

Roswell Retirement Residence – Letter of Intent
Rezone with Conditional Use Permit
Concurrent Variances for Parking, Buffer & Setback

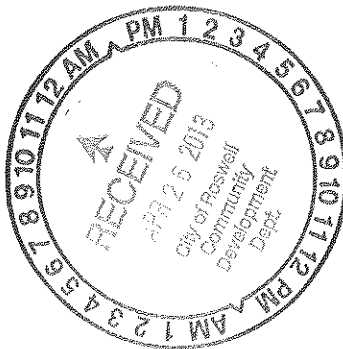
I. INTRODUCTION – ROSWELL RETIREMENT RESIDENCE

Site Description

The subject parcel is located on the north side of the intersection of Holcomb Bridge Road and Scott Road. This site abuts the Walton Centennial Development and is approximately 5.1 acres in size.

Abutted by:

- To the north is Walton Centennial, an existing development of apartments, townhomes, and single-family homes. (R-3)
- To the southwest across Holcomb bridge road is undeveloped property. (FC-A)
- To the southeast across Scott Road is undeveloped property. (MPMUDc)



Current Zoning: FC-A (Fulton County Annex with an AG-1 Underlay)

Current Use: Undeveloped

Property: All that tract or parcel of land lying and being in land lots 677 and 712 of the 1st district, 2nd section of the city of Roswell, Fulton County, Georgia.

Acreage

The parcel is 5.1 acres in size and is currently undeveloped.

Proposed Development & Use

Hawthorn Retirement Group LLC proposes a rezone of this site from FC-A (Fulton County Annex) with an AG-1 underlay to O-P (Office Professional District) with a Conditional Use Request for an Institutional Residential Living & Care Facility serving more than 18 persons. Concurrent variances to increase Parking and reduce the natural buffer and building setback adjacent to the R-3 zoning to the north is also proposed. The conditional use would allow the development of a 130-suite, 3 story, Retirement Residence/Congregate Care Facility. This proposed use is an allowed use within the O-P zoning with a Conditional Use permit.

Retirement Residence Congregate Care Facility Concept

The Congregate Care concept is designed for residents with an average age of 82 who are still ambulatory. The facility does not offer medical or nursing care. This development is privately funded and operated and will not receive government subsidies.

Each private suite offers the advantages of independent living while the services included provide support, security, and friendship. The private suites in the main building include studio, one, and two bedroom versions. Suites do not contain kitchens as all meals are served in the main dining room.

Roswell Retirement Residence – Letter of Intent
Rezone with Conditional Use Permit
Concurrent Variances for Parking, Buffer & Setback

Services for residents include three prepared meals daily, housekeeping, laundering, private van transportation, and various social and physical activities. The monthly rent payment covers the private suite, all meals and services as well as utilities. There are no “buy in” fees required for residents.

Our typical resident is a single woman in her late 70’s or 80’s who lives within 10 miles of the site. Couples typically rent approximately 10% of rooms, making the total building population approximately 143.

Fewer than 20% of the residents will be driving their own cars. Because most of our residents prefer not to drive, we provide private van transportation for their use. Van service is included in the monthly rent, available 24/7 and offers residents independence and mobility while providing the families peace of mind.

This type of use does not create the problems typically associated with higher density developments such as traffic, noise, or increased demand on public services. This type of facility produces 16-18 full time employment positions that include two on-site management couples (4 people).

Building Design

The building is designed to be residential in nature. Neighborhood compatibility is achieved in the site planning and building design. The wing ends and the building center steps down from three stories to two to one story. This arrangement provides for privacy and a gentle change of scale. Care is taken to minimize the impact to the existing community as well as to complement the surrounding local architecture. Exterior siding materials will include horizontal siding and brick. The roof will be architectural composition shingle.

The retirement residence building features common areas for a variety of uses; dining room and kitchen for shared meals, multi-purpose room, beauty shop, crafts room, movie theater, TV room, media/computer room, lounges, and an exercise room. Circulation of the shared areas is organized around a central atrium. These common areas are the “social hub” and an essential part of a resident’s lifestyle.

Residents are able to contact the manager with both emergency pull cords and voice communications in each suite.



