our records indicate that there is an existing 6 inch water main located, BOC on the west side of Boylston Dr. between Hammond Dr. and Hilderbrand Dr. This water main is owned and maintained by the City of Atlanta.

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

Abaray, Linda

From: Rusnak, Matthew <Matthew.Rusnak@bsci.com>
Sent: Wednesday, December 17, 2014 1:34 PM
To: Abaray, Linda
Subject: Apartment Developments

Dear Linda,

I was writing you today to voice my concern for the construction of the new apartments going up on Roswell Rd. I am resident of Whispering Pines and I love how the city was able to place the utilities underground for the new Abernathy Park. Is there a way they can do that for the new apartments?. Thank you for your time!

Matthew Rusnak, RN, CCDS
Field Clinical Representative
SICD Mentor
Boston Scientific CRM
Atlanta, GA
1.800. CARDIAC (227-3422)
matthew.rusnak@bsci.com

Abaray, Linda

From: Amy T <aat118@gmail.com>
Sent: Wednesday, December 17, 2014 9:50 PM
To: Abaray, Linda
Subject: Apartments

Why do we need more apartments in Sandy Springs?
We move here to get away from all the apartment complexes in the city where there's plenty. We need to put something useful there as in places that people use. This promotes overcrowding here and it's exactly what the residents that live here and pay taxes don't want. We live in a beautiful neighborhood of Sandy Springs and now it's being ruined and tainted. If people want to live in apartments why not go where they are cheap and affordable and in wonderful locations in Decatur, Midtown, and Atlanta?
No one who lives here will be happy about this.

Howard, Kevin

From: Tochie Blad <tblad1@comcast.net>
Sent: Friday, February 06, 2015 11:34 AM
To: Howard, Kevin
Subject: Letter for Packet on Mixed Use Apt. Applciations/201404018 and 201404014

February 6, 2015

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FEB 5 2015
City Of Sandy Springs
Community Development

To: City Planners

FM: Tochie Blad, Greater Branches Neighborhood Assoc.

RE: Mixed use Apartment Applications- 201404018 and 201404014

The Branches Neighborhood backs up to Peachtree Dunwoody Rd. and is concerned about these new precedent setting zoning applications for mixed use with high density apartments. The applications are now moving forward following the Sandy Springs City Council approval of the new mixed use zoning amendment approved Jan.20. With the approval of the new zoning mixed category, mixed use now requires only 4 acres in city center and PCID as opposed to 10. Under the old mix category, the 10 acres would have required an Atlanta Regional Commission review. By the developers breaking out their project, the review is avoided to look at infrastructure and its affect on the area. Both of the new mixed use applications exceed the Comprehensive Land Use plan(CLUP) which guides the city in the zoning process. We want the CLUP to be upheld or we will see continued use of the Mixed Use being used as a backdoor way to increase apartment density in the city.

The new category should not allow developers to violate the density of the Comprehensive land use plan. We ask that you deny these applications based on density. The infrastructure is not there to served these new developments.

Sincerely,

Howard, Kevin

From: Trisha Thompson <trishathompsonfox@comcast.net>
Sent: Thursday, February 05, 2015 4:16 PM
To: Howard, Kevin
Subject: 201404018 MIX Roswell Road- Camden

Kevin,
Sandy Springs Council of Neighborhoods would like to request a **Deferral** by the Planning Commission on this application. This request is based on the fact that the applicant does intend to provide a traffic study to be ready for the MCC meeting. We would prefer that the study be also available to the Planning Commission for inclusion in its careful evaluation. Traffic management is a major concern in the development of the City Center area.

If the Planning Commission does feel that they do not need a Deferral to evaluate a traffic study and impact, we would ask for a **Denial.** We base this request on (1) the density of the project as well as the fact that, (2)with a minimal Retail component, we do not feel it justifies the MIX and exceeds the Comprehensive Land Use Plan.

