



P&Z STAFF REPORT

Mayor and City Council Meeting: August 16, 2016

Case: **RZ16-0088 – 0 River Exchange Drive**
 Staff Contact: Paul Leonhardt (pleonhardt@sandyspringsga.gov)
 Report Date: August 5, 2016

REQUEST
<p>To rezone from C-1 (Community Business District) to O-I (Office Institutional District) to allow for the construction and operation of a senior, memory care facility with two (2) concurrent variances:</p> <ol style="list-style-type: none"> 1. Variance from Section 4.23.1 of the Zoning Ordinance to encroach approximately 3.5 to 5 feet into the 10-foot side corner landscape area to construct off-street parking spaces. 2. Variance from Section 18.3.1E of the Zoning Ordinance to allow off-street parking within the required 40-foot setback for the side corner yard.

APPLICANT		
Property Owner: Dunwoody Place Ventures	Petitioner: Dunwoody Place Ventures	Representative: Joe Dan Rogers

SUMMARY
<p>The applicant requests to rezone the parcel at the Northern corner of River Exchange Drive and Spalding Drive, currently zoned C-1 (Community Business District) to O-I (Office Institutional District) to construct a two-story senior, memory care facility. The applicant also requests two (2) concurrent variances, to allow for parking spaces in the minimum setback for the side corner yard and within required landscape areas.</p>

RECOMMENDATIONS	
Planning Commission	
<p>Motion by Porter, seconded by Johns, to recommend APPROVAL of the rezoning and concurrent variances subject to staff conditions.</p>	<p>Yes: Haggard, Johns, Maziar, and Porter Absent: Nickles, Tart</p>
Department of Community Development	
Staff recommends APPROVAL of RZ16-0088 and APPROVAL of concurrent variance 1 and 2.	

PROPERTY INFORMATION	
Location:	0 River Exchange Dr Land Lot 0313, District 06 Parcel 06 0313LL349
Council District:	1; Paulson
Road frontage:	Approximately 670 feet of frontage along the north side of Spalding Drive Approximately 500 feet of frontage along the west side of River Exchange Drive
Acreage:	Approximately 11.0 acres
Existing Zoning:	C-1 (Community Business District)
Existing Land Use:	Undeveloped lot
Overlay District:	-
Special Planning Area:	-
Future Land Use Designation:	LWC (Living Working Community; Mixed Use Neighborhood)
Requested Zoning:	O-I (Office-Institutional)

PROCESS			
Initial Community Meeting: February 9, 2016	Second Community Meeting: March 21, 2016	Planning Commission: July 21, 2016	Mayor and City Council: August 16, 2016

PROPOSED DEVELOPMENT
<p>The applicant and property owner requests rezoning the subject property from C-1 (Community Business District) to O-I (Office Institutional District) to construct a senior assisted living facility. The applicant proposes an approximately 39,100 square-foot, two-story facility that will be operated by the same team as the adjacent Mansions senior living facility.</p> <p>The property is located north of the Gwinnett County line, which stretches along Spalding Drive. These properties are currently developed with a mix of retail and multi-family housing. To the east, the property is bordered by the Spalding Corners shopping center, which includes a Publix grocery store, a CVS pharmacy, and various retail, restaurant, and service providers. To the north, the applicant is operating The Mansions at Sandy Springs, an independent living senior facility. To the west lies the future Crooked Creek park.</p> <p>Currently, the property is undeveloped, it is heavily wooded, and there is a stream in the Southwest part of the site.</p> <p>The applicant is proposing to provide approximately 91 units with 182 beds and operate the facility with 22 employees. To accommodate staff and visitors, the applicant is providing 53 parking spaces, meeting the required minimum number of spaces. Due to the nature of a memory care facility, the applicant is anticipating few, if any, of the occupants will have vehicles parked on the site.</p>

Due to its proximity to the Chattahoochee River, the site is regulated by the Chattahoochee River Corridor development standards, which limit the allowable cleared area and the impervious area for the entire development. The applicant was able to obtain additional credits to comply with the River Corridor standards. In addition, a stream occupies the southwest corner of the parcel, and the applicant is proposing to keep the development away from that part of the site. Staff foresees no encroachment into the stream buffer or the associated impervious surface setback with this development proposal.

At the Planning Commission hearing, a representative of the Sandy Springs Council of Neighborhoods spoke in support of the development. The Department of Community Development has not received any letters in support or in opposition to the development.

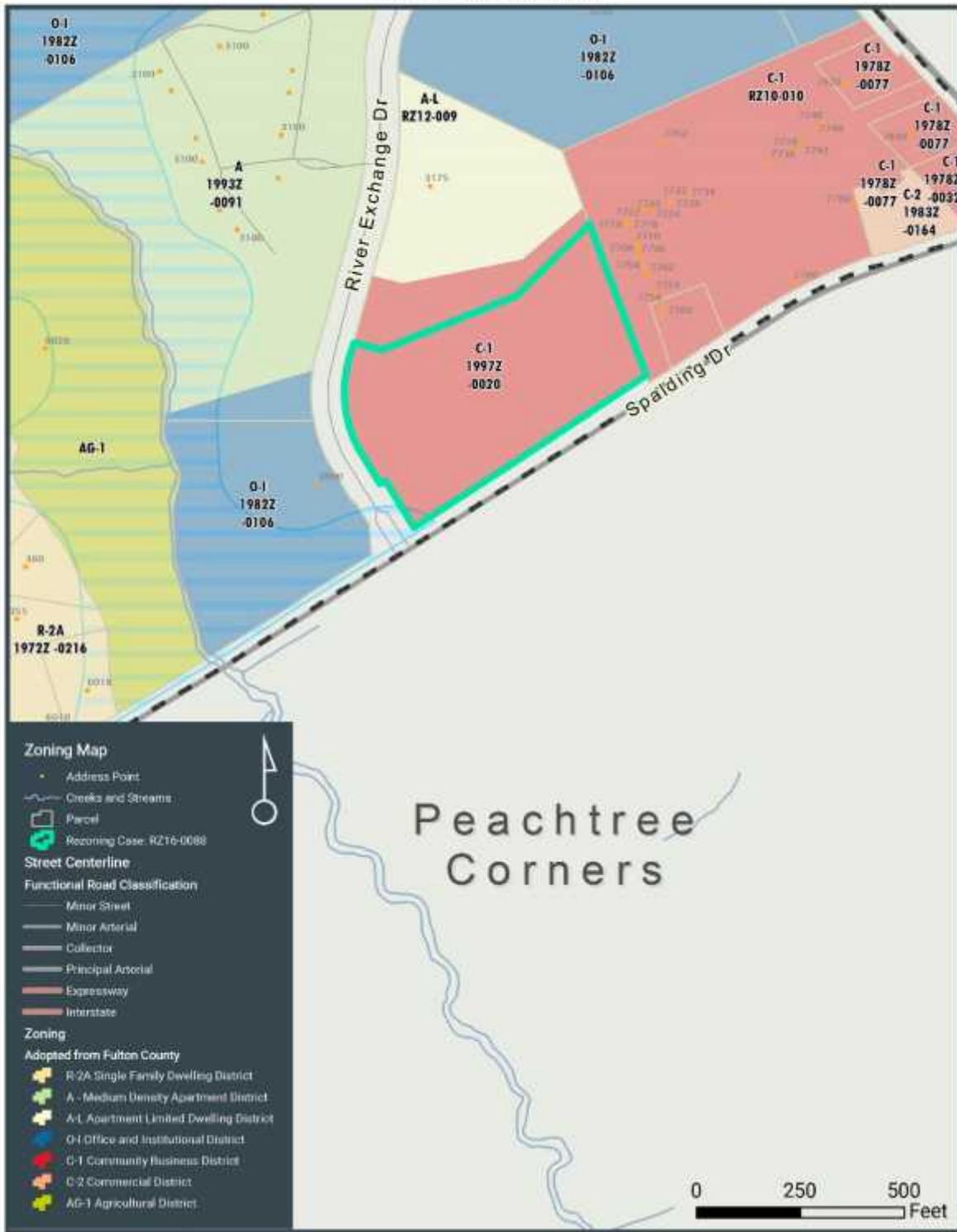
EXISTING LAND USES AND ZONING OF PROPERTY IN THE VICINITY					
Location relative to subject property	Zoning/ Land Use	Use	Land Area (acres)	Total square footage or units	Density (sf/acre or units/acre)
North	A-L (Apartment Limited Dwelling District)	Mansions of Sandy Springs Senior Living Facility	4.1 acres	130 units	31.71 units / acre
East	C-1 (Community Business District)	Spalding Corners Shopping Center	9.0 acres	69,777 sf	7,753 sf / acre
South	Gwinnett County	Veranda Estates Apartments	-	-	-
Southwest	Gwinnett County	Undeveloped	-	-	-
West	O-I (Office Institutional District)	Future Lost Corners Park	4.9 acres	-	-
Northwest	A (Medium Density Apartment District)	The Retreat at River Parks Apartments	23.1 acres	228 units	9.87 units / acre
PROPOSED DEVELOPMENT					
-	C-1 (Community Business District)	Proposed: Assisted Living Facility	11.0 acres	Undeveloped	Un-developed

