

STATE OF GEORGIA  
COUNTY OF FULTON

TO REZONE FROM A-O (APARTMENT OFFICE DISTRICT) AND R-3 (SINGLE FAMILY DWELLING DISTRICT) TO A-L (APRTMENT LIMITED DWELLING DISTRICT) PROPERTIES LOCATED AT 6558 ROSWELL ROAD

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on July 16, 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 properties located 6558 Roswell Road, consisting of a total of approximately 7.699 acres, be changed from A-O (Apartment Office District) And R-3 (Single Family Dwelling District) to A-L (Apartment Limited Dwelling District) conditional, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 88 of the 17<sup>th</sup> 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

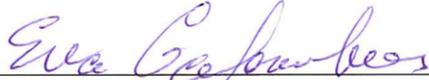
**SECTION 3.** That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

**SECTION 4.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

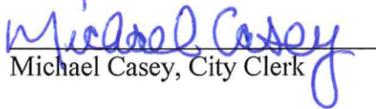
**SECTION 5.** This Ordinance shall become effective upon adoption by the City Council and the signature of approval of the Mayor.

**APPROVED AND ADOPTED** this the 16<sup>th</sup> day of July, 2013.

Approved:

  
Eva Galambos, Mayor

Attest:

  
Michael Casey, City Clerk

(Seal)



## CONDITIONS OF APPROVAL

**201300662**  
**6558 Roswell Road**

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of properties owned by Roswell Road Redevelopment Partners, LLC at 6558 Roswell Road. Rezoning petition 201300662 was approved to rezone from A-O (Office Apartment District) and R-3 (Single Family Dwelling District) to A-L (Apartment Limited Dwelling District) conditional by the Mayor and City Council at the July 16, 2013 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Multi-Family Units and associated accessory uses at a density of **29.87** units per acre or **230** units, whichever is less.
  - b. Said property shall be limited to one (1) and Two (2) bedroom units, with no three (3) bedroom units.
2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Community Development on March 12, 2013. 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 any Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
  - a. The owner / developer shall align with driveway across the street to avoid left turning conflicts subject to the Sandy Springs Traffic Engineer.
  - b. A six (6) foot high opaque wooden fence shall be installed along the westerly property line and at the point that said westerly property line intersects with the southeasterly side of the 75 foot stream buffer at the northwest corner of the subject property said fence shall run northeasterly fifty-five (55) feet off the southeasterly bank of the said stream to the north property line. A minimum of eight (8) inches of clearance between the finished grade and the bottom of the fence shall be maintained along the buffer. The fence location shall be the subject to the approval of the Sandy Springs Arborist **to create the least amount of disturbance as possible.**
  - c. Provide a visual screen by enhancing the natural undisturbed buffer with plantings along the westerly property line for the properties contiguous and to the west of the buildings. Said enhancement shall be constructed on the subject property subject to the approval of the Sandy Springs Arborist.
  - d. Development shall comply with the Georgia Stormwater Management Manual Stormwater Runoff Quality Standard by providing practices that treat the water quality volume by infiltration and/or evapotranspiration including but not limited to rain gardens

in parking lot islands, roof drains to garden areas, swales and driveway grate drains to direct stormwater to swales in a manner that reduces the volume of concentrated flow. Subject to stormwater concept plan **dated received July 15, 2013**.

