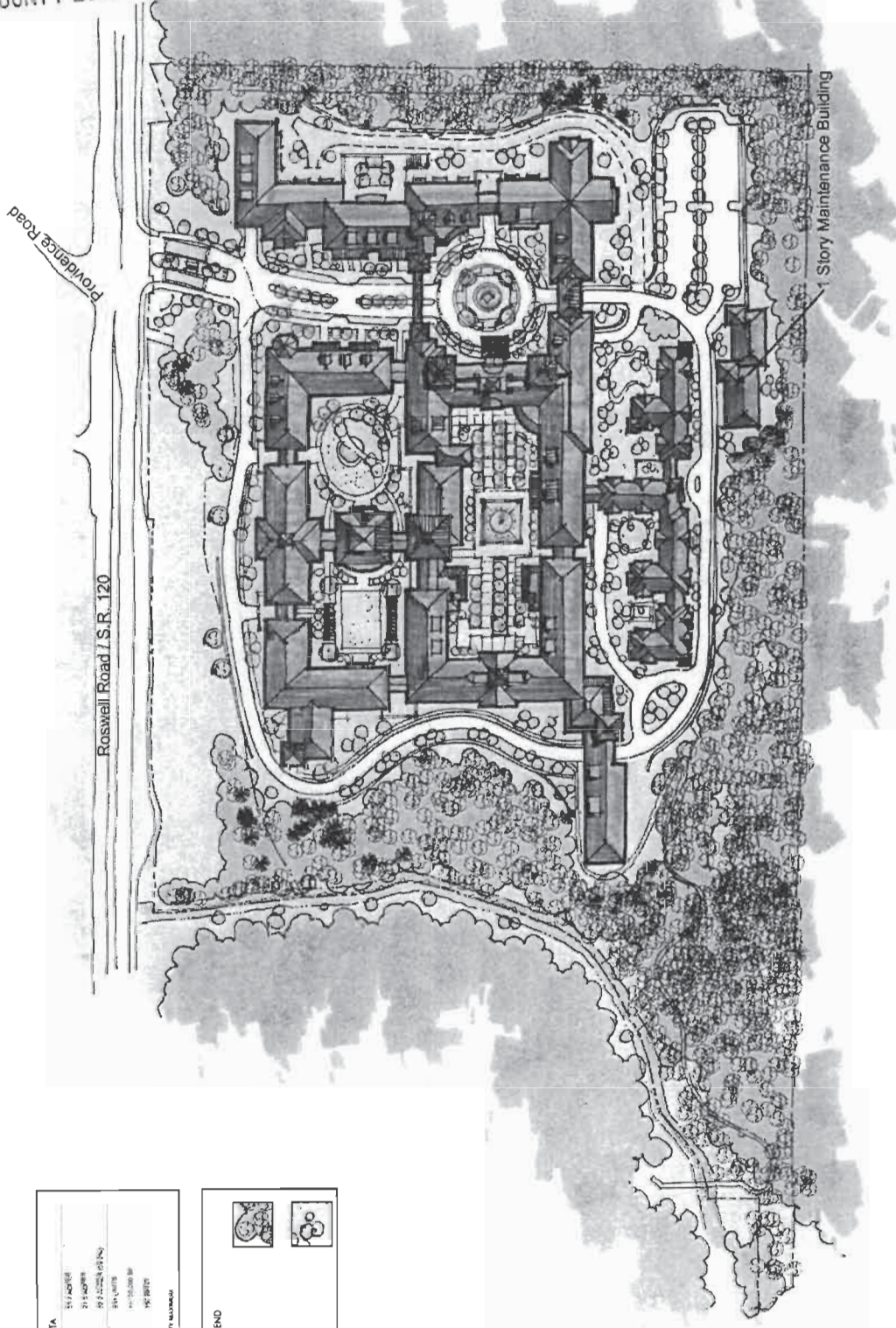


Z-43
(2013)

COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION

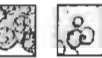


SITE DATA

PERMITTED AREA	511,400 SQ. FT.
TOTAL DEVELOPMENT AREA	511,400 SQ. FT.
TOTAL OPEN SPACE	99,000 SQ. FT.
APPROXIMATELY 1,000 UNITS	99,000 SQ. FT.
CLUSTERED 100' CIRCULAR SPACES	100,000 SQ. FT.
PERMITTED CARPARKS	100,000 SQ. FT.

NOTE: TO LINDO REDUCE TO BE A STORY MAINTENANCE

TREE LEGEND



CLUSTERED TREES TO REMAIN

APPROXIMATE 100'



Scale: 1" = 100'

THW
DESIGN
CONCEPTS & ARCHITECTURE, INC.

Isakson
Living
East Cobb Community



Your Vision is Our Mission

APPLICANT: Isakson Living Communities, LLC

PETITION NO: Z-43

REPRESENTATIVE: J. Kevin Moore 770-429-1499

HEARING DATE (PC): 08-06-13

Moore, Ingram, Johnson & Steele, LLP

HEARING DATE (BOC): 08-20-13

TITLEHOLDER: Wylene S. Tritt

PRESENT ZONING: R-20

PROPERTY LOCATION: South side of Roswell Road, across from

PROPOSED ZONING: CCRC

Providence Road and west of Robinson Road

PROPOSED USE: Continuing Care

(3540 Roswell Road).

Retirement Facility

ACCESS TO PROPERTY: Roswell Road

SIZE OF TRACT: 53.7 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

LAND LOT(S): 965, 966

and wooded acreage

PARCEL(S): 1

TAXES: PAID X **DUE** _____

CONTIGUOUS ZONING/DEVELOPMENT

COMMISSION DISTRICT: 2

NORTH: LRO/Office condominiums

SOUTH: R-20/Hidden Hollow; R-15/Robinson Walk Subdivisions

EAST: R-15/Robinson Walk; RA-4/Wyntergreen and Glenside Subdivisions

WEST: R-20/Cobb County Park - Fullers Park

OPPOSITION: NO. OPPOSED ____ **PETITION NO:** ____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED ____ **MOTION BY** _____