AERIAL IMAGE

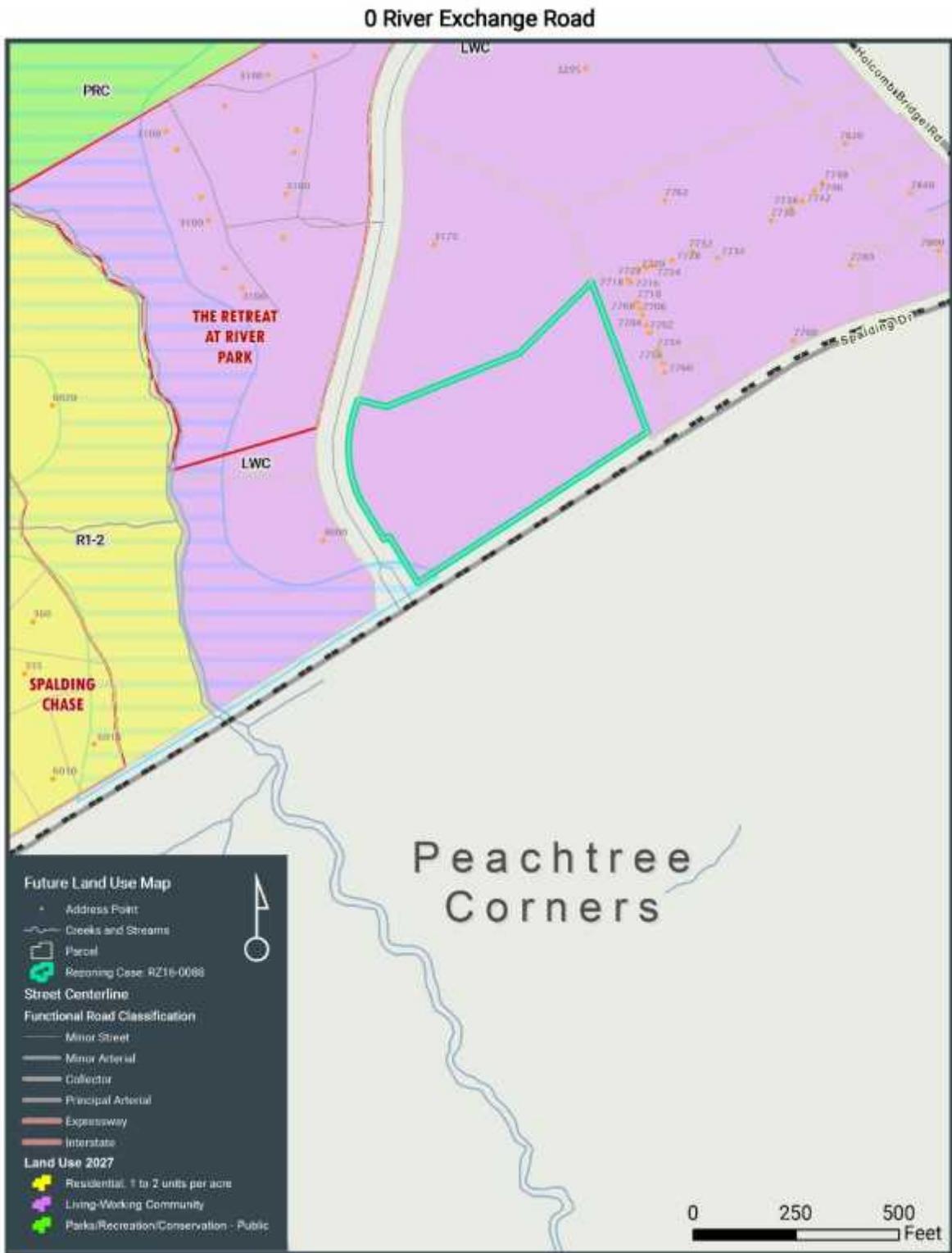


ZONING MAP

0 River Exchange Road



FUTURE LAND USE MAP



ZONING IMPACT ANALYSIS

Per Article 28.4.1, *Zoning Impact Analysis by the Planning Commission and the Department*, 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 subject parcel is adjacent to medium-density multi-family developments to its north, northwest, and south. To the east, several shopping centers in Sandy Springs and Gwinnett County provide services to the surrounding residential subdivisions. To the east, surrounding Spalding Drive, the nearby properties are characterized by single-family subdivisions.

Staff is of the opinion that the proposed development provides a good transition between the higher impact retail to the east and the low-density subdivisions to the west along the Spalding Drive corridor. The proposed development is appropriate for the location.

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

Finding: Due to its nature of being a memory-care facility, the proposed development will create limited traffic to the site. The expected demographic is not able to operate cars safely.

The location adjacent to the existing senior independent-living facility, operated by the same owner, will create internal synergies for the operation. In addition, staff expects limited additional demand for the services at the surrounding retail and restaurant operations. Due to its adjacent location, staff expects a small reduction in vehicular trips as staff and visitors may walk or bike to conveniently located retail/services.

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

Finding: Staff is of the opinion that the subject property has a reasonable economic use as currently zoned. The parcel to the east is similarly zoned C-1 and operates as a shopping center. The parcel has sufficient depth for services or retail development.

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

Finding: Due to the operation as a memory-care facility, most residents will not bring cars. Traffic impacts will likely be reduced compared a retail use as permitted by the current zoning. There are no anticipated impacts on schools, and limited impacts on utilities. The development will receive water and wastewater services from Gwinnett County.

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

Finding: Staff is of the opinion that the proposed rezoning is consistent with the City of Sandy Springs Comprehensive Plan Land Use Policy. The subject parcel is designated as Living Working

Community (LWC) in the Future Land Use Plan. Living Working Community Districts are “intended to be compatible with low and medium density residential neighborhoods.” (2027 Comprehensive Plan Community Agenda). The proposed development is similar in size to the apartment community to the northwest and acts as a buffer between the shopping center to the east and the residential areas to the west along Spalding Drive.

The Comprehensive Plan emphasizes the preservation of the City’s tree canopy as a policy. It states: “Forested areas within the City help define the character of Sandy Springs and should be preserved” (General Natural Resource Policy #11). The development will maintain a large part of the existing vegetation on the site and will maintain a buffer towards the future Lost Corners park to the west.

In the Living Working Community district, the Comprehensive Plan encourages freestanding senior housing (Housing Policy #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.

Finding: Staff is not aware of any existing or changing conditions affecting the use and development of the property.

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: Environmental conditions make the site difficult to develop. A stream occupies the southwest corner of the subject property. In addition, the parcel is within the boundaries of the Chattahoochee River Corridor, which limits the amount of cleared area and impervious surface coverage. Staff finds the proposed development is designed to minimize runoff issues and protects these natural resources.

CONCURRENT VARIANCES CONSIDERATIONS

Per article 22.3.1. Variance Considerations of the Zoning Ordinance, primary variances and concurrent variances shall only be granted upon showing that:

A. 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,

B. 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.

Request (1): Variance from Section 4.23.1 of the Zoning Ordinance to encroach approximately 3.5 to 5 feet into the 10-foot side corner landscape area to construct off-street parking spaces.

