

APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>PARK 786, LLC</u>	NAME: <u>FARHAD AMARSI</u>
ADDRESS: <u>2180 NORTHLAKE PARKWAY</u>	ADDRESS: <u>1213 LEXHAM DR.</u>
CITY: <u>TUCKER, GA</u>	CITY: <u>MARIETTA</u>
STATE: <u>GA</u> ZIP: <u>30084</u>	STATE: <u>GA</u> ZIP: <u>30068</u>
PHONE: <u>404-259-5130</u>	PHONE: <u>404-259-5130</u>
CONTACT PERSON: <u>LAILA AMARSI</u> PHONE: <u>404-259-5130</u>	
CONTACT'S E-MAIL: <u>Laila.Amars@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): 041 REQUESTED ZONING DISTRICT: 041

PRESENT LAND USE CATEGORY: _____ REQUESTED LAND USE CATEGORY: _____

LAND DISTRICT(S): 18 LAND LOT(S): 210 ACREAGE: 3.184

ADDRESS OF PROPERTY: 2180 NORTHLAKE PARKWAY

PROPOSED DEVELOPMENT: ASSISTED LIVING FACILITY

CONCURRENT VARIANCES: _____

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>60,280</u>
Density: _____	Density: _____

CITY OF TUCKER

OCT 24 2016 UPDATED 01/2/2016

RECEIVED

SLUP-16-006; SLUP-16-007

PROPERTY OWNER'S CERTIFICATION

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of DeKalb County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Tucker, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning (RZ), Comprehensive Plan Amendment (CA), Special Land Use Permit (SLUP), & Concurrent Variance (CV) in request of the items indicated below.

I, FARHAD AMARSI, authorize, PARK TRB, LLC
(Property Owner) (Applicant)

to file for SLUP, at 2180 NORTHAKE PARKWAY, TUCKER, GA 30081
(RZ, CA, SLUP, CV) (Address)

on this date OCTOBER 17, 2016
(Month) (Day)

- I understand that if a rezoning is denied or assigned a zoning classification other than the classification requested in the application, then no portion of the same property may again be considered for rezoning for a period of twenty-four (24) months from the date of the mayor and city councils' final decision.
- I understand that if an application for a special land use permit affecting all or a portion of the same property for which an application for the same special land use was denied shall not be submitted before twenty-four (24) months have passed from the date of final decision by the mayor and city council on the previous special land use permit.
- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Tucker Zoning Ordinance) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange additional permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.

[Signature] OCT-17th 2016
Signature of Property Owner Date

FARHAD AMARSI
Type or Print Name and Title

[Signature] October-17-2016
Signature of Notary Public Date Notary Seal



DISCLOSURE REPORT FORM

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: **YES** (if YES, complete points 1 through 4);

NO (if NO, complete only point 4)

1. CIRCLE ONE: **Party to Petition** (If party to petition, complete sections 2, 3 and 4 below)

In Opposition to Petition (If in opposition, proceed to sections 3 and 4 below)

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

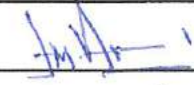
1. _____	5. _____
2. _____	6. _____
3. _____	7. _____
4. _____	8. _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) FARHAD AMARSI

Signature: 

Date: OCT. 17th 2016
CITY OF TUCKER
OCT 24 2016
RECEIVED

A PLANNING PROPOSAL

FOR



PARK PLACE AT LA VISA

TA Design Group,
Inc.
job 81226 Chamblee, GA 30366
tdg@a.com 864-553-3474

CITY OF TUCKER

OCT 24 2016

RECEIVED

SLUP-16-006
SLUP-16-007



Letter of intent

CITY OF TUCKER

OCT 24 2016

RECEIVED

PARK PLACE AT LAVISTA

LETTER OF INTENT

It is the intent of Park Place LLC. to develop and/or renovate the existing Northlake Inn into and assisted living facility for the growing aging population. The following is the concept for the development:

In this application we are asking for the following SLUP's : 1. asking for special use for the assisted living usage and 2. for the density to be raised above the 24 residential units/ acre to 72 residential units/acre.

Phase I

A. Project Summary Overview and Key Considerations.

1. Certificate of Need Requirements.

A Certificate of Need (CON) is no longer required to develop an ALF facility, except if proponent intends to serve Medicaid beneficiaries and the facility will have 25 or more beds. In this instance, Park Place Manor at Lavista will not serve Medicaid beneficiaries so a CON is not required. However, proponent's preliminary and subsequent plans and specifications are subject to State Architect and State Fire Marshall review and approval; and facility is subject to State ALF licensing rules and regulations (see **Exhibit 1**).

2. Project Summary Description and Space Program Concept Model.

The conceptual model for the proposed Park Place Manor at Lavista is a proposed 72-unit multi-story building to be constructed on a 3.2-acre site located at 2180 Northlake Parkway in Tucker, DeKalb County, GA. The site is adjacent and bordering the eastside of Inter-State 285 less than one-third of a mile north of the La Vista Road interchange. The number and type of rooms (private and semi-private) for this analysis is based on 72 private or single bed-room units, 10 potentially double-occupancy units, and 28 memory care units, actual configuration will of course vary. Anticipate that facility will be at least 3 stories, with approximately 24 units per floor, first floor dedicated to administrative, dining, recreational, and activity spaces. will have to accommodate sufficient parking for residents, visitors, staff and deliveries. The resident units will vary in size and spatial configurations; for example, a studio unit might have 320 useable square feet ("sf") of space; a one bed-room unit 420 sf; and a two-bedroom up to 600 plus sf.

Client must determine if existing original on-site structure will be renovated or replaced by new construction. Renovation of exiting original hotel structure may be cost prohibitive. Parts of existing structure will most likely require complete demolition (unused sections).

3. Site Access and Proximity to Healthcare, Shopping and Entertainment Venues:

A map on the next page shows that the proposed Park Place Manor at Lavista site is located less than one-third of a mile from the Inter-state 285, with direct north and south access via La Vista Road interchange.

This site provides convenient access to Emory University Hospital in Decatur, Emory Orthopaedic and Spine Hospital in Tucker less than 2 miles south; and Northside Hospital and St. Joseph's Hospital in North Atlanta both located due west of Perimeter Mall, less than 8-miles northwest of the site.