REJECTED ____ **SECONDED** _____

HELD ____ **CARRIED** _____

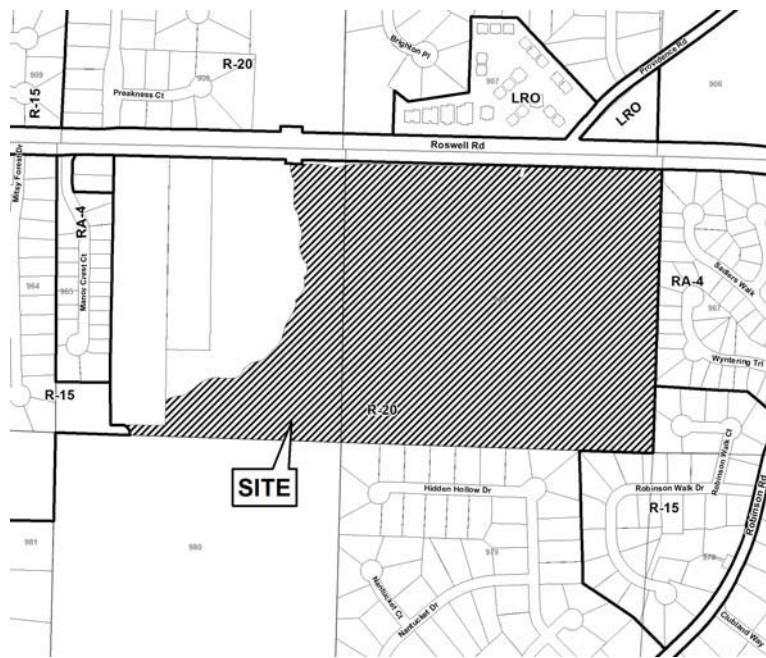
BOARD OF COMMISSIONERS DECISION

APPROVED ____ **MOTION BY** _____

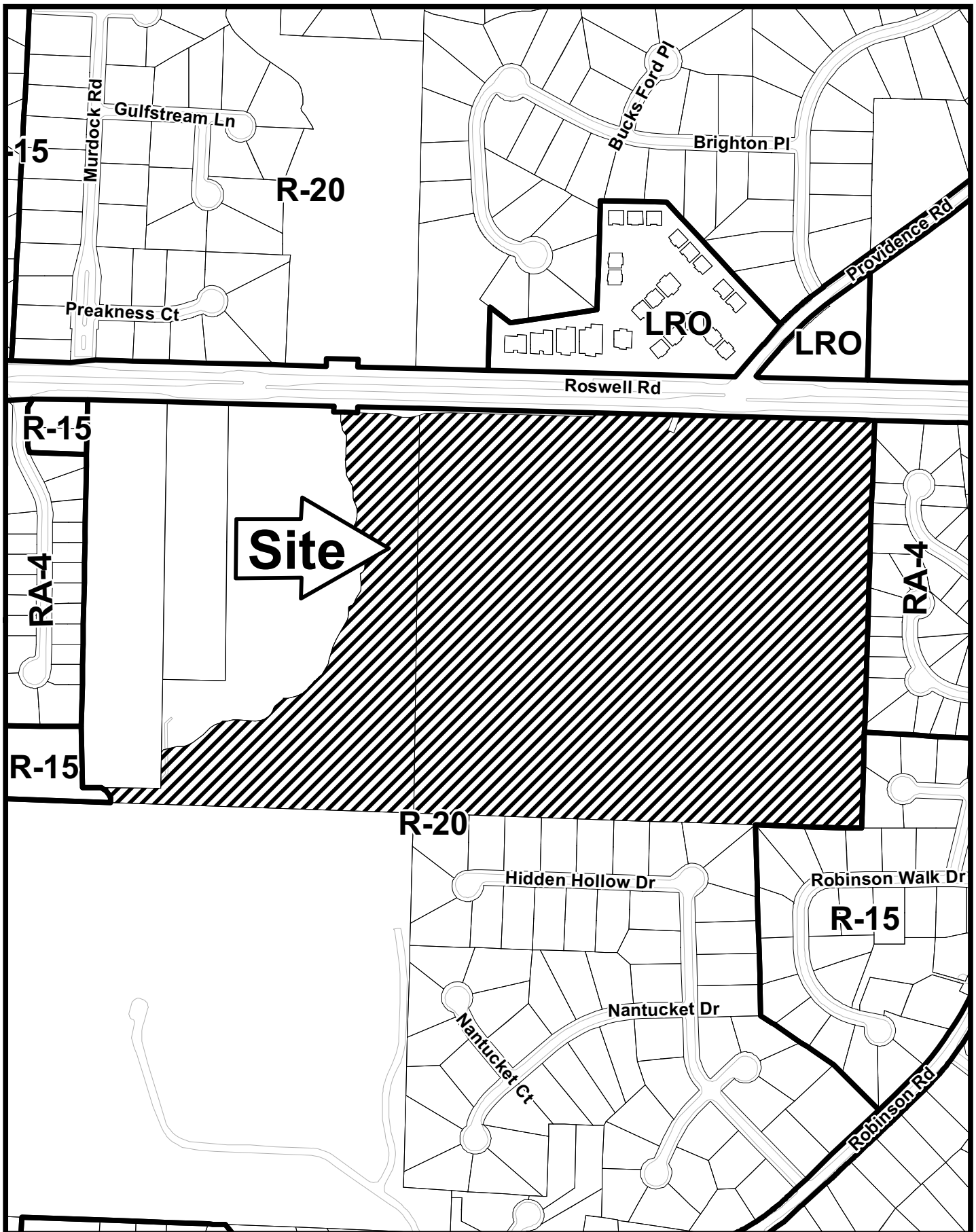
REJECTED ____ **SECONDED** _____

HELD ____ **CARRIED** _____

STIPULATIONS:



Z-43



This map is provided for display and planning purposes only. It is not meant to be a legal description.

300 0 300
Feet



City Boundary
Zoning Boundary

APPLICANT: Isakson Living Communities, LLC

PETITION NO.: Z-43

PRESENT ZONING: R-20

PETITION FOR: CCRC

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Low Density Residential (1-2.5 units per acre)

Proposed Number of Units: 837 (Indep) 150 (Healthcare) **Overall Density:** 18.37 **Units/Acre**

Present Zoning Would Allow: 93 **Units** **Increase of:** 894 **Units/Lots**

Applicant is requesting the Continuing Care Retirement Community (CCRC) zoning category in order to develop a CCRC having a total of 937 units – 837 independent units and 150 units in healthcare. The proposed development is intended for persons aged 62 and up. In keeping with the CCRC section of the Zoning Ordinance, the proposed development will offer independent living, assisted living, and skilled nursing care in an integrated system. The CCRC development is also enhanced by onsite amenities such as dining, activities, entertainment, fitness, wellness and providing health services including assisted living, memory care and skilled nursing, all of which enable members to age in place. Applicant has submitted an information packet about the proposed development and is attached to this analysis for review. The submitted site plan indicates buildings will be a maximum of four stories. Since the abutting properties to the south and east are residential on the future land use map, the minimum setback is 50 feet.

For properties requesting CCRC in the Low Density Residential (LDR) land use category, per the Zoning Ordinance in §134-202.1(4)(7), “when any building is within 100 feet of the perimeter of the project and is contiguous to less dense residentially zoned property, that building will consist of single-family, duplex, triplex or quadraplex units no exceeding one and one-half stories in height”. Applicant’s proposed site plan indicates a one-story maintenance building, not a residential building near the southern property line.

Cemetery Preservation: No comment.

APPLICANT: Isakson Living Communities, LLC

PETITION NO.: Z-43

PRESENT ZONING: R-20

PETITION FOR: CCRC

SCHOOL COMMENTS:

		Capacity	Number of
Name of School	Enrollment	Status	Portable Classrooms
Elementary			
Middle			
High			

- School attendance zones are subject to revision at any time.

Additional Comments:

FIRE COMMENTS:

ACCESS: GRASS PAVERS ARE NOT ACCEPTABLE IN THE FIRE LANE.
Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.08.02.1)

APPLICANT: Isakson Living Communities, LLC

PETITION NO.: Z-43

PRESENT ZONING: R-20

PETITION FOR: CCRC

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to CCRC for purpose of Continuing Care Retirement facility. The 53.7 acre site is located at the south side of Roswell Road, across from Providence Road west of Robinson Road.

Comprehensive Plan

The parcel is within a Low Density Residential (LDR) future land use category, with R-20 zoning designation. The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre. This category presents a range of densities.

Master Plan/Corridor Study

Not applicable.

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Design Guidelines

Is the parcel in an area with Design Guidelines? ☐ Yes ☒ No
If yes, design guidelines area _____
Does the current site plan comply with the design requirements?

