

REZONING/SUP/CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Toro Development, LLC</u>	NAME: <small>Medley Johns Creek Phase 1 Owner, LLC; Medley Johns Creek Phase 2 Owner, LLC; Medley Johns Creek TH Owner, LLC</small>
ADDRESS: <u>6200 Avalon Blvd.</u>	ADDRESS: <u>6200 Avalon Blvd.</u>
CITY: <u>Alpharetta</u>	CITY: <u>Alpharetta</u>
STATE: <u>GA</u> ZIP: <u>30009</u>	STATE: <u>GA</u> ZIP: <u>30009</u>
PHONE: <u>470-737-4820</u>	PHONE: <u>470-737-4820</u>
CONTACT PERSON: <u>Kathryn M. Zickert</u> PHONE: <u>404-815-3704</u>	
CONTACT'S E-MAIL: <u>kzickert@sgrlaw.com</u>	

APPLICANT IS THE:
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): <u>TC-X</u> REQUESTED ZONING DISTRICT: <u>Same</u>
DISTRICT/SECTION: <u>11</u> LAND LOT(S): <u>398-400, 403-405</u> ACREAGE: <u>41.71</u>
ADDRESS OF PROPERTY: <u>11350 Johns Creek Parkway</u>
PROPOSED DEVELOPMENT: <u>Change of Zoning Conditions for Hotel</u>
CONCURRENT VARIANCES: <u>(SUP to exceed height restrictions)</u>

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. _____
Density: _____	Density: _____

Received
 July 3, 2024
 RZ-24-0007 &
 SUP-24-0002
 Planning & Zoning

APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL.



7/2/24

Signature of Applicant

Date

Mark Toro, Manager (Toro Development, LLC)

Type or Print Name and Title

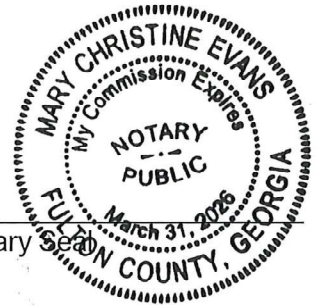


7/3/24

Signature of Notary Public

Date

Notary



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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 Fulton County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Johns Creek, 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, Use Permit, & Concurrent Variance in request of the items indicated below.

I, Mark Toro, authorize, Toro Development, LLC,
(Property Owner) (Applicant)
to file for RZ & SUP, at 11350 Johns Creek Parkway
(RZ, SUP, CV) (Address)
on this date July 2nd, 2024
(Month) (Day)

- I understand that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the City Council.
- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Johns Creek 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 sign 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.

7/2/24

Signature of Property Owner

Date

Mark Toro, Manager

(Medley Johns Creek Phase 1 Owner, LLC; Medley Johns Creek Phase 2 Owner, LLC; Medley Johns Creek TH Owner, LLC)

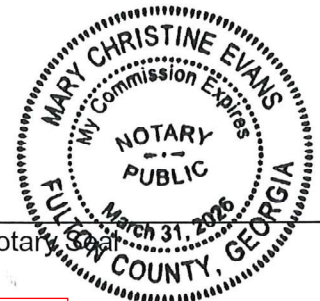
Type or Print Name and Title

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Signature of Notary Public

Date

Notary Seal



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ZONING IMPACT ANALYSIS FORM

Analyze the impact of the proposed rezoning and provide a written point-by-point response to the following questions:

1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?
(See, Statement of Intent)

2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
(See, Statement of Intent)

3. Does the property to be rezoned have a reasonable economic use as currently zoned?
(See, Statement of Intent)

4. Will the zoning proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?
(See, Statement of Intent)

5. Is the zoning proposal in conformity with the policies and intent of the land use plan?
(See, Statement of Intent)

6. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the zoning proposal?
(See, Statement of Intent)

7. Does the zoning proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of the City of Johns Creek?
(See, Statement of Intent)

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SPECIAL USE PERMIT CONSIDERATION FORM

Analyze the impact of the proposed special use and provide a written point-by-point response to the following questions:

1. Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by the Mayor and City Council;
(See, Statement of Intent)

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed;
(See, Statement of Intent)

3. Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development;
(See, Statement of Intent)

4. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets;
(See, Statement of Intent)

5. The location and number of off-street parking spaces;
(See, Statement of Intent)

6. The amount and location of open space;
(See, Statement of Intent)

7. Protective screening;
(See, Statement of Intent)

8. Hours and manner of operation;
(See, Statement of Intent)

9. Outdoor lighting;
(See, Statement of Intent)

10. Ingress and egress to the property.
(See, Statement of Intent)

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PUBLIC PARTICIPATION PLAN

1. The City of Johns Creek will notify all property owners within a quarter mile of the site. What other groups do you intend to contact?

Applicant will notify parties with whom it previously engaged during the first zoning application. Applicant will monitor social media and other platforms and will engage community groups as they show interest or concerns about the applicaiton.

2. How do plan to contact any interested parties, either before making application or after the city Public Participation Meeting, regarding the rezoning/use permit application?

Applicant will inform parties with whom it had prior communications using email and/or mail. Applicant will work with staff to ensure that lines of communication are open with other stakeholders as they express interest in the applicaiton.

3. In addition to the City of Johns Creek Public Participation Meeting, do you plan to provide any other opportunities for discussion with interested parties before the PC and M&CC hearings?

Applicant will make itself available for community engagement and will hold additional meetings as necessary.

4. What is your schedule for completing the Public Participation Plan?

The Public Participation Plan will be completed before the Planning Commission meeting; however, applicant will continue communications with stakeholders as needed prior to the zoning decision.

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