



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2016-26

LEGISTAR: 20160798

LANDOWNERS: The A.G. Rhodes Home – Cobb Inc.
900 Wylie Road
Marietta, GA 30067

APPLICANT: Same as above

AGENT: J. Kevin Moore, Esq.
Moore, Ingram, Johnson, & Steele, LLP
326 Roswell Street
Marietta, GA 30060

PROPERTY ADDRESS: 880 Wylie Road

PARCEL DESCRIPTION: 17 05800 0090

AREA: ±2.49 acres **COUNCIL WARD:** 1A

EXISTING ZONING: LI (Light Industrial)

REQUEST: OI (Office Institutional)

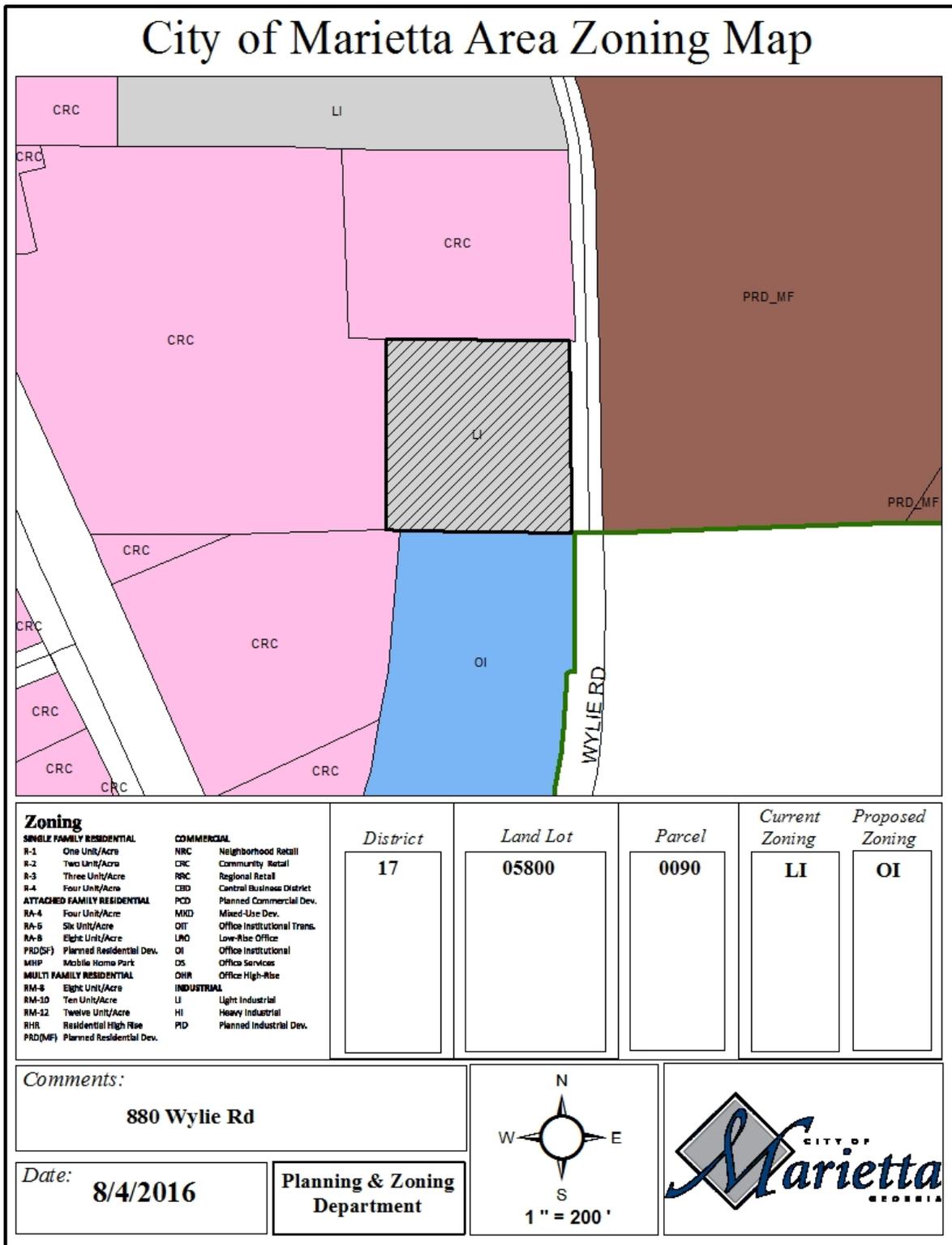
FUTURE LAND USE: CAC (Community Activity Center)

REASON FOR REQUEST: The applicant is requesting the rezoning of this property from LI to OI in order to rebuild and expand its current facility operating at 900 Wylie Road.