We would also like to comment that (3) with the interparcel access imposed by MCC at the recent Jolly/Franklin Road project, this site plan lacks the interparcel connectivity suggested by MCC actions.
Trisha Thompson
Zoning Chair
SSCN

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Howard, Kevin

From: Parker, Angela
Sent: Wednesday, February 04, 2015 6:30 PM
To: Howard, Kevin
Cc: Cooley, Joe
Subject: Fwd: new apt project on Roswell Road

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FEB 4 2015

City Of Sandy Springs
Community Development

Begin forwarded message:

From: Susan Joseph <susanjoseph@mindspring.com>
Date: February 4, 2015 at 1:24:19 PM EST
To: Tibby DeJulio <tdejulio@sandyspringsga.gov>, Gabriel Sterling <gsterling@sandyspringsga.gov>, John Paulson <jpaulson@sandyspringsga.gov>, Graham McDonald <GMcDonald@SandySpringsga.gov>, Rusty Paul <rpaul@sandyspringsga.gov>, Ken Dishman <kdishman@sandyspringsga.gov>, "Andy Bauman" <abauman@sandyspringsga.gov>
Cc: Angela Parker <angela.parker@sandyspringsga.gov>
Subject: new apt project on Roswell Road

Dear Mayor and City Council Members:

I am writing regarding new development on Roswell Road of a little more than 700 apartments and "retail" development near our city center.

Our city's Comprehensive Plan calls for Apartment Building/Community Density to run between 5-20 units per acre. This 9 acre site would have more than 77 per acre. 5-20 units is fair and it should have a minimal impact of the traffic, schools and the like but anything larger is detrimental. As the City Center plan is calling for 1500 total residential units to be built in parallel with the development of the City Center, an additional 700+ units would further choke Roswell Road.

I don't believe the developers have done any traffic studies or impact studies on the current infrastructure. This is desperately needed for this area before any informed decision can be made.

Currently more than 40% of the residents in Sandy Springs live in apartments. If the city wants to re-develop the current apartments into condos or owner residential properties or improve the existing buildings, that might be an acceptable compromise but the city then would need to work with the best developers. These developers would need to have the neighborhood friendly mindset as their guiding light and refrain from using the " quick buck" mentality. Apartment dwellings do not generate committed citizens and they tend to bring down property values and add to traffic congestion. That is why citizens have made it clear that nothing above 60 (homeowner)-40 (renter) ration is conducive for Sandy Springs.

Howard, Kevin

From: Parker, Angela
Sent: Wednesday, February 04, 2015 1:04 PM
To: Cooley, Joe; Howard, Kevin
Subject: FW: 700 Apartments coming to Sandy Springs

Please include in the case.

Angela Parker
Community Development Director
City of Sandy Springs
Phone: 770.206.1574 Cell: 404.797.7807
Twitter.com/sandyspringsga – Breaking News & Traffic Alerts
Facebook.com/sandyspringsga – LIKE for Community News

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City Of Sandy Springs
Community Development

From: Sterling, Gabriel
Sent: Wednesday, February 04, 2015 10:59 AM
To: Parker, Angela
Subject: Fwd: 700 Apartments coming to Sandy Springs

Sent from my iPad

Begin forwarded message:

From: dottie myers <myersds@bellsouth.net>
Date: February 4, 2015 at 10:58:03 AM EST
To: <gsterling@sandyspringsga.gov>
Cc: <rpaul@sandyspringsga.gov>, <jmcdonough@sandyspringsga.gov>
Subject: 700 Apartments coming to Sandy Springs

Hello, I live in the Mount Vernon Woods subdivision and am appalled to think that the city is even considering these 2 developments! Here are my reasons why I am so opposed to this sort of development.

1. The density of apartments, more than 77 per acre, is way over the city's 5-20 per acre.

2. Has anyone done a traffic study regarding the addition of who knows how many cars but at a minimum 700? One can hardly maneuver on Roswell Road as it stands today!

3. It would be nice to have a sustainable development. Perhaps restaurants and shops and offices but not 700 apartments!

4. I believe the city has lost sight of what neighborhoods are and how important they are to our future. More apartments do not make a neighborhood.

Would whoever knows who took over Linda Abaray's duties. please forward this email to them. Thanks.

Regards,

Dorothy S. Myers
6341 Vernon Woods Drive
Atlanta, Ga 30328
myersds@bellsouth.net

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FEB 4 2015

City Of Sandy Springs
Community Development

This e-mail message (including any attachments) is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message (including any attachments) is strictly prohibited. If you have received this message in error, please contact the sender and destroy all copies of the original message (including attachments). The City of Sandy Springs is a public entity subject to the Official Code of Georgia Annotated §§ 50-18-70 to 50-18-76 concerning public records. Email is covered under such laws and thus may be subject to disclosure.