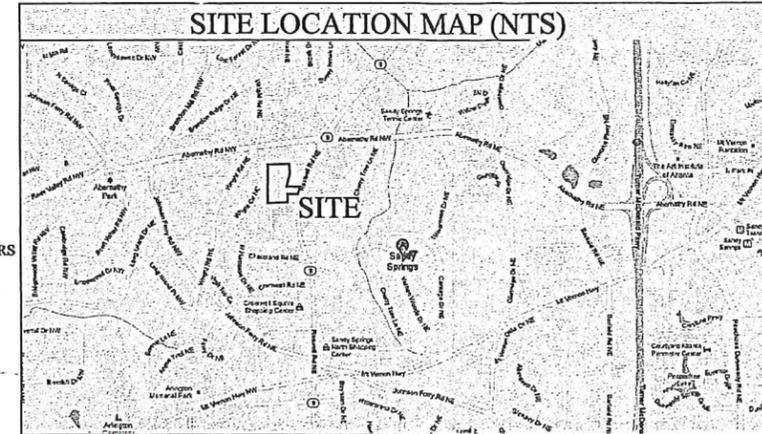
- e. Prior to the issuance of a Land Disturbance permit, the owner shall dedicate a water pooling easement in the northwest corner of the property along the existing stream to accommodate a future City of Sandy Springs watershed improvement project.
- f. Prior to issuance of a certificate of occupancy for the last unit, a ten (10) foot wide concrete multi-use path with wooden boardwalk style stream crossing shall be constructed that connects the subject property, across property owned by the City of Sandy Springs, to the existing sidewalk on the south side of Abernathy Road.
- g. Prior to the issuance of a certificate of occupancy for the first unit, the property on which the multi-use path described above is constructed shall be cleared of invasive vegetation **and shall be landscaped to reasonable park standards** subject to the Director of Community Development.
- h. All common area lighting shall be downcast and lighting poles shall not exceed twenty (20) feet.
- i. Exterior of all buildings should be limited to brick, stone, hard coat stucco, and hardiplank, with no wood.
- j. Ceiling heights should be nine (9) feet.
- k. All units shall be individually metered and/or submetered.

**ZONING NOTES:**

- ZONING NOTES:**
1. THE PROPOSED DEVELOPMENT IS TO HAVE UNDERGROUND DETENTION & WATER QUALITY SYSTEM FOR STORMWATER PROTECTION
  2. THE SITE IS SERVICED FOR WATER AND SANITARY SEWER BY FULTON COUNTY.
  3. GAS AND ELECTRIC UTILITIES ARE LOCATED IN THE RIGHT OF WAY OF ROSWELL ROAD.
  4. THERE IS A STREAM LOCATED ON THE SITE, NO WETLANDS FOUND.
  5. THE EXISTING SITE CONSISTS OF 112 MULTI-FAMILY LARGE FLOOR PLAN UNITS THAT ARE AGED APARTMENT UNITS THAT WILL BE DEMOLISHED.

24 HOUR CONTACT:  
JIM KNIGHT @ 404-290-6778

**SITE LOCATION MAP (NTS)**



**SITE DATA:**

TOTAL SITE AREA	7.699 ACRES
ZONING	A-O Apartment / Office & R-3
EXISTING ZONING	A-L LIMITED DWELLING
PROPOSED ZONING	MAIN STREET OVERLAY
ZONING JURISDICTION	CITY OF SANDY SPRINGS
<b>DEVELOPMENT TYPE</b>	
TOTAL MULTI-FAMILY UNITS	275 UNITS
TOTAL DENSITY	35.72 UNITS/AC
MAX. HEIGHT	60 FEET/4 Stories
MAX. LOT COVERAGE	70% OF TOTAL LAND
MIN. HEATED FLOOR AREA BY CODE	PER UNIT
1-BEDROOM	500 SF
2-BEDROOM	600 SF
EFFICIENCY	400 SF
<b>SETBACK AND BUFFER SUMMARY</b>	
FRONT YARD SETBACK	40 FEET
FRONT YARD LANDSCAPE STRIP	20 FEET
SIDE YARD SETBACK	20 FEET
REAR YARD SETBACK	20 FEET
REAR BUFFER AGAINST LESS RESTRICTIVE	50 FEET / 10 FT IMPROVEMENT
SIDE BUFFER AGAINST LESS RESTRICTIVE	25 FEET / 10 FT IMPROVEMENT
STREAM BUFFER	50' Undisturbed / 25' Impervious
<b>STATISTICS SUMMARY</b>	
TOTAL AREA OF SITE	7.699 AC / 335,368.4 SF
BUILDING AREA	75,718 SF / 22.58%
TOTAL PARKING (1.4-1Bdr / 2-2Bdr)	53,622 SF / 15.99%
STREETS AND SIDEWALKS	75,238 SF / 22.4%
TOTAL IMPERVIOUS SURFACE	214,080 SF / 63.8%
LANDSCAPING AND OPEN SPACE	121,288.4 SF / 36.2%
FLOOD PLAIN	N/A-see Fema Map
TOTAL GREEN SPACE	18.1 % (60,634.8 SF)
TOTAL OPEN SPACE	28.0 % (93,881.0 SF)
<b>PARKING SUMMARY</b>	
MAIN STREET OVERLAY REQUIRED	1 SPACE PER UNIT
PARKING REQUIRED	275 SPACES
PARKING PROVIDED	366 SPACES
	1.33 SF / UNIT