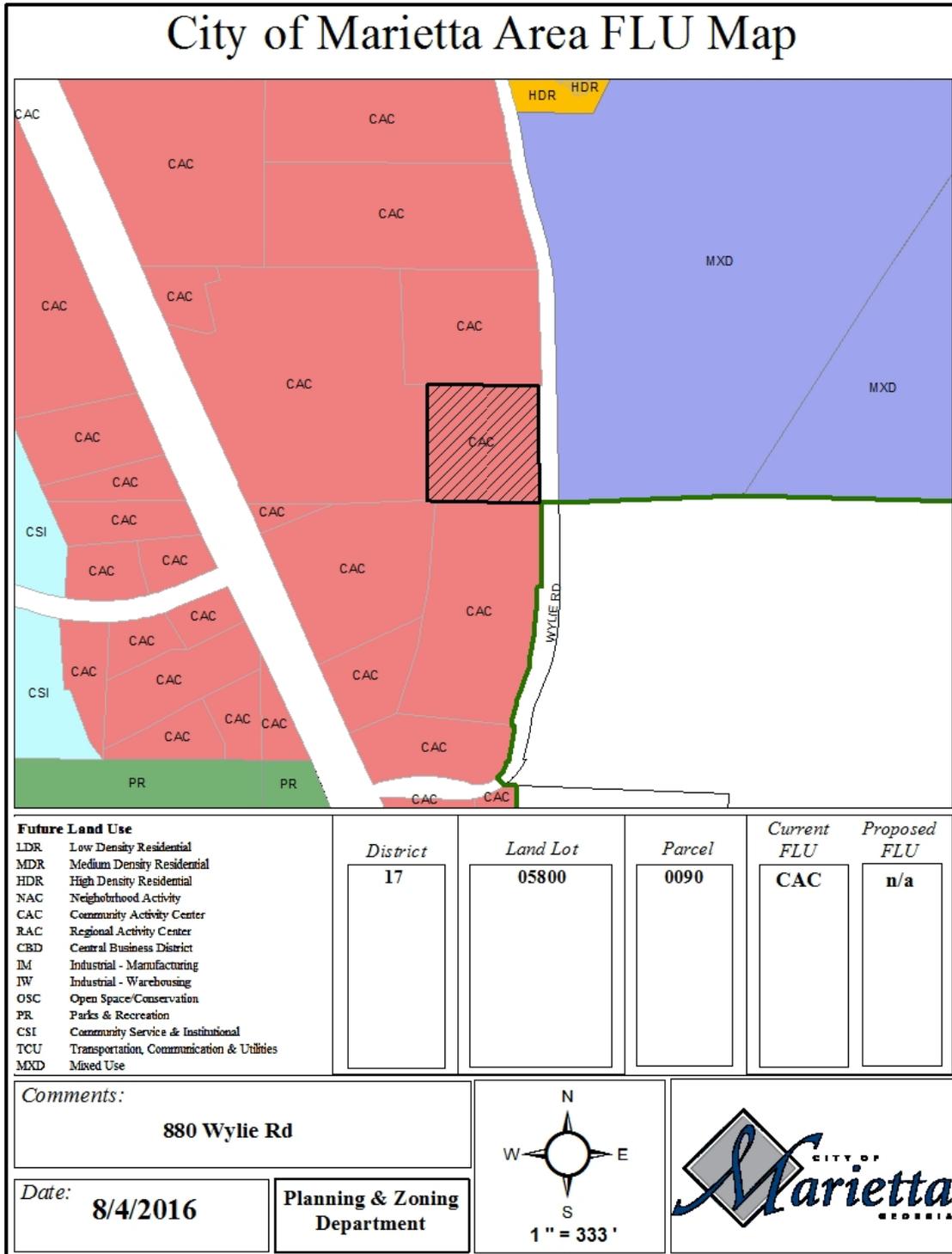
PLANNING COMMISSION HEARING: Tuesday, September 6, 2016 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, September 14, 2016 – 7:00 p.m.