Finding: The rear half of the property is within the Chattahoochee River Corridor, which limits the amount of impervious surface coverage on that portion of the site. To accommodate sidewalk and bicycle infrastructure, the applicant will provide right-of-way along Spalding Drive and

River Exchange Drive to the City, which reduces the usable area outside of the River Corridor. To accommodate the proposed assisted living facility and the associated site development, the applicant is proposing to move the parking into the side corner landscape area.

At the point of the encroachment, a sidewalk and a bike lane will separate the development from the street. Granting the variance will still provide adequate buffer between the structure and Spalding Drive.

Therefore, staff recommends **APPROVAL** of the variance request, conditional to the site plan as submitted to the Department of Community Development on July 13, 2016.

Request (2): Variance from Section 18.3.1E of the Zoning Ordinance to allow off-street parking within the required 40-foot setback for the side corner yard.

Finding: The rear half of the property is within the Chattahoochee River Corridor, which limits the amount of impervious surface coverage on that portion of the site. To accommodate for the environmental constraints, the applicant proposes to move the parking into the side corner yard.

Both the senior facility to the North and the shopping center to the East have parking between the structure and the street. Staff finds the variance would be in harmony with the general purpose and intent of the Zoning Ordinance and the immediate neighborhood.

Therefore, staff recommends **APPROVAL** of the variance request, conditional to the site plan as submitted to the Department of Community Development on July 13, 2016.

COMMENTS FROM OTHER CITY DEPARTMENTS

Public Works:

For the project street frontages, the following provides a summary of existing transportation conditions:

- Spalding Drive is classified as a Minor Arterial Street. The posted speed limit is 35 mph, and the average daily traffic is 20,800 vehicles per day (GDOT, 2014)
- River Exchange Drive is classified as a Local Street. The posted speed limit is 35 mph, and the average daily traffic is 9,040 vehicles per day (COSS, 2014)
- All street frontages are included in the Sidewalk Master Plan network.

Public Works has identified the following Projects from City-adopted Plans in the project vicinity:

North Fulton Comprehensive Transportation Plan

- VH209: Capacity improvements to Spalding Drive: Add one northbound right-turn lane along Winters Chapel Road and add one westbound travel lane (becoming a left-turn only lane) along Spalding Drive. Includes a wider/rehabilitated bridge over Crooked Creek.
- Bicycle, Pedestrian and Trail Plan
- S41: Sidewalk on Spalding Drive from Winters Chapel Rd. to River Exchange Drive

- The recommended bicycle facility is a separated sidepath or separated on-street facility

Public Works acknowledges that the Site Plan received March 7, 2016 is conceptual in nature. However, any future development site plan shall meet all requirements of Articles 11 and 12 of the Development Ordinance at time of permitting. Public Works observes the following areas for potential non-compliance in review of proposed zoning site plan. Due to the incomplete nature of the plans for zoning approval, the comments reflect only what is apparent on the Site Plan.

Access (§103-72, §103-73)

Interparcel access for vehicles and pedestrians shall be provided to the adjacent parcels to the north and east. Proposed access shall meet sight distance (§103-77), separation, spacing and uninterrupted ingress/egress requirements. Proposed driveway shall align with driveway across the street (Veranda Estates). Installation of a right-turn deceleration lane and left turn lane are required based on the roadway ADT of Spalding Drive (20,800 vehicles per day).

Note that Gwinnett County and Peachtree Corners are considering an operational and widening concept that would reconstruct Spalding Drive to four 12-foot lanes with a 20-foot uninterrupted median. The project is funded for concept and design but not for construction. Alternative access on Spalding Drive may be required (i.e., right-in/right-out).

Bicycle and Pedestrian Accommodations (§103-80, §103-74)

Applicant shall install required sidewalks and bicycle lanes per along all street frontages. The minimum sidewalk section is a five-foot sidewalk with a two-foot landscape strip behind the back of curb. The minimum bicycle lane dimension is a five-foot wide striped on-street lane adjacent to the travel lane. Applicant shall provide ADA accessible paths from the public right-of-way to site arrival locations. Applicant shall provide bicycle parking based on land use type and mix.

Right-of-way (§103-75)

Applicant shall dedicate minimum right-of-way along property frontages and corner miter at the River Exchange Drive and Spalding Drive intersection. The minimum right-of-way for Spalding Drive is 80 feet. The applicant shall dedicate the greater of 40 feet from centerline, 11 feet from back of curb, or one foot behind sidewalk. The minimum right-of-way for River Exchange Drive is 60 feet. The applicant shall dedicate the greater of 30 feet from centerline, 11 feet from back of curb, or one foot behind sidewalk. A 20-foot right-of-way miter is required at the intersection of Spalding Drive and River Exchange Drive.

Fire Marshal:

1. Building has no access from River Exchange Drive. Should be addressed as Spalding Drive.
2. All lane widths should be uniform. Provide 26' clear width for all travel lanes based upon aerial apparatus requirements.
3. Perform analysis of roadways for turning radii using AutoTurn. Use model for 100' Smeal platform aerial truck as criteria.
4. Vehicular access needed within 150' of any portion of a structure.

5. Roadways need rating of 85,000 pounds.

6. Dead end roadways over 150' in length require appropriate type of turnaround for apparatus.

Arborist: Construction of new building is in a fully wooded area. However, the area of disturbance is limited due to River Corridor restrictions.

Building Department: ADA parking spaces must comply with Sections 208 and 502 of the 2010 Standards for Accessible Design.

The passenger loading and drop off at the front of the building must comply with Sections 209 and 503 of the 2010 Standards for Accessible Design.

Show ADA compliant wheelchair access from the Spalding Drive sidewalk to the front door.

COMMENTS FROM OTHER PARTIES

Fulton County Environmental Health Services:

- The Fulton County Department of Health and Wellness will require that the owner/developer connect the proposed development to public water and public sanitary sewer which is available to the site.
- Since this proposed development constitutes a premise where people work, live or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.
- This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 - Health and Sanitation, Article III - Smokefree Air.
- If this proposed development includes a food service establishment, as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 - Health and Sanitation, Article V - Food Service, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.
- If this development includes a public swimming pool as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 - Health and Sanitation, Article XII - Swimming Pools and Natural Bathing Beaches (including spas, whirlpools, etc.), the owner or contractor must submit plans and approval by this department and must obtain a Department of Health and Wellness permit to construct before issuance of a building permit. Also, the owner of the facility must obtain a Department of Health and Wellness permit to operate the pool prior to opening.
- This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and a roach area for the refuse containers be submitted for review and approval
- This department is requiring that this facility meet the permit requirements for assisted living and nursing home facilities under the Rules and Regulations of Georgia Department of Community Health.

Fulton County Environmental Justice and General Public Health Comments:

- The Fulton County Department of Health and Wellness does not anticipate any adverse impacts to the health of humans or the environment by allowing the request to rezone from C-1 to O-I to develop an assisted living and memory care facility.

Gwinnett County Water, Stormwater, and Sewer Comments:

No comment.

City of Peachtree Corners Comments:

The City of Peachtree Corners is partnering with Gwinnett on improvements to Spalding Drive. The road will be widened to at least four lanes, two in each direction, plus turn lanes for River Exchange. There will also be a raised median on Spalding directly in front of this development, so the driveway shown on their plan will likely end up needing to be a right in/right out. Garrin & Wesley from Sandy Springs Public Works attended a meeting with us a few weeks ago, so they may be able to assist you with specifics that could affect this rezoning.

PUBLIC PARTICIPATION

The applicant hosted an initial Community Meeting on February 9, 2016. Two community members attended and voiced no concern. On March 21, 2016, a second Community Meeting was held. Four community members attended and voiced no concern. At the Planning Commission hearing, a representative of the Sandy Springs Council of Neighborhoods spoke in support of the development.

As of August 5, 2016, staff has received no letters in support or in opposition to the development.

RECOMMENDATIONS

Planning Commission

Planning Commission recommends **APPROVAL** of RZ16-0088 and approval of concurrent variances 1 and 2, subject to Staff’s recommended conditions.