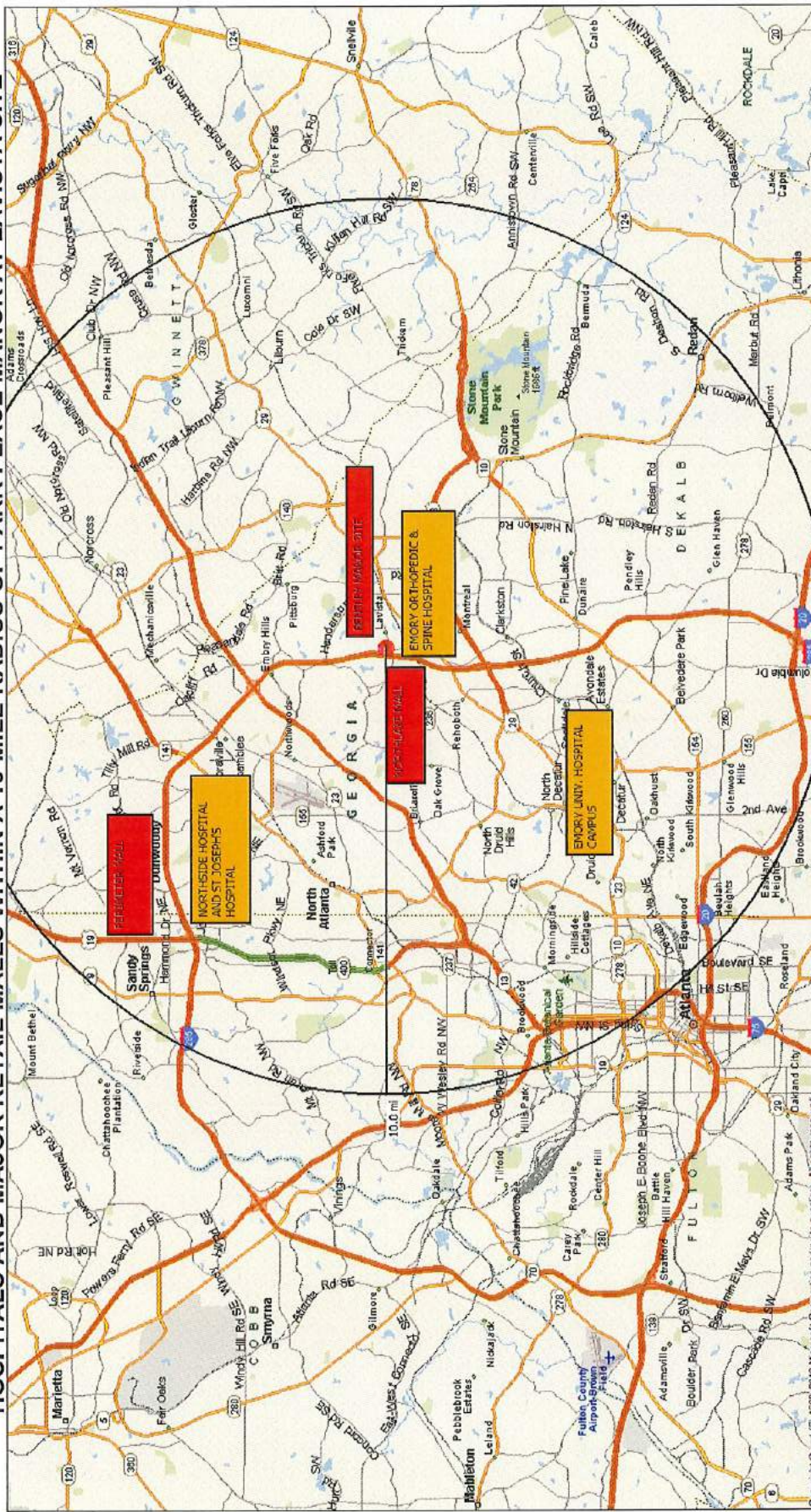
This site is served by public bus transit services, and is less than one-mile from the Northlake Mall. I-285 also provides direct access to downtown Decatur, City of Atlanta, Perimeter Mall Area, and Stone Mountain Park with three golf ranges and other recreational activities; all of these attractions

are within a 10-mile radius of Park Place Manor at Lavista's site in Tucker, DeKalb County. This site is also within close proximity to Emory University Hospital in Decatur, Northside Hospital, St. Joseph's Hospital, and other healthcare services all are less than 10 miles from the proposed Park Place Manor at Lavista Site.

There are at least 5 existing nearby Personal Care Homes (2 facilities, "PCH") and 3 ALFs with 60 or more beds. These existing facilities are no more than 6 miles from the proposed site. All of these existing facilities are approximately 15 to 30 plus years old. Two offer limited services (PCHs). There also are many small (10 beds or less) PCH facilities in close proximity. However, PCH facilities are not similar in scope to an ALF and are licensed under separate State licensing rules and regulations effective in 2010, as explained later in the report.

CITY OF TUCKER
OCT 24 2016
RECEIVED

HOSPITALS AND MAJOR RETAIL MALLS WITHIN A 10-MILE RADIUS OF PARK PLACE MANOR AT LAVISTA SITE



The above map shows proximity of Park Place Manor at Lavista site in City of Tucker to downtown Atlanta, Northside and Emory University Hospital campuses, and two shopping malls (Perimeter and Northlake). Map also shows that site provides excellent inter-state 285 access to downtown via I-285 north to I-85 south. I-285 provides direct access to downtown Decatur via Highway 78.

OF TUCKER
 OCT 24 2012
 RECEIVED

4. Summary overview of ALF industry:

It is fairly common in the ALF industry that 80% of the residents will be single. The objective is to design and configure most of the rooms to offer a variety of floor plans, and amenities in each room (some studio and two-room suites may have kitchenettes and a small sitting area for example). Residents will supply their own furnishings that will comply with the resident agreement requirements. Residents who wish to have a furnished unit will be assisted in arranging for rental furnishings.

The design concept should centralize administration and resident support service areas on the ground floor; staff support space should be concentrated in the basement. All resident rooms will be located on the upper floors. A centrally located elevator will serve all floors.

Georgia ALF licensing rules (applicable only to ALFs with 25 or more residents). **Exhibit 1** is a copy of these regulations, Section 111-8-.63 on page 24 describes the minimum spatial features required in an ALF, including the minimum clear space required in a residents bed-room (80 clear feet of space). This proposed ALF most likely will be designed to exceed the minimum spatial requirements per resident bed-room as illustrated by the assumptions used describing this proposed 72 unit ALF.

B. General Summary Description of Assisted Living Facility Services.

New Georgia ALF licensing regulations were adopted in 2010, the following is a summary of these regulations.

1. Healthcare Facility Regulation Division ALF Definition:

Assisted living communities are personal care homes which choose to serve 25 residents or more and which provide assisted living care which consists of the provision of personal services, the administration of medications by a certified medication aide and the provision of assisted self-preservation. (Personal services include but are not limited to individual assistance with and supervision of self-administered medications and essential activities or daily living such as eating, bathing, grooming, dressing, and toileting.)

Exemptions:

- Boarding homes or rooming houses which provide no services other than lodging and meals
- Facilities offering temporary shelter, such as those for the homeless and victims of family violence
- Other facilities, homes or residences licensed by the Department of Community Health which have not been classified as assisted living communities, e.g.

community living arrangements, personal care homes, hospices, traumatic brain injury facilities

- Facilities providing residential services for federal, state or local correctional institutions under the jurisdiction of the criminal justice system
- Charitable organizations providing shelter and other services without charging any fee to the resident or billing any fee on behalf of the residents
- Group residences organized by or for persons who choose to live independently or who manage their own care and share the cost of services including but not limited to attendant care, transportation, rent, utilities and food preparation
- Facilities licensed by the Department of Behavioral Health, Developmental Disabilities and Addictive Diseases • Host Homes as defined in O.C.G.A. §37-1-20(18)

Type Regulation:

An assisted living community must obtain a permit from the Division of Healthcare Facility Regulation, Georgia Department of Community Health.

Legal Authority

O.C.G.A. § 31-7-3, Permit Required O.C.G.A. §§ 31-7-12. and 31-7-12.3, Personal Services and Assisted Living Community.

O.C.G.A. §§ 31-2-9, 31-7-250, Criminal Records Checks O.C.G.A. § § 31-2-4 and 31-2-8, Fee and Enforcement Authority,

Rules:

Rules and Regulations for Assisted Living Communities, Chapter 111-8-63, Rules and Regulations for General Licensing and Enforcement Requirements, Chapter 111-8-25, Fees:

- Permit: 25≤ 50 beds \$750, >50 beds \$1500 annually
2. **Exhibit 1** is a copy of 2010 ALF license regulations, which are more extensive than the rules in place back in 2006. Under the current regulations, Park Place Manor at Lavista will be required to have in-place extensive and comprehensive detailed policies and procedures regarding staffing, quality assurance, facility maintenance, resident supervision, provision of nursing and professional services, etc. It is essential that proponent review these rules carefully to ascertain all of what is required to satisfy these regulations.
 3. Factors influencing use of ALFs:

- a) The aging of America, together with extended life expectancy, is resulting in an unprecedented demand for all kinds of long-term care services. From this, a rapidly growing field known as “assisted living” has emerged.
 - b) The philosophy of assisted living is to provide supervision, assistance and personal care services to senior citizens and individuals with disabilities as needed. The goal is to maintain maximum independence in a home-like setting, while providing individualized care and assistance.
 - c) Assisted living offers a unique mix of security and independence, privacy and companionship, and physical and social well being.
 - d) Choosing the appropriate residential setting can make all the difference in an individual’s mental, physical, and social well being.
 - e) Assisted living is part of a continuum of long term care services that provides a combination of housing, personal care services, and health care designed to respond to individuals who need assistance with normal daily activities in a way that promotes maximum independence.
 - f) Assisted living services can be provided in freestanding residences, near or integrated with skilled nursing homes or hospitals, as components of continuing care retirement communities, or at independent housing complexes.
 - g) Assisted living residences offer a multifaceted residential setting that provides personal care services, 24-hour supervision and assistance, activities and health-related services, designed to:
 - Minimize the need to relocate;
 - Accommodate individual residents’ changing needs and preferences;
 - Maximize residents’ dignity, autonomy, privacy, independence, choice and safety; and
 - Encourage family and community involvement.
4. Assisted living residences provide an important choice for consumers and their families, who want supportive housing and services but do not require the 24-hour medical supervision of a skilled nursing facility. Assisted living is a community resource that permits seniors and others to remain close to friends and family.
 5. National studies indicate that most ALF resident, particularly of an ALF in an urban area, typically originate within a 15-mile radius of the assisted living residence, reinforcing the fact that assisted living truly serves a local need.
 6. The average age of an ALF resident is about 87, and female widowers. They generally require some assistance with basic activities such as bathing and dressing, housekeeping, shopping and transportation. Often, residents move to assisted living when they can no longer safely live alone. Many residents experience some cognitive impairment and require supervision and “cueing” or reminders about their daily routine. Assisted living residences serve the fastest growing segment of our population—people aged 85 years and older. By the year 2025, it is projected that over 12% of the Georgia population age 80 and older will more than double.

CITY OF TUCKER
 OCT 24 2016
 RECEIVED

C. Proposed Services.

1. The Park Place Manor at Lavista will offer the following services and activities:

- a) 24-hour supervision; ratio of at least 1 Certified Nursing Assistant to every 10 Residents during normal business hours (day-time shift; ratio declines with evening and night shifts).
- b) Three meals a day in a group dining room (resident will be offered meal plans based on one, two or three meals per day; five to seven days per week); and,
- c) A range of services that promote the quality of life and independence of the individual; such as:
 - Personal care services (help with bathing, dressing, toileting, etc.);
 - 24-hour security and staff availability;
 - Emergency call system in each unit;
 - Medication management, or assistance with self-administration of medicine;
 - Limited nursing services as allowed pursuant to licensing rules.
 - Nutritional counseling;
 - Recreational and spiritual activities (theater and shopping trips; church services);
 - Wellness program (exercise and possibly occupational therapy activities);
 - Laundry and linen service;
 - Housekeeping and maintenance; and,
 - Arrangements for transportation.

2. The proposed ALF will adopt the following philosophy in keeping with the American Health Care Association "Philosophy of Consumer Choice" available at their website (<http://www.longtermcareliving.com>).

- Be treated with dignity and respect;
- Be informed of services available and the limitations of those services;
- Manage your personal funds;
- Retain and use your personal possessions;
- Interact freely with others both inside the residence and in the community;
- Have freedom of religion;
- Control your health-related services;
- Maintain your privacy;
- Be free to exercise your rights and responsibilities as a resident; and,
- Have the right to voice or file grievances.

3. The Park Place Manor at Lavista will also incorporate in their residential agreement an outline inclusive of all of the specific services, amenities and accommodations that will be offered by the facility. The following is a summary of the types of information that will be included in the agreement:

a. Description of the Physical Plant Attributes:

- All public areas will have handrails available to aid in walking.
- Kitchenettes will be designed so that all cabinets and drawers are easily within reach.
- Public and resident room floors will have non-skid material and carpet.

CITY OF TUCKER

OCT 24 2010

RECEIVED

- Public areas and each residence will have good natural and artificial lighting.
- The ALF will be kept clean, free of odors, and will be appropriately heated/cooled. Each room will have a programmable thermostat.
- The entire facility will be appropriately sprinklered, will have emergency lighting systems on each floor and have clearly marked exits.
- Public exits will be monitored to ensure residence security.
- The furnishings and wall coverings will be attractive, comfortable and present a home-like and welcoming setting.
- The facility floor plan will be designed to allow for easy access by residents to and from their rooms to all common areas in the building.
- All resident rooms will have an emergency call system, which will be monitored 24 hours per day, seven days per week.
- Smoke detectors will be installed in each residence and public area of the building.
- All public areas of the building will be smoke free.
- Secured and monitored private parking will be available on-site for residents and their guests.
- An elevator will serve all of the floors in the facility.
- A choice of residential floor plans will be provided, studio and single bedroom units.
- All bathrooms will be handicapped accessible.
- Residents will be allowed to furnish their units with their own furniture; arrangements for rental furniture will also be available.
- Rooms with kitchenettes will have a refrigerator, sink, microwave and small cook top.
- A full-service dining room and kitchen will be on-site serving three meals a-day.
- A wellness/exercise room will be provided.

b. Social and Recreational Activities

- Grooming/beauty shop services will be provided.
- Activities program will be posted weekly, events such as shopping, concert and theater trips will be planned in advance.
- Temporary home health services will be allowed arranged by the resident's physician and coordinated through administration. Administration will assist residents in obtaining temporary physical or occupational home health therapy services that will be provided in the wellness center.
- Volunteers and family members will be encouraged to participate in the provision of social and recreational activities in and outside of the ALF.

c. Atmosphere

- The reception area, business offices, and residence activities areas will all be well-designed and appointed to be comfortable and inviting.
- All staff will be welcoming and attentive to residents, guests and potential new residents.
- Staff is required to know residents' names, have familiarity with their needs and habits and to habitually greet them and interact with them on a personal level.
- Visits to the facility are welcomed, potential new residents will be afforded the opportunity to tour the facility and interact with staff and residents. Administration will maintain at least one model unit that will be fully-furnished; potential new residents will be encouraged to stay overnight to evaluate the accommodations, dining and other amenities.
- All staff members will be professionally dressed, will welcome, greet and be courteous and responsive to all visitors, guests and residents.

CITY OF TUCKER

OCT 24 2010

RECEIVED

d. Rental Agreement-General Conditions/Considerations

- Each resident will be provided a written rental agreement that will detail any and all costs associated with their tenancy. The agreement will provide a discrete breakdown of the base costs and any and all additional elective services.
- Each potential resident will be provided an income checklist to determine if they have sufficient income to cover their ALF charges (see Exhibit A).
- The contract will explain the terms of the tenancy; the process for cancellation of the agreement; and all other obligations of the tenant and the ALF.
- Residents will have to purchase renter's insurance.
- There will be a formal written grievance process available to all residents.
- Residents who require temporary or acute hospital stays will be able to maintain their tenancy.

e. Health related services

- The ALF can have an RN on staff; however, their provision of personal care services must fall within licensing regulations (see Exhibit 1, §111-8-63.17 (11) on page 38).
- Each resident will be assigned a Certified Nursing Assistant who will be responsible to assist that resident with activities of daily living as necessary and as spelled-out in their written plan of care.
- The ALF will assist residents who need assistance in obtaining a primary care physician if they need a new one because their existing one resides to far away.
- The facility will maintain a list of existing hospital and nursing home contacts should a resident require such a referral.
- The facility will allow home health physical or occupational therapists to use the existing wellness center or activities room for minor and temporary therapy services rendered to a resident.

Each resident will receive individualized services to help him/her function within the residence and within the community. Upon admission, a service plan is usually developed to coordinate the delivery of services to each resident. The agreement, which includes an assessment or evaluation of the resident's physical and psychosocial needs, is reviewed and updated regularly by the staff, and as the resident's condition indicates.

The resident and family, or responsible party, are encouraged to play an active role in the development of the service plan. A resident care or wellness coordinator (the LPN FTE position) will be designated to oversee the process of developing, implementing, and evaluating the progress of the service plan. A copy of the service plan is provided to the resident, family, or responsible party upon request.

