



Date: July 6, 2021

To: City of Johns Creek
Planning & Zoning Dept

Subject: 11250 Johns Creek Parkway Rezoning Request
Johns Creek, GA
Fulton County

RECEIVED
RZ-21-005
JUL 06 2021
CV-21-005-01
City of Johns Creek
Community Development

To Whom it May Concern,

We are providing this letter of intent to request the rezoning of our property located at 11250 Johns creek Parkway in Johns Creek, Georgia, from its current zoning of M-1A to C-1. In addition, we are respectfully requesting to include a concurrent variance that was previously approved allowing a reduction in the front landscape strip from the required 25' to a reduced 15' per Modification M-99-004 approved in 1999. This lot is one of the remaining undeveloped lots, and it was originally expected to be a substation that was never completed or needed.

We are proposing a 2-story building that will provide 5,000 square feet of medical office space for imaging and 5,000 square feet for adult day care services.

This proposed plan is in conformity with the policy and intent of the Comprehensive Plan for the Technology Park area and will help meet community needs with the proposed uses. Please see enclosed Comprehensive Maps identifying the property location for current and future uses.

The proposed Zoning of C-1 allows for a reasonable use of this parcel as compared to adjacent properties that are utilized for offices and/or medical offices currently. The requested zoning is not expected to adversely affect any existing properties and will provide a reasonable economic use of this lot as compared to adjacent businesses.

If granted, the proposed zoning and concurrent variance will not create or cause excessive or burdensome use of existing infrastructure, transportation facilities, or schools. The 0.70ac lot is located within Technology Park and has been planned for as fully developed under the Master Plan for The Technology Park Area.

No negative environmental impacts are expected from this proposed project. The Master Plan for Technology Park provides for stormwater detention. Water Quality shall be provided as required by the City of Johns Creek (during LDP process).

The existing use and character of the surrounding area supports the redevelopment of the property as proposed under this request and, if granted, will have no adverse effects to existing historic buildings, sites, districts, or archeological resources and will have no adverse effects on the environment or surrounding natural resources.

We appreciate your consideration of our request.

Please contact me anytime with questions or thoughts you may have and thank you.

Sincerely,



Amanda Kathleen Woodruff

Amanda Kathleen Woodruff, P.E.

Attachment 1