Howard, Kevin

From:	w.cleveland@att.net
Sent:	Friday, March 06, 2015 3:26 PM
To:	Howard, Kevin; Alan Andrew; Bill Cleveland
Subject:	Whispering Pines Position on Canden
Attachments:	WHISPERING PINES POSITION ON CAMDEN AT SANDY SPRINGS.docx

Mr. Howard,

Whispering Pines has taken the position that the Camden Sandy Springs project should be DENIED, and the property property given a proper, economically feasible , and urban design appropriate land use designation during the upcoming update of the comprehensive plan . See attachment for a more detailed explanation of our position.

Based on the comments that Jim Tolbert made at the 3/3 planning commission, it is probable that the current design of this difficult parcel would not be approved under the upcoming land use plan. The city should avoid approving projects , such as Camden, that have so many questions surrounding them, just before the beginning of the update of the comprehensive plan.

Nor do we believe that just re-packaging the project as an apartment with retail accessory is the answer. A bad project is a bad project under whatever designation.

Finally, Camden has been planning this project for over two years.We don't believe that they could do a high quality, complete re-design in a 2-3 period.

Regards,

Bill Cleveland
Whispering Pines

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MAR 6 2015

City Of Sandy Springs
Community Development

Howard, Kevin

From: Matt LaMarsh <lamarsh.matt@gmail.com>
Sent: Friday, March 06, 2015 2:22 PM
To: Howard, Kevin
Subject: Camden Redevelopment-Rezoning Petition 201404018 - Boylston/Bank of America property

Kevin,
Will you please enter this into the Planning Commission packet for the Camden rezoning?
In order to gain my support, this project would have to have reduced density and an increase of viable Retail or addition of Office uses.
Other considerations beyond these two basic changes would be the appearance on Boylston, increased Boylston pedestrian attraction, traffic scrutiny, traffic impact on Roswell and Boylston and the neighborhoods.
Although Camden is a responsible and respected developer, we cannot support this project as it's currently presented.
Thanks,
Matt LaMarsh

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City Of Sandy Springs
Community Development

Howard, Kevin

From: Email Coordinator <msna_email@yahoo.com>
Sent: Friday, March 06, 2015 3:18 PM
To: Howard, Kevin
Cc: Trisha Thompson
Subject: Rezoning Petition 201404018 for 3/19 Planning Commission Hearing

March 6, 2015

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MAR 6 2015

City Of Sandy Springs
Community Development

Ronda Smith
76 Long Island Pl
Sandy Springs, GA 30328

Kevin Howard
Staff Planner – City of Sandy Springs
7840 Roswell Road
Sandy Springs, GA 30350

RE: Rezoning Petition Number 201404018 made by Camden USA, Inc. to rezone 6075 & 6077 Roswell Road; 6090 Boylston Drive from C-1 to MIX

Mr. Kevin Howard,

As President of the Board of Mountaire Springs Neighborhood Association (MSNA) I am writing this opinion and ask to have it serve as the formal submission of its position on the rezoning request referenced above which is slated to come before the Sandy Springs Planning Commission on March 19, 2015. Please include this letter as part of the project packet to be reviewed.

The position is that this zoning request be Denied by the Planning Commission.

MSNA is in complete agreement with the Staff recommendations set forth in their Zoning Impact Analysis written for the February 19, 2015 Planning Commission Hearing regarding causing "an excessive burdensome use of existing streets, transportation facilities, utilities or schools". The requested density of 72 units per acre as currently provided for in the application will serve to overburden infrastructure and compound an already existing traffic nightmare at the Roswell/Hammond and Roswell/Hilderbrand intersections and beyond.

If the density as requested is allowed it will have immediate impact on this section of the Roswell Rd corridor as well as impact on the surrounding neighborhoods as the residents of this project, and others traveling through this section of the corridor, are forced to find alternate ways to get to and from their homes and surrounding businesses because the above mentioned intersections are impossible to navigate due to the additional volume of traffic they will be handling. Neighborhoods bordering the project will be directly impacted by the increase in traffic and a reduction in safety due to more cars coming through on their streets.