D. Existing PCH and ALFs with 60 or more beds near site.

A map on the next page shows 3 existing ALFs and two nearby PCH facilities with 60 beds or more within close proximity of Park Place Manor at Lavista site. Facilities with less than 60-beds are excluded from this analysis because most are licensed personal care homes ("PCH"). PCH's typically have smaller residential rooms and limited activity areas, and operate under different state licensing rules and regulations (Chapter 111-8-62). *Over view Photos of each facility's site and street-view photo of each PCH and ALF are shown in the pages following map.*

CITY OF TUCKER

OCT 24 2010

RECEIVED

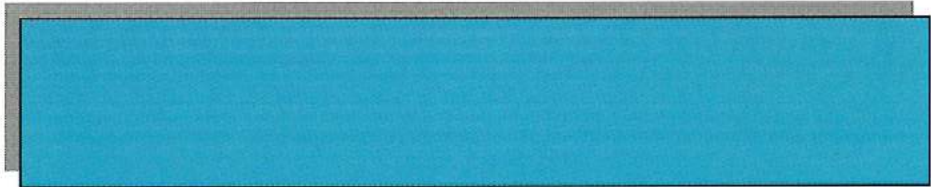
Phase II

The area noted as "Phase II" on the drawings is presently under contract for an apartment development and is to be presented for review in the near future. It will provide the facility for inter-parcel access and potentially provide an alternate solution for storm water retention and water quality. However, space has been provided for these facilities in the event it does not take place in the appropriate time frame. In the area additional shopping is being developed, that will provide more activities for our residents and provide the shop keepers additional market.

CITY OF TUCKER

OCT 24 2018

RECEIVED



Regulation comments

CITY OF TUCKER

OCT 24 2016

RECEIVED

4.2.46 Senior housing: independent and assisted living, nursing, and continuing care.

- A. *Primary uses:* Senior housing facilities shall include either independent living units or assisted living units, or both. The independent living units may be either single-family (detached) residences or multifamily (attached) residences. **Provided**
- B. *Accessory uses:* Senior housing facilities shall include one (1) or more of the following accessory uses:
 - 1. Ancillary clinics, personal service, retail (e.g., pharmacy, hair salon, medical offices). **Provided**
 - 2. Central kitchen and dining facility. **Provided**
 - 3. Recreation and amenities. **Provided**
 - 4. Building/Clubhouse for classes, meetings, concerts, storytelling, etc. **Provided**
 - 5. Adult day care. **Provided**
- C. The maximum number of unrelated residents living independently (not requiring personal care) and at age fifty-five (55) or older allowed in an independent living unit is one (1) per bedroom. **Provided**
- D. *Height Standards:* A senior living facility in which all of the occupied units are occupied by at least one senior aged fifty-five (55) or older is authorized up to ten (10) stories without a height SLUP in HR, MU-3, MU-4, and MU-5 zoning districts, subject to transitional height plane regulations in Article 5.
- E. *Accessibility standards:* All senior housing shall incorporate accessibility standards that meet certification requirements for Easy Living or Universal Design and/or include all of the following minimum features:
 - 1. At least one (1) step free entrance to the main floor at either the front or side of the structure; if only one (1) is provided, it shall not be from a patio or raised deck. **Provided**
 - 2. Main floor of each unit shall include a kitchen, entertaining area, and master bedroom with full bathroom. **Provided**
 - 3. Every door on the main floor shall provide a minimum width of thirty-four (34) inches of clear passage. **Provided**
 - 4. Blocking shall be installed in the master bath around toilet, tub, and shower for placement or future placement of grab bars. **Provided**
- F. Assisted living, nursing and continuing care facilities shall provide the following:
 - 1. *Primary and secondary support services:* Approval for assisted living, nursing or continuing care facilities shall not be granted without documentation of provisions for the following primary and secondary services:

CITY OF TUCKER

OCT 24 2019

RECEIVED

- a. *Primary services:* on-site dining facility, 24-hour on-call medical services, on-site licensed practical nurse, on-call registered nurse, linen and housekeeping services, and transportation services. **Provided**
 - b. *Secondary services:* physical therapy, medication administration program, care technician services (clothes changing, bathing, etc.), on-site personal care (barber, beauty salon), fitness center, library. **Provided**
 - c. Access to outdoor seating and walking areas shall be provided as part of every assisted living, nursing or continuing care facility.
- G. A senior housing facility shall only be approved after consideration of the use permit criteria, found in Article 7 and after consideration of the following:
- 5. Proximity and pedestrian access to retail services and public amenities. **Shopping across northlake parkway under construction, with proposed stop light and walkways at the north-east corner of our site**
 - 6. Transportation alternatives. **Marta bus stop is at site, van transport, and auto available.**
 - 7. Integration into existing neighborhoods through connectivity and site design. **The proposed apartment development will provide inter site connectivity, our site has been prepared of this estension**
 - 8. Diverse housing types. **The units are of different sizes ranging from 400 sf to 750 sf**
 - 9. Site and building design that encourages social interaction. **With the the apartment and shopping center developments either proposed or being constructed there is every opportunity for social interaction for our residents.**
 - 6. Building design that meets Easy Living standards. **Building is being redigened to be completely ADA complaint and provide units that are larger than other facilities in the area.**
- H. In addition, in consideration of the special land use permit or special administrative permit for a senior housing facility, the following criteria shall be evaluated based on the degree to which these elements provide transition from the proposed project to adjacent existing development:
- 10. Building height. **Approximately 44'**
 - 11. Landscaping. **Every attempt is to be used to create a park/residential atomsphere**
 - 12. Maximum lot coverage. **Providing 21% open space**
 - 13. Setbacks from exterior property lines. **Setbacks meet city standards**
 - 14. Site size. **1.6-1.7 acres.** 6. Access to thoroughfare. **Northlake Parkway broader the east side of the site**
- I. *Submittal requirements.* The following documents and information are required for submittals for rezoning, special land use permits, land

CITY OF TUCKER
OCT 24 2016
RECEIVED

development permits and building permits associated with proposed senior living facilities:

15. Survey and site plan (per established requirements in Article 7). **See drawings**
16. Landscape and tree plan. **See drawing A-007**
17. Number and location of residential units. **See drawing A-100**
18. Types of units. **See drawing A-100**
19. Amenities. **See drawing A-100**
20. Institutional/non-residential services. **The facility will provide chapel, library, beauty shop, etc within the building**
21. Proximity to services such as health care, shopping, recreation, and transit. **Health care at Dekalb general and Emory Spine, MARTA bus at site, shopping across street, recreation within.**

CITY OF TUCKER

OCT 24 2016

RECEIVED

7.4.6. Special land use permit; criteria to be considered.

The following criteria shall be considered by the community development department, the planning commission, and the mayor and city council in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the mayor and city council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and the application is in compliance with all applicable regulations in Article 4:

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located. **SITE IS EXISTING AND PROVIDES ADEQUATE LAND FOR INTENDED FACILITY.**
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district. **USES MATCH WITH FUTURE USE AND FUNCTION WELL FOR THE USER POPULATION, FOR THE DEVELOPING AREA.**
- C. Adequacy of public services, public facilities, and utilities to serve the proposed use. **SITE IS EXISTING ADEQUATE UTILITIES, PUBLIC SERVICES, WITH MARTA STOP, ETC.**
- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area. **SITE IS ON NORTHLAKE PARKWAY WHICH HAS CAPACITY FOR DEVELOPMENT OF THE FUTURE.**
- E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use. **USE WILL PROVIDE LESS TRAFFIC THEN PRESENT USE BY AT LEAST 80%: PRESENT 150 ROOMS @ 0.47 TRIPS/ROOM OR 705 TRIPS/DAY: NEW USE 72 ROOMS @ 0.22 TRIPS/ROOM OR 15.84 TRIPS/DAY (ASSUMING THE 22 ROOMS OF MEMORY CARE IS COUNTED) (WITH A MARTA STOP ON SITE TRIPS POTENTIALLY COULD BE LESS.) MOST TRIPS WILL OCCUR AT EARLY MORNING AND EVENING WHEN STAFF CHANGE.**
- F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency. **THE DEVELOPMENT WILL PROVIDE NEW SIDEWALKS. THE ACCESS THAT EXISTS PROVIDES ADEQUATE IN AND OUT, WITHOUT INTERFERING WITH TRAFFIC.**
- G. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use. **DOES NOT CREATE ANY OF THE ABOVE**
- H. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use. **NO IMPACT**
- I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use. **NO IMPACT**
- J. Whether or not the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located. **THE FACILITY**

CITY OF TUCKER

OCT 24 2016

RECEIVED

IS RESIDENTIAL IN NATURE AND WILL BE COMPATABLE WITH NEW DEVELOPMENTS PLANNED FOR THE AREA.

