



Land Use Petition RZ-19-007
Public Participation Meeting: June 6, 2019
Date of Staff Recommendation Preparation: July 2, 2019
Planning Commission Meeting: August 6, 2019
Mayor and Council Meeting: August 19, 2019

PROJECT LOCATION: 11315 Johns Creek Parkway

DISTRICT/SECTION/LAND LOT(S): 1st District, 1st Section, Land Lots 382 and 383

ACREAGE: 9.45 acres

CURRENT ZONING: M-1A (Industrial Park District) Conditional

PROPOSED ZONING: O-I (Office Institutional District) Conditional

**COMPREHENSIVE PLAN
COMMUNITY AREA:** Tech Park

APPLICANT: Johns Creek Professional Plaza, LLC
3970 Deputy Bill Cantrell Memorial Road, Suite 100
Cumming, GA 30040
Contact: Jim Garrard
Phone: 678.571.5206

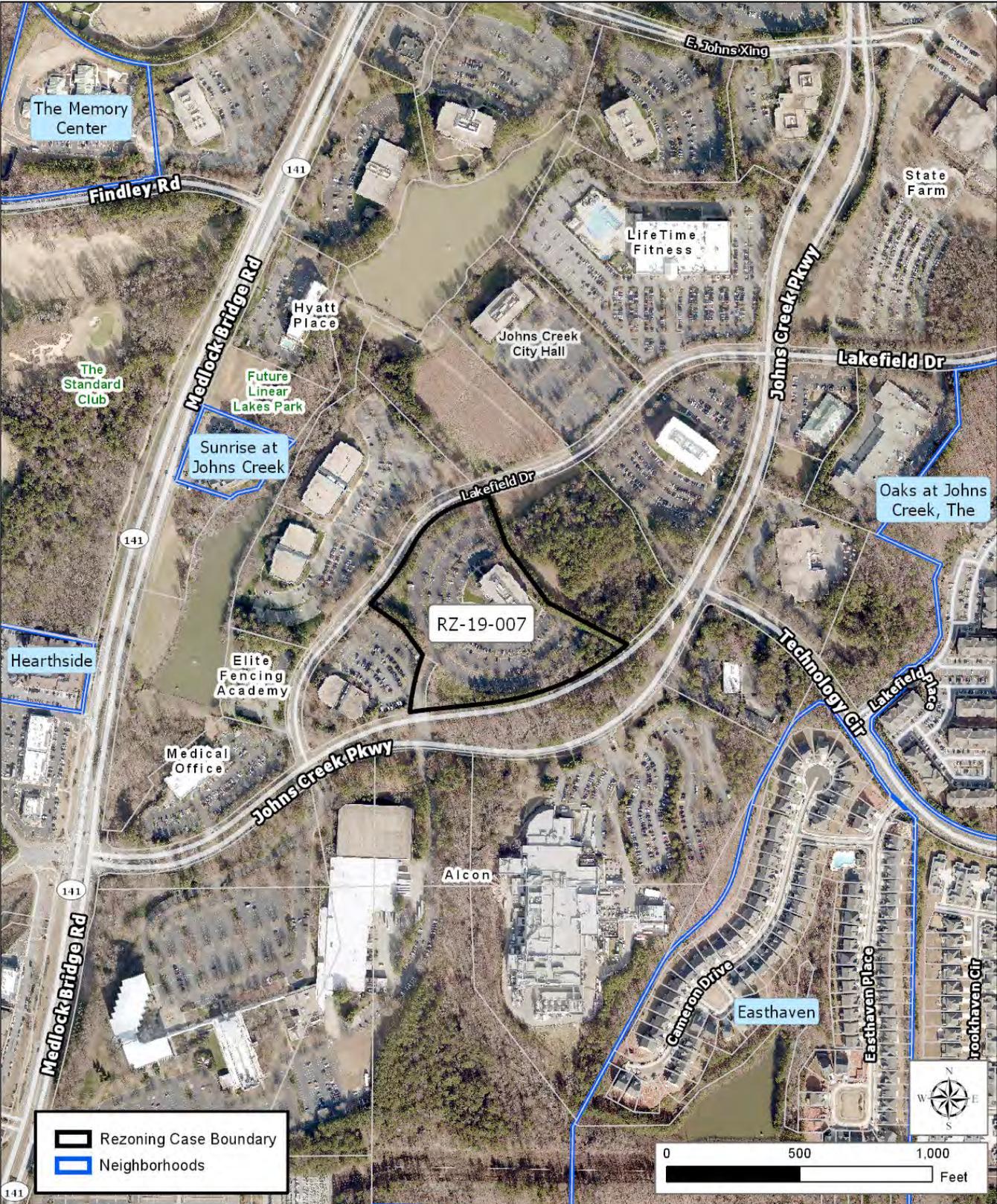
OWNER: Transamerica Premier Life Insurance Company
6400 C Street SW
Cedar Rapids, IA 52404

