



Case No.:

RZ16-0095 + U16-0024
Planner's initials: CM6

APPLICATION FORM

| | |
|-------------|--|
| APPLICATION | Purpose of the application: <u>Rezoning Special Use Permit and Concurrent Variance</u> |
| | Check all that apply: <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Modification <input checked="" type="checkbox"/> Use permit(s) <input checked="" type="checkbox"/> Concurrent variance(s) |
| | Detailed request (include Zoning Ordinance section No. for concurrent variances): |
| | <u>Change existing zoning conditions to substitute a new site plan for three (3) tracts and allow maximum 2,200,000 SF for combined site.</u> |
| | <u>Allow for 10-story parking deck.</u> |
| | <u>Relief from Section 8.1.3(J) to increase maximum lot coverage to 79%.</u> |
| | |

| | |
|--|--|
| COMMUNITY MEETING REPORT | Date and location of CM1: <u>April 27, 2016 at Northside Hospital, 1000 Johnson Ferry Rd.</u> |
| | Beginning time: <u>6:00 pm</u> End time: <u>6:30 pm</u> |
| | Summary of concerns discussed: <u>1) Coordination of project construction with three other construction projects in the area that will be occurring at approximately the same time period.</u> |
| | <u>2) Will both phases of the proposed project be built at the same time.</u> |
| | |
| | |
| | Does the application address the concerns discussed at the CM1? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| | Explain: <u>1) The application will address that Northside will reach out to the other projects in an attempt at project construction coordination.</u> |
| <u>2) The application will explain that the tower will be built in one or two phases depending on the timing of the regulatory approval processes.</u> | |

- TO BE FILLED OUT BY P&Z STAFF -

| | |
|--|------------------------------|
| Application date: | Planning Commission date: |
| CM2 date and time: | Mayor and City Council date: |
| OFFICIAL REQUEST (FOR PUBLICATION): | |
| | |
| RECEIVED | |
| JUN 17 2016 | |

RECEIVED

June 16, 2016

JUN 17 2016

City Of Sandy Springs
Community Development**BY ELECTRONIC MAIL AND HAND DELIVERY**Ms. Michelle M. Alexander
Director, Department of Community Development
City of Sandy Springs
7840 Roswell Road
Building 500
Sandy Springs, Georgia 30350Re: RZ 16-0095, U 16-0024, and Concurrent Variance application/100 Johnson Ferry Road
and 5780 Peachtree Dunwoody Road – Variance application and revised site plan

Dear Michelle:

Northside Hospital, Inc. has applied to rezone the medical campus and adjoining parcels from O-I-C to O-I-C to allow additional square footage to be developed on the Property and to obtain a use permit to allow construction of a ten-story parking structure. We previously transmitted by electronic mail an amendment to the application to seek a concurrent variance to increase the maximum allowable lot coverage to seventy-nine percent (79%) so that the proposed tower addition and parking structure may be constructed.

Your staff has requested some revisions to the site plan previously filed.

Enclosed please find the following:

- 1) Three full-size copies and two 11 x 17 copies of a Site Plan by Long Engineering, Inc. dated May 2, 2016 and last revised June 15, 2016;
- 2) Original application for concurrent variance;
- 3) Revised zoning application form; and
- 2) Check for \$350 made payable to the City of Sandy Springs (for the variance application).

Please let us know if you have any questions.

Thank you for your assistance and consideration..

Very truly yours,



Sharon A. Gay

cc via email: Ms. Catherine Mercier-Baggett
Susan Sommers, Esq.
Mr. John Cummings
Mr. Carlos Washington