Roswell Retirement Residence – Letter of Intent
Rezone with Conditional Use Permit
Concurrent Variances for Parking, Buffer & Setback

II ZONING, VARIANCES AND CONDITIONAL USE REQUEST

Purpose of the proposed Rezone, Variances and Conditional Use

The current zoning of FC-A with an AG-1 underlay limits what can be developed on the parcel without going through the rezoning process. We are proposing a rezone to O-P and a Conditional Use Request for an Institutional Residential Living & Care Facility serving more than 18 persons.

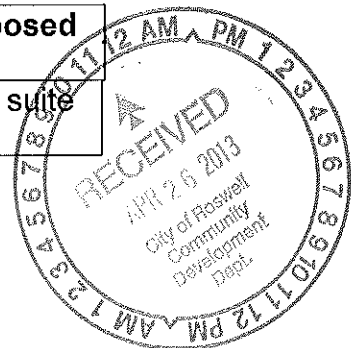
The existing area is developed into apartments, townhomes, and single-family homes. Our development proposes the access to come from the existing Walton Centennial homes to the north of our property. The Roswell retirement residence is a perfect complement to the existing housing, does not increase traffic, or have a high impact on the surrounding areas.

This rezone includes a request for a variance to increase the parking space standard from a maximum of 1 space per 3 beds to 0.62 spaces per suite and a variance to reduce the buffer and setback requirements adjacent to R-3 zoning.

Parking Variance

Classification	Current Standard	Variance / Proposed Parking
Nursing Home	Max: 1 space per 3 beds Min: 1 space per 4 beds	0.62 spaces per suite

Proposed 82 parking spaces:
66 open spaces
12 covered spaces
4 accessible spaces



Hawthorn Retirement Group has developed over 300 retirement residences in North America. Experience from this extensive portfolio has shown that 0.6 parking space per suite ratio is an ideal parking space standard for our residents, staff, and visitors. In part, the reason for this parking ratio is that most of our residents do not drive, (less than 20%) therefore we provide private van transportation for their use. The van is available to take the residents to places they need to visit, such as church, banks, medical offices, shopping areas, etc.

This proposed increase in parking will not cause undue hardship on adjacent properties or cause an increase in open space. Much of our site is to be preserved with the existing tree buffers and to be fully landscaped.

Please see the enclosed onsite parking data chart that compares parking space ratios for similar facilities

Roswell Retirement Residence – Letter of Intent
Rezone with Conditional Use Permit
Concurrent Variances for Parking, Buffer & Setback

Buffer & Setback Variance

The O-P zoning requires a 40' natural buffer and a 50' building setback adjacent to R-3 zoning which is the zoning of the property to the north of our site.

We are providing the required buffer and setback along our property line adjacent to the apartment building; however, we request a variance to the requirements along the property line where it does not abut the apartments. We are requesting a variance to a 10' Landscape Buffer and a 34' setback.

We believe we meet the intent of the requirement. Where the buffer is proposed to be reduced to a 10' landscape buffer, there is a significant portion of undeveloped land with existing trees that will be preserved as a natural buffer between our development and the existing homes to the north. This proposal provides thorough screening of our site from the adjacent developments per the intent of the buffer and setback requirement. Please see the site plan with aerial for existing tree buffers to remain.

III. DESIGN STANDARDS

Access

A single point of access will be provided through an access easement connecting to the existing access road to the apartments to the north. (See site plan)

Traffic

The Retirement Residence will generate approximately 250 trips per day with less than 30 peak hour trips.

These numbers are based upon the "Congregate Care Facility (253)" classification from the Institute of Transportation Engineers "Trip Generation" report, which states a 2.02 average Trip Generation per suite per day. This report concludes that the Retirement Residence would generate only 7-weekday morning and 20 weekday afternoon peak hour trips. This is significantly lower than a conventional residential or commercial development.