- J. Whether or not the proposed use is consistent with the policies of the comprehensive plan. **MEETS OBJECTIVES OF THE OVERLAY OF THIS AREA.**
- K. Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located. . **PLAN MEETS BUFFERS REQUIRED FOR NOW AND FUTURE DEVELOPMENTS.**
- L. Whether or not there is adequate provision of refuse and service areas. **SERVICES ARE EXISTING FOR INTENSE DEVELOPMENT**
- M. Whether the length of time for which the special land use permit is granted should be limited in duration. **NO LIMIT REQUIRED.**
- N. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings. **BUILDING EXISTS AND WAS PART OF THE EXISTING AREA DEVELOPMENT**
- O. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources. . **NO IMPACT**
- P. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit. . **MEETS REQUIREMENTS**
- Q. Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height. . **NO IMPACT**
- R. Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area; . **NO IMPACT**
- S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan. **MEETS NEEDS IN THE AREA. PROVIDES OLDER PEOPLE OPERTUNITY TO STAY IN THEIR LOCAL AREA AS MOST SENIORS PERFER TO STAY WITHIN FIVE MILES OF THEIR PRESENT HOMES.**

CITY OF TUCKER

OCT 24 2016

RECEIVED

ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

Analyze the impact of the proposed rezoning and provide a written point-by-point response to Points 1 through 3:

- 1. CONFORMANCE WITH THE COMPREHENSIVE PLAN.** Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project.

The project conforms to the Northlake Overlay per the Comprehensive Land Use Plan as to street scape requirements, inter connectivity, pedestrian ways and access, and supports surrounding businesses and proposed developments.

- 2. ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.** For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

- a. Wetlands
 - **NO WETLANDS ON SITE**
- b. Floodplain
 - **NO FLOOD ZONES FOR MORE THAN A MILE AND 90 PLUS FEET BELOW**
- c. Streams/stream buffers
 - **NO STREAMS ON SITE**
- d. Slopes exceeding 25 percent over a 10-foot rise in elevation
 - **NO SLOPES OVER TWENTY FIVE PERCENT, EXCEPT EXISTING RETAINING WALLS.**
- e. Vegetation
 - **VEGETATION CONSISTS OF MINIMAL GRASS AND TREES IN SPARSE, LOCATIONS MOST OF EXISTING AREA IS COVERED BY PAVING OR BUILDINGS. THE PARKING AREAS WILL BE SIGNIFICANTLY REDUCED, AND RETURNED TO PLANTINGS AND YARDS TO CREATE A MORE RESIDENTIAL "FEEL".**
- f. Wildlife Species (including fish)
 - **NO SIGNIFICANTLY WILDLIFE ON SITE, WITH NEW LANDSCAPING PERHAPS SOME WILDLIFE WILL RETURN.**
- g. Archeological/Historical Sites
 - **EXISTING SITE HAS BEEN IN PLACE FOR FOURTY PLUS YEARS AND ARTIFACTS HAVE BEEN UNCOVERED.**

CITY OF TUCKER

OCT 24 2016

RECEIVED

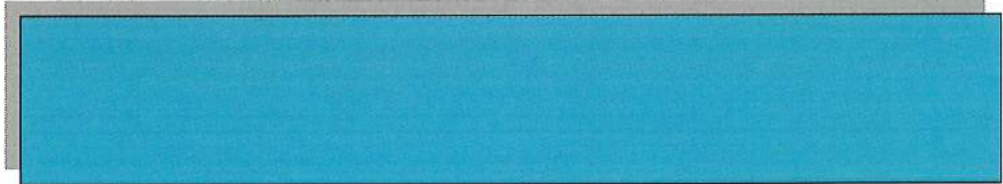
ENVIRONMENTAL SITE ANALYSIS (ESA) FORM (CONTINUED)

3. **PROJECT IMPLEMENTATION MEASURES.** Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.
- a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors. **NOT APPLICABLE**
 - b. Protection of water quality **ADD NEW WATER QUALITY SYSTEM**
 - c. Minimization of negative impacts on existing infrastructure **NEW DEVELOPMENT WILL NOT NEED TO HAVE IMPACT ON EXISTING INFRASTRUCTURE AS ALL SERVICE EXIST, AND MAY REQUIRE LESS THAN WHAT EXISTS.**
 - d. Minimization on archeological/historically significant areas **NONE IN AREA**
 - e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses. **IN MOST CASES WILL ACTUALLY BE EQUAL OR REDUCED**
 - f. Creation and preservation of green space and open space **WILL INCREASE GREEN SPACE BY ABOUT 15%**
 - g. Protection of citizens from the negative impacts of noise and lighting **NOISE WILL BE REDUCED AND LIGHTING WILL BE TO "OVERLAY" REQUIREMENTS**
 - h. Protection of parks and recreational green space **NO PARKS IN GENERAL AREA**
 - i. Minimization of impacts to wildlife habitats **PERHAPS BY INCREASING GREEN SPACE WE WILL DRAW WILD BACK INTO THE AREA**

CITY OF TUCKER

OCT 24 2016

RECEIVED



Physical diagrams and drawings

CITY OF TUCKER

OCT 24 2016

RECEIVED

SITE PLAN CHECKLIST

1. Key and/or legend and site location map with North arrow (ALL DRAWINGS)
2. Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning
(SEE SURVEY A-005)
3. Acreage of subject property (SEE SURVEY A-005)
4. Location of land lot lines and identification of land lots (SEE SURVEY A-005)
5. Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property (SEE SURVEY A-006) (SEE SURVEY A-005)
6. Proposed streets on the subject site (SEE SURVEY A-005)
7. Posted speed limits on all adjoining roads
8. Current zoning of the subject site and adjoining property (SEE SURVEY A-006)
9. Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property (SEE SURVEY A-005)
10. Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvement or adjacent properties within 400 feet of the subject site based on the City's aerial photography or an acceptable substitute as approved by the Director (SEE SURVEY A-000 & A-006)
11. Location of proposed buildings (except single family residential lots) with total square footage (SEE A-000)
12. Layout and minimum lot size of proposed single family residential lots N/A
13. Topography (surveyed or City) on subject site and adjacent property within 200 feet as required to assess runoff effects (SEE A-000, A-006 & A-011)
14. Location of overhead and underground electrical and pipeline transmission/conveyance lines (SEE SURVEY A-005)
15. Required and/or proposed setbacks (SEE SURVEY A-006)
16. 100 year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps N/A
17. Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed (SEE A-006)
18. Required and proposed parking spaces; Loading and unloading facilities (SEE SURVEY A-000)
19. Lakes, streams, and waters on the state and associated buffers N/A
20. Proposed stormwater management facilities (SEE SURVEY A-006)
21. Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access
(SEE SURVEY A-011)
22. Availability of water system and sanitary sewer system (SEE SURVEY A-011)
23. Tree lines, woodlands and open fields on subject site N/A
24. Entrance site distance profile assuming the driver's eye at a height of 3.5 feet (EXISTING CONDITION, NO CHANGE)
25. Wetlands shown on the County's GIS maps or survey. N/A
26. Mail kiosk location. N/A TO BUILDING

CITY OF TUCKER

OCT 24 2016

RECEIVED

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 210 of the 18th District of DeKalb County, Georgia, and being 3.184 acres with improvements located thereon as shown a plat of survey made of Hotel Northlake Parkway, prepared for Farhad Amrasi, prepared by Michael G. High of Michael G. High Land Surveying, Georgia Registered Land Surveyor, dated November 28, 2006, which said of survey is incorporated herein and by reference more to being more particularly described as **follows**:

TO FIND THE TRUE POINT OF BEGINNING, commence at a concrete marker found at the intersection of the Northern right-of-way line of Lavista Road with the Western right-of-way line of Northlake Parkway (80' R/W); thence proceeding along the Western right-of-way line of Northlake Parkway North 00 degrees 57 minutes 05 seconds West 367.35 feet to a brass rod found, said brass rod being the TRUE POINT OF BEGINNING; thence leaving said right-of-way line North 89 degrees 46 minutes 36 seconds West 472.43 feet to a 3/4" open top pipe found, thence proceeding South 74 degrees 02 minutes 49 seconds West 48.40 feet to a point; thence proceeding North 31 degrees 33 minutes 42 seconds West 12.51 feet to a point; thence proceeding North 05 degrees 13 minutes 10 seconds East 272.18 feet to a 1/2" rebar found; thence proceeding North 89 degrees 78 minutes 33 seconds East 496.01 feet to a 1/2" open top pipe found on the Western right-of-way line of Northlake Parkway, thence proceeding along the Western right-of-way line of Northlake Parkway South 00 degrees 67 minutes 05 seconds East 274.78 feet to a brass rod found, said brass rod being the TRUE POINT OF BEGINNING.

CITY OF TUCKER

OCT 24 2016

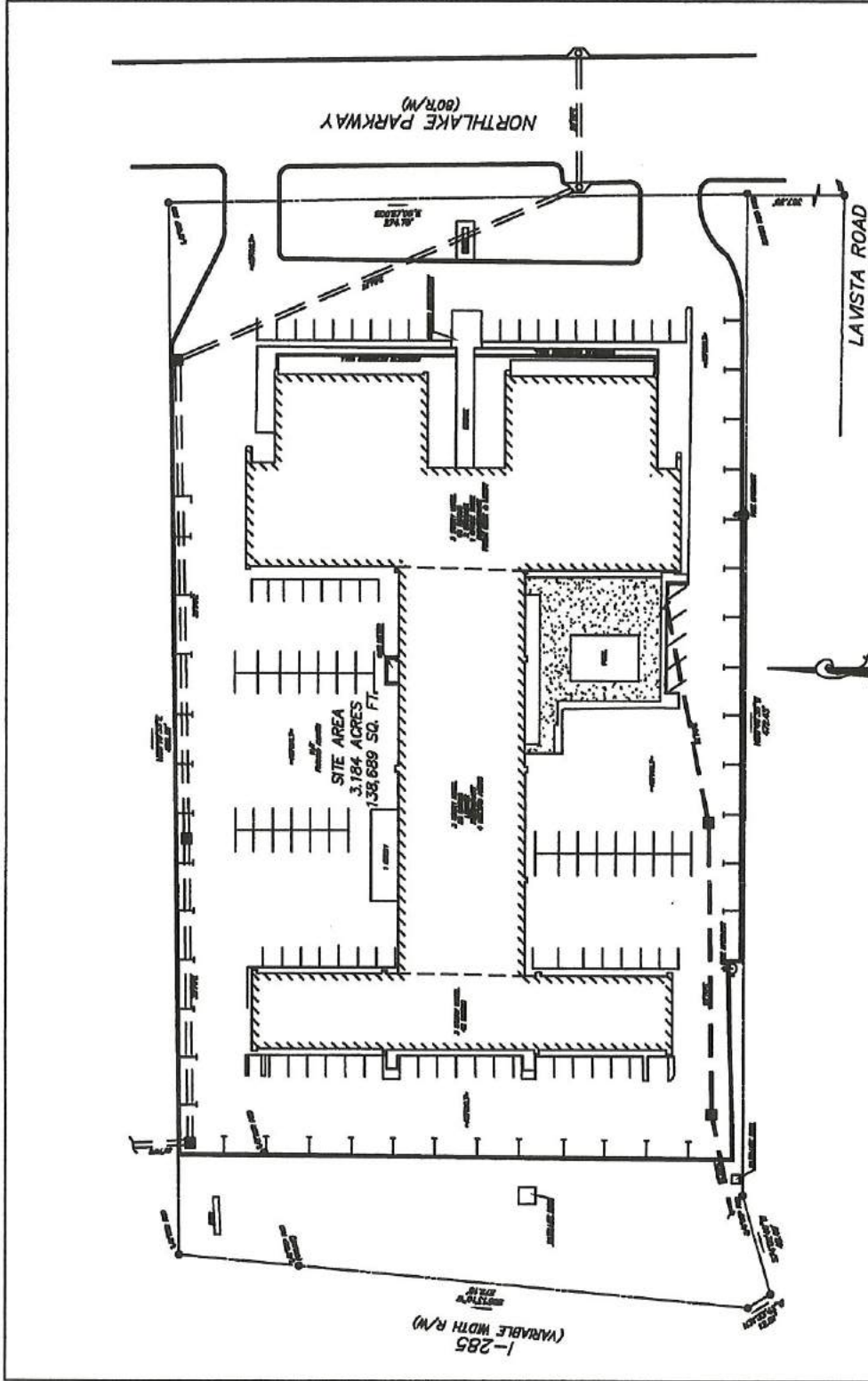
RECEIVED

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1251, COUNTY OF DEKALB, STATE OF GEORGIA, AND BEING 3.184 ACRES WITH IMPROVEMENTS LOCATED THEREON AS SHOWN A PLAT OF SURVEY MADE OF HOTEL, NORTHLAKE PARKWAY, PREPARED FOR FARHAD AMIRANI, PREPARED BY MICHAEL G. HIGH OF MICHAEL G. HIGH LAND SURVEYING, GEORGIA REGISTERED LAND SURVEYOR, DATED NOVEMBER 23, 2016, WHICH SAID OF SURVEY IS INCORPORATED HEREIN AND BY REFERENCE MORE TO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO END THE TRUE POINT OF BEGINNING, COMMENCE AT A CONCRETE MARKER FOUND AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF LAVISTA ROAD WITH THE WESTERN RIGHT-OF-WAY LINE OF NORTHLAKE PARKWAY (80' R/W), THENCE PROCEEDING ALONG THE WESTERN RIGHT-OF-WAY LINE OF NORTHLAKE PARKWAY NORTH 00 DEGREES 57 MINUTES 06 SECONDS WEST 307.35 FEET TO A BRASS ROD FOUND, SAID BRASS ROD BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 89 DEGREES 46 MINUTES 38 SECONDS WEST 100 FEET TO A BRASS ROD FOUND; THENCE PROCEEDING SOUTH 74 DEGREES 12 MINUTES 49 SECONDS WEST 48.40 FEET TO A POINT; THENCE PROCEEDING NORTH 31 DEGREES 33

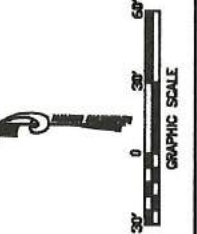
MINUTES 45 SECONDS WEST 1251 FEET TO A POINT; THENCE PROCEEDING NORTH 11 DEGREES 10 MINUTES 00 SECONDS EAST 272.18 FEET TO A 3" BRASS FOUND; THENCE PROCEEDING NORTH 88 DEGREES 78 MINUTES 33 SECONDS EAST 486.01 FEET TO A 3" OPEN TOP PIPE FOUND ON THE WESTERN RIGHT-OF-WAY LINE OF NORTH PARKWAY; THENCE PROCEEDING ALONG THE WESTERN RIGHT-OF-WAY LINE OF NORTH PARKWAY SOUTH 00 DEGREES 87 MINUTES 06 SECONDS EAST 274.70 FEET TO A BRASS ROD FOUND, SAID BRASS ROD BEING THE TRUE POINT OF BEGINNING.



