

AMENDED
LETTER OF INTENT

November 27, 2023

Received
November 27, 2023
RZ-23-0003, VC-23-0004 &
VC-23-0005
Planning & Zoning

Applicant: Vantage Commercial Contractors LLC
Subject Property: 6650 MCGINNIS FERRY RD, Parcel No. 11 106003800101
Approximately Acres: 4.777
Current Zoning: C-1
Current Owner: ROMO PADA DEVELOPMENT LLC
Zoning Request: Amendment of Zoning Conditions, Amendment of Variances, and
Additional Variances

This Letter of Intent is intended to comply with application procedures established by the City of Johns Creek, Georgia. The Applicant intends to develop the Subject Property as a retail area called **TERRACES AT JOHNS CREEK** as more fully described below and in the Site Plan, incorporated herein by this reference. Any zoning request, site plan, and variance application, submitted concurrently with the Application is also incorporated herein by this reference. The Zoning Applications and Variance Applications, along with all supplemental plans and documents are collectively referred to as the "Applicant's Proposal."

1. Summary of Development

The proposed development ("Development") according to the "Site Plan" submitted, is approximately 4.777 acres (Note approximately 3.247 acres that are buildable and 1.530 acres that are unbuildable) that was and is currently zoned for retail development. The Development increases building square footage (primarily through the addition of rooftop patios) while also relocating buildings to account for an area of rocky, poor soils where the side parking lot is located. Applicant further proposes the Site Plan for the Development to better suit the site and the needs of a modern retail marketplace. Such Site Plan also incorporates interconnectivity, landscaping, and pedestrian features that have become desirable since the previous zoning and site plan approval.

The Development, in both its design and intended retail tenants, seeks to reflect contemporary, post-Covid trends including focusing on service-oriented businesses, quality restaurants and consumer-driven features.

The square footage of the Development is as follows:

- Building A1: 8,500 sf. (*retail*), mezzanine 2,500 sf.
- Building A2: 2,500 sf. FF
- Building B1: FF (*daycare*) 10,800 sf., SF 7,200 sf., ROOFTOP 3,600 sf.
- Building B2: FF (*medical office*) 3,074 sf., SF 3,074 sf.
- Building C1: (*medical office*) 3,161
- Building C2: (*brunch bar*) 3,303 sf., ROOFTOP 3,303 sf.
- Building C3: (*bru foundry*) FF 4,580 sf., SF 2,000 sf., ROOFTOP 2,580 sf

49 Atlanta Street
Marietta, Georgia 30060

2951 Flowers Road South, Suite 220
Atlanta, Georgia 30341

Gregory, Doyle, Calhoun & Rogers, LLC

- Building D: FF 10,500.00 sf. (*retail*), SF 8,000.00 sf., ROOFTOP 2,500 sf
- Total: SF 81,175

Space uses in parenthesis above approximate and are subject to change on market conditions.

2. Comprehensive Plan Compatibility

The Development specifically accomplishes the goals of the City of Johns Creek Comprehensive Plan in that it fits squarely within the “High Intensity Node” centered at the intersection of Medlock Bridge Road (141) and McGinnis Ferry Road. It will provide a quality retail development that will serve the occupants of the adjacent Technology Park as well as the community at large within an established commercial corridor.

3. Johns Creek Town Center Code

Applicant has specifically incorporated the Johns Creek Town Center Code, adopted in 2022, into its Site Plan.

Applicant has incorporated community-oriented features including green space, viewing deck, outdoor summer and winter amenity area (with gas-fire pit), and paved access points to the community greenway along the creek.

The Development has enhanced and expanded streetscape elements, electric vehicle parking, water restoration areas, rooftop decks, patio spaces and gathering places.

The Development will have interconnectivity with the bank parcel (Delta Credit Union) to the east, and interconnectivity with sidewalks, and the greenway access to other nearby parcels. This is in line with the City’s desire to encourage interconnectivity, where feasible, in new projects. The Development has further created a reserved space for a potential inter-parcel connection with Parcel ID 11 106003800341 to the south.