MAP



FLU MAP



PICTURES OF PROPERTY



880 Wylie Road – Southern entrance



Lower Parking Area



880 Wylie Road – Northern Entrance



Frontage along Wylie Road

STAFF ANALYSIS

Location Compatibility

A.G. Rhodes Home – Cobb, Inc. is requesting the rezoning of 2.5 acres at 880 Wylie Road from LI (Light Industrial) to OI (Office Institutional) in order to rebuild and expand its facility currently operating at 900 Wylie Road. Chuck Clancy Ford is located immediately to the west and north and is zoned CRC. The Gallery Apartments, zoned PRD-MF (Planned Residential Development – Multi Family) is located across Wylie Road to the east. This property currently serves as an additional parking area for the A.G. Rhodes facility to the south.

Use Potential and Impacts

The proposal submitted includes the demolition of the existing building at 900 Wylie Road, which contains shared and private rooms for up to 130 individuals, and the construction of a new memory care facility for up to 130 residents. Other than the units being offered in multiple smaller buildings rather than one large building, there is no proposed increase in the amount of beds on the site.

Assisted living facilities are permitted in the OI zoning district at a density of no more than twenty (20) beds per acre. The subject property and existing facility combined have an acreage of 6.8 acres, allowing up to 136 beds. The surrounding area is comprised of apartments, car dealerships, and repair shops. The proposed use should have no negative impact on the neighborhood.

This property, along with all other properties on the west side of Wylie Road, has a future land use of CAC (Community Activity Center). Described as an area that provides a wide range of goods and services while being located on arterial or collector roadways, the proposed zoning classification (OI) and assisted living facility is an appropriate fit in an area with the CAC future land use categorization.

Environmental Impacts

There is no indication that this property contains any endangered species, creeks, floodplain, or wetlands. The proposed zoning and redevelopment should have no detrimental environmental impact.

STAFF ANALYSIS CONTINUED

Economic Functionality

This property was undeveloped and unused until 2003 when improvements for additional parking for A.G. Rhodes was permitted. Wylie Road contains other industrially zoned parcels that operate mostly to support the car dealerships fronting on Cobb Parkway South. Although this particular parcel has been underutilized in the past, it would be better suited to support the expansion of the assisted living facility.

Infrastructure

This proposal should have no detrimental impact on the transportation, education, water, sewer, electricity, or other public infrastructure in the area.

The conceptual site plan has a surface parking lot providing two hundred (200) spaces. Parking requirements for assisted living facilities is only one space for every four beds; 130 beds would require only 33 spaces. The existing facility, including the additional parking on the subject property, contains approximately 120 parking spaces. The application does not indicate why such a drastic increase in surface parking is needed.

Although there are no sidewalks currently on either side of Wylie Road, sidewalks would increase the walkability of the area considering the nearby universities and apartments.

History of Property

This property was rezoned from GC to LI in 1984 (Z-8422).

Other Issues

The site plan provided is conceptual only – fully engineered site plans would be required prior to permitting. An exemption plat to combine the two properties will be required prior to permitting.

The Marietta University Enhancement District LCI final study recommends a new road, running east to west, and linking Cobb Parkway South to Wylie Road to Franklin Gateway. The Transportation and Connectivity Project Map, Figure 5.1 of the study, shows the “University South Parkway” as running through the subject property.

ANALYSIS & CONCLUSION

A.G. Rhodes Home – Cobb, Inc. is requesting the rezoning of 2.5 acres at 880 Wylie Road from LI to OI in order to rebuild and expand its facility currently operating at 900 Wylie Road. Surrounding properties are zoned CRC and PRD-MF. This property currently serves as additional parking for the A.G. Rhodes facility, zoned OI, and located to the south.

The proposal submitted with the rezoning application shows the demolition of the existing building at 900 Wylie Road, which contains shared and private rooms for up to 130 individuals, and the construction of a new memory care facility for up to 130 residents. The new facility will offer the same number of units across multiple smaller buildings rather than one large building.

Assisted living facilities are permitted in the OI zoning district at a density of no more than twenty (20) beds per acre. The subject property and existing facility combined have an acreage of 6.8 acres, allowing up to 136 beds. The surrounding area is comprised of apartments, car dealerships, and repair shops. The proposed use should have no negative impact on the neighborhood.

This property, along with all other properties on the west side of Wylie Road, has a future land use of CAC (Community Activity Center). The proposed zoning classification (OI) and assisted living facility is an appropriate fit for an area with the CAC future land use categorization.

