

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO EXCEED THE MAXIMUM DISTRICT HEIGHT

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on June 18, 2013 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 property located at 1150 Mount Vernon Road, consisting of a total of approximately 4.469 acres, be allowed a use permit under the 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 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 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

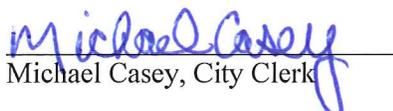
SECTION 6. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

APPROVED AND ADOPTED this the 18th day of June, 2013.

Approved:


Eva Galambos, Mayor

Attest:


Michael Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

201300689
1150 Mount Vernon Highway

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of properties owned by Northpark Land Associates, L.L.P. at 1150 Mount Vernon Highway. Rezoning petition 201300689 was approved to exceed the maximum district height, conditional by the Mayor and City Council at the June 18, 2013 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. To a maximum height of 355 feet or twenty-six (26) stories, whichever is less, for the proposed office building (201300689).
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 5, 2013. 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. Sidewalk shall be constructed along the north side of Northpark Place **subject to the approval of the third party owners and the Director of the Department of Community Development.**
 - b. Enhance pedestrian crossing on Mount Vernon Highway subject to the approval of Perimeter Community Improvement Design District (PCID).



**Kimley-Horn
and Associates, Inc.**
2 SAIN COURT, SUITE 450, NORCROSS, GA 30092
PHONE: (770) 855-5744
WWW.KIMLEY-HORN.COM

TITLE
ZONING PLAN

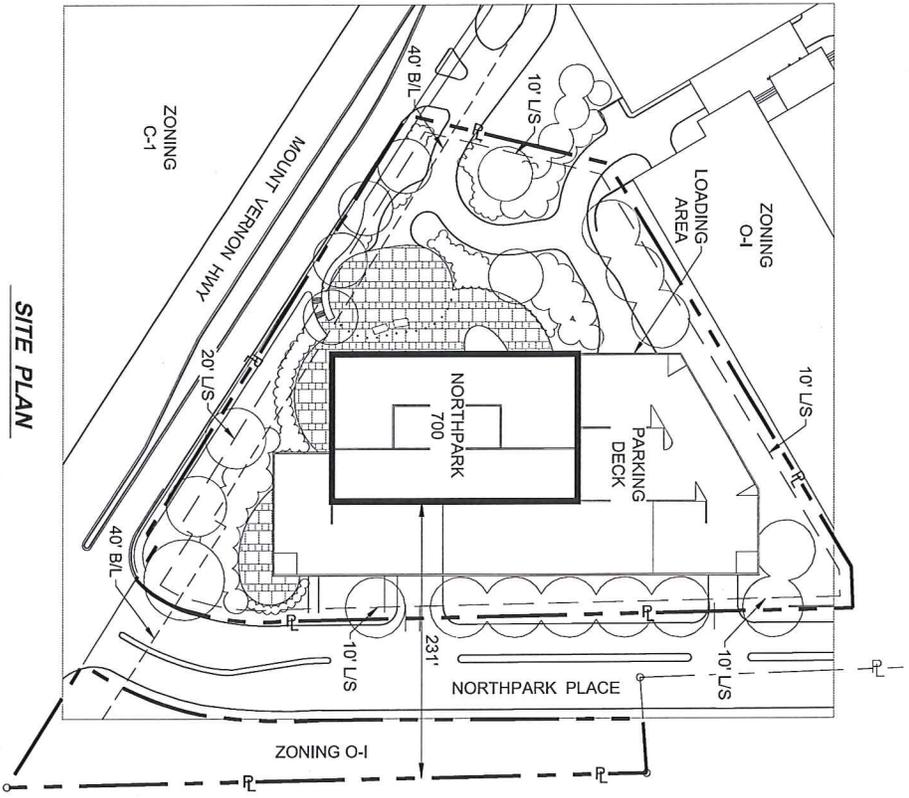
PROJECT
NORTH PARK 700

CLIENT
**HINES
FIVE RAVINIA DRIVE
ATLANTA, GEORGIA 30346**

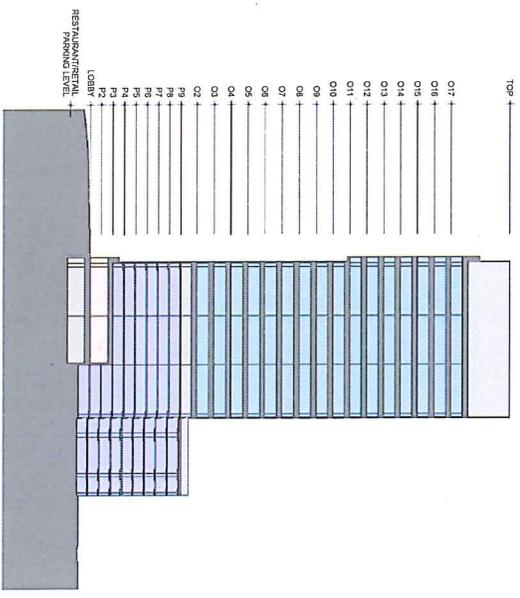
EXHIBIT "A"
JUNE 18, 2013



SITE PLAN



BUILDING SECTION



NOTE
SITE DESIGN COMPLETED BY SMALLWOOD, REYNOLDS,
STEWART, STEWART & ASSOCIATES.

