

**AN ORDINANCE TO REZONE PROPERTY FROM THE TR (TOWNHOUSE RESIDENTIAL DISTRICT) CONDITIONAL TO O-I (OFFICE AND INSTITUTIONAL DISTRICT), PROPERTY LOCATED AT 5619 LAKE FORREST DRIVE**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on January 15, 2008 at 7:00 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 property located at **5619 Lake Forrest Drive**, consisting of a total of approximately 1.286 acres, be changed from the TR (Townhouse Residential District) conditional to O-I (Office and Institutional District) with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 91 of the 17<sup>th</sup> District, Fulton County, Georgia by the attached legal description; and

**SECTION 2.** That the variance(s), as listed in the attached conditions of approval, be approved under the provisions of Section 22.9 of the Zoning Ordinance of the City of Sandy Springs; and

**SECTION 3.** 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

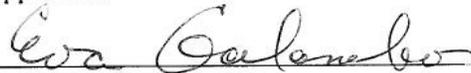
**SECTION 4.** That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

**SECTION 5.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

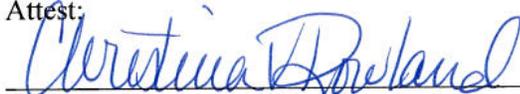
**SECTION 6.** This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

**ORDAINED** this the 15<sup>th</sup> day of January, 2008.

Approved:

  
Eva Galambos, Mayor

Attest:

  
Christina Rowland, CMC, City Clerk

(Seal)



CONDITIONS OF APPROVAL

**RZ07-040/CV07-030**

**5619 Lake Forrest Drive**

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Metropolis Homes, Inc. located at 5619 Lake Forrest Drive. Rezoning and concurrent variance petition RZ07-040/CV07-030 to rezone the subject property from TR (Townhouse Residential District) conditional to O-I (Office and Institutional District) was approved by the Mayor and City Council at the January 15, 2008 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Office and associated accessory uses at a density of 17,107.31 square feet per acre or 22,000 square feet, whichever is less.
2. To the owner's agreement to abide by the following:
  - a. To the site plan to be received by the Department of Community Development dated November 11, 2007. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
  - a. The owner/developer shall dedicate thirty (30) feet of right-of-way from centerline of Lake Forrest Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
  - b. The owner/developer shall dedicate twenty-five (25) feet of right-of-way from centerline of Northwood Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
  - c. Prior to issuance of an LDP, the owner/developer shall attempt to provide interparcel access with all adjacent properties. Should the owner/developer not come to an agreement on interparcel access at this time, the owner/developer shall provide documentation of such. In addition, if an interparcel access agreement is not obtained, permanent easements shall be recorded allowing for future inter-parcel access, prior to the issuance of an LDP.
  - d. To reduce the required front yard setback from forty (40) feet to twenty (20) feet adjacent to the I-285 road frontage (CV07-030).
  - e. The light source of all external lighting in the development shall be screened and shall not be directly visible from adjoining residential properties.

- f. To a maximum illuminance level of 0.5 footcandles along all property lines abutting residentially zoned property.
- g. At the time of application for a Land Disturbance Permit, the owner/developer shall be required to submit a photometric study detailing the illuminance level as outlined in condition 3.d. and illustrating the proposed lighting fixtures.



LEGAL DESCRIPTION

RZ07 040

*All that tract or parcel of land lying and being in Land Lots 123 of the 17<sup>th</sup> District of Fulton County, Georgia, and being more particularly described as follows:*

*BEGINNING AT A PIN located across Lake Forrest Drive running thence South 89° 54' 30" West along a distance of 99.75 feet to an iron pin and POINT OF BEGINNING; running thence North 52° 43' 00" East along a distance of 60.37 feet to a point; running thence South 84° 29' 00" East along a distance of 114.00 feet to a point; running thence South 01° 10' 30" West along a distance of 315.62 feet to a point; running thence North 88° 58' 55" West along a distance of 185.00 feet to a point; running thence North 00° 08' 00" West along a distance of 136.35 feet to a point; running thence South 89° 40' 59" East along a distance of 5.10 feet to a point; running thence North 09° 29' 59" East along a distance of 152.42 feet to a point and POINT OF BEGINNING.*

RECEIVED

OCT 3 2 2007

City of Sandy Springs  
Community Development