



PEACOCK
partnership

12/11/12

Amended 03-06-2013

City of Roswell Planning and Zoning

38 Hill Street, Suite G-30
Roswell, GA 30075

To whom it may concern,

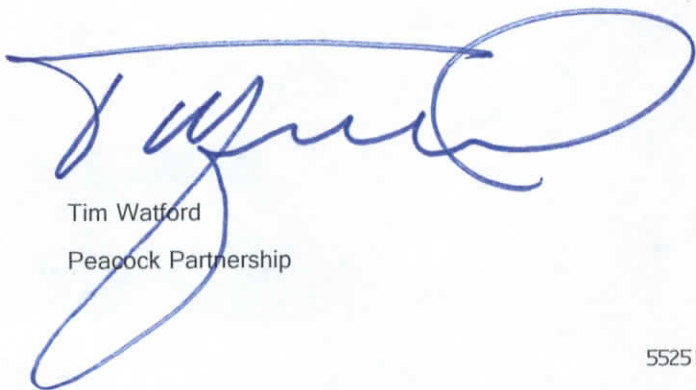
On behalf of Med Holdings of Roswell, LLC we are requesting the consolidation and rezoning of 2725 and 2715 Holcomb Bridge Rd. from FC-A (Fulton County Annexed under Fulton County O&I regulations) to O-P (Office Professional) with a conditional use and variances. The requested combination of properties is for expansion of the existing assisted living facility on 2725 Holcomb Bridge Rd. on to the 2715 Holcomb Bridge Rd. property. Most of the proposed assisted living facility expansion will be three stories, but will have half a floor, as a "daylight" basement area, creating a portion of the building that will be four stories tall. Therefore, we request a variance on the three story limitation imposed by the O-P zoning classification. Due to the existing slope of the site we can create the four-story portion of the facility, while limiting the number of stories visible from Holcomb bridge rd. to three. Due to the existing location of the assisted living facility on the 2725 Holcomb Bridge Rd. property, we request a variance on the setback requirements of a 25 foot undisturbed buffer and a 35 foot building Setback on the southeast side, along with an improvement to the current dumpster location.

The requested combining and rezoning with variances for 2725 and 2715 Holcomb Bridge Rd. from FC-A to O-P will not change the intended future use of the property or building located within. The existing building located at 2725 Holcomb Bridge Rd. is currently an assisted living facility. The proposed building located mostly on the 2715 Holcomb Bridge Rd. property will be a similar assisted living facility connected to the existing facility on the 2725 Holcomb ridge Rd. property via pedestrian walkway. The surrounding properties are currently zoned FC-A (Fulton County Annexed) with one property bordering to the north zoned O-P (Office Professional). The nearby properties are also FC-A (Fulton County Annexed) with a mix of uses ranging from residential and institutional to commercial. Since the property use will not change with the requested rezoning, the usage remains suitable to, and will not adversely affect the use and development of the surrounding, and nearby properties.

As currently zoned, 2715 Holcomb ridge Rd. in particular has limited development potential due to the site restrictions and slope of the property. Combining and rezoning both sites will ensure better development and economic opportunities for the combined site. The rezoning proposal is not projected to cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The zoning proposal is in conformity with the policy and intent of the future land use plan. There are no other existing changes or conditions affecting the use of the property, which give supporting grounds for disapproval of the zoning proposal.

Thank you,



Tim Watford
Peacock Partnership

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