APPLICANT Isakson Living Communities, LLC

PETITION NO. Z-043

PRESENT ZONING R-20

PETITION FOR CCRC

WATER COMMENTS:

NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: ☒ Yes ☐ No

Fire Flow Test Required: ☒ Yes ☐ No

Size / Location of Existing Water Main(s): ***8" DI / S side of Roswell Road***

Additional Comments: County master meter to serve development

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS:

NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: ☒ Yes ☐ No

At Development: ☒ Yes ☐ No

Approximate Distance to Nearest Sewer: ***On site, southern and western sides of property***

Estimated Waste Generation (in G.P.D.): **A D F 107940 Peak= 269850**

Treatment Plant: **Sutton**

Plant Capacity: ☒ Available ☐ Not Available

Line Capacity: ☐ Available ☐ Not Available

Projected Plant Availability: ☒ 0 - 5 years ☐ 5 - 10 years ☐ over 10 years

Drw Sewers Required: ☐ Yes ☒ No

Off-site Easements Required: ☐ Yes* ☒ No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: ☒ Yes ☐ No

Letter of Allocation issued: ☐ Yes ☒ No

Septic Tank Recommended by this Department: ☐ Yes ☒ No

Subject to Health Department Approval: ☐ Yes ☒ No

Additional Comments: Flow assumes 837 apts + 150 hospital beds, may be higher with amenities (retail, restaurants, etc). Sewer Flow study may be required at Plan Review

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Isakson Living Communities, LLC

PETITION NO.: Z-43

PRESENT ZONING: R-20

PETITION FOR: CCRC

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: ☒ YES ☐ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Sewell Mill Creek FLOOD HAZARD INFO: Zone AE

- ☒ FEMA Designated 100 year Floodplain Flood.
- ☐ Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- ☒ Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- ☐ Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: ☐ YES ☐ NO ☒ POSSIBLY, NOT VERIFIED

Location: within and adjacent to onsite stream channels.

- ☒ The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: ☒ YES ☐ NO ☐ POSSIBLY, NOT VERIFIED

- ☐ Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- ☐ Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- ☒ Georgia Erosion-Sediment Control Law and County Ordinance - **County Review**/State Review.
- ☐ Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- ☒ County Buffer Ordinance: 50', 75', **100'** or 200' each side of creek channel.

DOWNSTREAM CONDITION

- ☒ Potential or Known drainage problems exist for developments downstream from this site.
- ☐ Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- ☒ Minimize runoff into public roads.
- ☒ Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- ☐ Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- ☐ Existing Lake Downstream _____.
Additional BMP's for erosion sediment controls will be required.
- ☐ Lake Study needed to document sediment levels.
- ☐ Stormwater discharges through an established residential neighborhood downstream.
- ☒ Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on receiving stream (Sewell Mill Creek).

APPLICANT: Isakson Living Communities, LLC

PETITION NO.: Z-43

PRESENT ZONING: R-20

PETITION FOR: CCRC

STORMWATER MANAGEMENT COMMENTS – Continued

SPECIAL SITE CONDITIONS

- ☐ Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- ☒ Submit all proposed site improvements to Plan Review.
- ☐ Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- ☐ Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- ☐ Existing facility.
- ☒ Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- ☐ Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- ☐ Calculate and provide % impervious of project site.
- ☐ Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- ☐ No Stormwater controls shown _____
- ☐ Copy of survey is not current – Additional comments may be forthcoming when current site conditions are exposed.
- ☐ No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. This site is located just south of Roswell Road adjacent to Sewell Mill Creek which forms the western property boundary. The site is predominately woodland with the majority of the site sloping between 10 and 20%. There are two areas where slopes approach 30% at the northeast and southwest corners of the site. The site is dominated by a central knoll and ridgeline that runs east and west through the center of the parcel. The entire site drains to the west into the floodplain of Sewell Mill Creek. Two existing channels along the northern and southern boundaries convey offsite runoff through the site.
2. The location of this parcel within the Sewell Mill Creek watershed qualifies for fee-in-lieu of detention. However, this will need to be justified during Plan Review. Onsite water quality as well as channel protection volume will be required.

APPLICANT: Isakson Living Communities, LLC

PETITION NO.: Z-43

PRESENT ZONING: R-20

PETITION FOR: CCRC

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Roswell Road	36,020	Arterial	45 mph	Georgia DOT	100'

Based on 2012 traffic counting data taken by Georgia DOT (Roswell Road)

COMMENTS AND OBSERVATIONS

Roswell Road is classified as an arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend developer contribute 100% of the cost for the traffic signal upgrade at the entrance.

Recommend GDOT permits for all work that encroaches upon State right-of-way.

Recommend a deceleration lane on Roswell Road for the entrance.

Recommend developer comply with all transportation related requirements of GRTA's Notice of Decision recommendations.

Recommend private streets be constructed to the Cobb County Standard Specifications.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

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STAFF RECOMMENDATIONS

Z-43 ISAKSON LIVING COMMUNITIES, LLC

It is Staff's opinion that there are existing and changing conditions affecting the property which give supporting grounds for continuing the application. Staff needs time to review responses from the Georgia Regional Transportation Authority and the Atlanta Regional Commission. Additionally, county staff understands that the applicant needs more time to discuss the proposal with area residents, and if needed, prepare a revised site plan after those discussions. A project of this size will need additional staff review if the site plan changes. This proposal is still evolving and is not ready to be heard by the Planning Commission and Board of Commissioners'.

Based on the above analysis, Staff recommends CONTINUING the application until the October zoning cycle.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

CLATSOP COUNTY, OREGON
ZONING DIVISION

2013 MAY 29 PM 4:36

CLATSOP COUNTY ZONING DIVISION

Application No. z- 43
August (2013)

Summary of Intent for Rezoning*

Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): See detailed information provided by
b) Proposed building architecture: Applicant and submitted as part of the
c) Proposed selling prices(s): Application for Rezoning.
d) List all requested variances: _____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Not Applicable
b) Proposed building architecture: _____
c) Proposed hours/days of operation: _____
d) List all requested variances: _____

Part 3. Other Pertinent Information (List or attach additional information if needed)

See detailed information provided by Applicant and submitted as part of the
Application for Rezoning.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a
plat clearly showing where these properties are located).

*Applicant specifically reserves the right to amend any information set forth in the Summary of Intent, the detailed information, and any portion of the Application for Rezoning at any time during the rezoning process.

COBB COUNTY GEORGIA
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2013 MAY 29 PM 4:38

COBB COUNTY ZONING DIVISION

EAST COBB

CONTINUING CARE RETIREMENT
COMMUNITY



Isakson
Living

Your Vision is Our Mission

Isakson Living

- A family-owned local developer with deep Cobb County roots
- Entry into the field of senior housing began with the Isakson Family's search for a retirement option for their parents, Ed and Julia Isakson
- Successfully developed Park Springs a continuing care retirement community located in Stone Mountain which opened in 2004 and has won numerous local and national awards



Continuing Care Retirement Community (CCRC)

A CCRC is a residential community offering independent homes enhanced by onsite amenities such as dining, activities, entertainment, fitness, wellness and providing health services including assisted living, memory care and skilled nursing all of which enables members to age in place.