Department of Community Development

Staff finds that the proposal is in conformity with the policies and the intent of the Comprehensive Plan. The plan notes that the designation of areas within the Living Working Community (LWC) was done to encourage development. Therefore, staff recommends **APPROVAL** of RZ16-0088, subject to the following conditions:

Recommended conditions:

Should the Mayor and City Council decide to rezone the subject property from C-1 (Community Business District) to O-I (Office-Institutional District) to allow the use of the undeveloped parcel as an assisted-living senior facility, staff recommends the following conditions:

1. To the Site Plan prepared by Planners and Engineers Collaborative, dated July 13, 2016 and received by the Department of Community Development on July 13, 2016;
2. Along Spalding Drive, the applicant shall install a 5-foot sidewalk, a 2-foot landscape strip, an 8-foot buffered bike lane, and a deceleration lane;
3. Along River Exchange Drive, the applicant shall install a 5-foot sidewalk and a 7-foot landscape strip;
4. The applicant shall dedicate right-of-way to accommodate the required streetscape improvements as indicated on the Site Plan prepared by Planners and Engineers Collaborative, dated July 13, 2016, and received by the Department of Community Development on July 13, 2016. The final right-of-way needed shall be established by the Department of Public Works and dedicated when the applicant applies for a land disturbance permit.

Additionally, staff recommends **APPROVAL** of the following concurrent variances:

1. Variance from Section 4.23.1 of the Zoning Ordinance to encroach approximately 3.5 to 5 feet into the 10-foot side corner landscape area to construct off-street parking spaces as indicated on the Site Plan prepared by Planners and Engineers Collaborative, dated July 13, 2016, and received by the Department of Community Development on July 13, 2016.
2. Variance from Section 18.3.1E of the Zoning Ordinance to allow off-street parking within the required 40-foot setback for the side corner yard as indicated on the Site Plan prepared by Planners and Engineers Collaborative, dated July 13, 2016, and received by the Department of Community Development on July 13, 2016.

RECEIVED

FEB 29 2016



Case No.:

RZ 16-088

Planner's initials: *OWM*

City of Sandy Springs
Community Development

PROJECT INFORMATION SHEET

PROPERTY	Address(es): <i>0 River Exchange Sandy Springs GA</i>	
	Parcel Tax ID: <i>06 0313 LL349</i>	
	Land Lot(s): <i>313</i>	District(s): <i>U2</i>
	Total acreage: <i>6.62</i>	Council district:
	Current zoning: <i>C-1</i>	Current use:
	Overlay district:	Future land use:

APPLICATION	Purpose of the application:	
	Check all that apply:	
	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Modification <input type="checkbox"/> Use permit(s) <input type="checkbox"/> Concurrent variance(s)	
	Detailed request (include Code/Ordinance Section No. for concurrent variances):	
	<i>0-1 Am use & Senior Housing - ASSISTED LIVING, Memory Care Facility</i>	
	Applicant: <i>DUNWOODY PLACE VENTURES</i>	
Applicant's address: <i>1100 SPRING ST NW</i>		
<i>ATLANTA GA 30309</i>		
Phone: <i>404 898 9022</i>	Email: <i>jd@coastalgelle.com</i>	

OWNER	Property owner: <i>DUNWOODY PLACE VENTURES</i>	
	Owner's address: <i>1100 Spring St</i>	
	<i>ATLANTA GA 30309</i>	
	Phone: <i>404 898 9022</i>	Email: <i>- same -</i>
	Signature (authorizing initiation of the process): <i>[Signature]</i>	
<i>If the property is under contract and the owner is unavailable to sign, provide a copy of the contract</i>		

- TO BE FILLED OUT BY P&Z STAFF -

Pre-application meeting date:	Anticipated application date:
ADDITIONAL INFORMATION NEEDED:	

DETAILED PROCESS & INSTRUCTIONS

The process for rezonings, zoning modifications and use permits is the same.

Legend: and o: action required by applicant

•: for information only

Before the pre-application meeting:

- Read this application packet in its entirety;
- Consult the Zoning Ordinance, the Development Regulations, and the Interim Development Guidelines:
<http://www.sandyspringsga.gov/city-services/urban-development/planning-and-zoning/>
- Fill out the first page of this application packet;
- Prepare a sketch plan of the proposed project (if applicable);
- Obtain written permission from the property owner to pursue the project. If the property is under contract, provide a copy of the contract at the pre-application meeting;
- Contact a planner at pz@sandyspringsga.gov, 770-730-5600 to schedule the meeting.

Pre-application meeting:

- The pre-application meeting must take place at least one month (but no more than three months) before the application filing date.

After the pre-application meeting:

- Organize the First Community Meeting (CM1):
 - o Select a location as close to the site as possible, capable of holding a large audience, ADA accessible or with reasonable accommodation (see suggested locations on p.4);
 - o Confirm the proposed location, date and time with the lead planner.
- Order the signs to be posted on the subject property (see p.17).
- Advertise the CM1, at least two weeks prior to the meeting:
 - o Place signs on the subject property;
 - o Send written notice to property owners within 500' (P&Z can provide the contact info);
 - o Send a date-stamped picture of the sign once in place to the lead planner.
- Staff will post the Project Information Sheet on the City website for public information.

First Community Meeting (CM1):

- Allocate at least 30 minutes to answer questions from the audience;
- Take notes and summarize the discussion, including the points of contention, use a sign-in sheet (see p.17).
- This meeting and the report are the applicant's responsibility. Staff may attend but will not intervene.

Filing:

- Contact the lead planner prior to coming to the office
- Complete the rest of the application packet
- Bring a check to pay the fee (verify the amount with the lead planner beforehand; see p.16)
- Applications are due by 4:00pm on the first Tuesday of each month;
- No more than seven applications, all types included, will be accepted each month;
- Staff will initiate review and will send a confirmation letter, or ask for more information if needed (at which point the application may be placed on administrative hold);
- Note: Any concurrent variance requested at a later time, but not included in the original application, will have to be heard by the Board of Appeals as stipulated in Article XXII of the Zoning Ordinance, or the rezoning/use permit/modification case will have to be re-advertised accordingly.

After receiving the Initiation Letter:

- Organize and advertise the Second Community Meeting (CM2):
 - o Contact the lead planner to select a date (CM2 will be held at City Hall);
 - o Contact the surrounding HOAs by mail, email, phone or in person (P&Z can provide the contact info);
 - o Order signs and place on site at least **two weeks** prior to CM2; send a date-stamped picture to the lead planner;
 - o Send written notice to property owners within 500' (P&Z can provide the contact info) at least **two weeks** prior to CM2;
- Staff will post the application on the City website for public information.

Second Community Meeting (CM2):

- The CM2 will take place at City Hall. There may be other cases discussed at the same time, but they will be set up in a separate room;
- Be prepared to address the issues identified at CMI;
- This meeting is the applicant's responsibility. Staff may facilitate but will not intervene otherwise.
- Arrive 15 minutes before the meeting for set-up; bring your own equipment, including easels.
- Take notes and summarize the discussion, including the points of contention, and use a sign-in sheet.

Before the Planning Commission (PC) Meeting:

- Any revision to the application is due at least **one month** prior to the Planning Commission, to allow time for proper revision by staff and legal advertisement;
- The staff report, including the recommendation, will be posted on the City website one week prior to the PC;
- Staff will notify the property owners within 500' and will publish a legal ad in the newspaper.
- Order and place signs on site at least **two weeks** prior to PC meeting (see p.17);
- Send a date-stamped picture of the sign once in place to the lead planner.

Planning Commission (PC) Meeting:

- Staff will briefly introduce your request and present their recommendation.
- You will have ten minutes to present your case to the PC, including any supporters speaking in favor of your request. You may save any remaining time for rebuttal to the opposition.
- The opposition will also have ten minutes to speak.
- The Planning Commission will discuss and formulate their recommendation for Mayor and City Council. They may recommend approval, approval with conditions, defer or deny the request. The PC may also defer the case for 30 days, to their next regularly scheduled meeting.