**Redefinition of Providence North-6558 Roswell Rd**  
A MASTER PLANNED TOWNHOME REDEVELOPMENT COMMUNITY

FOR  
**CORTLAND PARTNERS**  
3424 PEACHTREE ROAD NE  
SUITE 300  
ATLANTA, GEORGIA 30326  
PHONE: 404-290-6778

CITY OF SANDY SPRINGS  
FULTON COUNTY  
GEORGIA

LAND USE & PLANNING

**"WE PROVIDE SOLUTIONS"**

**PLANNERS AND ENGINEERS COLLABORATIVE**

SITE PLANNING & LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING & LAND SURVEYING  
350 RESEARCH COURT #NORCROSS, GEORGIA 30092 @ (770)451-2741 @ FAX (770)451-3915 @ WWW.PEATL.COM

**REVISIONS:**

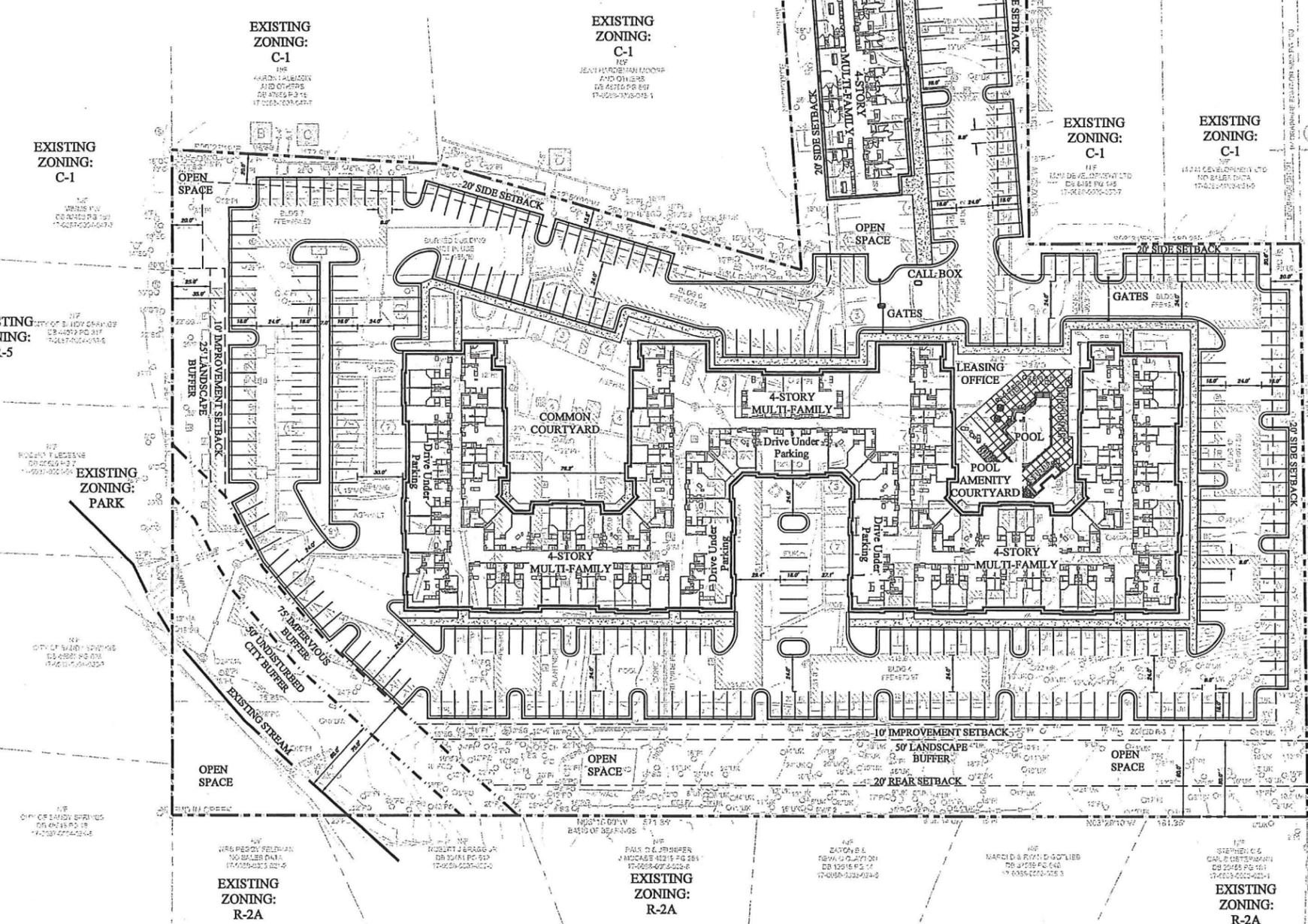
NO.	DATE	BY	DESCRIPTION
1	02-12-2013	AW	REVISED BUILDING LAYOUT/CAULS