East Cobb CCRC

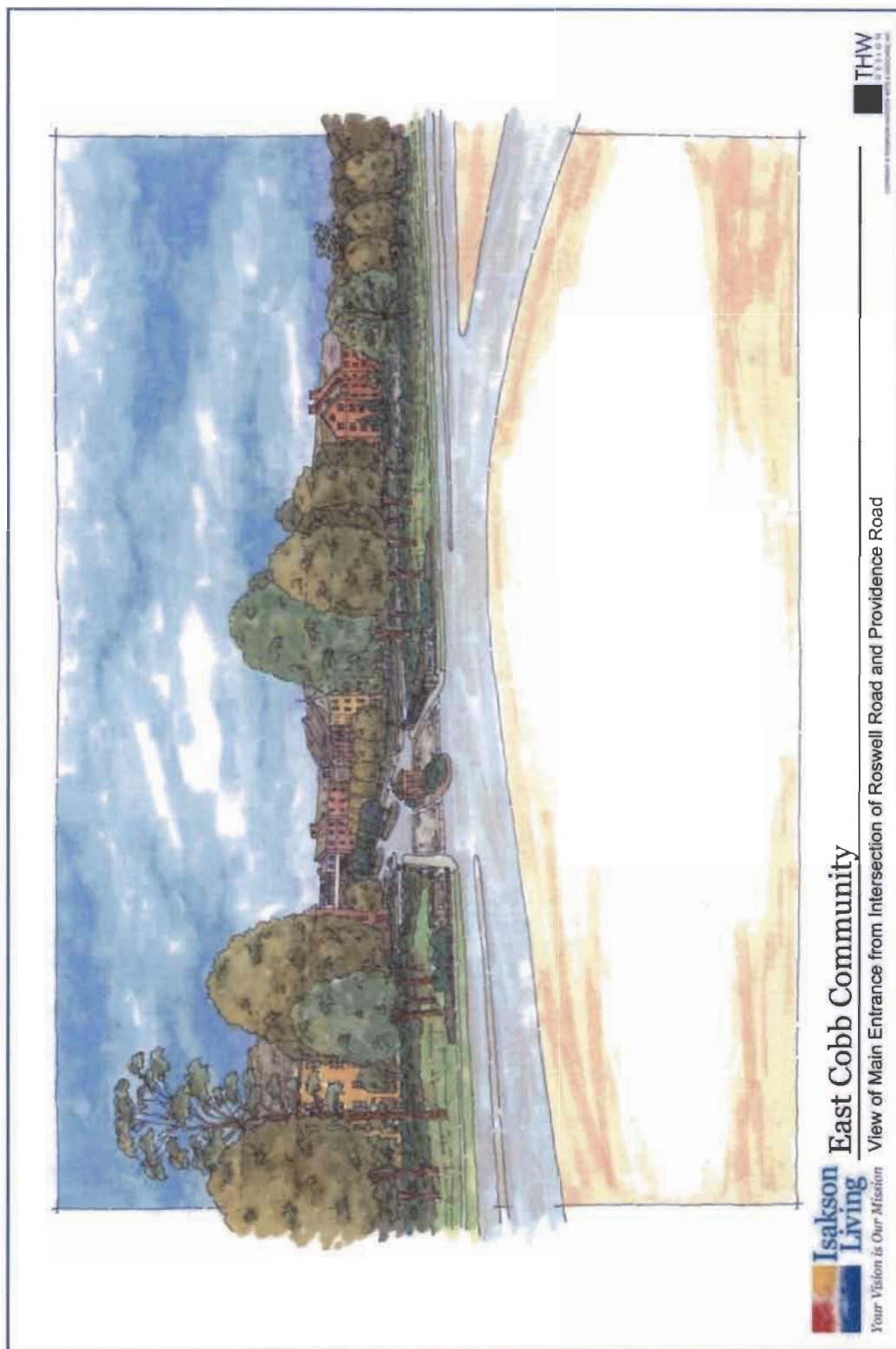
- No such community currently exists
- Sized to address existing and future demand
- Benefit to existing East Cobb residents
- Opportunity for parents of existing East Cobb residents
- Amenity for all of Cobb County: Intergenerational Opportunities



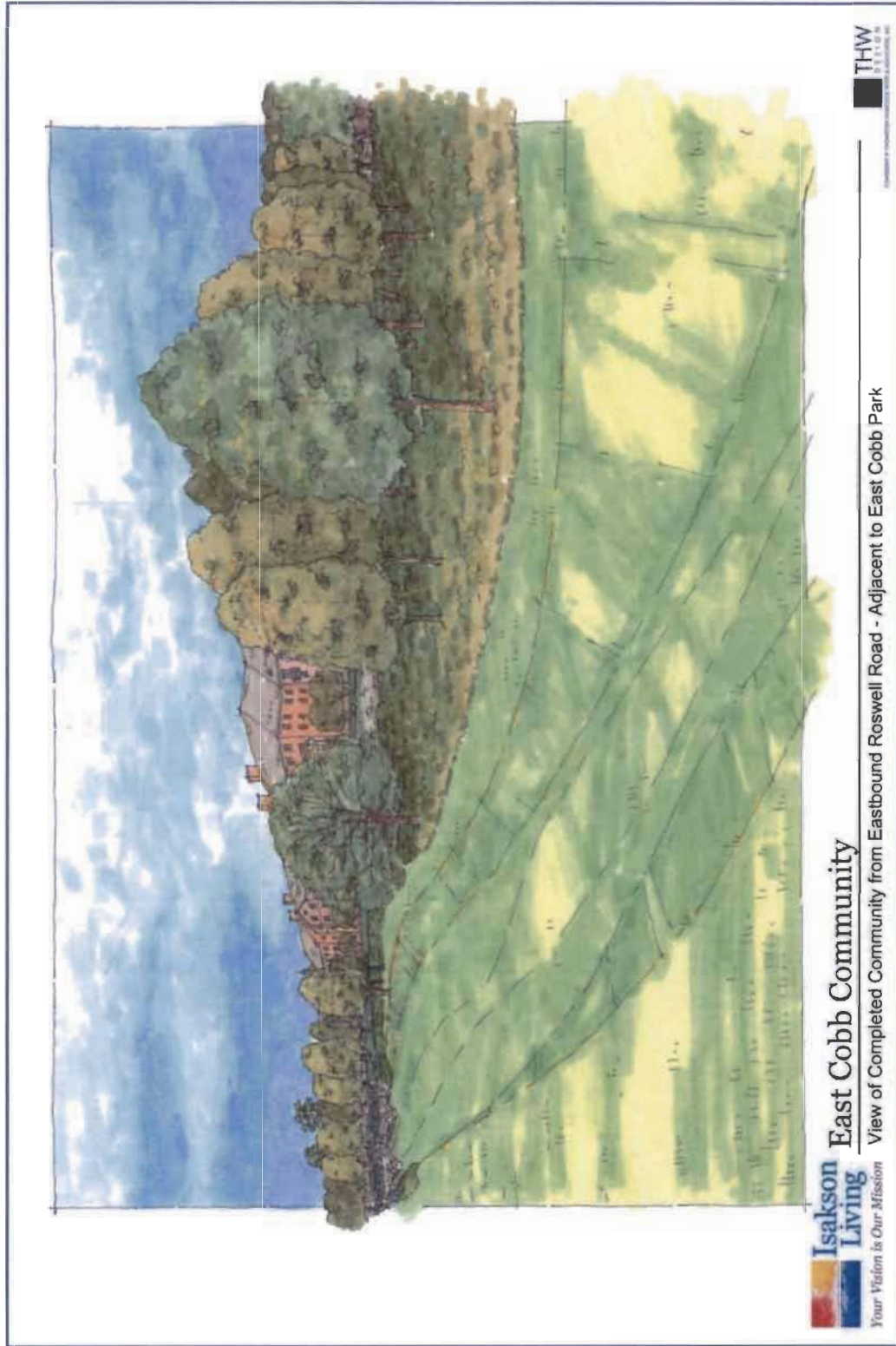
East Cobb Community

Current View of Main Entrance from Intersection of Roswell Road and Providence Road