BOUNDARY SURVEY OF HOTEL, NORTHLAKE PARKWAY FOR FARHAD AMIRANI
 DATED NOVEMBER 23, 2016
 DEKALB COUNTY, GEORGIA
 LAND SURVEYOR
 MICHAEL G. HIGH
 1000 PARKWAY DRIVE
 WOODBRIDGE, GA 30188
 404-878-6008

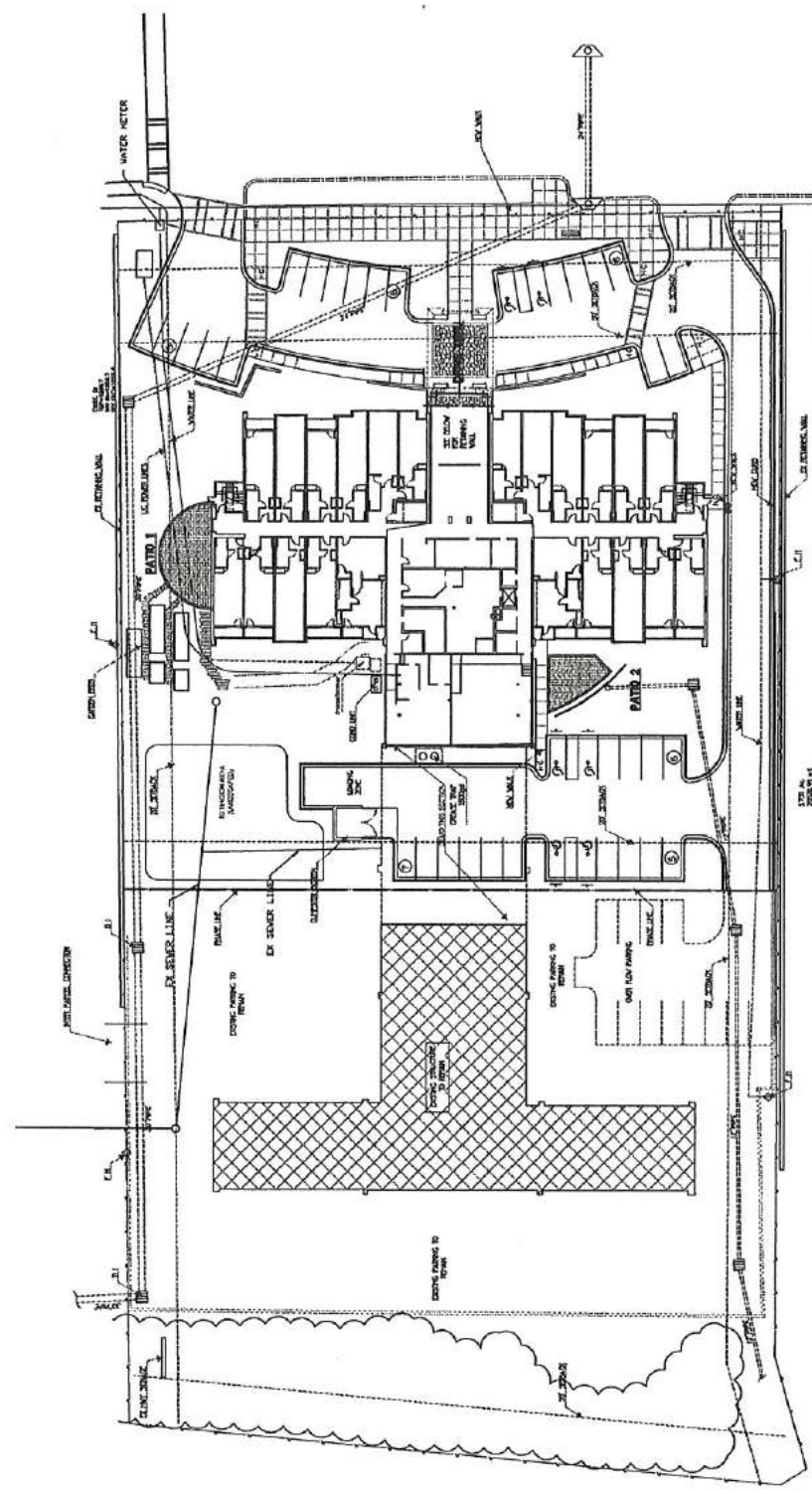
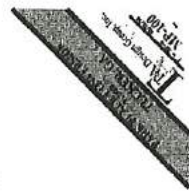
LEGEND

- POWER POLE
- POWER LAYER
- PRE-EMMENT
- CHURCH POWER LINE
- PRICE LINE

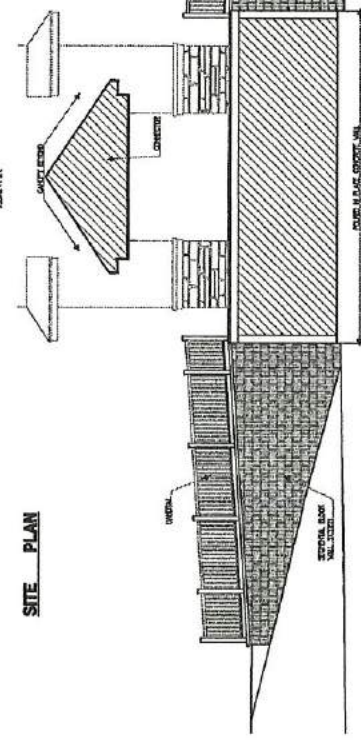


SURVEY NOTES
 ALL DIMENSIONS SHOWN ON THIS PLAT ARE BASED ON A CORNER OF THE SURVEYED TRACT OR PARCEL OF LAND AS SHOWN ON THE PLAT OF SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT OR PARCEL OF LAND AND HAS FOUND THAT THE DIMENSIONS SHOWN ON THIS PLAT ARE CORRECT. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE TRACT OR PARCEL OF LAND AND HAS FOUND THAT THE DIMENSIONS SHOWN ON THIS PLAT ARE CORRECT. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE TRACT OR PARCEL OF LAND AND HAS FOUND THAT THE DIMENSIONS SHOWN ON THIS PLAT ARE CORRECT.