Before the Mayor and City Council (MCC) Meeting:

- No major revision will be accepted after the PC meeting, however you may request a deferral of the case.
- Submit the Public Participation Report to Staff, at least **seven (7) business days** prior to the MCC meeting.

Mayor and City Council (MCC) Meeting:

- The public hearing procedure will be similar to that of the PC meeting.
- The Mayor and City Council may approve, approve with conditions, defer or deny the request.

Sequence of events

See p.15 for meeting schedule

Responsible Party	Week (approx.)	Activity & Timeframe
Applicant	-5	Pre-application meeting: Between one and three months prior to filing deadline
Applicant	-4	CM1 advertising: At least two weeks prior to the CM1
Applicant	-2	CM1: At least two weeks prior to filing the application
Applicant	0	Filing: Before 4:00pm, 2nd Tuesday of the month
City	+1	Initial review and Initiation Letter: One week after the filing deadline
Applicant	+2	CM2 advertising: At least two weeks prior to the CM2
Applicant	+4	CM2: Approximately one month after the filing deadline
Applicant	+6	Revised application, if necessary: At least one month prior to PC
Applicant	+7	PC and MCC advertising: At least two weeks prior to PC
City	+8	Staff report production
City	+9	Staff report posted on website: 2 nd Thursday of the month
City	+10	Planning Commission meeting: 3 rd Thursday of the month
City	+12	Staff report update
Applicant	+13	Submit Public Participation Report
City	+15	Mayor and City Council meeting: 3 rd Tuesday of the month
City	+16	Decision Letter: A few days after MCC

Failure to complete any of these events within the above timeframe may result in an administrative hold, and the case will be rescheduled to a future filing cycle.

Suggested locations for community meetings

District 1 Dunwoody Springs Elem. School	District 2 Sandy Springs Middle School Ison Elementary School North Springs Charter High Sc.	District 3 SSUM (Hitson) Center Spalding Elementary School Riverview High School Lake Forest Elementary School
District 4 Woodland Elementary School Hammond Park	District 5 Ridgeview Middle School High Point Elementary School Hammond Park	District 6 Holy Innocents School Mt Vernon Baptist Heards Ferry Elementary School

Note: It is the applicant's responsibility to secure a location for the CM1. The location must have the capacity to hold at least 20 people, and comply with ADA requirements (or can provide reasonable accommodations to disabled persons).

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FEB 29 2016

City of Sandy Springs
Community Development



APPLICATION FORM

Case No.:

1216-088
Planner's initials: CML

APPLICATION	Purpose of the application: REZONING C-1 to O-1
	Check all that apply:
	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Modification <input type="checkbox"/> Use permit(s) <input type="checkbox"/> Concurrent variance(s)
	Detailed request (include Zoning Ordinance section No. for concurrent variances):
	SENIOR HOUSING - ASSISTED LIVING / Memory Care

COMMUNITY MEETING REPORT	Date and location of CMI: 2/9/16
	Beginning time: 6:30 End time: 7:15
	Summary of concerns discussed: Proposed use, sight plan, WATER USAGE, explanation of Bus. Proposal. Overall there were 1 comm. member, one sandy springs member, 3 of our members & one member of the media.
	Does the application address the concerns discussed at the CMI? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Explain:

- TO BE FILLED OUT BY P&Z STAFF -

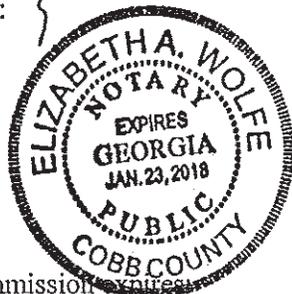
Application date: 2/29/16	
CMI date and time: 2/9/16	Location: Mansions Sandy Spas
OFFICIAL REQUEST (FOR PUBLICATION):	

PC: 5/19/16
MCC: 6/21/16



AUTHORIZATION FORM – PART I

A- If the applicant is also the owner of the subject property, fill out the following section:

Owner sates under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.	
Owner's name: <u>Dunwoody Place Ventures, LLC</u>	Sworn and subscribed before me this <u>22nd</u> day of <u>Feb</u> 20 <u>16</u> Notary public: <u>Elizabeth L Wolfe</u> Seal:  Commission expires:
Address: <u>a Georgia Limited Liability Comp. By: Selig Enterprises, Inc. its sole manager</u> <u>1100 Spring St. Ste 550</u>	
City, State, Zip Code: <u>Atlanta, Ga. 30309</u>	
Email address: <u>bolean@seligenterprises.com</u>	
Phone number: <u>404-876-5511</u>	
Owner's signature: <u>Bonnie Dean</u>	

B- If the applicant is *not* the owner of the subject property, fill out the following section and check the appropriate statement:

Applicant states under oath that:	
<input type="checkbox"/> He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or <input type="checkbox"/> He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or <input type="checkbox"/> He/she has an estate of years which permits the applicant to apply (<i>attach a copy of the lease</i>)	
Applicant's name:	Sworn and subscribed before me this <u> </u> th day of <u> </u> 20 <u> </u> Notary public: Seal: Commission expires:
Company name:	
Address:	
City, State, Zip Code:	
Email address:	
Phone number:	
Applicant's signature:	



AUTHORIZATION FORM – PART II

If an agent or attorney will represent the owner and/or the applicant, fill out the following section:

Agent's name:	Joel Dan Rogers
Company:	MANSIONS PROPERTIES
Address:	P.O. Box 80157
City, State, Zip Code:	ATLANTA GA 30366
Email address:	jd@brave-marketing-solutions.com
Phone number:	770 446 7317
Agent's signature:	<i>[Signature]</i>
Applicant's signature:	<i>[Signature]</i>

Sworn and subscribed before me this
23 rd day of Feb. 20 16
Notary public:
<i>Elizabeth Wolfe</i>
Seal:
Commission expires:



DISCLOSURE OF CONTRIBUTION FORM

Within the (2) years immediately preceding the filing of this zoning application have you made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to the Mayor or any member of the City Council? Yes No

List all individuals or business entities which have an ownership interest in the property which is the subject of this application:

Campaign Contributions:			
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name: <i>Bonnie Dean</i>	Date: <i>2.22.16</i>
Signature: <i>Bonnie Dean</i>	

Note: Each party involved in the application must sign an individual copy of this form.

Letter of Intent

RZ16-088

February 20, 2016

City of Sandy Springs

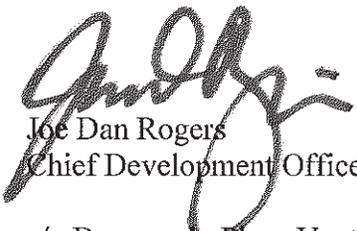
RECEIVED

FEB 29 2016

City of Sandy Springs
Community Development

This letter shall serve as a formal request to the city of Sandy Springs on behalf of Dunwoody Place Ventures, LLC to rezone the property located at 0 River Exchange Dr, Sandy Springs, GA from the current zoning of C-1 to O-I.

The proposed use and details are as follows: To develop the property into a Senior Housing ~ Assisted Living and Memory Care Community. The development will consist of one building with a footprint estimated to be about 35,000 square feet. The overall square footage is estimated to be 70,000. Approximately 20,000 square feet will be nonresidential. The proposed building will include up to 91 residential units for residents needing assisted living and memory care. The community will employ from 20-45 positions. This community is open around the clock, 24 hours a day, 7 days a week, 365 days a year. This community will serve a clientele of elderly who need assistance in their normal daily activity.