THW
DESIGN









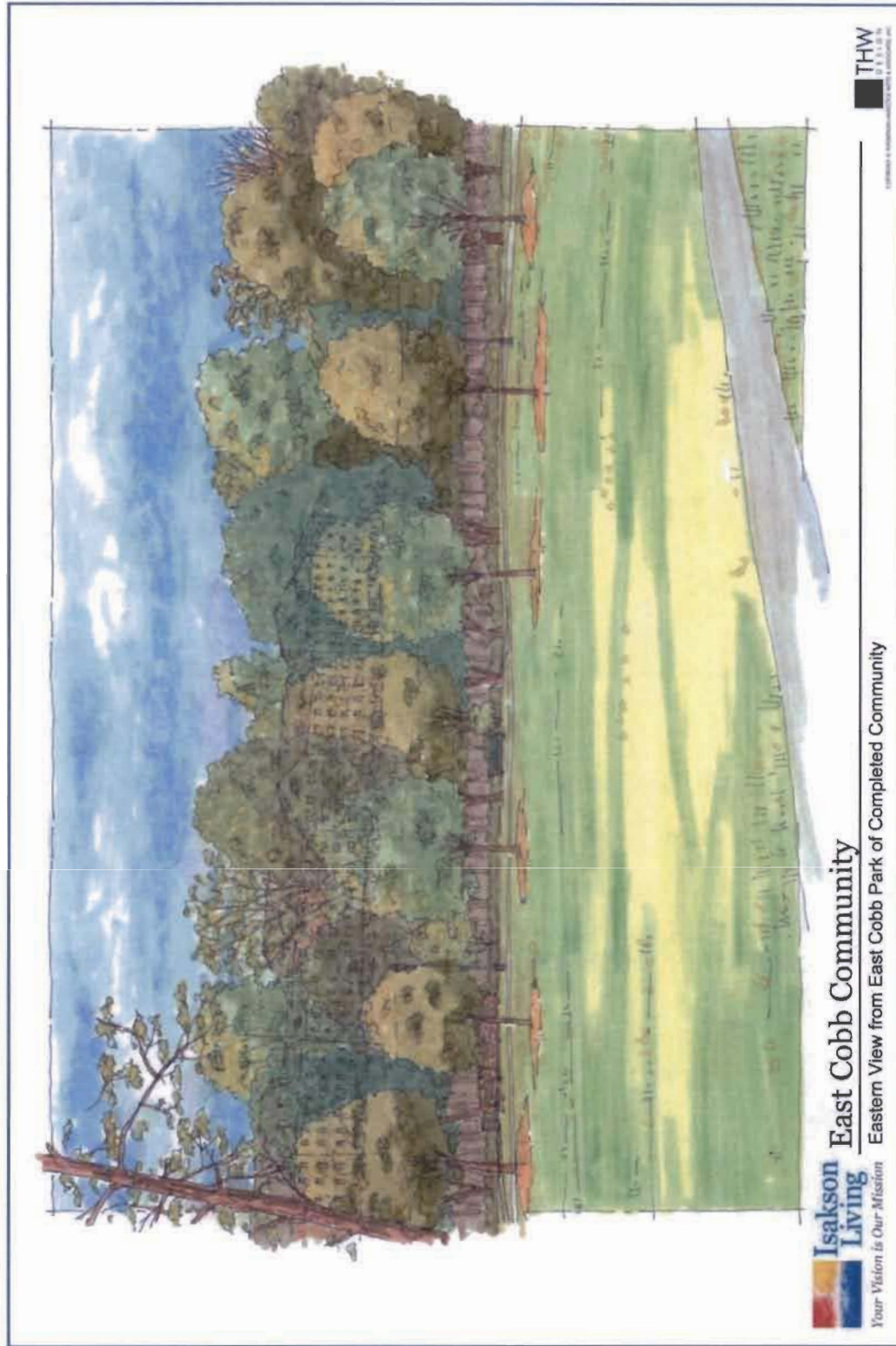
Isakson Living East Cobb Community

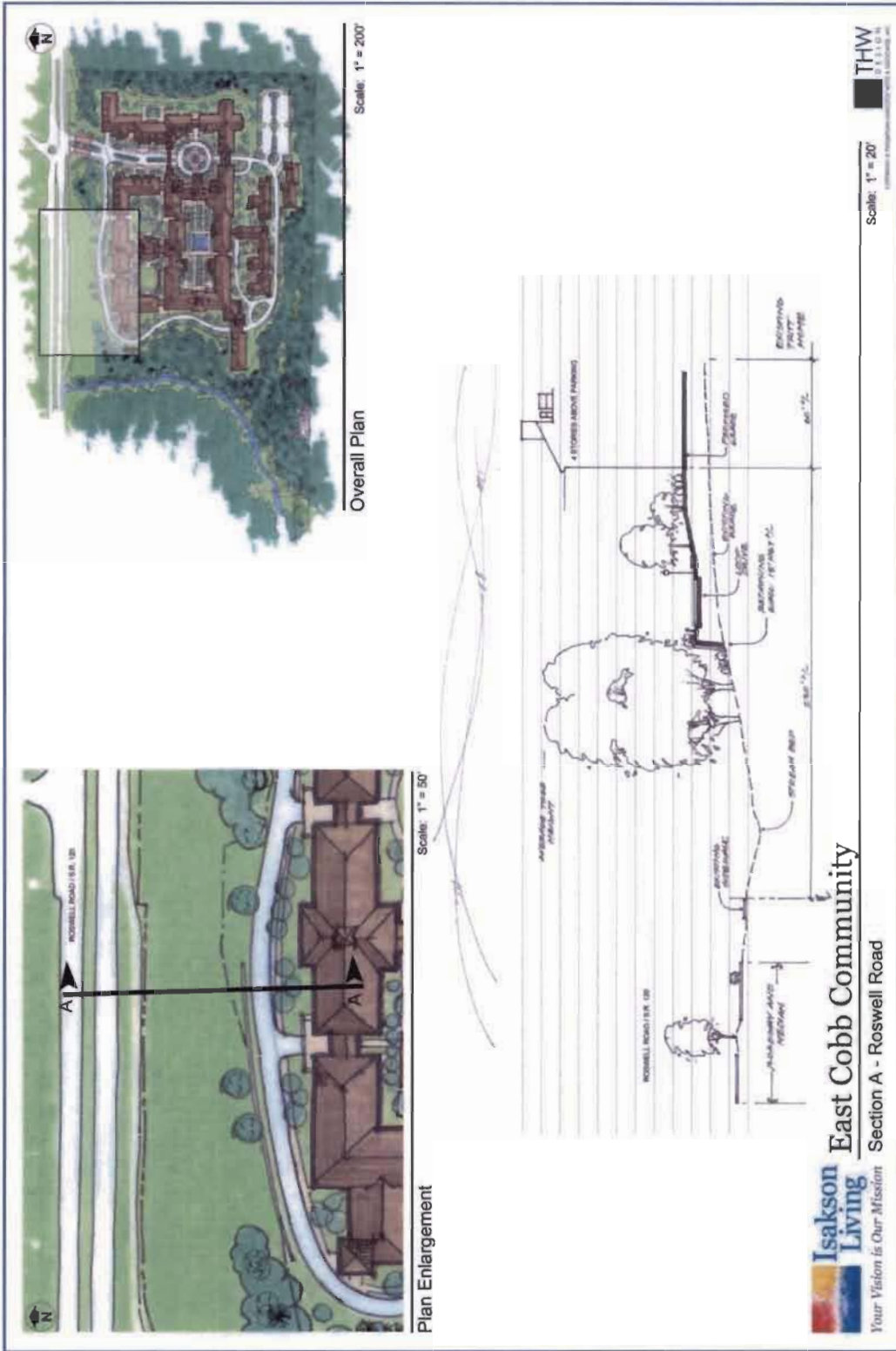
Your Vision is Our Mission

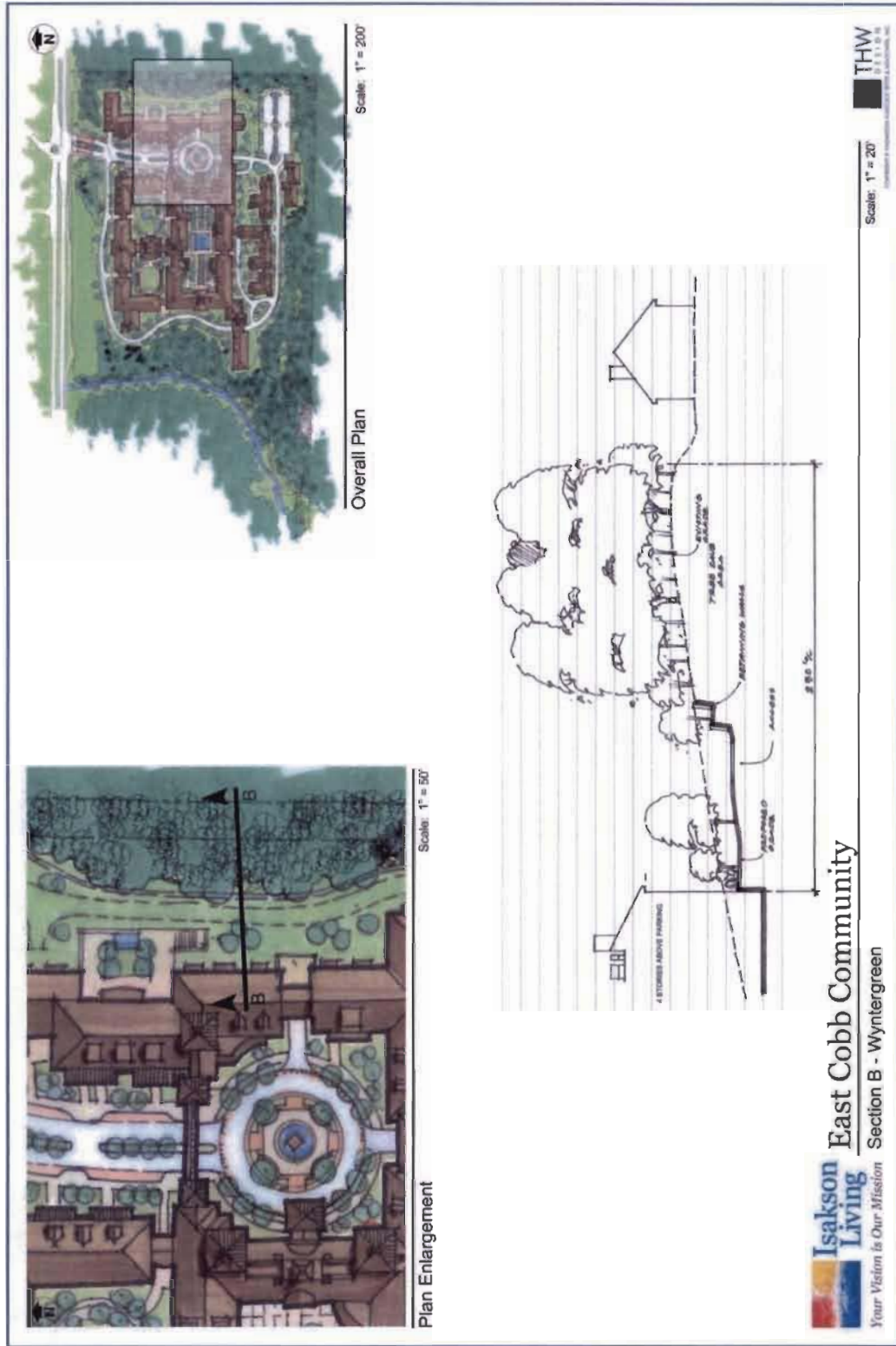
Current Eastern View of Proposed Community From East Cobb Park

THW
DESIGN

COMMUNITY & LANDSCAPE ARCHITECTURE