The Marietta University Enhancement District LCI final study recommends a new road, running east to west, and linking Cobb Parkway South to Wylie Road to Franklin Gateway. The Transportation and Connectivity Project Map, Figure 5.1 of the study, shows the “University South Parkway” as running through the subject property.

Prepared by: Shelly Wenkler

Approved by: Rusty Roth



DATA APPENDIX

CITY OF MARIETTA - WATER

Is there a water line adjacent to the property?	Yes
If not, how far is the closest water line?	N/A
Size of water line?	8 inches
Capacity of water line?	Fire flow test may be required
Approximate water usage by proposed use?	N/A

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	N/A
Size of sewer line?	8 inches
Capacity of the sewer line Peak	A.D.F. Capacity Available
Estimated waste generated by proposed development?	N/A
Treatment Plant Name?	Cobb County
Treatment Plant Capacity?	Cobb County

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property:	No
What percentage of the property is in the flood plain?	N/A
What is the drainage basin for the property?	Rottenwood Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	N/A
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	No
Potential presence of endangered species in the area?	No

TRANSPORTATION

What is the road effected by the proposed change?	Wylie Rd
What is the classification of the road?	Collector
What is the traffic count for the road?	N/A
Estimated # of trips generated by the proposed development?	N/A
Estimated # of pass-by cars entering proposed development?	N/A
Do sidewalks exist in the area?	No
Transportation improvements in the area?	No
If yes, what are they?	N/A



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	Station 55 1160 Franklin Gateway
Distance of the nearest station?	1.8 miles
Most likely station for 1 st response?	Station 55 1160 Franklin Gateway
Service burdens at the nearest city fire station (under, at, or above capacity)?	None

The fire department has no objection to the zoning reclassification as requested for the property located at 880/900 Wylie Road. All current applicable codes for the occupancy classification shall apply to new construction.

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes _____ No x

If not, can this site be served? Yes x No _____

What special conditions would be involved in serving this site?

Additional comments:



Department of Development Services
 205 Lawrence Street
 Marietta, Georgia 30060
 Phone (770) 794-5440
 Brian Binzer, AICP, Director

APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)

For Office Use Only:

Application #: 22016-26 Legistar #: 20160798 PZ #: 16-447
 Planning Commission Hearing: 09/06/2016 City Council Hearing: 09/14/2016

Owner's Name The A.G. Rhodes Home - Cobb, Inc. Email Address: dcateau@agrhodes.org

Mailing Address 900 Wylie Road Zip Code: 30067 Telephone Number _____

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant Representative: J. Kevin Moore - Moore Ingram Johnson & Steele, LLP
Applicant: The A.G. Rhodes Home - Cobb, Inc.

Mailing Address 900 Wylie Road, Marietta, GA Zip Code: 30067

Telephone Number _____ Email Address: dcateau@agrhodes.org

Address of property to be rezoned: 880 Wylie Road

Land Lot (s) 05800 District 17 Parcel 0090 Acreage 2.49± Ward 1A Future Land Use: CAC

Present Zoning Classification: LI Proposed Zoning Classification: OI

REQUIRED INFORMATION

Applicant must submit the following information by **4:00 p.m.** on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. **ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk. The original application must be submitted with ALL original signatures - Copies of the application or signature(s) will NOT be accepted.**
2. Legal Description. **Legal description must be in a WORD DOCUMENT.**
3. Application fee (\$500)
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
3. Site plan/plat/survey prepared by an architect, engineer (P.E. or Civil Engineer), landscape architect or land surveyor whose state registration is current and valid, and whose seal shall be affixed to the site plan/plat/survey. Five (5) copies, drawn to scale and no larger than 24" x 36"; and one (1) copy 11' x 17' or smaller, must be submitted. The following information must be included:
 - Specific use or uses proposed for the site
 - Acreage, bearing and distances, other dimensions, and location of the tract(s)
 - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
 - Detention/retention areas, and utility easements
 - Public or private street(s) - right of way and roadway widths, approximate grades
 - Location and size of parking area with proposed ingress and egress
 - Specific types and dimensions of protective measures, such as buffers
 - Landscaping
 - Wetlands, stream buffers, and 100 year floodplain
4. A detailed written description of the proposed development/project must be submitted with the application.

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: **September 6, 2016**
September 14, 2016

Applicant/Property Owner: The A.G. Rhodes Home – Cobb, Inc.

