

AN ORDINANCE TO REZONE PROPERTY FROM THE A-L (APARTMENT LIMITED DISTRICT) CONDITIONAL TO O-I (OFFICE AND INSTITUTIONAL DISTRICT), PROPERTY LOCATED AT 915 CRESTLINE PARKWAY

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on April 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 **915 Crestline Parkway**, consisting of a total of approximately 1.26 acres, be changed from the A-L (Apartment Limited 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 19 of the 17th 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 use permit(s), as listed in the attached conditions of approval, be approved under the provisions of Section 19.2.3 of the Zoning Ordinance of the City of Sandy Springs; and

SECTION 4. 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 5. 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 6. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 7. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

ORDAINED this the 15th day of April, 2008.

Approved:



Eva Galambos, Mayor

Attest:



Christina Rowland, CMC, City Clerk
(Seal)



CONDITIONS OF APPROVAL

RZ08-006/CV08-003/U08-002
915 Crestline Parkway

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by First Perimeter Georgia, LLC located at 915 Crestline Parkway. Rezoning petition RZ08-006/CV08-003/U08-002 to rezone the subject property from A-L (Apartment Limited District) conditional to O-I (Office and Institutional District) was approved by the Mayor and City Council at the April 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. A 130-room hotel (without a restaurant) and associated accessory uses.
 - b. The maximum building height shall be 100 feet or 6 stories over 2 stories of structured parking, excluding any penthouses for mechanical equipment. (U08-002)
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated March 10, 2008. 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 forty-five (45) feet of right-of-way from centerline of Crestline Parkway 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. To reduce the required front yard setback from forty (40) feet to fifteen (15) feet along the Crestline Parkway frontage of the subject property to allow conformity with the Perimeter Community Improvement Design District standards (CV08-003).
 - c. To reduce the required forty (40) front yard setback to ten (10) feet along the west property line adjacent to the GA-400 frontage to allow the construction of an underground parking deck (CV08-003).
 - d. To reduce the required twenty (20) foot landscape strip to ten (10) feet along the west property line adjacent to the GA-400 frontage to allow the construction of an underground parking deck (CV08-003).

- e. To reduce the required twenty (20) foot landscape strip to ten (10) feet along the east property line adjacent to the Crestline Parkway frontage to allow the construction of a patio, steps, and pedestrian walkway to the proposed building (CV08-003).
- f. To change the required twenty-five (25) foot buffer and ten (10) foot improvement setback to a ten (10) foot landscape strip planted to buffer standards along the south property line adjacent to a residential use to allow the existing shared driveway to remain (CV08-003).
- g. To increase the number of parking spaces between landscape islands from every sixth space to every ninth (CV08-003).
- h. No less than 27% of the site shall be maintained as greenspace as shown on the site plan received by the Department of Community Development dated January 7, 2008.
- i. The owner/developer shall construct the hotel building with a brick and/or stucco architectural finish.
- j. The external lighting in the development shall be screened, cut-off type and shall not glare into adjoining residential properties.
- k. To a maximum illuminance level of 0.5 footcandles along all property lines abutting residentially zoned property.
- l. 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 the previous condition and illustrating the proposed lighting fixtures.
- m. The owner/developer shall install a decorative fence along the south property line adjacent to the townhouse residential development and heavily landscape both sides to provide a visual screen. The location and type of said fence and landscaping shall be subject to the approval of Sandy Springs Arborist.

RZ08 006

LIMITED SERVICE HOTEL

All that tract or parcel of land lying and being in Land Lots 19 of the 17th District Fulton County, Georgia and being more particularly described as follows:

Commencing at the intersection of the southerly right-of-way line of Mount Vernon Highway, having a variable width right-of-way and the existing easterly right-of-way line of Georgia State Highway 400, having a variable width right-of-way; THENCE along said existing easterly right-of-way line the following courses and distances; South 05 degrees 03 minutes 39 seconds West for a distance of 188.04 feet to a point; THENCE South 01 degrees 05 minutes 25 seconds East for a distance of 292.46 feet to a point, continue South 87 degrees 13 minutes 08 seconds East for a distance of 254.30 feet to a point on the westerly right-of-way of Crestline Parkway, having a variable width right-of-way, continue North 02 degrees 46 minutes 52 seconds West for a distance of 3.00 feet to a point, said point being the TRUE POINT OF BEGINNING: from the TRUE POINT OF BEGINNING as thus established; THENCE along said right-of-way the following courses and distances; South 02 degrees 46 minutes 44 seconds West for a distance of 135.52 feet to a point; thence along South 13 degrees 56 minutes 10 seconds West for a distance of 49.49 feet to a point; thence along a curve to the left having a radius of 478.01 feet and an arc length of 100.30 feet, being subtended by a chord of South 00 degrees 47 minutes 53 seconds East for a distance of 100.12 feet to a point; thence leaving said right-of-way of Crestline Parkway North 87 degrees 13 minutes 08 seconds West a distance of 167.49 feet to a point on the existing easterly right-of-way line of Georgia Highway 400; thence along said right-of-way the following courses and distances North 22 degrees 36 minutes 59 seconds West a distance of 12.46 feet to a point; thence North 06 degrees 05 minutes 54 seconds West for a distance of 242.69 feet to a point; thence North 06 degrees 35 minutes 36 seconds West for a distance of 33.32 feet to a point; thence leaving said right-of-way line of Georgia Highway 400 South 87 degrees 13 minutes 08 seconds East a distance of 218.47 feet to THE TRUE POINT OF BEGINNING. Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.26 acres more or less.

RECEIVED

City of Sandy Springs
Community Development