

# SSD Properties LLC

11890 Douglas Road, suite 110, Johns Creek GA 30005

City of Johns Creek  
11360 Lakefield Drive,  
Johns Creek, GA 30097

RECEIVED  
RZ-21-006  
JUN 08 2021  
VC-21-006-61,02,03  
City of Johns Creek  
Community Development

Re Letter of Intent

Dear Sir/Madam:

With reference to the above we are making an application to re zone the property from C-1 zoning, to Mix use zoning.

Please note that at present the property is a retail center 10,000 square feet. It is divided into 10 retail spaces 1000 square feet each.

There are two factors contributing to our request to re zone the property.

1. The existing building only has partial visibility from Douglas Road, making it a financial hardship to lease the rear part of the building. Retail space generally is all about visibility.
2. As per the City of Johns Creek Comprehensive Land Use Plan the Future Land use for the property is considered mixed use. We feel based on the location of the retail center it would be walking distance to restaurants, grocery stores, and it is our position adding 9 apartment/condo units would make the property financially stable, conforming to the land use plan.

The proposed re zoning details are per the following.

Reduce the retail space/building from 10000 square feet to 7000 square feet, add 9 apartment units (3 units) per floor in the existing footprint of the current building by removing 3000 square feet of retail space to the rear of the building and replace it with a three story apartment/condo building.

The apartment units would comprise of six 1 bedroom unit (2) per floor with approximately 672 heated square feet. Three 2 bedroom unit approximately 1102 heated square feet, with the remaining going towards common area, elevator, space.

The proposed building height shall not exceed 40' which conforms to the adjacent townhome development roof height, and adjoining properties.

We are requesting 3 concurrent variances as follows.

1. Request a variance to reduce the required parking spaces from 53 total to 50 parking spaces that exist at present in the parking area.
2. Request a variance to replace the 10' improvement set back along north property line with 10' building set back
3. