



To: Mr. Ken Suddreth – City of Smyrna  
Mr. Rusty Martin – City of Smyrna

From: Ms. Kate Triplett, PE

Date: February 28, 2019

**RE: *Emory Adventist Hospital and MOB, Smyrna, GA Rezoning Narrative***

The intent of this memo is to provide a zoning summary to accompany the Emory Smyrna Hospital rezoning package submitted in February 2019. The 12.73-acre project site is located on South Cobb Drive in Smyrna, GA and consists of three tracts of land all zoned Office-Institutional (OI). The property will be rezoned from Office Institutional (OI) to Planned Office Development (PD).

• **Project Summary:**

- The project site consists of an existing 57 bed hospital, existing 38,000 SF medical office building, and an existing 25,200 SF medical office/arts building with associated surface parking. Emory intends to add a 120,000 SF medical office building (MOB) to the site in order to accommodate patient and facility needs. This proposed MOB, as indicated in the rezoning site plan, will be located along the South Cobb Drive property frontage. Since this MOB will require the removal of a large portion of the existing surface parking, Emory is also proposing the construct a parking deck that can serve the existing and proposed MOB's and hospital. Regrading and restriping of remaining surface parking will also be completed as part of this project.
- Rezoning of the site to a planned office development is being requested in order to accommodate the medical office building and parking deck. The site is located with the South Cobb Urban Design Guidelines overlay and is also subject to the planned office development zoning stipulations. In order to accomplish Emory's goals and future vision for this facility, a number of variances from the standards are being requested as part of this planned development. The variances requested are listed below with more detail included on the rezoning site plan and in Staff's report.

• **Variances:**

- A variance is requested to allow the LDP to be issued prior to GDOT approval due to the limited scope of work within GDOT ROW and the construction schedule of the project.
- A variance is requested to allow the existing encroachments into the stream buffers to be maintained.
- A variance is requested to allow stream buffer averaging where new encroachments into the City stream buffer may be proposed. Additional buffer area would be provided to offset the encroachment, and final buffer locations would be determined during the LDP process.

- A variance is requested to allow the entrances of institutional buildings to face any direction.
- A variance is requested to allow the entrances of commercial or institutional buildings to be in a location that is not visible from public ROW.
- A variance is requested to allow parking aisles to be oriented parallel to building entrances.
- Variances are also being requested for the following items which are described in more detail on the rezoning site plan and within the building elevations:
  - Setbacks
  - Signage
  - Building Heights
  - Building Room Slopes
  - Landscaping