Examples of the types of traffic existing facilities generate:

Service trips	5 deliveries per day
Van trips	3 or 4 excursions with around 20 residents each time
Resident trips	under 20% of residents may have cars
Resident visitors	approximately 20% have visitors per day
Staff trips	18 staff members to and from work



Roswell Retirement Residence – Letter of Intent
Rezone with Conditional Use Permit
Concurrent Variances for Parking, Buffer & Setback

Area Regulations

	Current Standard	Proposed
Maximum Building Coverage	25%	19.9%
Minimum Open Space	25%	55.6%

Dedications

Any additional easements, rights of ways or agreements to accommodate rights of way, utilities, and services to the site will be accommodated as needed.

Fences & Screening

Fences and screening will be provided per the City of Roswell Ordinances.

IV. Overview and Summary

Existing Zoning:	FC-A with AG-1 Underlay
Proposed Zoning:	O-P with Conditional Use
Land Area:	5.1 acres
Existing Use:	Undeveloped
Proposed Use:	130-suite Age Restricted, Institutional Residential Living & Care facility serving 18 or more persons 143 Residents and 16-18 employed staff
Proposed Parking:	82 total spaces: 66 open spaces 12 covered spaces 4 handicap accessible Ratio of 0.62 spaces per suite
Proposed Impervious Surface:	43,747 Sq. Ft. / 19.7%

V. Phasing

This project is intended to be developed in one phase being the 130 suite retirement facility and accessory buildings

Proposed development and construction is 2013.



Roswell Retirement Residence – Letter of Intent
Rezone with Conditional Use Permit
Concurrent Variances for Parking, Buffer & Setback

VI. SUPPORTING DOCUMENTS AND DRAWINGS

Rezoning Application & required documents

FULL SIZE DRAWINGS

Site Plan: Ten (10) 24" x 36" copies

Site Plan - Color: Ten (10) 24" x 36" copies

Site Plan - Aerial: Ten (10) 24" x 36" copies

Landscape Plan: Ten (10) 24" x 36" copies



VII. JUSTIFICATION

We respectfully request consideration for a rezone to O-P with a conditional use for an Institutional Residential Living & Care Facility serving more than 18 persons with a variance for a small increase in parking and a variance to the buffer and setback requirements.

This rezone is sought to allow development of a 130 suite, Congregate Care Facility (Retirement Residence) under the use Institutional Residential Living & Care Facility. This site will provide a positive, quality, low impact addition to the local community as well as the greater Roswell area.

This site is ideally suited for our senior housing use. It has close proximity to other housing types and amenities such as shopping and recreation. Additionally it provides an attractive transitional use between the housing to the north and the potential developments to come along Scott and Holcomb Bridge Road.

It is the intent of Hawthorn Retirement Group to utilize the rezone process to allow the use of Institutional Residential Living & Care Facility for the development of our Congregate Care / Retirement Facility. The approval of this rezone, special use, and variances provides Hawthorn Retirement with the opportunity to develop a Congregate Care / Retirement Facility for seniors.

This proposed development by Hawthorn Retirement Group is vital component in meeting the changing demands and the current needs of seniors in Roswell and the surrounding community.

This project offers benefits, which include:

- Large open spaces. 55.6% of the site will be landscaped open space preserving existing natural buffers and creating a park-like setting for the residents and neighboring properties to appreciate.

Roswell Retirement Residence – Letter of Intent
Rezone with Conditional Use Permit
Concurrent Variances for Parking, Buffer & Setback

- Quiet Senior Residential Use – The proposed retirement residence has 130 suites, which include studios, one bedroom, and two bedroom types.
- Low Traffic Generation – Our project will generate approximately 250 trips per day with less than 30 peak hour trips.
- Increases Local Tax Base – It is estimated that this project will contribute:
\$240,000 annually in taxes
\$750,000 annually in salaries and benefits to local staff
\$180,000 annually in additional local utility and service contracts
This project is privately funded and has no government assistance. This development will not receive tax credits.
- Low Impact on Public Services - Including parks, schools, libraries, utilities, and transportation systems.
- Fulfills Need for Retirement Housing - Our research has found that there is a high demand for the unique Hawthorn program in this area. This development would complement the other choices available in Roswell and allow seniors in Roswell to remain in or near the neighborhoods that they have enjoyed for many years.

VIII. CONCLUSION

In conclusion, we feel that this site is ideally suited for our use and would be a significant addition to the community of Roswell.

Thank you for your consideration.