Joe Dan Rogers
Chief Development Officer

c/o Dunwoody Place Ventures, LLC
1100 Spring St NW
Atlanta, GA

Zoning Analysis Letter RZ16-088

The zoning impact analysis factors are as follows:

- a. Whether the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property;
 - b. Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property;
 - c. Whether the property to be affected by the proposed rezoning has a reasonable economic use as currently zoned;
 - d. Whether the proposed rezoning will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;
 - e. Whether the proposed rezoning is in conformity with the policies and intent of the City's Comprehensive Plan;
 - 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 proposed rezoning; and
 - g. Whether the proposed rezoning will permit a land use which can be considered Environmentally Adverse to the natural resources, environment and citizens of the City.
-
- a. The proposed zoning will permit use as a senior assisted living and memory care facility. Adjacent and nearby development includes an existing multi-family senior living facility to the north, which is zoned AL – Apartment Limited Dwelling District; retail shopping center, zoned C-1 -- Community Business District immediately east; currently undeveloped O-I – Office and Institutional District immediately west across River Exchange Drive; and multifamily dwellings located south across Spalding Drive. Medium density apartments are located northwest across River Exchange Drive.
 - b. The proposed use will not adversely affect the existing use or usability of adjacent or nearby property. The proposed senior assisted living community will complement the existing, adjacent, senior independent living community and create a campus-style senior living community. Almost all resident activities at this site will occur within the confines of the new building. Pedestrian traffic will be limited, and similar senior facilities are relatively low vehicular traffic generators. Residents and visiting families may be expected to make limited use of nearby retail facilities and restaurants.
 - c. The property to be affected by the proposed rezoning has a reasonable economic use as currently zoned (C-1). However, additional retail development at this location would result in notably higher traffic for Spalding Drive and Holcomb Bridge Road. The requested downzoning will also result in a reasonable economic use that dovetails with the adjacent senior apartments. The current zoning dating back to 1997 was for a proposed retail center that was developed in a different location.

- d. The proposed rezoning will not result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. The rezoning represents a downzoning for a use that will result in less traffic than a commercial use and will therefore not burden existing streets or transportation facilities. It will utilize utilities similar to multifamily use. Serving a senior care use, it will not burden local schools.

- e. The proposed rezoning is in conformity with the policies and intent of the City's Comprehensive Plan. The Future Land Use map identifies this part of Sandy Springs as "Living-Working Community;" and the 2007 Adopted Character Area Map identifies this area as "Mixed-Use Neighborhood Scale."
 - Living Working Community is defined as "... a medium intensity/density category that is intended to serve a group of adjacent neighborhoods and to be compatible with low and medium density residential neighborhoods."
 - Mixed Use – Neighborhood Scale character is described as an "... area [that] corresponds primarily to properties along Roswell Road. A wide variety of land uses exists within areas designated as neighborhood-scale mixed use. Currently, though different land uses may exist, few if any of them are presently developed as horizontally integrated and connected mixed uses. Therefore, the mixing of uses will take place in the form of redevelopment that adds additional height, appropriate building intensities, and residential uses. The scale of redevelopment remains one that will serve immediate residential neighborhoods, however, as opposed to a community or regional market."
 - Land Uses in these areas are described as "Predominantly commercial uses, including highway businesses, some offices and institutions; but which through redevelopment will become pedestrian-friendly, mixed-use activity centers including residential uses, with intensities greater than that found in existing suburban commercial development but still compatible with abutting residential neighborhoods."

The proposed senior assisted living community for this location is consistent with the above policies and intent of the comprehensive plan.

- f. The primary existing conditions or changing conditions affecting the proposed use and development of the property which give supporting grounds for either approval of the proposed rezoning is the successful development and leasing of the adjacent 130-unit Mansions at Sandy Springs Senior Independent Living Community. Demand and occupancy at this facility remains high. However, as residents get older, there is a desire by families and residents to remain in this part of Sandy Springs. The comprehensive plan states that the percent of "Younger Seniors" (ages 65-84) was expected to increase from

11.1% of the population to 12.5% in 2027. For “Older Seniors”, the percent is forecast to increase from 1.7% in 2017 to 2% in 2027. This project fills an important need and demand in Sandy Springs. The data supports the rezoning and the proposed use.

The great benefit to the city of Sandy Springs and the surrounding neighbors is the development of additional senior housing specifically targeted for those needing additional assistance and those suffering from memory care issues. This development would allow current residents of the community a closer and more familiar option when they need additional assistance in their daily lives.

As an added benefit the vacant property will have an added value increase, which will increase the property taxes for Fulton County and the city of Sandy Springs.

- g. The proposed rezoning will not permit or result in a land use which can be considered Environmentally Adverse to the natural resources, environment and citizens of the City. Due to the fact that the majority of residents will not drive, the proposed development will have a smaller impervious footprint than what the site is currently zoned for; thereby reducing stormwater runoff and reducing effects on downstream water quality.

Environmental Site Analysis

- a. Conformance with the Comprehensive Plan: This rezoning
- b. Environmental Impacts:
 - a. Wetlands
 - i. Attached as exhibit A is a aerial view map from the U.S. Fish and Wildlife Service National Wetlands Inventory depicting the subject property has no wetlands on the subject location. However, the attached topographic survey does depict wetlands within the stream buffer. There will be no disturbance to the undisturbed stream buffer or to the wetlands.
 - b. Floodplain
 - i. Attached as exhibit B is a aerial view map from the National Flood Insurance Program depicting the subject property is not located in a flood plain and does not encroach or adversely affect such area.
 - c. Streams and Stream Buffers
 - i. Depicted on the site plan is a stream buffer with 25' state buffer, 50' undisturbed buffer and 75' impervious setback. This rezoning will not adversely affect the streams or stream buffers
 - d. Slopes exceeding 25% over a 10' rise
 - i. A topographic map is attached as exhibit C. The only slopes that meet this criteria are located within the stream buffer and will not be disturbed.
 - e. Vegetation
 - i. This project will include grading, cut, and fill of various parts of the site. Therefore, there will be an impact on existing vegetation. The site is, however, surrounded by existing developed properties and transportation infrastructure in an urbanizing area. Therefore, the project is not expected to significantly directly, indirectly, or cumulatively impact vegetation within the ecosystem of this area of Sandy Springs. A copy of "Known occurrences of special concern plants, animals, and natural communities: Fulton County – Fips Code 13121" is attached for reference. Major public infrastructure projects, which this project does not include or entail, may further assess impacts to those special concern plants, animals, and natural communities.
 - f. Wildlife Species (including fish)
 - i. This project will include grading, cut, and fill of various parts of the site. Therefore, there will be an impact on existing vegetation and wildlife on the site. The site is, however, surrounded by existing developed properties and transportation infrastructure in an urbanizing area. Therefore, the project is not expected to significantly directly, indirectly, or cumulatively impact vegetation and wildlife within the ecosystem of this area of Sandy Springs. A copy of "Known occurrences of special concern plants, animals, and natural communities: Fulton County – Fips Code 13121" is

attached for reference. Major public infrastructure projects, which this project does not include or entail, may further assess impacts to those special concern plants, animals, and natural communities.

g. Archeological and Historical Sites

- i. There are no existing structures on this property. A review of Georgia Department of Natural Resources Interactive Map did not indicate the presence of any state historic or archaeology sites at this location. In addition, a review of the National Register of Historic Places listings for Fulton County, Georgia indicated no resources on or near this property.

c. Project Implementation Measures: How the project implements each of the following measures, as applicable. Indicate the specific implementation measure requires to protect environmental site features that may be negatively impacted.

- a. Protection of environmentally sensitive areas (floodplains, slopes exceeding 25%, river corridors);
 - i. Per the attached FEMA map, there is no floodplain on the property. The only slopes exceeding 25% are located within the undisturbed stream buffer and will not be touched. We have researched the ARC river corridor requirements for this site and are within the allowable limits. The allowable impervious area for this development within the river corridor is approximately 30,000 square feet and we are only proposing approximately 20,000 square feet.
- b. Protection of water quality;
 - i. Due to the fact that most residents will not be driving, we are minimizing the amount of parking and impervious area on the site. This will help reduce water quality impacts. In addition, we will be providing additional water quality treatment through onsite storm water facilities that meet requirements for the City of Sandy Springs as well as the Georgia Stormwater Management Manual.
- c. Minimization of negative impacts on existing infrastructure;
 - i. The proposed development will have 91 units or less; therefore, water and sewer impacts to existing utility infrastructures will be minimal. In addition, most of the residents will not drive so there should no adverse impacts to the existing roadway infrastructure.
- d. Minimization of negative impacts on archeological/historically significant areas;
 - i. There are no existing structures on this property. A review of Georgia Department of Natural Resources Interactive Map did not indicate the presence of any state historic or archaeology sites at this location. In addition, a review of the National Register of Historic Places listings for Fulton County, Georgia indicated no resources on or near this property.
- e. Creation and preservation of green space and open space;

- i. The proposed building was designed in such a way to minimize impact to the existing site and River Corridor. The majority of the existing vegetation and green space will remain between the proposed development and the existing independent living facility to the north. In addition, green space/courtyards will be provided around the building to provide an area for residents to use.
- f. Protection of citizens from the negative impacts of noise and lighting;
 - i. Lighting for the site will be directed towards the building and should not affect nearby residents. There will be no adverse impact from noise to residents in the area.
- g. Protection of parks and recreational green space;
 - i. There are no parks located on site. The majority of the site will remain in its natural vegetated state.
- h. Minimization of impacts to wildlife habitats;
 - i. The site is surrounded by existing developed properties and transportation infrastructure in an urbanizing area. Therefore, the project is not expected to significantly directly, indirectly, or cumulatively impact wildlife within the ecosystem of this area of Sandy Springs. The majority of the natural vegetation on site will remain and not be disturbed.



