



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: Dave Wells, Director of Facilities/Capital Construction and Building Operations
DATE: June 28, 2023 Submission for the July 18, 2023 City Council Meeting
ITEM: Request for Mayor and City Council Consideration to approve a Variance from City Development Code Section 8.2.2. Parking Lot Landscaping, 8.2.7. District Boundary Buffer Wall and 8.2.10. to Allow Alternative Fence Height and Materials, Associated with the Development of the Municipal Complex.

Recommendation:

City Staff recommends that the Mayor and City Council approve a Variance from the Sandy Springs Development Code Sec. 8.2.2. Parking Lot Landscaping, 8.2.7. District Boundary Buffer Wall and 8.2.10. to allow alternative fence height and materials, associated with the development of the Municipal Complex.

Background:

The Sandy Springs Municipal Complex project, located at 620 Morgan Falls Rd., consists of the renovation of an existing office building as well as an addition of square footage to accommodate the facility's needs. There are two distinct parking areas: one (1) secure to the west and one (1) public to the east of the building. As part of the design efforts the project design team, along with Next Level Engineering, conducted a Crime Prevention through Environmental Design (CPTED) review of this facility, along with the Fleet Maintenance Center, and noted the importance of properly designing perimeter fencing for the security level of both facilities.

Discussion:

Discussion:

The Municipal Complex was designed to comply with every feasible Development Code requirement as well as CPTED standards and recommendations. The project includes multiple levels of security protection, such as surveillance cameras, concertina wire fence, clear zones, vehicular obstacles, and redesigned landscape to enable maximum operations and visibility. For security considerations, City Staff is now seeking variances to the following:

Code Div. Section 8.2.2 Parking Lot Landscaping c. Interior Islands: A landscaped interior island must be provided every 8 parking spaces. Interior islands must be distributed evenly throughout the parking area. Interior islands may be consolidated, or intervals may be expanded in order to preserve existing trees.

-We are unable to provide a parking island for every eight spaces. The demand for secure parking, to

ensure the safety of staff and other facility users, takes up a significant amount of the project's allowable parking area. Much of the secure lot is a modified version of the existing parking lot layout. Thus, the islands provided are in the same location where they currently exist.

Section 8.2.7 District Boundary Buffer; A district boundary buffer is required when any of the following districts share a common lot line: a. Any RM- district, Corridor & Node district or Perimeter Center district abutting any RT or RU- district.2. A district boundary buffer may also be required by a specific use standard in Article 7.

- We are requesting to remove the 6’ opaque wall requirement from the project and replace with a chain link fence for increased visibility. As an opaque wall would provide an intruder with a place to hide while attempting to gain access to the secure lot area

Section 8.2.10 Fences and Walls Design Standards; Materials a. General Provisions (iii.) Barbed wire, razor wire and concertina wire are prohibited, and (b. ii.) All street-facing fences must have masonry (brick, stone, or stucco finish) piers separating fence panels with a maximum length of approximately 24 feet. Piers are required at any point where the fence changes direction. Piers must be at least 12 inches wide. (iii) All street-facing walls must provide architectural variations such as columns to eliminate large expanses of blank areas, approximately every 24 feet. A. Height (2) requires all other fences and walls, including side and rear yard residential fences and walls, may contain a solid or opaque fence or wall provided they do not exceed a height of 8 feet above grade.

- The proposed concertina wire material would extend above the 8' height chain link fence, exceeding the allowable fencing height of 8'. Staff is requesting a variance which will allow up to 10-foot fence height to maintain secure lot effectiveness. In addition, for security considerations, staff is also requesting a variance to refrain from placing brick columns every 24-foot on-center along the fence facing Morgan Falls Rd, as the columns would jeopardize security for the facility, by limiting clear visibility and providing a hiding space.

Financial Impact:

The project currently includes cost for the chain link fence and concertina wire. Estimates to change to a six-foot opaque wall would increase the project costs an additional \$536,580.00. Adding columns to the current fencing design would increase project cost another \$99,200.00.

Alternatives:

Mayor and Council may choose not to approve the request and provide further direction to City Staff.

Review:

Octavia Baynes, Administrative Asst.

Richard Collins, Construction Manager

Created/Initiated -
7/11/2023

Approved - 7/11/2023

Dave Wells, Director of Facilities/Capital Construction and Building Operations Approved - 7/11/2023

Toni Carlisle, Chief Financial Officer Approved - 7/11/2023

Dan Lee, City Attorney Approved - 7/13/2023

Eden Freeman, City Manager Final Approval - 7/14/2023

Attachments:

1. Sandy Springs PSB Complex-C-2.00 Exhibit 2023-06-29 V5
2. Breedlove Planning_ PSB Variance Request
3. CPTED Letter