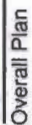




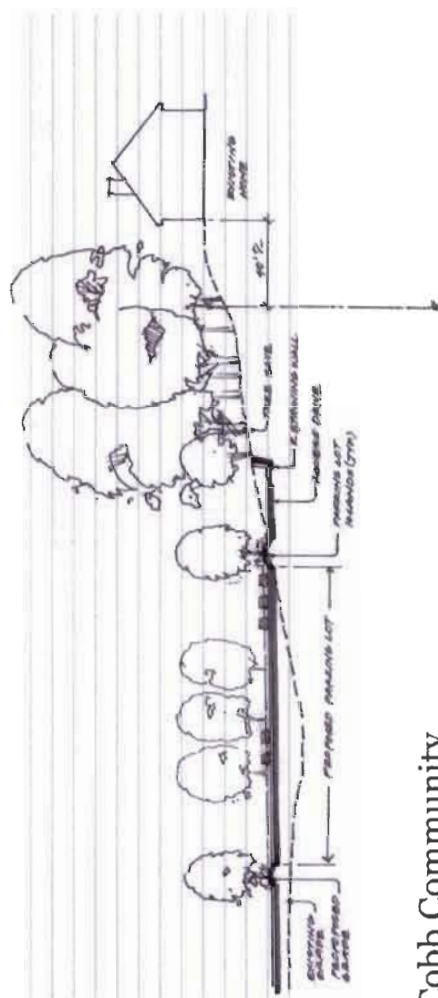




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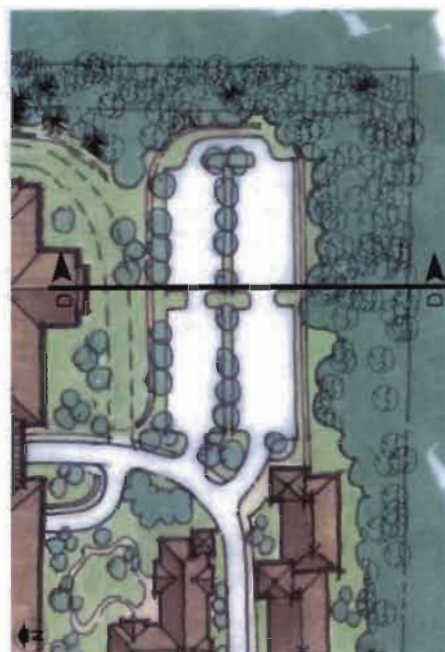
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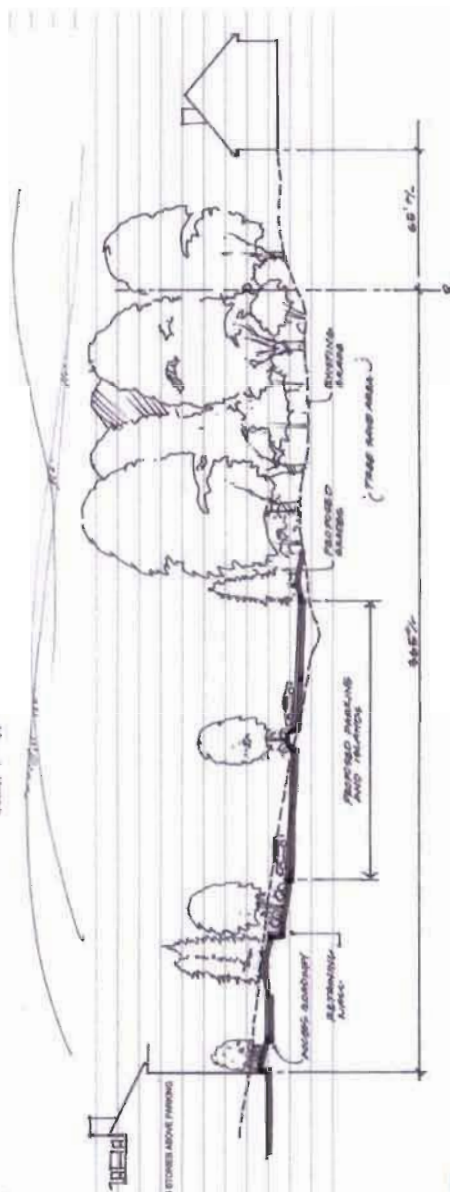
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Scale: 1" = 50'



