

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO MODIFY CONDITIONS OF A RESOLUTION BY SANDY SPRINGS CITY COUNCIL APPROVING PETITION 201402051 ON NOVEMBER 18, 2014 FOR PROPERTY LOCATED AT 4735 ROSWELL ROAD (TAX PARCEL # 17 00940005032)

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 conditions of a Resolution by the Sandy Springs City Council on, for petition 201402051 that allowed the property to be rezoned to A-L (Apartment Limited Dwelling District) be changed for the property located at 4735 Roswell Road, consisting of a total of approximately 17.89348 acres, to wit; and

ALL THAT TRACT or parcel of land lying and being Land Lot 94 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

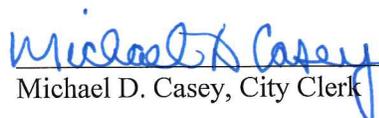
SECTION 4. This Ordinance shall become effective upon adoption by the City Council and the signature of approval of the Mayor.

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

201500737
4735 Roswell Road

Please be advised, the zoning modification petition #201500737 for property at 4735 Roswell Road (Tax ID # 17 00940005032) was approved by the Mayor and City Council at the June 16, 2015 hearing subject to the following conditions:

3. To the owner's agreement to provide the following site development standards:
 - b. Interior ceiling heights for multifamily dwelling units should be a minimum of ten (10) feet.
 - l. Fencing, not to exceed a height of 5 feet which may include a brick or stone base, shall be permitted for the townhomes along the Roswell Road and Franklin Road frontage with individual gates provided for each stoop at the front of the townhouse and adhere to all applicable fencing requirements within the Sandy Springs Zoning Ordinance.
 - dd. Except for work specifically associated with the Franklin Road street frontage improvements, construction of the detention pond and demolition of the existing apartments which only have access from Franklin Road all construction vehicles must enter/exit to Roswell Road and shall not be permitted to use Franklin Road or Windsor Parkway to access Roswell Road. This shall be a clause in any applicable construction contract and shall comply with all regulations of Chapter 38, Article III, Division 11 of the Sandy Springs Code of Ordinances.
 - ii. Interior residential streets and alleys may be design speed of 15 mph subject to the approval of the Public Works Director. Their design shall meet all other requirements of Articles 11 and 12 of the Development Ordinance and design shall comply with AASHTO.
 - jj. Interior cul-de-sac designs shall meet requirements of the Sandy Springs Fire Marshal. These designs shall not be conditioned to the site plan dated received February 29, 2015. If it is necessary to submit plans for any permits associated with this property, please submit a copy of this letter as an attachment.