PROPOSED DEVELOPMENT: Conversion of top two stories (approx. 50,000 sq. ft.)
of an existing four-story office building from general
office to medical office with ambulatory surgery center

STAFF RECOMMENDATION: **Approval with Conditions**

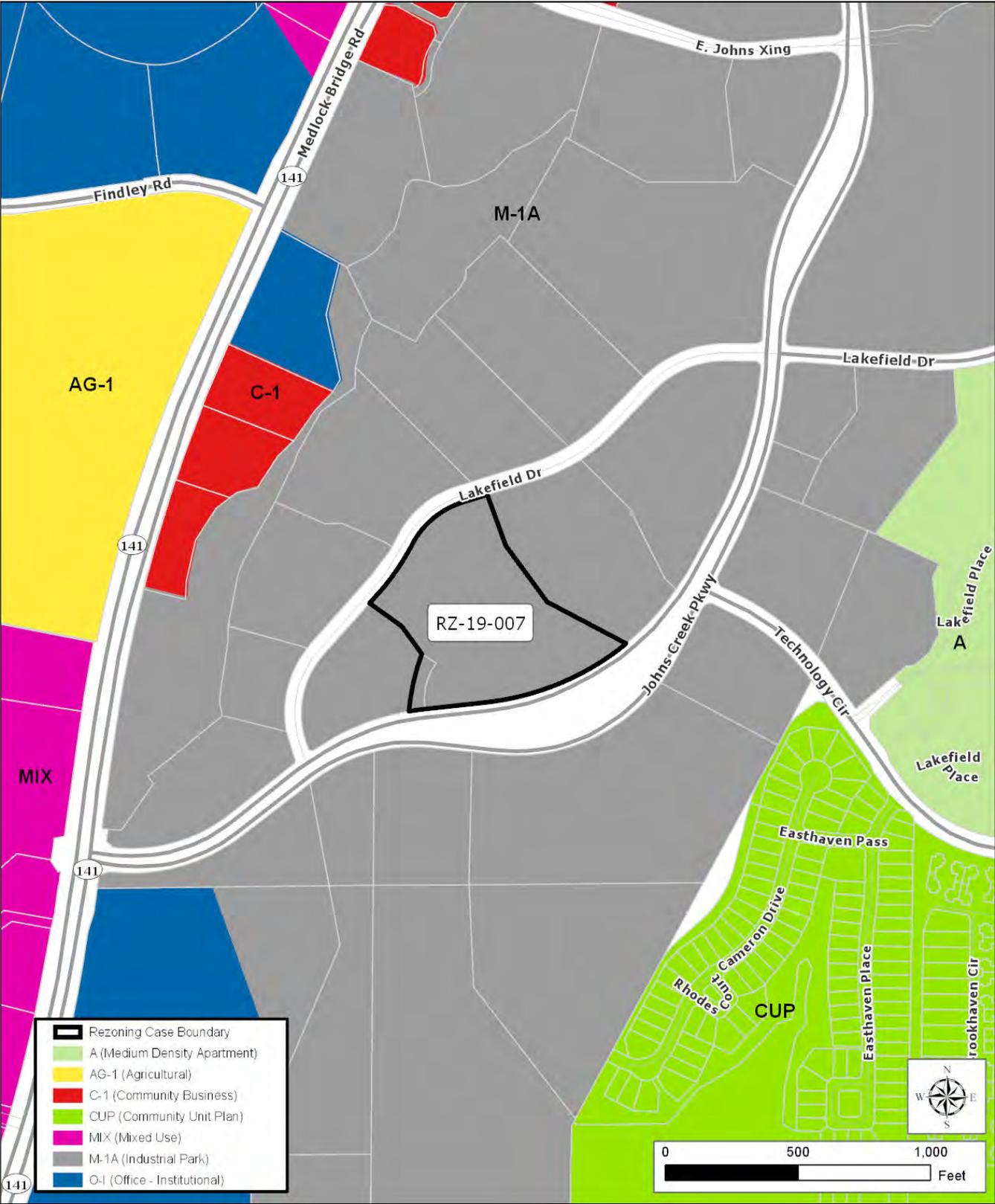
**PLANNING COMMISSION
RECOMMENDATION:** **Approval with Conditions**