DESCRIPTION OF PROPOSED DEVELOPMENT/PROJECT

The property which is the subject of the Application for Rezoning by Applicant and Property Owner, The A.G. Rhodes Home – Cobb, Inc. (hereinafter collectively “Applicant”) consists of a total tract of 2.49 acres, more or less, and is located on the westerly side of Wylie Road, being easterly of Cobb Parkway and southerly of Ridge Run (being more particularly known as 880 Wylie Road), Land Lot 580, 17th District, 2nd Section, City of Marietta, Cobb County, Georgia (hereinafter the “Property” or the “Subject Property”). The Rezoning Application seeks approval of a request to rezone the Subject Property from its existing Light Industrial zoning category to the Office Institutional (“OI”) category. Applicant is seeking rezoning of the Subject Property to completely redevelop and expand its existing campus (900 Wylie Road) into a new campus dedicated to serving individuals with cognitive impairments; as well as, the patients’ families and caregivers. The structures located on Applicant’s existing campus will be demolished. The proposed new development will take the form of a Memory Care Village providing long-term care for 130 residents. One hundred twenty (120) residents will live in six-bedroom suites organized in five (5) two-story buildings of approximately 18,000 square feet each. Amenities and support programs will be organized in a centrally located two-story Neighborhood Center, approximately 35,500 square feet. The Neighborhood Center may include a chapel, salon/barber shop, bistro, medical suite, ten-bed hospice suite, adult daycare for 20-25 daily visitors, offices and basement storage. Approximately 200 parking spaces will be provided for staff and visitors to the facility.

A detailed letter of agreeable zoning stipulations and conditions will be submitted on behalf of Applicant prior to the hearings before the Planning Commission and City Council.

Applicant is very excited with the opportunity of the redevelopment and expansion of its facilities to provide a much-needed service to the residents and communities within the City of Marietta and Cobb County. The project will meet, and exceed, the standards established by Applicant in its existing facility and; as well as all standards and ordinances established by the City for similar developments.

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: August 19, 2016

PUBLIC NOTICE OF REZONINGS, SPECIAL LAND USE PERMITS, AND VARIANCES

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, September 6, 2016, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, September 14, 2016, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2016-26 [REZONING] THE A.G. RHODES HOME – COBB INC. is requesting the rezoning of 2.49 acres located in Land Lots 580, District 17, Parcel 0090, 2nd Section, Marietta, Cobb County, Georgia, and being known as 880 Wylie Road from LI (Light Industrial) to OI (Office Institutional). Ward 1A.

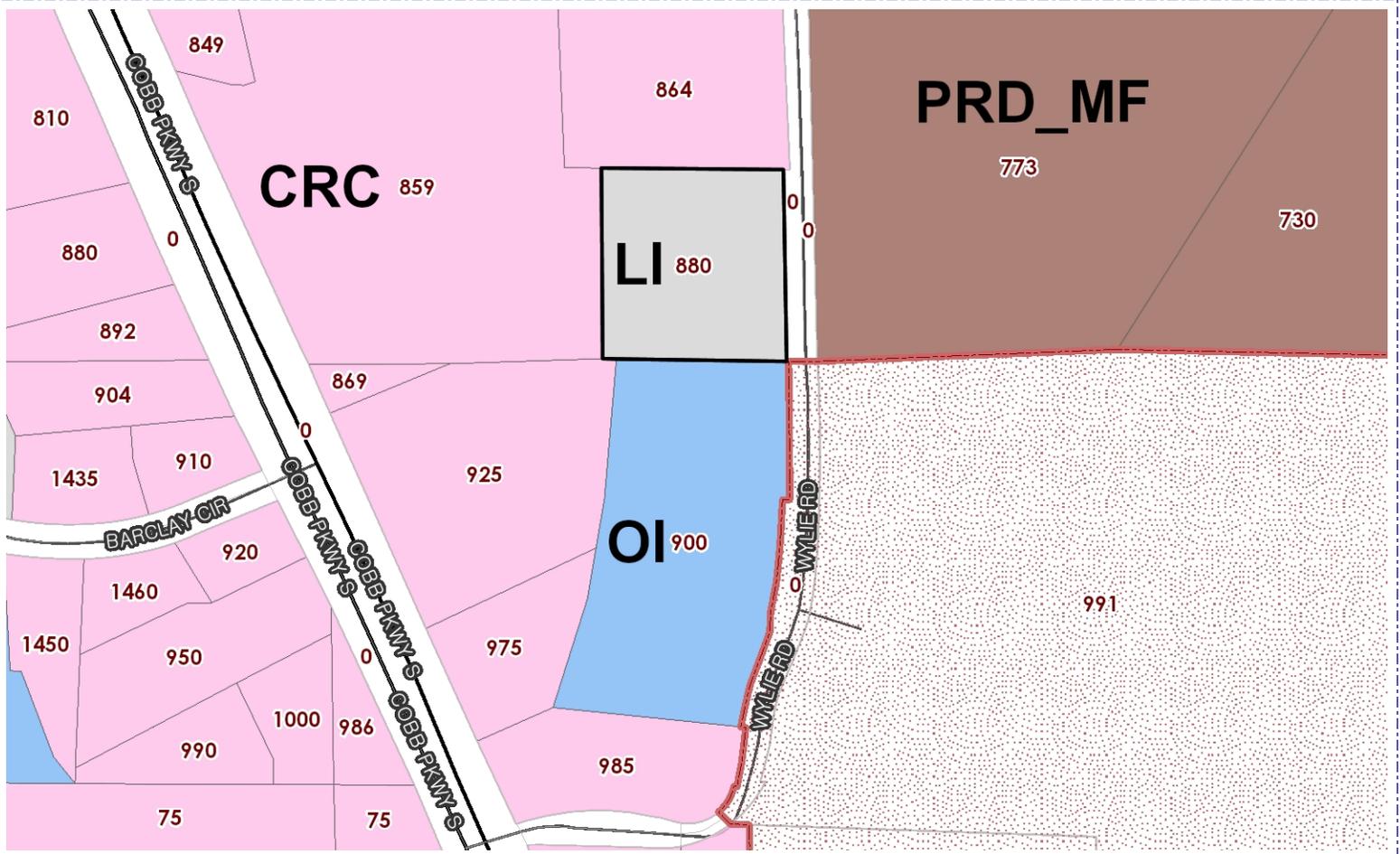
A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

