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April 13, 2020

Via Email Transmission

Ms. Ruchi Agarwal, Planner III
City of Johns Creek
Community Development Department
11360 Lakefield Drive
Johns Creek, GA 30097

RZ-20-004
VC-20-004-01
RECEIVED
VC-20-004-02
APR 13 2020

City of Johns Creek
Community Development

RE: Revised Letter of Intent for Modification of Zoning Conditions Application and Two Concurrent Variances on behalf of Medlock Partners, LLC, for subject property located at 6000 Medlock Bridge, Johns Creek, Georgia

Dear Ms. Agarwal:

We represent Medlock Partners, LLC (“Applicant”), the owner of the Medlock Bridge Shopping Center (“Property”), located at 6000 Medlock Bridge Parkway and 10270 Medlock Bridge Road in the City of Johns Creek, Georgia (Parcel IDs 11-092003260795, 11-092003260886, and 11-092003261660, Land Lots 303, 325, 326, and 327). The property is currently zoned C-1 Conditional, with case number Z-89-078. The Applicant proposes to transform the existing shopping center on the property into a walkable, mixed-use village center, as envisioned in the City of Johns Creek Comprehensive Plan. In order to achieve this vision, the Applicant seeks to change existing zoning conditions and two concurrent variances (reduction in parking; elimination of parking islands). Please note, this Revised Letter of Intent is submitted for the purpose of including the additional variance request to eliminate parking islands for 13 parking bays on the site, as well as to provide the updated site plan included herein.

The Applicant is a division of WePartner Development, LLC, an Atlanta-based, fully integrated real estate investment and management firm specializing in acquisition, development and management of commercial office, industrial, retail and residential properties. The Company goal is to develop and serve the communities they invest in by providing quality and affordable commercial products. In addition, WePartner strives to maintain a socially and environmentally responsible company. Their commitment to the communities is demonstrated by creating exceptional partnerships, beautifying their properties, as well as implementing trash-free, go-green and recycling programs within their portfolios.

The existing Medlock Bridge Shopping Center contains a total of 116,310 square feet of commercial space on an 18.52-acre parcel. Of this, 110,818 square feet are in the main shopping

center at the rear of the property, adjacent to the Medlock Bridge subdivision and Johns Creek Fire Station No. 61. The remaining space is the Egg Harbor Café restaurant, which is in a 5,492 square-foot building on an outparcel. The site is currently split into three parcels; the Applicant intends to combine these into a single parcel as part of its development plan.

The Applicant's development plan calls for a rehabilitation of the existing shopping center, including major improvements to the building façades, reconfiguration of vehicular access and parking areas, improvements for pedestrian and non-motorized vehicle access and safety, the addition of open space and landscaped areas, and significant improvements to the site's stormwater facilities. The plan also includes the addition of two professional office buildings and five small commercial buildings in a pedestrian-oriented village center configuration. Full buildout of the development plan would result in a total of 132,640 square feet of shopping center space and 20,600 square feet of office space, or 153,240 total square feet. This represents a net increase of 36,930 square feet across the entire property.

According to the standards in Sec. 18.2 of the Johns Creek Zoning Ordinance the proposed development would require a total of 599 parking spaces. We believe that this amount of parking presents a hardship, as it will not be possible to provide this amount of parking while fulfilling the City's vision for the site and meeting the open space standards that will be required for any redevelopment of the property. We believe that there are several mitigating factors that will limit the demand for parking on the property. These are as follows:

1. The office building's peak use will be on weekdays, while the remainder of the center will be most heavily used on weeknights and weekends. Sec. 18.2.2 of the Ordinance in fact provides standards for shared parking between office uses and other use types. Under these provisions, only 10 percent of the parking spaces would be required for office uses on weekdays or weekends. However, the Ordinance does not permit the application of shared parking standards between office and shopping center uses.
2. Parking demand will be reduced by offering a mix of dining, shopping, and entertainment uses in a walkable environment, as many visitors will patronize multiple businesses during one trip to the property and walk between each business.
3. The development will leverage its location directly on the proposed greenway that will parallel Medlock Bridge Road by having a pedestrian/bicycle path that runs through the site.
4. The development will offer parking and storage for bicycles and other non-motorized vehicles, which will allow residents of Medlock Bridge, St. Ives, and other nearby neighborhoods to use alternative means of transportation to access the site.
5. The site plan includes a dedicated rideshare drop-off area that will encourage the use of Uber, Lyft, and similar rideshare services.

Due to these mitigating factors we believe that the proposed development warrants a reduction in required parking from 599 spaces to 536 spaces. Likewise, the Applicant is requesting a variance from the required parking islands and in lieu thereof will substitute with landscape plantings.

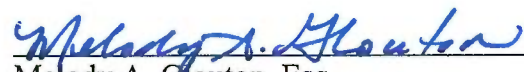
The original zoning approval for Medlock Bridge Shopping Center was adopted by Fulton County on September 20, 1989 included multiple zoning conditions. There have been multiple administrative modifications to this approval since that time as well that added further conditions. As such, there exist multiple zoning conditions that would prevent the Applicant from carrying out the City of Johns Creek's vision for the Medlock Bridge Shopping Center. Furthermore, most of these conditions are no longer applicable, as they were put in place by Fulton County long before the incorporation of the City of Johns Creek and are now addressed by City of Johns Creek standards for this zoning district.

Based upon the above information, we respectfully request for the City of Johns Creek to approve the following two requests: 1) grant changes to the existing zoning conditions under Z-89-078 and subsequent modifications that will allow for the execution of the Applicant's development plan; and 2) grant two concurrent variances to reduce the required number of parking spaces from 599 spaces to 536 spaces, and eliminate the parking islands for 13 parking bays on the site.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Johns Creek Community Development Department to answer any questions or to address any concerns relating to the matters set forth in this letter or in the application filed herewith. The Applicant respectfully requests your approval of this application.

Respectfully submitted this 13th day of April, 2020.

ANDERSEN TATE & CARR, P.C.



Melody A. Glouton, Esq.
Attorney for Applicant

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