Aerial Map





Zoning Map



PROJECT OVERVIEW

Location

The subject property, 11315 Johns Creek Parkway, is located northeast of the Medlock Bridge Road/Johns Creek Parkway intersection.

The property is bounded by Lakefield Drive to the northwest, by vacant land to the northeast, by Johns Creek Parkway to the south, and by an office building (formerly Johns Creek Municipal Court / Police Department Headquarters) to the west.



Background

The subject property is currently zoned M-1A (Industrial Park District) Conditional under Fulton County zoning case 1983Z-0141. The use of the property is limited to “engineering, research and product development facilities and related operations including office, light assembly and fabrication; and storage and distribution as accessory uses related to the operation of such facilities.”

The site is currently developed with a 4-story, 100,000-sq. ft. office building with 545 parking spaces. The site has landscape strips along the rights-of-way and tree-lined buffers along the other property lines. There are three existing driveways serving the site: two on Johns Creek Parkway (one full-access and one right-in/right-out) and another full-access driveway on Lakefield Drive.



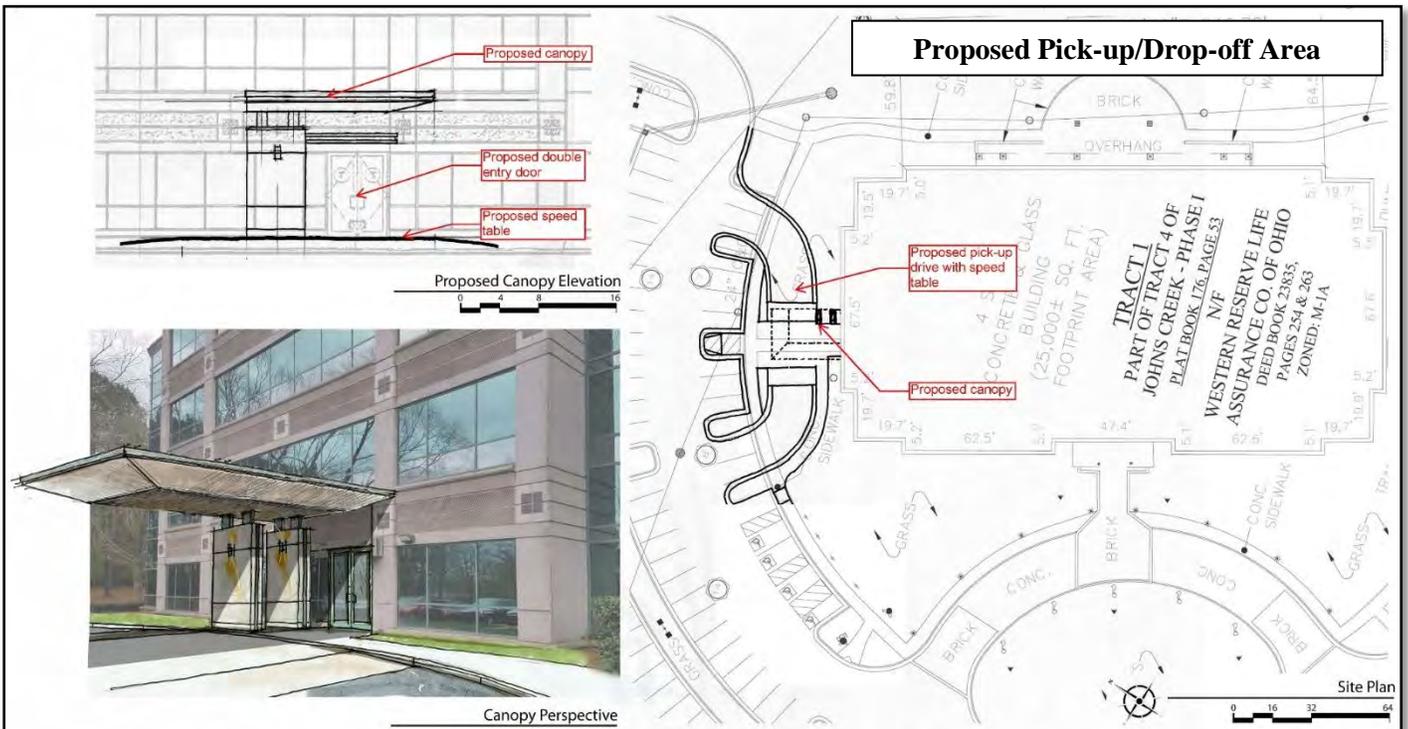
Existing Elevations



Rezoning Request

The Applicant is requesting to rezone the subject property from M-1A (Industrial Park District) to O-I (Office Institutional District) to convert the top two stories to medical office use. The proposed medical uses include radiology imaging, pharmacy, ambulatory surgery center and pathology labs, but will not facilitate emergency surgery or overnight stay. The current M-1A zoning conditions do not allow any medical uses, hence the request to rezone.

The Applicant does not propose to expand the building. The only exterior improvement is a new pick-up/drop-off area for patients at the northwest entrance of the building, including minor parking and access enhancements as depicted below.



