

The Concerned Citizens Over Isakson East Cobb

Our position on Isakson Living's plan to rezone the Tritt property

Our primary objections to the Isakson Living plan are the size, scale and intensity of the proposed 498-unit Continuing Care Retirement Community (CCRC) development. The 54-acre Tritt property area and the vast majority of the area surrounding it are zoned low-density residential (LDR). The Isakson Living CCRC plan has an urban building style with massive, multi-story apartment complex-style structures, which do not fit in with the suburban, single-family homes residential style of East Cobb.

The current Isakson Living plan submitted in October 2014:

- 11 multi-story buildings in addition to an 84 home subdivision combined in a 498-unit complex with multiple dining facilities, health care services, fitness centers and other amenities. According to the CCRC zoning code, there is no cap on the number of on-site amenities that can be located in a CCRC.
- The total square footage of the Isakson Living plan is planned for 999,500 square feet, not including parking garages. So at roughly 1 million square feet, the Isakson Living CCRC plan is comparable to all the retail space at Cumberland Mall. It's difficult to illustrate how immense and commercial this development would be.
- Isakson Living had to complete a 'Development of Regional Impact' application with the Atlanta Regional Commission, due to the number of units (more than 400) that would impact not just the East Cobb community but the entire region. The Isakson Living plan is the only development in this part of Cobb County required to apply.
- Traffic is a major concern on Roswell Road as everyone who lives in this area knows. A CCRC is a large profit-driven commercial development with restaurants and many other amenities, and a great volume of service and delivery vehicles in addition to residents and employees would access this area daily.
- A CCRC with 498 units would have approximately 750 residents and 200 employees coming and going each day. An 80 home subdivision would have approximately 200 residents and no employees. If this property is to be developed, an 80-home subdivision is more in keeping with the mostly residential area surrounding it.
- The Isakson Living CCRC has 3- and 4-story buildings planned to be built on hills with some of the highest elevations in East Cobb.. The Isakson Living development as currently proposed would negatively impact the viewshed for the 4 adjoining subdivisions: Glenside, Hidden Hollow, Robinson Walk, and Wyntergreen, as well as for East Cobb Park, Fullers Park and for anyone traveling on Roswell Road.

=> **The current R-20 residential zoning should stay in place**, and the Isakson Living CCRC rezoning request should be denied by the Board of Commissioners due to the commercial nature that would negatively impact the East Cobb community. A development of this size would be welcomed if built in a suitable location, according to the Cobb County Zoning Code: Regional Activity Centers or Community Activity Centers, rather than in areas surrounded by residential single family homes.

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