PLANNERS AND ENGINEERS COLLABORATIVE

site planning ■ landscape architecture ■ civil engineering ■ land surveying

"WE PROVIDE SOLUTIONS"

February 25, 2016

RE: **Spalding Drive @ River Exchange Drive**
Sandy Springs, Georgia

To Whom It May Concern:

A portion of the property that we are seeking to rezone is located within the ARC corridor less than 2,000 feet from the Chattahoochee River. We have taken this into account and researched the allowable impervious and cleared area, and we believe the proposed development will fall within the allowable areas. The allowed impervious area for this property within the ARC corridor is 30,183 square feet and we are proposing approximately 20,000 square feet. In addition, the allowable cleared area for this site is 83,889 square feet and the proposed development will fall well within this constraint. Based on the information provided, we believe this project is in conformance with ARC Corridor regulations.

Please feel free to contact me at 678-684-6204 or madams@pecatl.com if you have any further questions or concerns.

Sincerely,

Michael Adams

RECEIVED

FEB 29 2016

City of Sandy Springs
Community Development

ADDITIONAL REQUIREMENTS

Letter of Intent
Required for all cases
Address the following in detail, on a separate sheet: <ol style="list-style-type: none">1. Requested zoning, modification, and/or use permit, and concurrent variances2. Factual details about the proposed use:<ul style="list-style-type: none">• Number and size of buildings, square footage of gross floor area of nonresidential uses• Type and number of residential units,• Number of employees and customers, hours of operation, number of classrooms, etc.3. For rezonings to CUP, NUP and MIX districts, detail the proposed development standards

Zoning Impact Analysis (Sec. 28.4.2)
Required for rezoning and modification cases
Address the following in detail, on a separate sheet: <ol style="list-style-type: none">a. Whether the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property; <i>Yes</i>b. Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property;c. Whether the property to be affected by the proposed rezoning has a reasonable economic use as currently zoned;d. Whether the proposed rezoning will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;e. Whether the proposed rezoning is in conformity with the policies and intent of the City's Comprehensive Plan;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 proposed rezoning; andg. Whether the proposed rezoning will permit a land use which can be considered Environmentally Adverse to the natural resources, environment and citizens of the City.

Use Permit Analysis (Sec. 28.4.2)
Required for use permit cases
<ol style="list-style-type: none">a. Address the following in detail, on a separate sheet:<ol style="list-style-type: none">1. Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by the City Council;2. Compatibility with land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed;3. Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development;4. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets;5. The location and number of off-street parking spaces;6. The amount and location of open space;7. Protective screening;8. Hours and manner of operation;9. Outdoor lighting; and10. Ingress and egress to the property.b. Explain how the standards in Article XIX are or can be met.

Concurrent Variance Analysis (Sec. 22.3.1)

Required for all cases with concurrent variances

Explain in detail, on a separate sheet, and for each concurrent variance requested how:

- a. 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,
- b. 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.
- c. Applicable to signs only: Conditions resulting from existing foliage or structures bring about a hardship where a sign meeting minimum letter size, square footage and height requirements cannot be read from an adjoining public road.

Note: The general purpose and intent of the Zoning Ordinance (Art.II, Sec.1) includes:

- Lessening congestion on the roads and streets;
- Securing safety from fire, flood, and other dangers; providing adequate light and air;
- Promoting the health and general welfare;
- Encouraging such distribution of population and such classification of land uses and utilization as will facilitate economic and adequate provisions for transportation, communications, roads, airports, water supply, drainage, sanitation, education, recreation and other public requirements;
- Promoting desirable living conditions;
- Protecting property against blight and depreciation,
- Encouraging the most appropriate use of land throughout the City of Sandy Springs.

Concurrent variances to the stream buffer requirements only (Dev. Reg. Sec.109-225(b)(3)) :

- a. Address the following in detail, on a separate sheet how:
 1. The property's shape, topography or other physical conditions existing at the time of the adoption of the ordinance from which this article is derived prevents land development unless a buffer variance is granted.
 2. Unusual circumstances when strict adherence to the minimal buffer requirements in this article would create an extreme hardship.
- b. Provide the following information:
 1. A site map that includes locations of all streams, wetlands, floodplain boundaries and other natural features, as determined by field survey;
 2. A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
 3. A detailed site plan that shows the locations of all existing and proposed structures and other impervious cover, the limits of all existing and proposed land disturbance, both inside and outside the buffer and setback. The exact area of the buffer to be affected is accurately and clearly indicated;
 4. Documentation of unusual hardship should the buffer be maintained;
 5. At least one alternative plan, which does not include a buffer or setback intrusion, or an explanation of why such a site plan is not possible;
 6. A calculation of the total area and length of the proposed intrusion;

7. A stormwater management site plan, if applicable; and
8. Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request must include an explanation of why none is being proposed.

Additional concurrent variance requests will not be accepted after the application is filed; they may be presented to the Board of Appeals for consideration once a zoning action has taken place.

Environmental Site Analysis (Sec. 28.4.3.1)

Required for all cases

Address the following in detail, on a separate sheet:

- a. Conformance with the Comprehensive Plan: How the proposed rezoning or land use conforms to the City's Comprehensive Plan;
- b. Environmental Impacts: Indicate the presence or absence of the following and whether the proposed rezoning or land use will encroach or adversely affect any of the following:

Item	Suggested source of information
Wetlands	<ul style="list-style-type: none"> • U. S. Fish and Wildlife Service, National Wetlands Inventory (http://wetlands.fws.gov/downloads.htm) • Georgia Geologic Survey (404-656-3214) • Field observation and subsequent wetlands delineation/survey if applicable
Floodplain	<ul style="list-style-type: none"> • Federal Emergency Management Agency (http://www.fema.org) • Field observation and verification
Streams and stream buffers	<ul style="list-style-type: none"> • Field observation and verification
Slopes exceeding 25% over a 10' rise	<ul style="list-style-type: none"> • United States Geologic Survey Topographic Quadrangle Map • Field observation and verification
Vegetation	<ul style="list-style-type: none"> • United States Department of Agriculture, Nature Resource Conservation Service • Field observation
Wildlife species (including fish)	<ul style="list-style-type: none"> • United States Fish and Wildlife Service • Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program • Field Observation
Archeological and Historical Sites	<ul style="list-style-type: none"> • Historic Resources Survey • Georgia Department of Natural Resources, Historic Preservation Division • Field observation and verification

- c. Project Implementation Measures: How the project implements each of the following measures, as applicable. Indicate the specific implementation measures requires to protect environmental site features that may be negatively impacted.
 1. Protection of environmentally sensitive areas (floodplains, slopes exceeding twenty-five percent (25%), river corridors);
 2. Protection of water quality;

3. Minimization of negative impacts on existing infrastructure;
4. Minimization of negative impacts on archeological/historically significant areas;
5. Minimization of negative impacts on Environmentally Stressed Communities;
6. Creation and preservation of green space and open space;
7. Protection of citizens from the negative impacts of noise and lighting;
8. Protection of parks and recreational green space;
9. Minimization of impacts to wildlife habitats.

