

Johns Creek Retirement Residence Rezone & Parking Variance – Letter of Intent

I. INTRODUCTION – JOHNS CREEK RETIREMENT RESIDENCE

Site Description

The subject parcel is located on the south side of Hospital Parkway just west of Medlock Bridge Road. This site is roughly rectangular in shape and approximately 4.99 acres in size.

Abutted by:

- There is a bank (zoned MIX) and a retail / office complex (zoned O/I) to the east.
- There is a large 4 story office building to the south (zoned O/I)
- There is a large 4 story office building to the west (zoned O/I)
- On the opposite side of Hospital Drive to the North is an open - undeveloped area (zoned O-I)

Current Zoning: O-I (Office / Institutional)

Current Use: Undeveloped

Fulton County Parcel ID# 11-0980-0376-007-2 (a portion)

Acreage

The parcel is 4.99 acres in size and is currently undeveloped.

Proposed Development & Use

Hawthorn Retirement Group LLC proposes a rezone of this site to AL (Apartment Limited Dwelling District) and Parking Variance with the intent to develop a 124-suite, 4 Story, Retirement Residence/Congregate Care Facility This proposed use will be an allowed use within the AL zoning as an Age Restricted, Multi-Family, Retirement Community.

Retirement Residence Congregate Care Facility Concept

The Congregate Care concept is designed for residents with an average age of 82 who are still ambulatory. The facility does not offer medical or nursing care. This development is privately funded and operated and will not receive government subsidies.

Each private suite offers the advantages of independent living while the services included provide support, security and friendship. The private suites in the main building include studio, one and two bedroom versions. Suites do not contain kitchens, all resident meals are served in the main dining room.

Services for residents include three prepared meals daily, housekeeping, laundering, private van transportation, various social and physical activities. Management / Staff live on the premises and are available to residents 24 hours a day. The monthly rent payment covers the private room, all meals, services and utilities, no “buy in fee is required for residents.”

Johns Creek Retirement Residence Rezone & Parking Variance – Letter of Intent

Our typical resident is a single woman in her late 70's or 80's who lives within 10 miles of the site. Approximately 10% of the rooms will be rented by couples making a total building population of approximately 136...

Fewer than 20% of the residents will be driving their own cars. Because most of our residents prefer not to drive, we provide private van transportation for their use. Van service is included in the monthly rent, available 24/7 and offers residents independence and mobility while providing the families peace of mind.

This type of use does not create the problems typically associated with higher density developments, such as traffic, noise or increased demand on public services.

Including the 2 on site management couples (4 people) this type of facility produces 16-18 full time employment positions.

Building Design

The building is designed to be residential in nature. Neighborhood compatibility is achieved in the site planning and building design. The wing ends and the building center steps down from four and three stories to two to one story. This arrangement provides for privacy and a gentle change of scale. Care is taken to minimize the impact to the existing community as well as to complement the surrounding local architecture. Exterior siding materials will include horizontal siding and brick. The roof will be architectural composition shingle.

The retirement residence building features common areas for a variety of uses; a dining room and kitchen for shared meals, multi-purpose room, *beauty shop*, crafts room, TV room, media/computer room, movie theater, lounges and an exercise room. The circulation is organized around a central atrium. The common areas are the “social hub” and an essential part of the residents’ lifestyle.

Residents will be able to contact the manager with both emergency pull cords and voice communications in each suite.

II ZONING, LAND USE AND DENSITY

Purpose of the proposed Rezone and Parking Variance

The current zoning of O-I does not provide for a development of this kind and use. Based upon review and input from planning staff the AL rezone option provides an efficient practical method to develop this complementing use. Proposed density of 25 units/suites per acre.

Johns Creek Retirement Residence

Rezone & Parking Variance – Letter of Intent

The “Minimum Heated Floor Area” standards for the Studio, 1 bedroom and 2 bedroom suites meet or exceed the standard set for the AL zoning district.

This rezone includes a request for a variance to reduce the existing parking space standard from 1.25 spaces per dwelling unit to 0.64 spaces per dwelling unit.

Parking

| Classification | Current Standard | Variance / Proposed Parking |
|-----------------------------|------------------------------|---------------------------------------|
| Residential Retirement Home | 1.25 space per dwelling unit | 0.64 spaces per suite (dwelling unit) |

Proposed 79 parking spaces:
67 open spaces
18 covered spaces
4 accessible spaces

This creates a parking space to suite ratio of 0.64 spaces per suite.

Hawthorn Retirement Group has developed over 300 retirement residences in North America. Experience from this extensive portfolio has shown that 0.6 parking space per suite ratio is an ideal parking space standard for our residents, staff and visitors. In part the reason for this parking ration is because most of our residents do not drive, (less than 20%) therefore we provide private van transportation for their use. The van is available to take the residents to places they need to visit, such as church, banks, medical offices, shopping areas, etc.

Additionally this parking ratio allows us to increase landscaping and open space areas on the site to create a better residential environment for our residents and adjacent property owners.

Please see the enclosed onsite parking data chart that compares parking space ratios for similar facilities

The narrow configuration of the site in combination with the limited building pad area due to the topography of the site creates an undue hardship to design more than the current number of proposed parking spaces. This is further supported by our data from more than 250 similar facilities that shows under this use along with the transportation services provided

III. DESIGN STANDARDS

Access

A single point of access shall be provided onto the access road at the northwest corner of the site just south of Hospital Parkway. (See site plan)

Johns Creek Retirement Residence Rezone & Parking Variance – Letter of Intent

Traffic

The Retirement Residence will generate approximately 250 trips per day with less than 30 peak hour trips.