4. Impact on the Local Population and Public Infrastructure.

- Public Road System. Permanent access to the Development will be from McGinnis Ferry Road and Johns Creek Parkway, both of which are appropriately sized to accommodate the proposed use of Applicant’s Proposal. Please see the Peak-hour Trip Generation Count.
- Water and Wastewater Systems. The Development's water and sewer needs will be served by public sewer.
- Utilities. With regard to public utilities, water and electricity are available to the Property. The impact on public utilities is anticipated to be minimal.
- Environmental Impact. The project should also have a minimal impact on the environment. Drainage, soil erosion, and sedimentation controls will be extensively utilized on the site after obtaining all required approvals from the local authorities.

5. Stormwater Planning

Applicant’s stormwater management plan includes a vault built onsite made with poured concrete walls and precast concrete planks. Water runoff will be reduced with a combination of various infiltration

methods in accordance with the *Georgia Stormwater Management Manual*, including but not limited to, rain harvesting and infiltration trenches. For rain harvesting, rainwater will be collected on the roofs to a centralized vault and infiltrated by using water in the irrigation system.

6. Requested Zoning Amendments and Variances

a. Requested Zoning Condition Amendments and Zoning Condition Additions

All previous Conditions from Land Use Petition RZ-19-008 (2019) shall be deleted and be of no further force or effect.

New Zoning Conditions shall be as agreed upon between the City and Applicant.

b. Requested Variances

i) Sec. 109-118 Buffer and setback requirements.

Buffer and setback requirements. All land development activity subject to this article shall meet the following requirements:

An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the point of wrested vegetation.

An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.

Pervious Variance. Applicant requests a variance to allow within the 25 pervious setback, a “Viewing Deck,” an “Enhanced Recreation Area” and two paved (10’ wide) sidewalks/steps (as needed) from the Development to the “concrete sidewalk”/greenway along the creek area (“Existing Walkway”), and improvements to the Existing Walkway.

Undisturbed Variance. Applicant requests a variance to allow within the outside 25 feet of the undisturbed natural vegetative buffer a small piece of the “Enhanced Recreation Area,” and two paved (10’ wide) sidewalks/steps (as needed) from the Development to the Existing Walkway, and improvements to the Existing Walkway.

All variances to the creek buffers are intended to complement the natural landscape of the area and provide for community access to the area.

The Applicant will submit plans detailing the Development for approval by the City of Johns Creek and any other appropriate governmental agencies, based on conformity with development and zoning requirements, as well as other applicable ordinances, statutes and regulations.

Please contact us if you have any questions or concerns.

[/wendy.w.kraby/](mailto:wendy.w.kraby/)
Wendy W. Kraby
Attorney for Applicant,
Song Swallow, LLC



12/20/23

City of Johns Creek
Planning and Development
c/o: Ben Song
Ruchi Agarwal
Marie Janvier

RE: 6650 McGinnis Ferry Development – Exterior Finishes

Dear City of Johns Creek Development Office,

The Developers of the above referenced project would like to request the inclusion of ACM (Aluminum Composite Metal) Architectural panels as an acceptable exterior finish material to compliment the existing list of approved exterior finishes.

ACM panels are a premium exterior finish product which is typically only seen in Civic, Corporate, and higher end Commercial / Retail projects. It is a composite material composed of 2 layers of aluminum with an inner core of HDPE (High Density Poly-Ethelene) and available in a large variety of colors and textures. The product will add another level of material richness and texture which will surely enhance the aesthetic appeal of the overall project.

As an added benefit, the material is Sustainable and Eco-Friendly; and, produces minimal waste in installation.

Vantage has been on the forefront of using products like Nichiha in their developments to make their projects “Best in Class”. Likewise, Vantage is leading the use of ACM in commercial / retail development. And would like to include the use of ACM panels on this project to elevate the Johns Creek development on McGinnis Ferry to the level expected by the City of Johns Creek.

If you have any questions, please do not hesitate to reach out to me. I will be happy to provide answer any questions and can even source samples if desired.



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