Scale: 1" = 200'



Scale: 1" = 20'

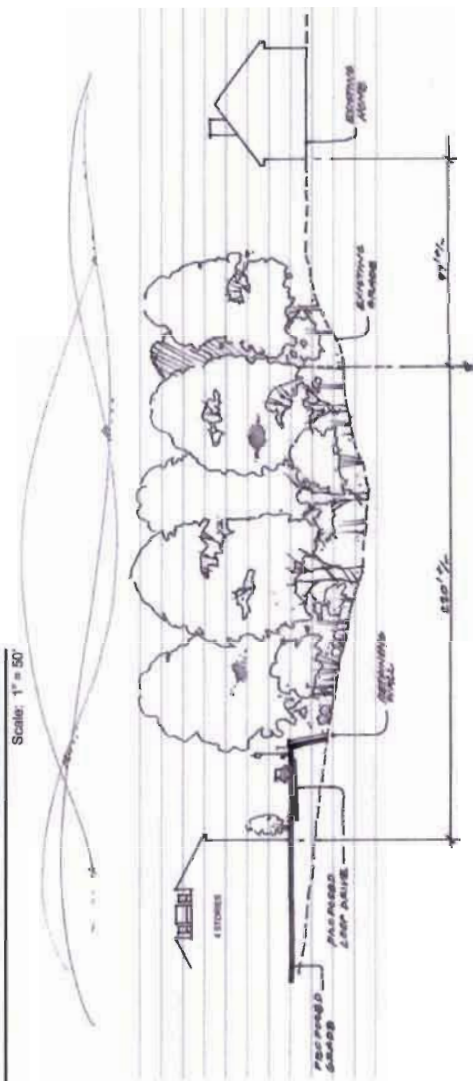




Plan Enlargement

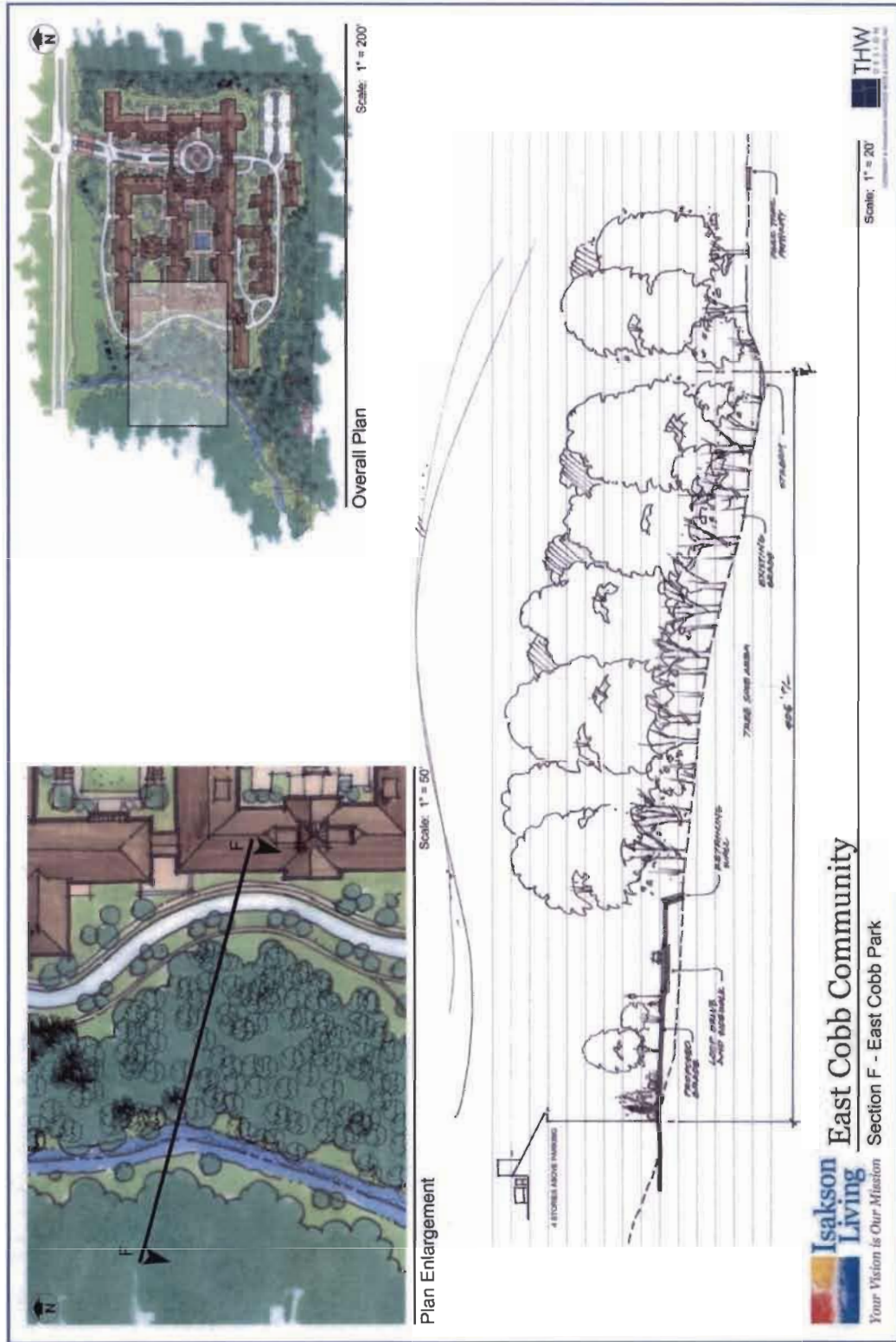


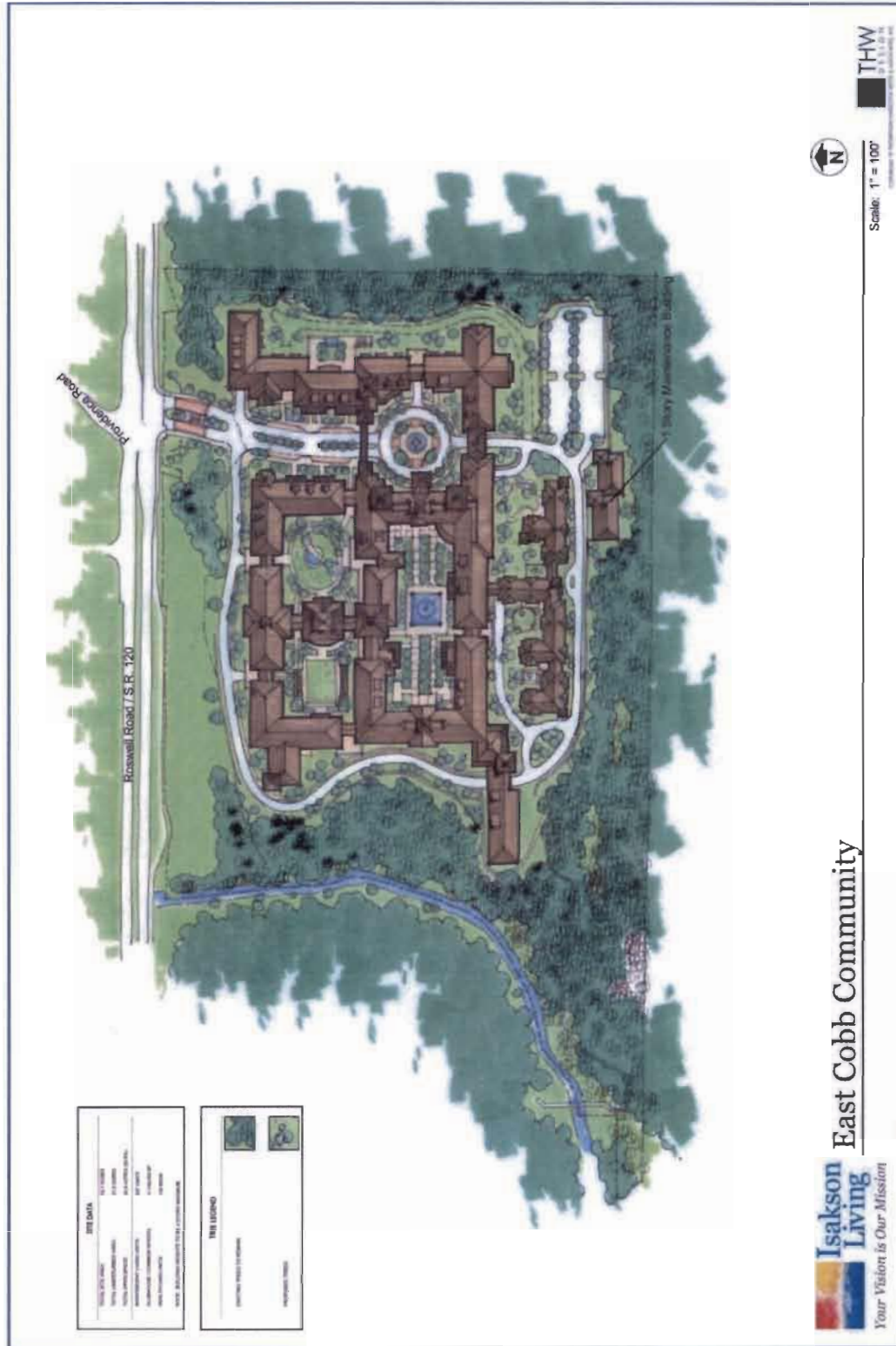
Overall Plan



MHL

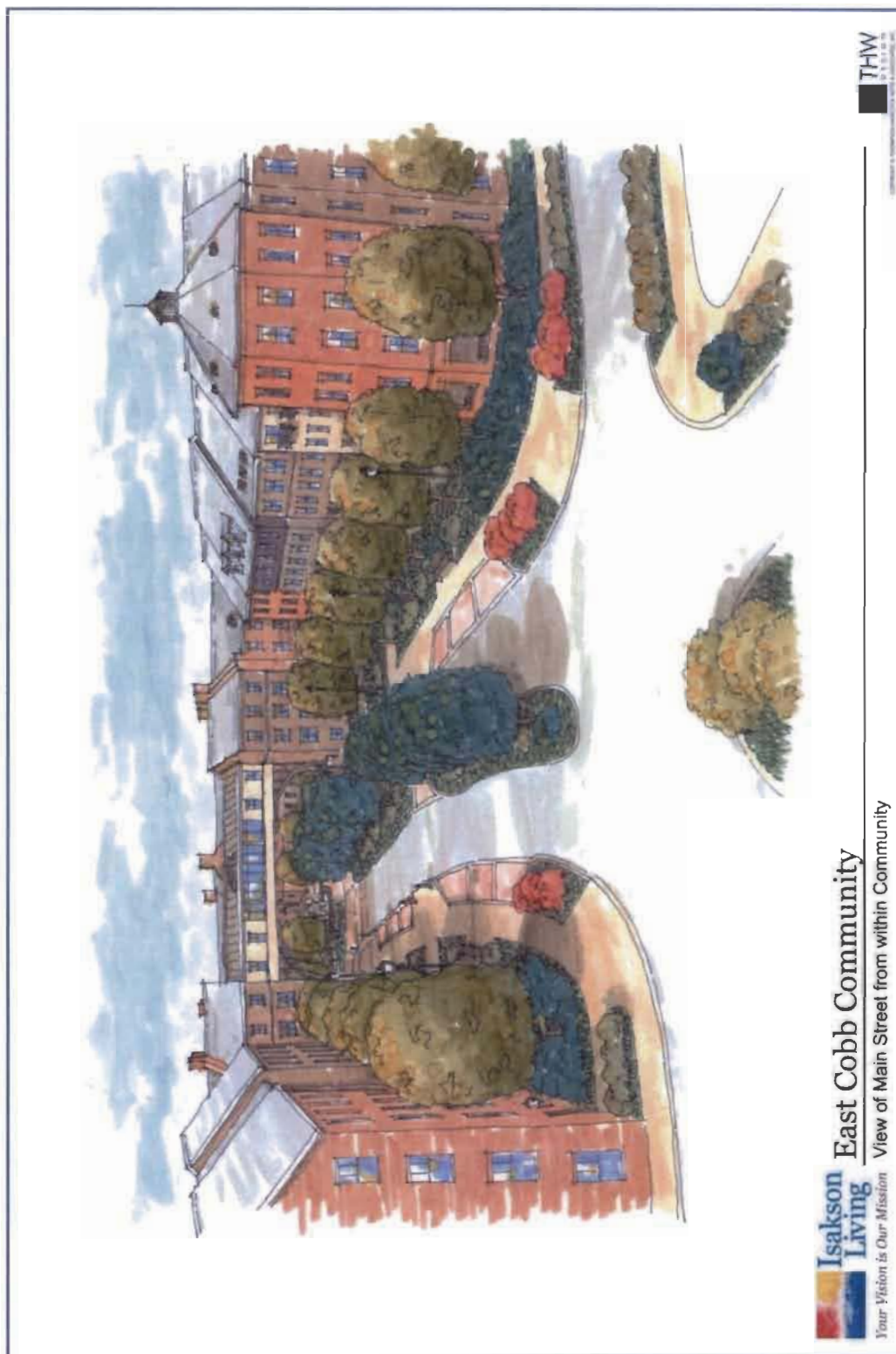
Scale: 1" = 20'





Site Data

• Total site area:	53.7 Acres
• Total undisturbed area:	21.5 Acres
• Total open space:	32.2 Acres
• Existing undisturbed trees:	40%
<hr/>	
• Independent living units:	837
• Health care units:	150
• Building height:	4 Story Maximum



Alternative Use Traffic Study

Proposed Site Plan

TABLE 1 TRIP GENERATION PER ITE 9TH EDITION								
Land Use	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	
Congregate Care Facility	837 Units	30	20	50	78	64	142	1,691
Assisted living	75 Beds	7	4	11	7	10	17	200
Nursing Home	75 Beds	7	6	13	6	11	17	173
Total		44	30	74	91	85	176	2,064

Alternative Use Traffic Study

Alternative Land Use Scenarios

TABLE 2A TRIP GENERATION FOR ONLY OFFICE

Land Use	Size	A.M. Peak Hour		P.M. Peak Hour		24-Hour
		Enter	Exit	Enter	Exit	
General Office	462,000	562	76	101	495	4,335
Total		562	76	101	495	4,335

TABLE 2B TRIP GENERATION FOR ONLY RESIDENTIAL

Land Use	Size	A.M. Peak Hour		P.M. Peak Hour		24-Hour
		Enter	Exit	Enter	Exit	
Single Family Detached Housing	209	39	117	129	75	2,049
Total		39	117	129	75	2,049

TABLE 2C TRIP GENERATION FOR OFFICE AND RESIDENTIAL

Land Use	Size	A.M. Peak Hour		P.M. Peak Hour		24-Hour
		Enter	Exit	Enter	Exit	
General Office	50,000	95	13	23	112	782
Single Family Detached Housing	190	36	107	118	69	1,877
<i>Mixed-Use Reduction</i>		0	0	-2	-2	-8
Total		131	120	139	179	2,651