SLUP-16-006
 SLUP-16-007
 CITY OF TUCKER
 OCT 24 2016
 RECEIVED



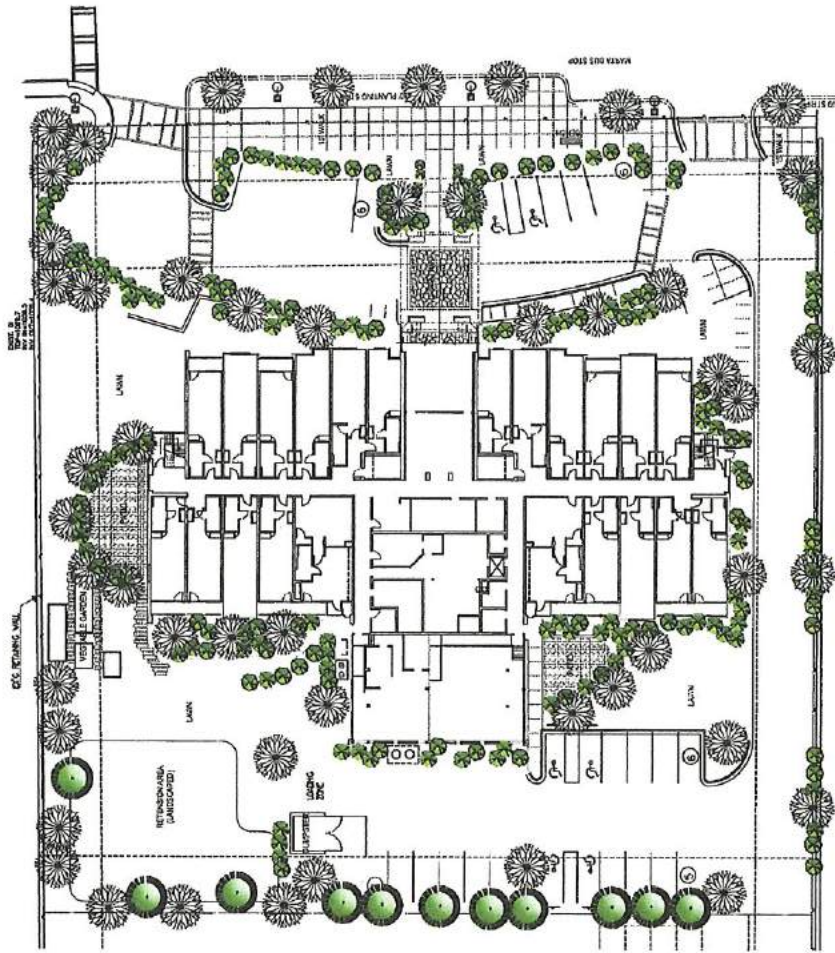
SITE PLAN



CITY OF TUCKER

OCT 24 2016

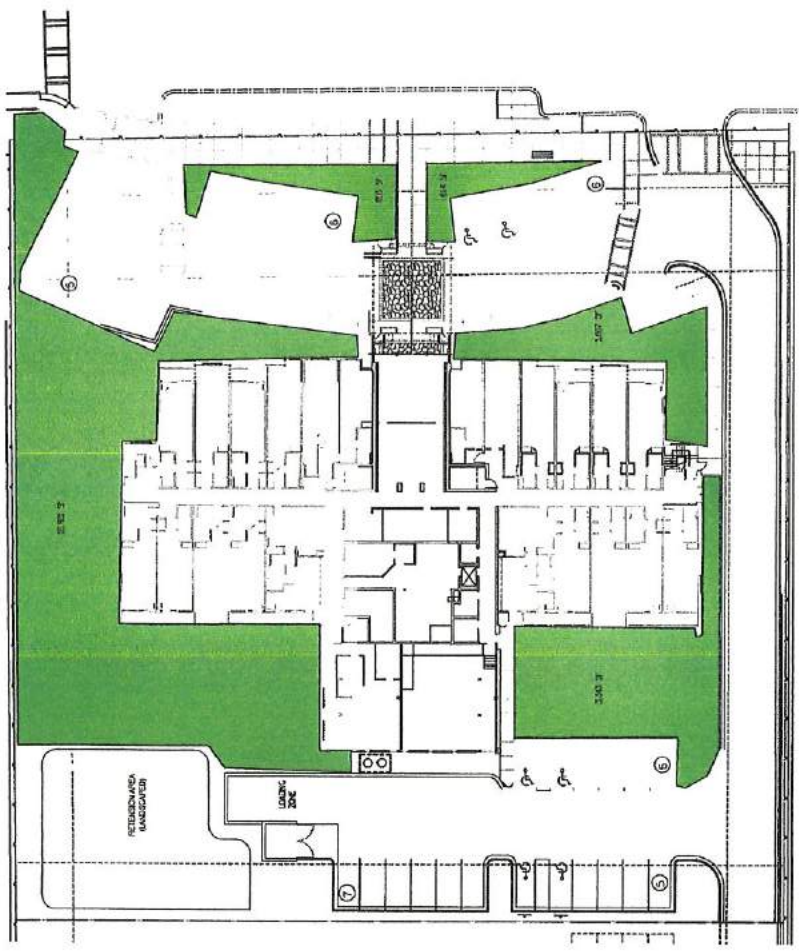
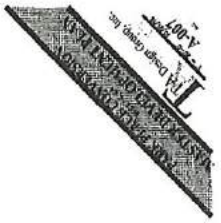
RECEIVED



CONCEPTUAL LANDSCAPE PLAN



- STREETS
- DRIVEWAYS
- SOLID & UNREVEALED
- SOFT STREET LIGHT

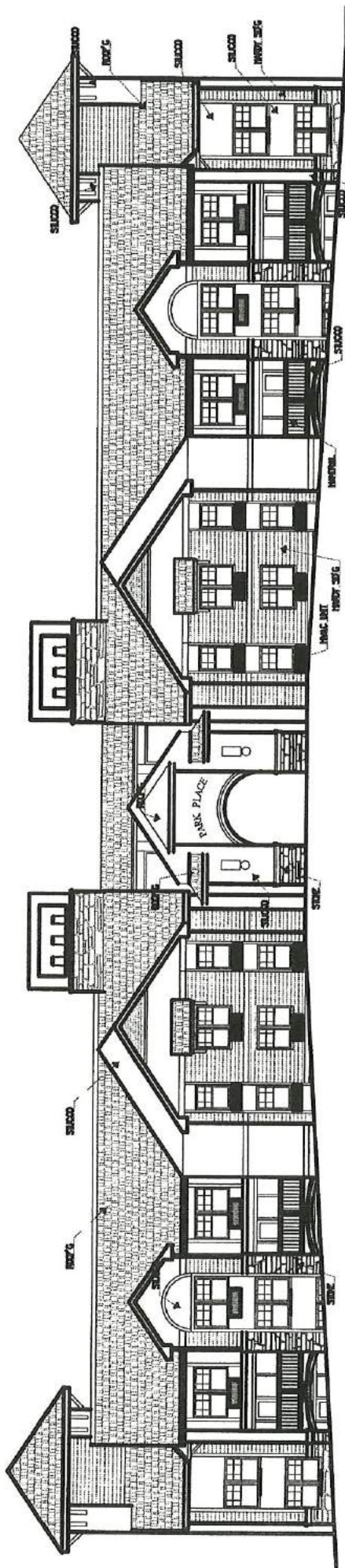


PERMIMATE OPEN SPACE

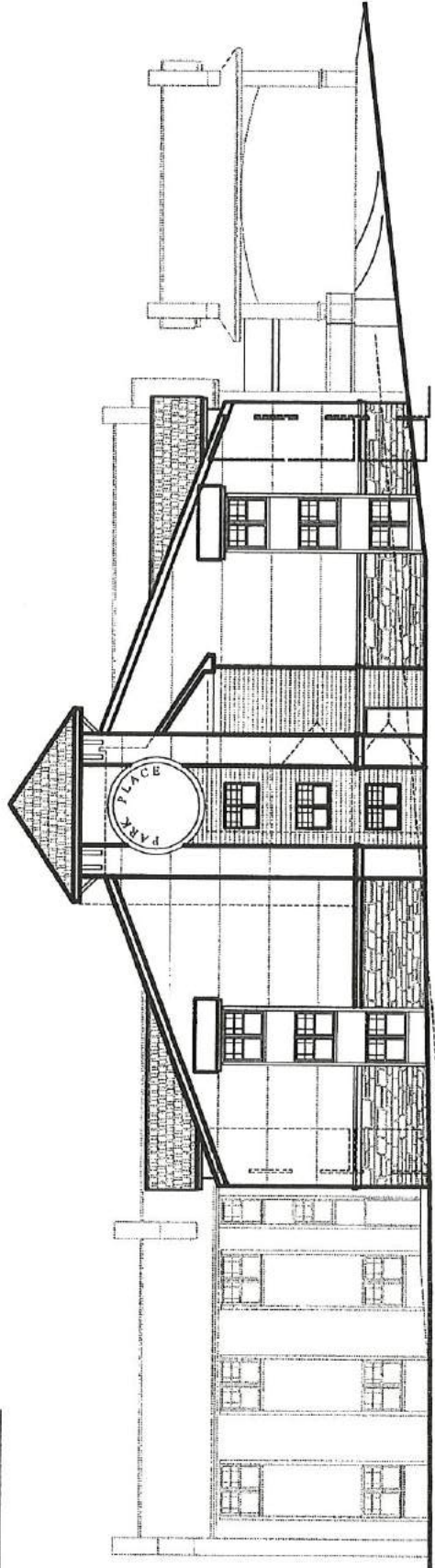


- LOT AREA
- OPEN SPACE
- PERMIMATE OPEN SPACE
- PERCENT PERMIMATE OPEN SPACE

CITY OF TUCKER
 OCT 24 2016
 RECEIVED



EAST ELEVATION



SOUTH ELEVATION
NORTH ELEVATION

CITY OF TUCKER
OCT 24
RECEIVED

TTA Design Group,
INC.
1000 N. 10TH ST.
DURHAM, NC 27603
919.487.1111