

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO REZONE FROM O-I (OFFICE AND INSTITUTIONAL DISTRICT) TO C-1 (COMMUNITY BUSINESS DISTRICT) FOR PROPERTIES LOCATED AT 5575 GLENRIDGE CONNECTOR

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on June 16, 2015 at 6:00 p.m. as follows:

SECTION 1. That the Zoning Ordinance of the City of Sandy Springs be amended, and the official maps established in connection therewith be changed so that the following properties located at 5575 Glenridge Connector (tax parcel ID #170038 LL1405, #170038 LL1413, and #170038 LL1397) consisting of a total of approximately 14.024 acres, be changed from O-I (Office and Institutional District) to C-1 (Community Business District) conditional, to wit; and

ALL THAT TRACT or parcel of land lying and being Land Lot 38 of the 17th District, Fulton County, Georgia by the attached legal description; and

SECTION 2. That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

SECTION 3. That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

SECTION 4. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 5. This Ordinance shall become effective upon adoption by the City Council and the signature of approval of the Mayor.

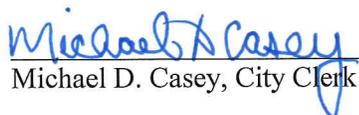
APPROVED AND ADOPTED this the 16th day of June, 2015.

Approved:



Russell K. Paul, Mayor

Attest:



Michael D. Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

201404128

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Glenridge Atlanta, LLC, Piedmont Operating Partnership, LP, and Glenridge Highlands III, LLC at 5575 Glenridge Connector (tax parcel ID #170038 LL1405, #170038 LL1413, and #170038 LL1397) Sandy Springs, Georgia. Rezoning petition 201404128 was approved to rezone from O-I (Office and Institutional District) to C-1 (Community Business District) to construct a 10,000 square foot restaurant space by the Mayor and City Council at the June 16, 2015 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Restaurant use not to exceed a total of 10,000 square feet.
2. To the owners agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated November 10, 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 a Land Disturbance Permit. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
 - b. Only one curb cut be allowed on Johnson Ferry Road being limited to a one-way ingress and subject to the review and final approval for location and design by the City of Sandy Springs Public Works Department.
3. To the owner's agreement to provide the following site development standards:
 - a. Streetscape shall meet or exceed Perimeter Community Improvement District (PCID) standards.
 - b. Dedication of the following right-of-way: Glenridge Connector, 55 feet from centerline, 11 feet behind back of curb, or 1 foot from back of sidewalk or proposed separated bicycle and pedestrian facility, whichever is greater.
 - c. Construct a proposed bicycle cycle track along property frontage along the Glenridge Connector.