



City of Smyrna

Legislation Text

City of Smyrna
A.Max Bacon City Hall /
Council Chambers
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Smyrna, GA 30080
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File #: 2019-95, **Version:** 3

WARD: Ward 6

COMMITTEE: Community Development

\$ IMPACT: N/A

Public Hearing - Zoning Request Z19-006 - Rezoning from OI to OI- PD to Add a Medical Office Building and New Parking for Emory Hospital - 12.69 Acres - Land Lot 552 - 3903, 3949 and 3969 South Cobb Drive - The Emory Clinic

The Emory Clinic is seeking approval of a rezoning for 3903, 3949 and 3969 South Cobb Drive from OI (Office Institutional) to OI-PD (Planned Office Development) for the purposes of redeveloping a portion of the site. The site currently holds a hospital building and two medical office buildings (MOBs) consisting of 38,000 and 120,000 sq. ft. The applicant is proposing to add a 120,000 sq. ft. medical office building as well as a new parking lot that is designed to serve the existing and proposed MOBs and the hospital. The proposed MOB will be a 4-story facility (30,000 sq.ft. on each floor) and will be located closer to South Cobb Drive than either of the existing buildings. Interior renovations and some utility modifications will also occur in this phase to the existing hospital. All exterior renovations to the hospital will occur in phase II.

GROUND: The Planning and Zoning Board heard the zoning request at their March 11, 2019 meeting and recommended a recommendation for **approval** with staff conditions by a vote of 7-0.

RECOMMENDATION/REQUESTED ACTION: Therefore, Community Development recommends **approval** of the rezoning from OI to OI-PD on 12.69 acres for the redevelopment of the existing Emory Hospital site located on South Cobb Drive, including those variances supported by staff as shown above, **with the following conditions:**

Standard Conditions

Requirements #1, 2, 3, 4, 5, 8, 9, 10, 12,16 and 17 from Section 1201 of the Zoning Code are not applicable. The following requirements remain applicable.

1. All utilities within the development shall be underground.
2. The developer shall be responsible for any traffic improvements (including additional right-of-way dedications) deemed necessary by either the City or the County during construction plan review. Sidewalks shall be provided by the developer inside the subdivision and outside the subdivision adjacent to any public right-of-way consistent with City's requirements for the extent of the development. A grass buffer with a minimum width of 2' shall be provided between the back of curb and sidewalk.
3. No debris may be buried on any lot or common area.

4. The developer will comply with the City's current tree ordinance. All required tree protection measures shall be adhered to by the developer during construction.
5. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
6. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.

al Conditions

7. The development shall maintain the following setbacks:
 - Front - 25'
 - Side - 10'
 - Rear - 40'
 - Building Separation - 15'
8. The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.
9. The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.
10. The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.
11. Issuance of the final Land Disturbance Permit (LDP) will not occur until GDOT approval is obtained. However, preliminary grading/demolition work, once approved by the City Engineer, will be allowed to begin prior to such GDOT approval being finalized.
12. Three months after the issuance of a final c/o for the MOB, the applicant will study traffic conditions and provide signal modifications or installations as warranted. This timeframe can be adjusted by the City Engineer as needed. Any improvements necessary as a result of said study/studies will be the responsibility of the applicant.
13. Utilization of low intensity, environmental type lighting shall be allowed within the development. The illumination of which shall be confined within the perimeter of the subject property through the use of "full cut-off lighting".
14. Approval of the subject property for the OI-PD zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 3/5/2019, dated 2/08/2019 and created by Kimley Horn and Associates, Inc. and all zoning stipulations above.
15. The applicant shall be bound to the elevations submitted on 2/8/2019 for the 120,000 sq.ft. MOB and drawn by May Architecture. Approval of any change to the elevations must be obtained from the Director of Community Development.

16. The applicant shall be bound to the parking deck elevations labelled "New Northwest Parking Deck at Emory University Hospital Smyrna" submitted 2/08/2018, dated 12-28-2018 and done by Kimley Horn and Associates, Inc.