Public Participation

The Applicant has contacted the Johns Creek Community Association (JCCA) and the TPA Group. Property owners within one-quarter mile of the subject property were mailed notices of the proposed rezoning in May 2019. A public participation meeting was held on June 6, 2019 at the City Hall. No member of the general public attended the meeting.

STANDARDS OF REZONING REVIEW

Section 28.4.1 of the Zoning Ordinance lists the seven factors of Zoning Impact Analysis to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each factor is listed below with the staff analysis.

1. Will the proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

As shown in the table below, the subject property is largely surrounded by commercial office use.

Adjacent & Surrounding Properties	Zoning (Rezoning Number)	Land Use	Density Non-Residential (SF/Acre)
APPLICATION	Proposed: O-I Conditional	Commercial - Office	10,577 SF/Acre
Adjacent: Northeast	M-1A Conditional (1983Z-141)	Vacant	N/A
Adjacent: South	M-1A Conditional (1983Z-141)	Industrial - Manufacturing (Alcon)	18,145 SF/Acre
Adjacent: Southwest	M-1A Conditional (1983Z-141)	Commercial - Office (PVR Research)	11,036 SF/Acre
Adjacent: Northwest	M-1A Conditional (1983Z-141)	Commercial - Office (Regus, Regions Capital)	11,248 SF/Acre
Nearby: Northeast	M-1A Conditional (1983Z-141)	Commercial - Office (Saia)	13,566 SF/Acre
Nearby: East	M-1A Conditional (1983Z-141)	Commercial - Office (David Pattillo & Associates)	6,943 SF/Acre
Nearby: Southwest	M-1A Conditional (1983Z-141)	Commercial - Office (Medlock Medical)	10,214 SF/Acre
Nearby: West	C-1 Conditional (2006Z-0094)	Commercial - Multifamily (Sunrise Assisted Living)	33,343 SF/Acre (100 beds)

The presence of adjacent and nearby office uses (including medical office) of similar density suggests the proposed development would be suitable at this location.