Environmental Impact Report (Sec. 28.4.3.2)

Required for cases in M-1, M-1A, or M-2 zoning districts only

- a. Address the following in detail, on a separate sheet:
 1. Conformance with the Comprehensive Plan;
 2. Impact on air quality of the surrounding area;
 3. Impact on water quality and resources, including surface water, ground water, floodplain, and wetlands;
 4. Impact on vegetation, fish, and wildlife species and habitats;
 5. Impact of thermal and explosive hazards on the surrounding area; and
 6. Impact of hazardous wastes on the surrounding area
- b. Cite all uses and quantities of any agents listed on the Federal Environmental Protection Agency Lists of Hazardous Wastes.
- c. Detail strategies to mitigate or avoid impacts listed above, as applicable.

Traffic Impact Study (Sec. 28.4.4, Sec. 103-73(p))

Required at the following thresholds:

Use:	Threshold:
Residential	300 dwelling units
Office	175,000 sq.ft.
Commercial	90,000 sq.ft.
Hotel	350 rooms
Industrial	300,000 sq.ft.
Mixed-use and uses not listed	300 peak hour trips

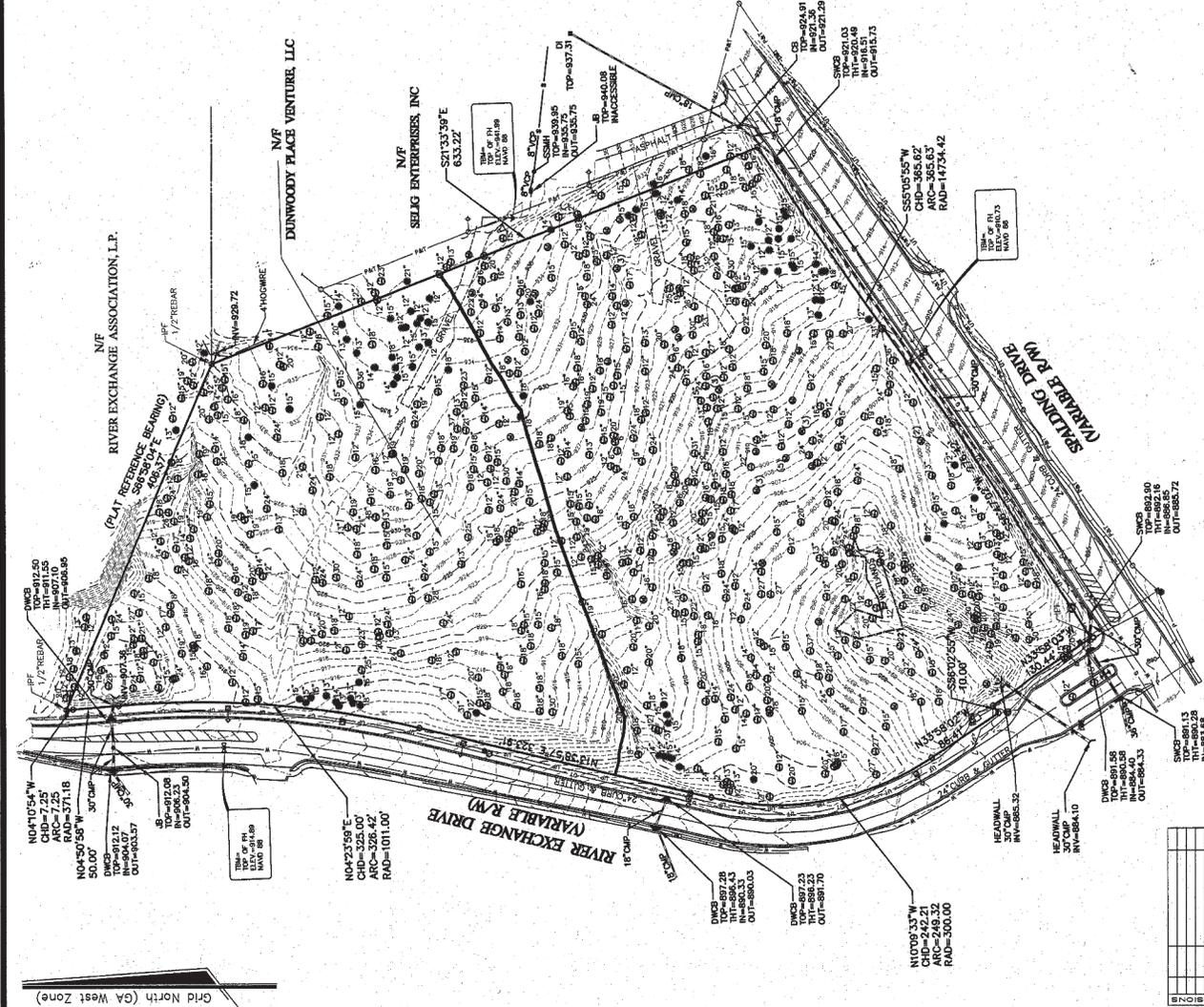
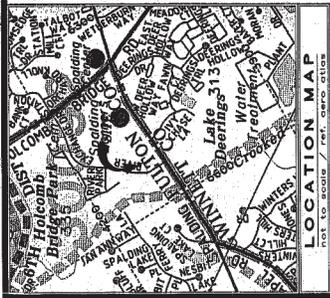
See Sec. 103-73(p) of the Development Regulations for specific requirements (www.municode.com)

Development of Regional Impact Study (Sec. 28.4.5)

Required for proposals that meet the latest thresholds set by the Atlanta Regional Commission;
 See <http://atlantaregional.com/land-use/developments-of-regional-impact>
 Note: Cases subject to DRI follow a special meeting schedule

Chattahoochee River Corridor Certificate

Required for properties located within the Chattahoochee River Corridor (within 2,000' from the river)
 Contact Michael Barnett, Chief Environmental Compliance Officer, at 770 206-1572 or mbarnett@sandyspringsga.gov



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Utilities: The existing and proposed locations of existing underground utilities and structures is shown beneath. There is no certainty of the accuracy of the utility information shown on this plan. The location and arrangement of underground utilities and structures shown herein may be different from the actual location and arrangement of such utilities and structures. The surveyor, his consultants and his contractors or anyone else who relies upon this survey shall hereby agree that the surveyor is not responsible for the correctness or completeness of the utility information shown on this plan.

Planned Hazard Mark: This property does not lie within a 100 year flood hazard zone, and is designated as zone "X" as defined by the FEMA Flood Insurance Rate Map of Fulton County, Georgia, dated 12/22/02, effective date 01/22/03.

Fieldwork performed on: October 10, 2005.

Certification: This is to certify that this survey was made under my supervision and is a true and correct representation of the facts as shown on the plan, and that the accuracy of the survey is within the limits of the Georgia Surveying Act of 1967, and that the survey was made in accordance with the Georgia Surveying Act of 1967, and that the survey was made in accordance with the Georgia Surveying Act of 1967, and that the survey was made in accordance with the Georgia Surveying Act of 1967.

Area Summary: The area shown on this plan is approximately 10.24 acres.

Survey Reference: The Ground A-B-Bull Survey for Dunwoody Place Venture, LLC and Old Republic National Title Insurance Company, Dated December 10, 2004, Last revised April 13, 2005.

SELIG ENTERPRISES, INC.
 10200 APRIL SURVEY FOR
 LAND LOT 313
 6TH DISTRICT
 FULTON COUNTY
 GEORGIA
 OCTOBER 13, 2005 / SCALE 1"=60'
 GRAPHIC SCALE - IN FEET



FOR THE FIRM
TRANSIT FRUIT & ASSOC., INC.
 4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6799
 www.transitfruit.com

REVISION	DATE	BY	DESCRIPTION
1	10/13/05	T.P.	ISSUED FOR PERMIT
2	10/13/05	T.P.	REVISED PER COMMENTS
3	10/13/05	T.P.	REVISED PER COMMENTS
4	10/13/05	T.P.	REVISED PER COMMENTS
5	10/13/05	T.P.	REVISED PER COMMENTS



On the left: View of the property along Spalding Drive

On the left: View of the property along River Exchange Drive



View of the property as it connects to the adjacent senior living center





View of the stream in the Southeast corner of the property



Current conditions on the site