Howard, Kevin

From: Brian Eufinger <eufinger@gmail.com>
Sent: Friday, March 06, 2015 12:39 PM
To: Howard, Kevin
Subject: Concerns re: re-zoning case 201404018 (Bank of America site)
Attachments: schoolsnapshot.png

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MAR 6 2015
City Of Sandy Springs
Community Development

Hi Kevin,

Here's an email for inclusion in the zoning packet. It's a copy of a previous email I had sent to Rusty and Graham about the Bank of America site. Thanks!

Hi Rusty/Graham,

I wanted to write to you to voice my concerns about zoning case #201404018. They are colored by my view of things via a school lens as the owner of an education-related business that directly interacts with Sandy Springs students on a daily basis.

One of the largest items underlying property values in Sandy Springs housing is that the schools have historically been such that residents don't have to budget for private schools, as citizens in areas that are nice but with poor school systems (e.g. Brookhaven) have to.

I have talked with Councilman Sterling about this in the past and mentioned to him that the apartment ecosystem, like any ecosystem in nature, is healthy when it's balanced. Students already attend school in trailers at Riverwood HS and at the rate that new apartments are accumulating (not even counting apartment entitlements that have been issued but not yet built), it'd be a shame if the new Riverwood High School needs trailers on its parking lot on Day 1 of the new building opening.

From a quality standpoint, Riverwood has steadily slid from a 10 out of 10 to a 7 out of 10, one point each year since the rapid apartment approvals have been occurring these past few years...from being tied with Walton to tied with Chamblee. And as education professionals, we receive commentary about the changing conditions at both North Springs and Riverwood High Schools directly from the mouths of the 700+ high schoolers and 1400+ parents that my wife and I spend thousands of hours with each year. The buildings are overcrowded, and the transient nature of apartments, after a certain tipping point, eats away at the cohesion of the community.

I know that you receive many unhappy emails from other people who are interested in zoning that are admittedly picayune in nature (4 inches of concrete vs. 5 inches...in the big picture, who cares?). But quality schools are part of what makes Sandy Springs one of the few close-in communities that families flock to. If we want the large corporations who continue to relocate here to be able to educate their kids here, we need to grow in balance, and that would mean not approving thousands more apartments, when we have already surpassed what the Goody Clancy report recommended.

I know that the common logic is that many of these apartments will not be family-friendly and will not generate additional school enrollment because they're 1 and 2 bedroom units. I hope that that statement is true, but doubt it, mainly because I know that if I were a parent looking for quality schools, I would welcome the opportunity to pay less and squeeze into a 2 bedroom than pay more for a 3 bedroom. The Fulton County Report (image attached) already shows how Lake Forest Elementary and Riverwood are hundreds of students over-enrolled **without** this approval and the report shows that a midpoint of 178 new students will accrue if this zoning is approved.

On a more zoning-related note, the two zonings are at 88 units per acre and 72 units per acre for cases #201404014 and #201404018, respectively, which seems like it would be more appropriately put into a Comprehensive Land Abuse Plan than the Comprehensive Land Use Plan, which has the recommendation at 20 units per acre. I realize that the City Center recommendation is a maximum of 40-50 units per acre, but any way you slice it, it's either 400% of the max or almost 200% of the max, neither of which seems wise.

I'm happy to chat with you in more detail if you like. Always happy to help.

-Brian Eufinger
6292 Mount Vernon Oaks Drive, Sandy Springs, GA 30328 (Home)
5825 Glenridge Drive, Bldg 1 Suite 109, Sandy Springs, GA 30328 (Business)

Brian Eufinger

Howard, Kevin

From: Jamie Dockter <Jamie.Dockter@pbd.com>
Sent: Friday, March 06, 2015 11:12 AM
To: Howard, Kevin
Subject: Rezoning Petition 201404018 - Boylston/Bank of America property

Hi Kevin,

I am a long time Sandy Springs resident and currently live in Mount Vernon Woods.

I wanted to share my concerns for rezoning petition #201404018 and make sure it was included in the packet the commission reviews.

I have lived in Sandy Springs for many years and consider myself an active participant in much of the community. We have 2 young boys that attend school in Sandy Springs and plan on living here for many more. What excites me is the new city center and walkable green space that is close to our neighborhood and potential new restaurants and shops that also will open.

