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City of Johns Creek  
Planning & Zoning

LETTER OF INTENT

The property contains approximately 6.614 acres and is located at the southeast corner of the intersection of Bell Road and Medlock Bridge Road (the "Property"). The Property is currently zoned to the C-1 Classification but not conditioned so as to permit the use intended by the Applicant.

The Applicant requests a rezoning to the C-1 Classification for the development of the Property with a five (5) story building for an active adult apartment community containing 170 units and incorporating 2,000 square feet for restaurant use and 350 square feet for a fitness center both of which uses shall be open to the public. These uses result in a per acre density for the apartment use of 25.71 units per acre and a density for the restaurant and fitness center uses of 355.31 square feet per acre. In coordinating with the Fire Marshall for the proposed development, there was a stated desire for fire access at the northwest corner of the Property. Given the constraints of the stream burdening the easterly portion of the Property prohibiting adjustment to the Site Plan to accommodate this request for fire access, which stream condition is unique to the Property and presents a significant hardship in developing the Property, the Applicant requests a Concurrent Variance pursuant to Article 9.1.3.B. to allow encroachment into the required 40' front yard at the northwest corner of the Property as shown on the Site Plan for a driveway to accommodate the requested fire access. The approval of this Concurrent Variance will not result in any harm to the health, safety and welfare of the general public and will rather promote the health, safety and welfare of the general public for the related fire access purposes. Further, given the constraints of topography burdening the Property, the Applicant further requests a Use Permit pursuant to Article 19.4.21 to allow the height limitation in the C-1 District to be exceeded to a height not to exceed 70' for the building.

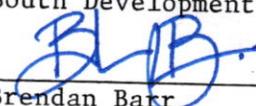
It is to be noted that the Property is subject to the development narrative stated and set forth under the Medlock Bridge Road (SR 141) Corridor (09) Character Area. The proposed development exactly meets certain of the desired development as follows: "This area should also be developed with the active adult in mind because of the access to public transportation and commercial amenities allowing for community seniors to 'Age in Place'. Empty nesters and active adults, formerly housed in large homes on large lots, may be attracted to the corridor because of the walkability, the quality of activities and services, as well as public transit." Accordingly, this Application for Rezoning, Use Permit and Concurrent Vari-

ance is entirely appropriate and the appropriateness of this Application for Re-zoning, Use Permit and Concurrent Variance is more particularly stated and set forth on Exhibit "A" attached hereto and by reference thereto made a part hereof.

Now, therefore, the Applicant requests that this Application for Rezoning, Use Permit and Concurrent Variance be approved as submitted in order that the Applicant be able to proceed with the lawful use and development of the Property.

APPLICANT:

NorSouth Development Company of Georgia

By: 

Brendan Barr

Its: Senior Vice President



Nathan V. Hendricks III

Attorney for the Applicant

6085 Lake Forrest Drive  
Suite 200  
Atlanta, Georgia 30328  
(404) 255-5161

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