SITE SUMMARY
BUILDING S.F. = 484,313 S.F.
BUILDING HEIGHT = 28 FLOORS
PARKING = 1,547 SPA, 3.21 SPA/1,000 S.F.
SITE AREA = 4,469 Ac., 194,673 S.F.
TOTAL IMPERVIOUS SURFACE = 96,558 S.F., 49.60 %
LANDSCAPE / OPEN SPACE = 99,115 S.F., 50.40 %
FLOOD PLAN = NONE
UNDEVELOPED = NONE

RECEIVED

MAR 17 2003

City of Sandy Springs
Community Development

LEGAL DESCRIPTION – Northpark 700 Site

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 19 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, commence at an iron pin found on the easterly right-of-way line of Peachtree-Dunwoody Road (Variable R/W) at the intersection of the land lot line common to Land Lots 19 and 20; thence following said land lot line South 89 degrees 34 minutes 48 seconds East a distance of 192.31 feet to a point; thence leaving said land lot line and running South 01 degree 05 minutes 42 seconds West a distance of 54.22 feet to a point on the southerly line of Northpark Place; thence following said southerly line of Northpark Place North 82 degrees 08 minutes 25 seconds East a distance of 2.07 feet to a point; thence 59.91 feet along the arc of a curve to the right, said curve having a radius of 375.00 feet and a chord bearing and distance of North 86 degrees 43 minutes 01 second East 59.84 feet to a point; thence South 88 degrees 42 minutes 23 seconds East a distance of 70.05 feet to a point and the TRUE POINT OF BEGINNING; from the True Point of Beginning as thus established and continuing along the southerly line of Northpark Place, run thence South 88 degrees 42 minutes 23 seconds East a distance of 473.95 feet to a point; thence 110.24 feet along the arc of a curve to the right, said curve having a radius of 193.96 feet and a chord bearing and distance of South 76 degrees 21 minutes 18 seconds East 108.76 feet to a point; thence 22.75 feet along the arc of a curve to the right, said curve having a radius of 40.62 feet and a chord bearing and distance of South 45 degrees 58 minutes 18 seconds East 22.46 feet to a point on the northwesterly right-of-way line of Mt. Vernon Highway (Variable R/W); thence southwesterly along the northwesterly right-of-way line of Mt. Vernon Highway South 34 degrees 29 minutes 00 seconds West a distance of 36.57 feet to an iron pin found; thence continuing along said right-of-way line South 55 degrees 31 minutes 00 seconds East a distance of 12.00 feet to an iron pin found; thence continuing along said right-of-way line South 34 degrees 29 minutes 00 seconds West a distance of 409.00 feet to a point; thence leaving said right-of-way line and running North 73 degrees 51 minutes 20 seconds West a distance of 173.00 feet to a point; thence North 28 degrees 39 minutes 45 seconds West a distance of 390.63 feet to a point; thence North 00 degrees 25 minutes 12 seconds East a distance of 35.17 feet to a point on the southerly line of Northpark Place and the True Point of Beginning.

Said parcel containing 3.685 acres of land and is as shown as Parcel Three C on an ALTA/ACSM Land Title Survey of Northpark 500 Office Building located at 1100 Abernathy Road, N.E. for Northpark-600 Associates, L.L.C., Commonwealth Land Title Insurance Company, Northpark Title Insurance Agency, Inc., Northpark-Land Associates, L.L.L.P., J. Robert Love, Trustee, as trustee of Northpark 500 Trust, J. Robert Love, Trustee, as trustee of Northpark Trust, Northpark-500 Associates, L.P., The Northpark Town Center Association, Inc. & Principal Mutual Life Insurance Company, prepared by Robert Lee White, Georgia Registered Land Surveyor Number 2080, of Planners and Engineers Collaborative, dated December 2, 1996, last revised December 11, 1997.

201300689

LEGAL DESCRIPTION
NORTHPARK - PARCEL THREE D

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 19 and 20 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, commence at a point on the land lot line common to Land Lots 19 and 20, said point being South 89 degrees 34 minutes 48 seconds East a distance of 502.79 feet from an iron pin found at the intersection of said common land lot line and the easterly right-of-way line of Peachtree-Dunwoody Road (Variable R/W); thence leaving said land lot line and running North 01 degree 08 minutes 53 seconds West a distance of 17.97 feet to a point on the northerly line of Northpark Place and the TRUE POINT OF BEGINNING; from the True Point of Beginning as thus established, run thence North 01 degree 08 minutes 53 seconds West a distance of 61.42 feet to an iron pin found; thence South 88 degrees 39 minutes 37 seconds East a distance of 533.57 feet to a point on the northwesterly right-of-way line of Mt. Vernon Highway (Variable R/W); thence southwesterly along the northwesterly right-of-way line of Mt. Vernon Highway South 34 degrees 29 minutes 00 seconds West a distance of 116.17 feet to a point on the northerly line of Northpark Place; thence leaving said right-of-way line and following the northerly line of Northpark Place, run thence 29.97 feet along the arc of a curve to the right, said curve having a radius of 37.40 feet and a chord bearing and distance of North 81 degrees 38 minutes 48 seconds West 29.17 feet to a point; thence 149.18 feet along the arc of a curve to the left, said curve having a radius of 257.24 feet and a chord bearing and distance of North 75 degrees 56 minutes 54 seconds West 147.10 feet to a point; thence North 88 degrees 39 minutes 47 seconds West a distance of 294.94 feet to a point and the True Point of Beginning.