

City of Johns Creek
Planning & Zoning Department
11360 Lakefield Drive
Johns Creek, GA 30097



8 March 2024

RE: "The Hammocks at Johns Creek" Property Rezone
Letter of Intent
2950 Old Alabama Rd. Johns Creek, GA 30022

Received
April 2, 2024
RZ-24-0004 &
VC-24-0003
Planning & Zoning

Dear Johns Creek Planning & Zoning Department,

Partners Development Group LLC ("PDG") is submitting the following application and Letter of Intent to rezone the 6.389 acre property located at 2950 Old Alabama Rd. Johns Creek, GA 30022 (PIN - 12 303008410824). The property is currently zoned as O/I and is being utilized as an 85-unit assisted living / memory care facility operated by Sunrise Senior Living.

PDG is submitting the following application as the acquisition agent and developer for Phoenix Senior Living LLC (buyer under contract) to rezone subject property to the A-L (Apartment Limited) district to operate as an Independent Living Light senior living offering for local Johns Creek residents.

PDG's proposed building plan does not include expanding any of the existing ~64,077 SF building with exception to encapsulating minimal SF at screened exterior patios already functional in current use. Sunrise Senior Living currently operates the building as an 85-unit AL / MC community from which PDG and Phoenix Senior Living intend to carry out and interior renovation project that would net ~82 Independent Living Light units, a net density deduction of at least 3 units, potentially more pending final optimal design. Netting ~12.8 units per acre, this is well under the maximum threshold in A-L zones of 14 units per acre.

Through unit conversions PDG will adhere to the city of John's Creek code of ordinances regarding minimum heated floor area of residential units under the A-L zoning district. In current proposed use, average unit size is ~592 SF amongst the 82-units to be confirmed via final design with pending zoning use approval (well over the minimum design requirements for A-L units per Johns Creek code).

Rezoning at the subject property is required due to the offering of Independent Living Light which is not allowed under the O/I zone. Home care service, physical therapy service, activities programming, and general amenity spaces will still be offered within the building consistent with existing use. Subject property in current state as an aged AL / MC community is being offered for sale by Owner.

10931 Crabapple Road
Roswell, GA 30075
www.phoenixdevelopment.group

Dated properties do not have the luxury of being able to match the market rates of newer local properties which is a key driver for the affordable senior housing redevelopment opportunity delivered PDG.

The proposed reuse as an independent living light community will allow the property to maintain offering a senior housing option for local Johns Creek residents without the large burden of operational overhead required with a personal care home license. This will also allow Phoenix Senior Living to offer an affordable option to seniors that are being priced out due to existing economic pressures.

One of the major differences between the existing AL / MC use within O/I zone and the proposed rezone to A-L is parking requirements. The existing property has 33 parking spaces available on the site. Residential senior housing requires 1.25 space per dwelling unit per Johns Creek code which would result in the requirement of 102 parking spaces based on the target 82-unit final density. PDG proposes a concurrent variance to lower the parking requirement to one space per dwelling unit and has a site plan included within totaling a parking lot expansion amounting to 83 total parking spaces as depicted on included proposed site plan. The property currently has access to an additional 10 parking spaces via a shared parking agreement with the neighboring retail located East of the property behind the Atlanta Diamonds and Papa Johns retail spaces. The additional 10 spaces (already connect via sidewalk) would be additional to the proposed site plan outlining 83 directly available parking spaces.

PDG feels the proposed parking quantity is more than adequate as the final consumer and resident utilizing the facility will not differ much from the existing resident profile. Many independent living light residents do not drive nor keep cars at properties as seen by Phoenix Senior Living, one of the largest Southeastern US senior housing operators. Adding more parking spaces than the proposed 82 would make it difficult to maintain the open space and set-back requirements that come with the proposed rezone to A-L. An exhibit is included within examining other local Independent Living apartment style senior housing properties within John's Creek that currently offer below a 1:1 unit to parking space ratio.

PDG and PSL greatly appreciate the city of Johns Creek's openness to the evolution of senior housing and hope that the application herein is reviewed with an open mind to best protect the current use of the property to serve seniors and help bridge the gap on operational expense and rate increases seen over the past 24 months.

Sincerely,



Dan Marinko | VP of Operations, Partners Development Group

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