What concerns me is the number of apartments that surround our neighborhood already and it's no secret these are not the most desirable or quality living spaces. Evidenced by the number of crimes that occur within them and around. Also the traffic that piles up on the streets near our neighborhood and forces fast speeding cut thru down my street in an effort to save time.

When I heard about this new development by the BOA/Boylston property and the number of units they are attempting to get passed, I was appalled and disgusted by the thought of that many additional cars, people and more importantly the impact to my neighborhood. No one wants a towering apartment building looking into our backyards.

Ideally a new commercial site will be used for that location, and I just wanted to share that I strongly oppose any apartment development at that location, especially with the plan they have submitted which is not even close to maximum units per acre.

Thanks for your time

Jamie Dockter

Jamie Dockter
Account Executive
Direct: 770.280.4084
Cell: 678.793.7835
www.pbd.com

PBDWORLDWIDE

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MAR 6 2015
City Of Sandy Springs
Community Development

Abaray, Linda

From: Tim <timpatkel@yahoo.com>
Sent: Wednesday, December 10, 2014 4:52 PM
To: Abaray, Linda
Subject: apartment developments

Linda,

I've read about the two new proposed apartment developments on Roswell Rd at the Brickery and BOA sites. I reside on N. Hampton Dr and travel that part of Roswell Rd multiple times daily. My suggestion would be to make the developers pay for UNDERGROUND utilities for as much of Roswell Rd as possible. This was done at the new park on Abernathy and makes it look great. Since that stretch of Abernathy looks so good, it makes the hideousness of those wires on Roswell Rd really stand out.

Good luck at your Dec. 17 meeting.

Tim Kelley
678-860-1901
Fitzgerald Realty
www.MikeFitzgeraldRealty.com

Howard, Kevin

From: Doug Fisher <dsf752@att.net>
Sent: Thursday, March 05, 2015 10:06 PM
To: Howard, Kevin
Subject: Re: Rezoning Petition 201404018

Hi Kevin -

I would appreciate it if you would please include this letter in opposition of the rezoning request. The proposed development's density (72.12) is way too high for the area and higher than that stated by both the Comprehensive Plan (20) and the City Center Master Plan (40-50). This development will over-tax the city's infrastructure (e.g. streets) and be a detriment to the overall quality of life in our city.

Thank you,

Doug Fisher
6505 Bridgewood Valley Road NW

Proposed Density	Comprehensive Plan	
Commercial/Office- 753.25 sqft/ac Residential – 72.12 units/ac Height- 5 stories	LWC (Node 8) Commercial – 25,000 sqft/ac or greater Residential – 20 units/ac or greater Height- 6 stories (Main Street Overlay)	Comm Re

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MAR 6 2015

City Of Sandy Springs
Community Development

Howard, Kevin

From: Mary Marvin Walter <marymarvin.walter@gmail.com>
Sent: Thursday, March 05, 2015 8:50 PM
To: Howard, Kevin

Kevin, this is a copy of the email I composed and sent to Graham McDonald on February 11th, Please include this email in the packets for the two projects currently under consideration. Please contact me if you need further information. Thank you.

Graham,

I am astonished that the city council is actually considering the redevelopment of property within our city of two apartment projects with over 750 units - one with 77 units/acre and the other 88 units/acre. It seems that these requests are short-view projects that will further define Sandy Springs as the city that screwed up.

I attended the meeting in January where the developers of the proposed redevelopments spoke about their projects. I found them to be unconcerned about the impact such projects would have on the City of Sandy Springs. From the infrastructure of roads, water, air, transportation, schools, retailers these developers did not have concerns or answers. To place such density in an area that already is a traffic nightmare is not just stupid but should be considered criminal. The developers replied, "Oh, these will be high end apartments for the young adults, they don't want houses, they don't want to own."

That may be well and good for these "young adults" of today but let them get married or in a partnership, let them have a couple of children, let them want a place for a swings and a yard for the dog to play and we will find that the dense apartments that we build today will serve our community in the same way that those built 50 years ago for the "young adults" with the "swinging lifestyle" of the 60s do now. They will become areas for shady activities, they will not be maintained, they will be for the most temporary of residents - good people for the most part but those who don't have a sense or pride of place. I have volunteered in our Sandy Springs schools and have witnessed first hand the impact of poorly run apartments - the constant transferring in or out of the lovely children and the wearing down of teachers who must constantly adjust.

