

APPLICATION FOR REZONING TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: The Emory Clinic

Name: Mike Mason

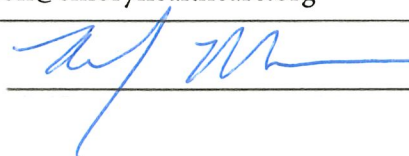
(Representative's name, printed)

Address: 1365 Clifton Road, NE Suite A5036 Atlanta, GA 30322

Business Phone: 404-778-5639 Cell Phone: 404-291-0304 Fax Number: _____

E-Mail Address: Mike.Mason@emoryhealthcare.org

Signature of Representative: _____



TITLEHOLDER

Name: Emory University


(Titleholder's name, printed)

Address: Office of Real Estate Services, 100 Water Tower Place, Bldg A, Suite 115

Business Phone: 404.727.8439 Cell Phone: 404.450.9882 Home Phone: _____

E-mail Address: sara.lu@emory.edu

Signature of Titleholder: _____



(Attach additional signatures, if needed)

(To be completed by City)

Received: _____

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: RM-12

East: OI

South: Public ROW

West: R-15/RTD-C (Parcel borders two properties)

CONTIGUOUS LAND USE

North: Residential

East: Wooded/Office

South: Public ROW

West: Power Substation

INFRASTRUCTURE

WATER AND SEWER

A letter from Scott Stokes, Director of Public Works Department is required stating that water is available and the supply is adequate for this project.

A letter from Scott Stokes, Director of Public Works Department is required stating that sewer is available and the capacity is adequate for this project.

- If it is Cobb County Water, Cobb County must then furnish these letters.

Comments:

Letters are attached.

TRANSPORTATION

Access to Property? There are two existing drives off of South Cobb Drive that provide access to the project site. Both drives will be maintained as part of the future development.

Improvements proposed by developer? Internal to the site, routing will be revised to separate patients and staff as much as possible. Drop offs are being added to support the various buildings and uses. Currently, no improvements exterior to the site are being proposed.
The included traffic study provided additional detail.

Comments:

See attached traffic study.

ZONING DISCLOSURE REPORT

Has the applicant* made, within two years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to the Mayor or any member of the City Council or Planning and Zoning Board who will consider this application?

No

If so, the applicant* and the attorney representing the applicant* must file a disclosure report with the Mayor and City Council of the City of Smyrna, within 10 days after this application is filed.

Please supply the following information, which will be considered as the required disclosure:

The name of the Mayor or member of the City Council or Planning and Zoning Board to whom the campaign contribution or gift was made:

N/A

The dollar amount of each campaign contribution made by the applicant* to the Mayor or any member of the City Council or Planning and Zoning Board during the two years immediately preceding the filing of this application, and the date of each such contribution:

N/A

An enumeration and description of each gift having a value of \$250 or more by the applicant* to the Mayor and any member of the City Council or Planning and Zoning Board during the two years immediately preceding the filing of this application:

N/A

Does the Mayor or any member of the City Council or Planning and Zoning Board have a property interest (direct or indirect ownership including any percentage of ownership less than total) in the subject property?

N/A

If so, describe the natural and extent of such interest: N/A

ZONING DISCLOSURE REPORT (CONTINUED)

Does the Mayor or any member of the City Council or Planning and Zoning Board have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?

No

If so, describe the nature and extent of such interest:

N/A

Does the Mayor or any member of the City Council or Planning and Zoning Board have a spouse, mother, father, brother, sister, son, or daughter who has any interest as described above?

No

If so, describe the relationship and the nature and extent of such interest:

N/A

If the answer to any of the above is "Yes", then the Mayor or the member of the City Council or Planning and Zoning Board must immediately disclose the nature and extent of such interest, in writing, to the Mayor and City Council of the City of Smyrna. A copy should be filed with this application**. Such disclosures shall be public record and available for public inspection any time during normal working hours.

We certify that the foregoing information is true and correct, this 11 day of January, 2019.



(Applicant's Signature)

(Attorney's Signature, if applicable)

Notes

* Applicant is defined as any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association or trust) applying for rezoning action.

** Copy to be filed with the City of Smyrna Zoning Department and City Clerk along with a copy of the zoning application including a copy of the legal description of the property.

REZONING ANALYSIS

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. Please provide responses to the following using additional pages as necessary. **This section must be filled out by the applicant prior to submittal of the rezoning request.**

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The zoning proposal is for a medical campus to accompany the existing Emory Hospital on site which will remain active. The proposed permitted use is identified on the attached rezoning site plan and is consistent with what is currently on site. Nearby there are office developments, residential housing units, a creek, and a power substation. All uses have currently been operating adjacent to a medical use, which is what is proposed as part of this rezoning.

2. Whether the zoning proposal or the use proposed will adversely affect the existing use or usability of adjacent or nearby property.

The zoning proposal does not impede any access of usability of the adjacent property. The use is consistent with what is currently on site and only intends to expand the current medical campus to allow buildings that are taller than what is currently on site. The development also intends to provide ample parking to support this campus. The impacts to surrounding properties should be minimal as the site should be self-contained.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The property is currently being utilized as a hospital, which is allowed by the current zoning and is a reasonable economic use. In order to accommodate a larger campus in order to support Smyrna and the surrounding community, a rezoning is being requested to allow for additional height, less building separation, reduced front setbacks, and building entrance locations. The general use is not intended to be changed as part of this rezoning.

REZONING ANALYSIS (CONTINUED)

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

The proposed development will provide additional medical services to the surrounding area.

Due to the addition of medical office and hospital square footage, there will be additional trips to the site, but based upon the included traffic study, the impacts are expected to be below an allowable threshold.

There should be a minimal impact to the school system as no new housing is proposed as part of this development. The existing utilities available in South Cobb Drive appear to have capacity to accommodate this development.

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

The proposal does not intend to change the existing land use and therefore is in conformity with the intent of the land use plan.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

There are currently no changing conditions that would affect the use or development of the property. The existing hospital will remain and will remain active throughout the new phases of development.

REZONING ANALYSIS (CONTINUED)

7. Whether the development of the property under the zoning proposal will conform to, be a detriment to or enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area.

The intent of this rezoning proposal and the associated variances requested is to enhance the general neighborhood and site, especially in terms of visibility from South Cobb Drive. The design has taken into consideration the surrounding area and developments, both new and historical, as part of the architectural design process.

8. Under any proposed zoning classification, whether the use proposed may create a nuisance or is incompatible with existing uses in the area.

The use is consistent with the existing use currently on site, which will remain. This use is compatible with the existing uses in the area and will continue to be as part of this rezoning.

9. Whether due to the size of the proposed use, in either land area or building height, the proposed use would affect the adjoining property, general neighborhood and other uses in the area positively or negatively.

The proposed height does exceed what is currently allowed by code. The site developable area sits substantially lower (approximately 20-70') than the surrounding sites, and therefore the additional height is intended to be less impactful. The land area is not changing as part of this development and will only become more densely developed as part of this proposal.