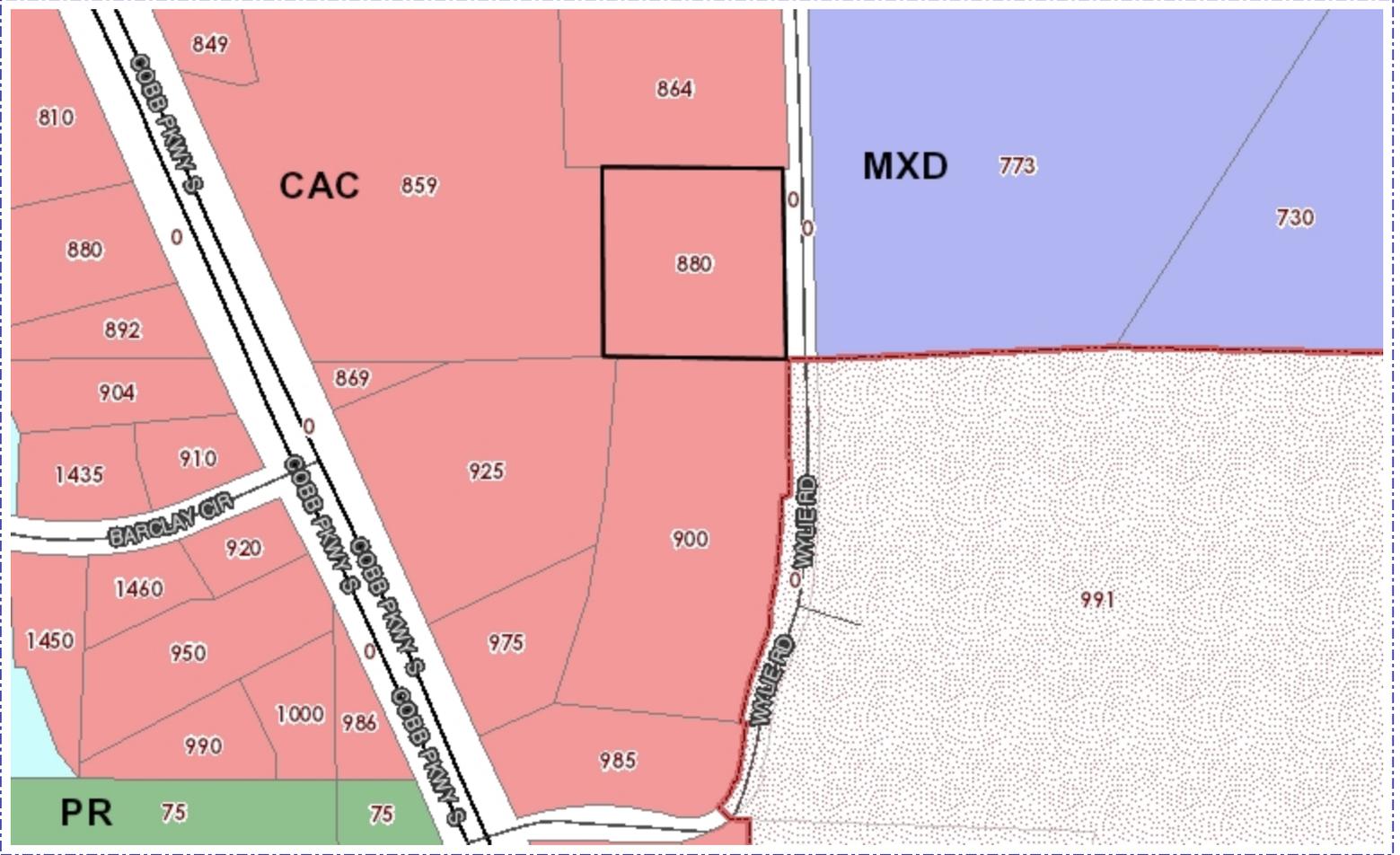
City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