These numbers are based upon the “Congregate Care Facility (253)” classification from the Institute of Transportation Engineers “Trip Generation” report, which states a 2.02 average Trip Generation per suite per day. This report concludes that the Retirement Residence would generate only 7 weekday morning and 20 weekday afternoon peak hour trips. This is significantly lower than a conventional residential or commercial development.

Examples of the types of traffic existing facilities generate:

| | |
|-------------------|--|
| Service trips | 5 deliveries per day |
| Van trips | 3 or 4 excursions with around 20 residents each time |
| Resident trips | under 20% of residents may have cars |
| Resident visitors | approximately 20% have visitors per day |
| Staff trips | 18 staff members to and from work |

Area Regulations

| | Current Standard | Proposed |
|----------------------|-------------------------|-----------------|
| Maximum Bld Coverage | 70% | 42% |
| Minimum Open Space | 10% | 58% |

Dedications

Any additional easements, rights of ways or agreements to accommodate rights of way, utilities and services to the site will be accommodated as needed.

Fences & Screening

Fences and screening will be provided per Johns Creek City Ordinances.

IV. Overview and Summary

| | |
|------------------|---|
| Existing Zoning: | O-I: Office Institutional |
| Proposed Zoning: | AL: Apartment Limited Dwelling District |
| Land Area: | 4.99 acres |
| Existing Use: | Undeveloped |
| Proposed Use: | 124-suite Age Restricted, Multi-Family Retirement Community 136 Residents and 16-18 employed staff |

Johns Creek Retirement Residence Rezone & Parking Variance – Letter of Intent

Proposed Parking: 79 total spaces:
67 open spaces
18 covered spaces
4 handicap accessible

Ratio of 0.64 spaces per dwelling unit (suite)

Proposed Impervious Surface: 107,455 Sq. Ft. / 42%

V. Phasing

This project is intended to be developed in one phase being the 124 suite retirement facility and accessory buildings

Proposed development and construction is 2012 - 2013.

VI. SUPPORTING DOCUMENT AND DRAWINGS

DOCUMENTS

Parking Comparison Chart (3 copies - attached)
Pre-Application Meeting from (1 copy)
Zoning Impact Analysis Form (3 copies)
Environmental Impact Analysis Form (3 copies)
Disclosure Form (3 copies)
Public Participation Plan (1 copy)
Report and 1/4 mile mailing list to be submitted under a separate cover

DRAWINGS

Site Plan: 10 – 24" x 36" / 3 - 11" x 17" & 3 – 8½" x 11"
Building Elevations: 3 - 11" x 17"

VII. JUSTIFICATION

We respectfully request consideration for a rezone to AL 4.99-acre site on the south side of Hospital Parkway. This designation is sought to allow development of a 124 suite, Congregate Care Facility (Retirement Residence) under the use Age Restricted, Multi-Family, Retirement Community. This site will provide a positive, quality, low impact addition to the local community as well as the greater Johns Creek area.

This site is ideally suited for our senior housing use. It has close proximity to services such as shopping, recreation and medical needs. Additionally it provides an attractive quite transitional use between the retail oriented uses

Johns Creek Retirement Residence Rezone & Parking Variance – Letter of Intent

along Medlock Bridge Road to the north and east and the Office and Institution uses to the south and west.

It is the intent of Hawthorn Retirement Group to utilize the rezone process to allow the use of Age Restricted, Multi-Family, Retirement Community for the development of our Congregate Care / Retirement Facility. The approval of this rezone and parking variance provides Hawthorn Retirement with the opportunity to develop a Congregate Care / Retirement Facility for seniors.

This proposed development by Hawthorn Retirement Group is a vital component in meeting the changing demands and the current needs of seniors in Johns Creek and the surrounding community.

This project offers benefits, which include:

- Large open spaces. 58% of the site will be landscaped open space providing large open spaces and ample setbacks to create a park-like setting, and help buffer neighboring properties.
- Quiet Senior Residential Use – The proposed retirement residence has 124 suites, which include studios, one bedroom, and two bedroom types.
- Low Traffic Generation – Our project will generate approximately 264 trips per day with less than 30 peak hour trips.
- Increases Local Tax Base – It is estimated that this project will contribute:
\$240,000 annually in taxes
\$750,000 annually in salaries and benefits to local staff
\$180,000 annually in additional local utility and service contracts
This project is privately funded and has no government assistance. This development will not receive tax credits.
- Low Impact on Public Services - Including parks, schools, libraries, utilities and transportation systems.
- Fulfills Need for Retirement Housing - Our research has found that there is a high demand for the unique Harvest program in this area. Recent reports by the HGAC have determined that the demand for senior housing outpaces development and will increase in the coming years. This development would complement the other choices available in Johns Creek and allow seniors in Johns Creek to remain in or near the neighborhoods that they have enjoyed for many years.

Johns Creek Retirement Residence Rezone & Parking Variance – Letter of Intent

VIII. CONCLUSION

In conclusion, we feel that this site is ideally suited for our use and would be a significant addition to the community of Johns Creek.

Thank you for your consideration.