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SHEET TITLE  
**REZONING SITE PLAN**

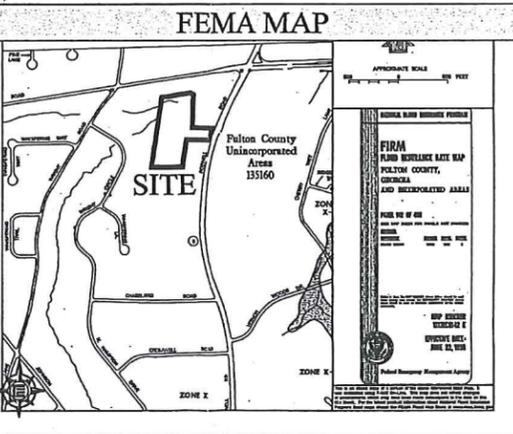
SCALE: 1" = 40'  
DATE: February 12, 2013  
PROJECT: 13043.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.



RECEIVED

City of Sandy Springs  
Community Development



## ZONING DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 88 of the 17<sup>th</sup> District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point that is on the westerly right-of-way line of Roswell Road (65' R/W), said point being 896+/- feet southerly from the southerly right-of-way line of Abernathy Road; thence along said right-of-way line of Roswell Road South 09 degrees 17 minutes 00 seconds West a distance of 172.55 feet to a point; thence leaving said right-of-way line South 86 degrees 02 minutes 32 seconds West a distance of 231.10 feet to a point; thence South 03 degrees 31 minutes 55 seconds East a distance of 180.26 feet to a point; thence South 85 degrees 47 minutes 54 seconds West a distance of 375.00 feet to a point; thence North 03 degrees 29 minutes 10 seconds West a distance of 181.35 feet to a point; thence North 03 degrees 18 minutes 00 seconds West a distance of 571.85 feet to a point; thence North 86 degrees 31 minutes 33 seconds East a distance of 435.75 feet to a point; thence South 00 degrees 23 minutes 19 seconds East a distance of 177.90 feet to a point; thence South 12 degrees 50 minutes 00 seconds West a distance of 250.00 feet to a point; thence North 82 degrees 35 minutes 59 seconds East a distance of 286.98 feet to a point and the POINT OF BEGINNING.