Rezoning



Address	Parcel Number	Acreage	Ward	Zoning	FLU
880 WYLIE RD	17058000090	2.389	1A	LI	CAC

Property Owner:	The A.G. Rhodes Home-Cobb, Inc.		Zoning Symbols
Applicant:			
Proposed Zoning:	OI		
Agent:	Kevin Moore, Esq.		
Proposed Use:			
Planning Commission Date:	09/06/2016		
City Council Hearing Date:	09/14/2016	Case Number:	Z2016-26
City of Marietta Planning & Zoning			



Address	Parcel Number	Acreage	Ward	Zoning	FLU
880 WYLIE RD	17058000090	2.389	1A	LI	CAC
Planning Commission Hearing Date:	09/06/2016	Future Land Use Symbols Railroads City Limits Cobb County Pockets RAC - Regional Activity Center CAC - Community Activity Center NAC - Neighborhood Activity Center CBD - Central Business District MXD - Mixed Use Development CSI - Community Service and Institutional HDR - High Density Residential MDR - Medium Density Residential LDR - Low Density Residential OSC - Open Space / Conservation PR - Parks / Recreation IW - Industrial Warehousing IM - Industrial Manufacturing TCU - Transportation and Utilities			
City Council Hearing Date:	09/14/2016				
Future Land Use:	CAC				
Case Number:					
Comments:					
City of Marietta Planning & Zoning					



Address	Parcel Number	Acreage	Ward	Zoning	FLU
880 WYLIE RD	17058000090	2.389	1A	LI	CAC

Property Owner:	The A.G. Rhodes Home-Cobb, Inc.
Applicant:	
City Council Hearing Date:	09/14/2016
Planning Commission Hearing Date:	09/06/2016
BZA Hearing Date:	Case Number: Z2016-26
Comments:	
City of Marietta Planning & Zoning	

