

MOORE INGRAM JOHNSON & STEELE

Ms. Shelby Little, AICP
Zoning Manager
Department of Planning and Zoning
City of Marietta
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August 31, 2020

Zoning Staff and various City Staff and reviewing the City's Rezoning Application Analysis, we have been authorized by the Applicant to submit this letter of agreeable stipulations and conditions which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property.
- (2) Applicant seeks rezoning of the Subject Property from the existing zoning categories of Office Institutional ("OI") and Residential High Rise ("RHR") to the proposed zoning category of Office Institutional ("OI"), with reference to the Site Plan filed with the Application for Rezoning. A reduced copy of the Site Plan is attached as Exhibit "A" and incorporated herein by reference.
- (3) On a portion of the Subject Property comprised of 833 Campbell Hill Street, Applicant proposes to construct a new medical office building, a maximum of four (4) stories in height, and containing a maximum of 85,000 square feet, as more specifically identified on the submitted Site Plan.
- (4) Applicant will provide a maximum overall total of five hundred thirty-two (532) parking spaces (five hundred nine (509) spaces required). There will be a total of three hundred eight (308) surface parking spaces immediately adjacent to the proposed and existing medical office buildings on 833 Campbell Hill Street; as well as a maximum of two hundred twenty-four (224) surface parking spaces in the auxiliary parking area located across Florence Street.
- (5) Applicant agrees to a dedicated pedestrian cross-walk connecting the auxiliary parking area with the medical office buildings, as shown and reflected on the Site Plan. Applicant will work with the City of Marietta Public Works to establish a safe crossing area on Florence Street.
- (6) Applicant agrees to the installation of sidewalk, curb, and gutter, together with a two (2) foot beautification strip, along the frontage of the Subject Property on Marble Mill Road, Campbell Hill Street, Florence Street, and a portion of White Street, as shown and reflected on the submitted Site Plan.
- (7) All landscaping referenced herein; including, but not limited to, the frontage, entrance area, and open space areas, shall be approved by the City of Marietta as

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part of the Plan Review Process and incorporated into the overall landscape plan for the proposed development.

- (8) All setbacks, landscape, and buffer areas may be penetrated for purposes of fencing, access, utilities, and stormwater management; including, but not limited to, drainage and detention facilities and any and all slopes or other required engineering features of the foregoing. Any disturbed area shall be restored with comparable plantings as allowed by the City of Marietta or any utility provider.
- (9) Applicant agrees to the following variances for the proposed project:
 - (a) Variance to allow for off-site parking to meet the minimum parking standards for a property used as medical offices; and
 - (b) Variance to waive the planter island requirements.

We believe the requested zoning, together with the referenced Site Plan and the stipulations set forth above, is an appropriate use of the Subject Property while taking into consideration the location of the Property and the uses of properties in the surrounding area. The proposed medical office building, and redevelopment of the surrounding property, will be a quality facility and provide much-needed services to the healthcare community, area residents, and the City. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc
Attachment

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c: Russell J. Roth, AICP
Development Director
City of Marietta
(With Copy of Attachment)

HR Acquisition I Corporation
(With Copy of Attachment)

Florence Street MOB
 Marietta, GA



Existing Kenmar MOB: 68,000 sf
 Proposed MOB: 85,000 sf
 Total: 153,000 sf
 Required Parking: 509 parking stalls (3.33/1000)
 Provided Parking: 532 parking stalls (3.47/1000)

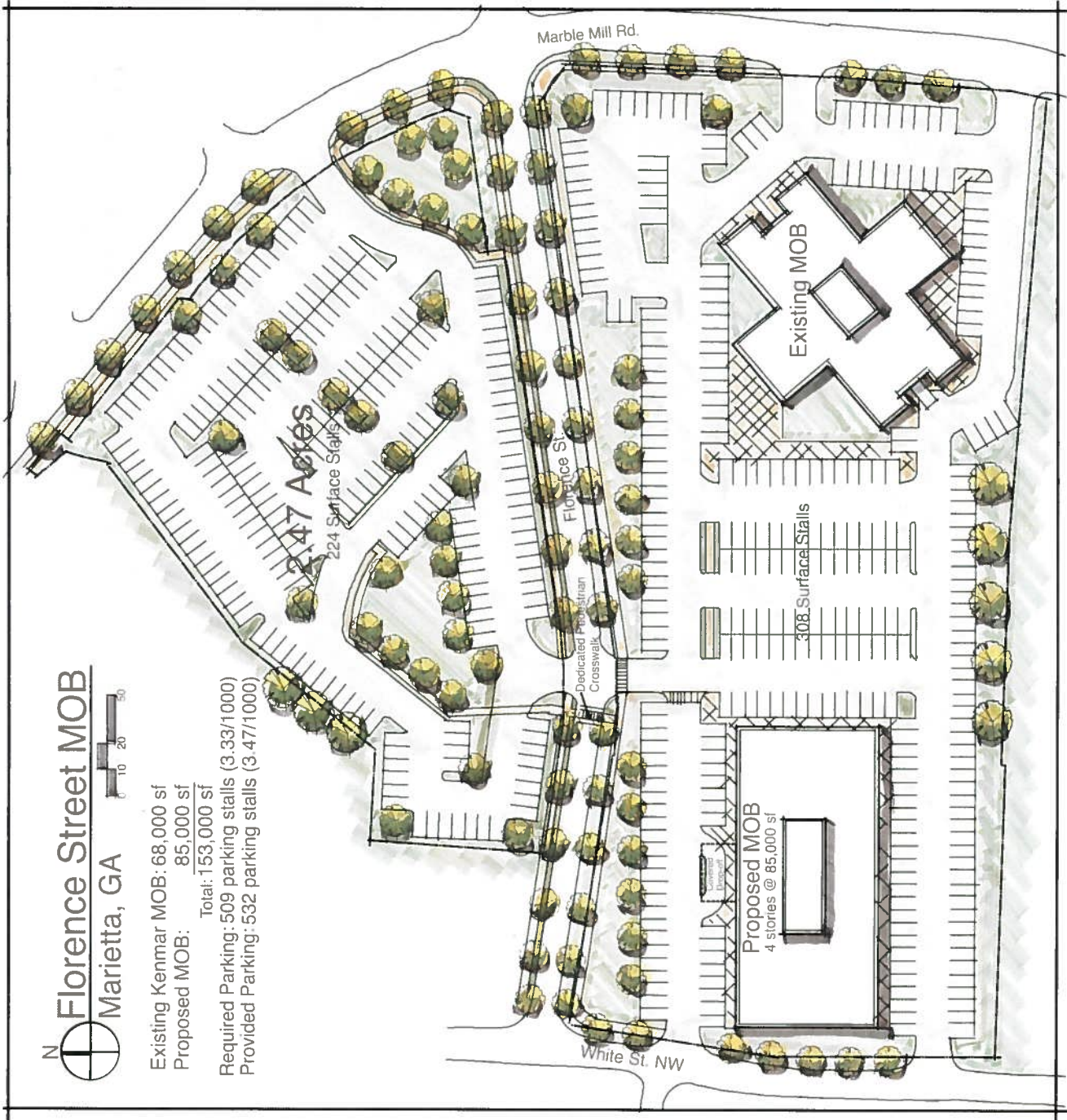


EXHIBIT "A"