
Charles F. Palmer
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July 19, 2022

VIA ELECTRONIC SUBMITTAL

Mr. Ben Song, Community Development Director
Johns Creek Department of Community Development
11360 Lakefield Drive
Johns Creek, Georgia 30097

Re: Land Use Petition for Change in Zoning Conditions: Emory Johns Creek Hospital

Dear Mr. Song:

On behalf of Emory Johns Creek Hospital ("EJCH"), I am pleased to provide for review and consideration by the City of Johns Creek this Letter of Intent and accompanying application materials to support the attached Land Use Petition seeking to amend the previously approved conditions of zoning impacting the property located at 6325 Hospital Parkway and 6335 Hospital Parkway (Parcel IDs: 11 098003530160, 11 098003540318, and 11 098003540367) (the "Property") to allow for the expansion of EJCH's hospital facilities. Included with this Letter of Intent are the following materials:

- A. A completed Land Use Petition Form, including necessary Authorization Forms, Disclosure Form, the Zoning Impact Analysis Form, and Public Participation Plan;
- B. A Pre-Application Meeting Form;
- C. A Site Plan;
- D. A Legal Description of the Property;
- E. Building Elevations;
- F. Environmental Site Analysis;
- G. Peak Hour Trip Generation Count;
- H. Traffic Impact Study; and
- I. A Development of Regional Impact Form.

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PLANNING & ZONING

The Property is currently zoned Office-Institutional and is occupied by the EJCH campus. The Property is subject to a number of prior zoning actions and related conditions of zoning, including a 2004 zoning action limiting the maximum density to 10,343.73 square feet of gross floor area per acre or a total gross floor area of 672,963, whichever is less (2006Z-0050, 2006U-0008, and 2006VC-0069). Most recently, in 2018 the prior zoning conditions were amended to remove the cap on the total number of hospital beds permitted on site (RZ-18-005). The hospital campus is currently occupied by a total gross floor area of 592,339 square feet and provides 1,663 parking spaces.

EJCH now seeks to amend the previously approved conditions of zoning to allow for the expansion of EJCH's facilities consistent with the hospital's long-term growth and development plan over the next 20 years. Over the next 10 years ("Phase 1"), Emory intends to develop its campus to include an additional 127,922 square feet of hospital area and 210,000 square feet of medical office buildings. Phase 1 will include a 4-story parking deck. Over the next 10-20 years ("Phase 2"), Emory intends to develop an additional 252,380 square feet of hospital area and 490,000 square feet of medical office buildings. Phase 2 will also include a 5-story parking deck.

In addition to the significant investment in medical office buildings, the future expanded facilities will include critical hospital facilities such as cardiac care units, operating rooms, radiology departments, emergency departments, and hospital support facilities. At full build-out, EJCH's campus will provide a total of 1,672,641 square feet of hospital and medical facilities across the 65-acre campus, including a total of 591 beds. The proposed improvements will be implemented in two primary ten-year phases over the next 20 years. The hours and manner of operation will remain unchanged as a 24/7/365 facility. The building heights will remain within the six-story maximum, and no additional variances are sought at this time.

The requested rezoning to amend the prior conditions of zoning impacting the Property will allow EJCH to adequately plan for its future growth and prepare for the increasing demand for hospital services and facilities. The provided Site Plan provides for the development of EJCH's campus through the next two decades. Such improvements will allow EJCH to continue to provide the Johns Creek community with the highest level of medical services.

If there are other materials or information you believe would be helpful in the City's review of this request, please do not hesitate to contact me. I look forward to working with you on this important matter.

Sincerely,


Charles F. Palmer

Enclosures