The engagement and identification with the current community is what needs to be at the top of our list as redevelopment is considered - not shoehorning in over-dense developments for people who are not looking for a sense of place to put down roots for the long haul. Approval of these apartment projects with this density overrides the good sense of anyone who currently lives in Sandy Springs. If we want people to come to the events or shop at the stores in the city center, they have to be able to get here, they have to want to be here among others who have chosen this area as a home not a temporary stopping off point.

You have wonderful opportunities to use the development of these properties to the enhancement of living, working, shopping and playing in Sandy Springs. These developments, with the proposed densities are slaps in the face to anyone who has supported the city hood of Sandy Springs and has worked to make it a community.

My concern is for the long view - long after I am dead and gone - I think that you need to carefully consider your decisions about redevelopment and quality of life for the children and grandchildren of today's young adults. Where will our future generations of leaders come from - who on the current City Council lives in an apartment?

What are the real questions that need to be asked of developers who totally ignore the recommendations of the comprehensive plan? Why have the comprehensive plan if we are going to ignore it? It is a waste of your valuable time to be asked to consider projects of this density. I think the developers have learned that they ask for something ridiculous and maybe the council will finally be worn down to agree - even if the project is above density. Actions of council in the past has taught this and I think the time is NOW to let them know not to waste our time with requests that are not within the comprehensive plan. Like a child asking for candy at the checkout, these developers will continue to ask and, as our civic leaders, it is your job to say a resounding NO.

Please vote against any high density apartment development in Sandy Springs - maximum residential development above 20 units/acre should be voted down.

Sincerely

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MAR 6 2015

City Of Sandy Springs
Community Development

Howard, Kevin

From: Mary Shehan <mvshehan@yahoo.com>
Sent: Friday, March 06, 2015 8:00 AM
To: Howard, Kevin
Subject: Planning Commission Project #201404018

Kevin,
I am a Sandy Springs resident of 35 years. At the 3/19 Planning Commission meeting, please deny this project. Developers need to respect the vision for our City, and this proposal does not meet the density and mixed use requirements at all.
Please include this as a part of the review packet for this meeting.
Thanks,Mary

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MAR 6 2015
City Of Sandy Springs
Community Development

Howard, Kevin

From: dottie myers <myersds@bellsouth.net>
Sent: Friday, March 06, 2015 9:37 AM
To: Howard, Kevin
Subject: Rezoning Petition 201404018 - Boylston/Bank of America property

Dear Mr. Howard,

I live in the Mount Vernon Woods neighborhood. I wish to express the following concerns about the Petition above:

1. The density of apartments, more than 77 per acre, is way over the city's 5-20 per acre.

2. Has anyone done a traffic study regarding the addition of who knows how many cars but at a minimum 700? One can hardly maneuver on Roswell Road as it stands today!

3. It would be nice to have a sustainable development. Perhaps restaurants and shops and offices but not 700 apartments!

4. I believe the city has lost sight of what neighborhoods are and how important they are to our future. More apartments do not make a neighborhood.

5. The effect upon our schools and our property values.

Roswell Road is the wrong place for such dense apartments. i would like to see good, sustainable developments in and around our area to better improve the quality of life in Sandy Springs.

Please include this email in thee Planning Commission's packet.

Regards,

Dorothy S. Myers
6341 Vernon Woods Drive
Atlanta, GA 30328
email: myersds@bellsouth.net

RECEIVED
MAR 6 2015
City Of Sandy Springs
Community Development

Howard, Kevin

From: Richard Parker <rickparker0@yahoo.com>
Sent: Friday, March 06, 2015 10:07 AM
To: Howard, Kevin
Subject: Rezoning Petition 201404018

Mr. Howard,
I am writing you as a resident of District 3 to oppose the Rezoning Petition 201404018. The proposed density of the project of 72.12 units/ac is far beyond the CLUP allowable density and therefore the petition should be denied.

Rick Parker

RECEIVED

MAR 6 2015

City Of Sandy Springs
Community Development