2. Will the proposal adversely affect the existing use or usability of adjacent or nearby property?

The proposed conversion of existing office space into medical use is not anticipated to have negative impact on the adjacent and nearby properties. Moreover, the proposed medical offices would provide access to various health services for the employees of the surrounding offices and residents of nearby communities, including senior housing facilities.

The proposed patient pick-up/drop-off area and a separate stretcher-sized elevator would help to mitigate any adverse impact on other tenants of the building.

3. Does the subject property have a reasonable economic use as currently zoned?

The property is currently zoned M-1A Conditional per Fulton County rezoning case 1983Z-0141, which permits its use for “engineering, research and product development facilities and related operations including office, light assembly and fabrication; and storage and distribution as accessory uses related to the operation of such facilities.” Therefore, the property has a reasonable economic use as currently zoned.

4. Will the proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

In terms of peak hour traffic, the proposed 50,000-sq. ft. conversion from general office to medical office is expected to generate 1,314 additional daily trips on a weekday, including 74 trips during morning peak hour and 117 trips during evening peak hour. In terms of levels of service (LOS), three existing driveways and two nearby intersections are projected to operate at the same peak-hour LOS with the proposed development.

In terms of utilities, Fulton County Water and Sewer has reviewed the application and confirmed that a 12-inch waterline along Johns Creek Parkway and an 8-inch waterline along Lakefield Drive, as well as two sanitary sewer manholes within the site, can service this development.

The proposed development would not impact the school system.

In sum, the proposal is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, or schools.

5. Is the proposal in conformity with the policy and intent of the Comprehensive Plan including the land use element?

The proposed use aligns with the Comprehensive Plan’s vision to “attract new private companies to Technology Park to ensure a strong economic future” by supporting “the expansion of businesses that include health innovation and wellness [...] which will complement the existing businesses located in Technology Park.”

In terms of land use, the subject property is located within the “Town Center” portion of the Technology Park Community Area. The Comprehensive Plan future land use map designates high-intensity mixed-use for the entire Town Center area, as a “planned development with a mix of residential, commercial retail and office uses that includes public park space.” The proposed medical office could contribute to the mix of uses envisioned under the high-intensity mixed-use category for this area.

In sum, the proposal is in conformity with the policy and intent of the Comprehensive Plan including the land use element.

6. Do existing or changed conditions affecting the use and development of the property give supporting grounds for either approval or disapproval of the proposal?

Ongoing and projected demographic changes in Johns Creek and the surrounding area show a steadily rising population over time. Also, there are a number of existing and upcoming age-restricted/assisted living developments within 0.5 mile of the subject property, including Sunrise, Hearthside, Ashwood Meadows, Brookhaven, and EVOQ. These factors combined will continue to drive demand for healthcare services and wellness initiatives.

Additionally, on February 2018, the City Council adopted a Resolution supporting focus on healthcare innovation and wellness – “iHeart Johns Creek” – as part of the identity for the City.

The rising population, proximity of age-restricted/assisted living developments, and focus on healthcare and wellness provide supporting grounds for approval.

7. Does the zoning proposal permit a use which can be considered environmentally adverse to the natural resources, environment, and citizens of the City of Johns Creek?

The proposed conversion of existing office space into medical use with minimal exterior improvement will not adversely impact the environment. The Applicant has also indicated that the bio-waste generated from the medical offices will be properly disposed off-site by certified professional biomedical waste management firms. Therefore, the proposal is not considered environmentally adverse.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Land Use Petition RZ-19-007 with the following conditions:

1. Use of the property shall be limited to general office and medical office, at a maximum gross building area of 100,000 square feet, excluding emergency operations and inpatient surgery.
2. The site shall be developed in general conformance with the site plan received by the City on May 14, 2019.

PLANNING COMMISSION RECOMMENDATION

At the August 6, 2019 public hearing, the Planning Commission recommended **APPROVAL** of Land Use Petition RZ-19-007 with the conditions presented by staff.