Legend

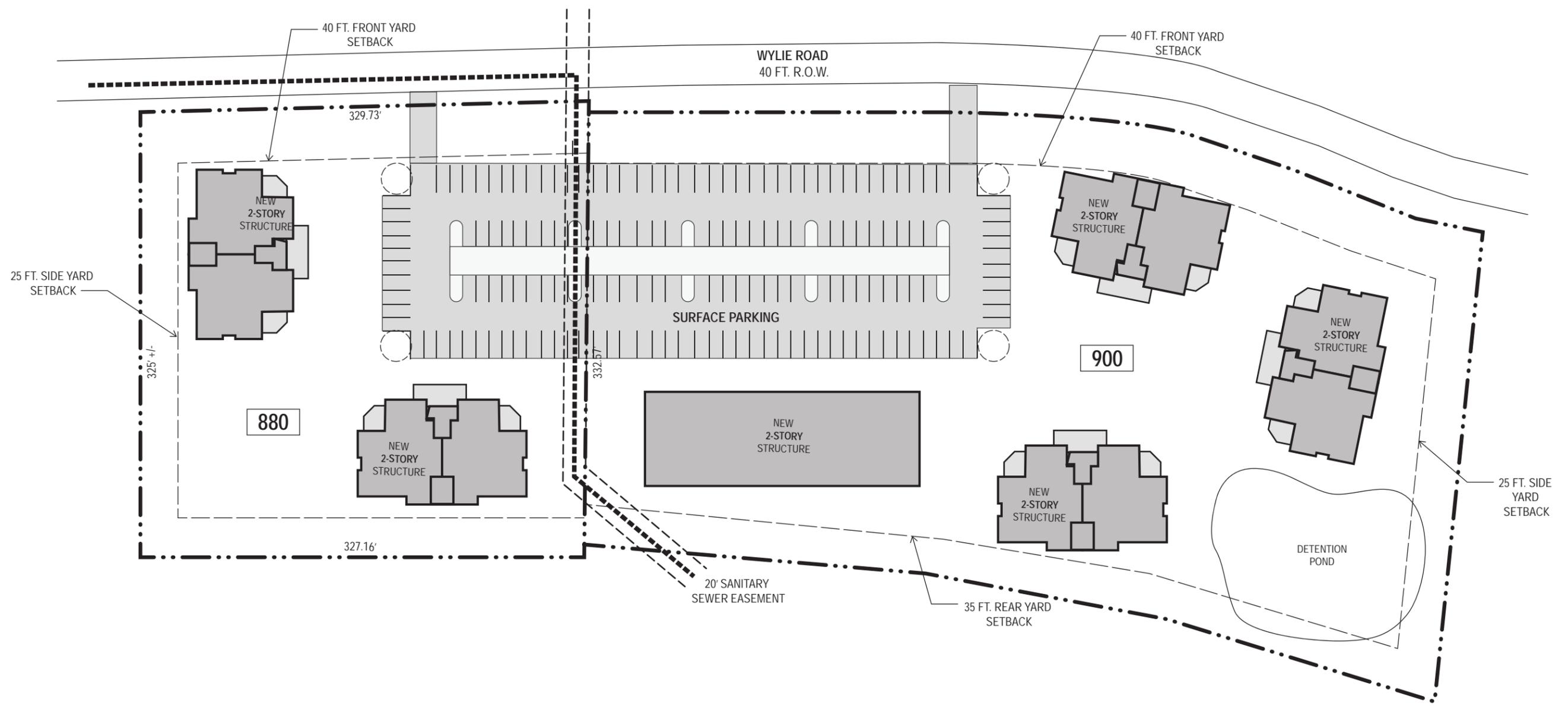
- Railroads
- City Limits
- Cobb County Pockets

LAND DESCRIPTION
DISTRICT: 17
LAND LOT: 05810 & 05800
PARCEL: 0180 & 0090

PLEASE NOTE
THIS EXHIBIT WAS CREATED WITHOUT THE BENEFIT OF A CURRENT FIELD RUN BOUNDARY AND TOPOGRAPHIC SURVEY. ALL INFORMATION SHOWN ON THIS EXHIBIT IS APPROXIMATE.

TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF THE PROPERTY DOES NOT CONTAIN ANY WETLANDS AND IS NOT IN THE 100 YEAR FLOOD PLAIN.

SPECIFIC USE PROPOSED FOR THE SITE:
A.G. Rhodes proposes to re-develop their existing campus into a new campus dedicated to serving individuals with cognitive impairments as well as their families and care-givers. This new development will take the form of a Memory Care Village providing long-term care for 130 residents. 120 residents will live in 6-bedroom suites organized in (5) two-story buildings of approximately 18,000 S.F. each. Amenities and support programs will be organized in a centrally located, 2-story Neighborhood Center of approximately 35,500 S.F. and may include a chapel, salon/ barber shop, bistro, medical suite, 10-bed hospice suite, adult daycare for 20 - 25 daily visitors, offices and basement storage. Approximately 200 parking spaces will be provided for staff and visitors.



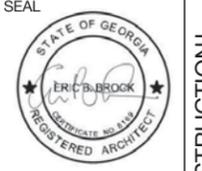
PROJECT NAME
A.G. RHODES MEMORY CARE VILLAGE

ADDRESS
900 WYLIE ROAD SE
MARIETTA, GA 30067

OWNER
A.G. RHODES HOME - COBB CO.
900 WYLIE ROAD SE
MARIETTA, GA 30067

SHEET NAME
CONCEPTUAL SITE PLAN

© 2016 Brock Hudgins Architects, LLC



PROJ. NUMBER 106112
DATE 7/26/16
SHEET

A100

ISSUED FOR CONSTRUCTION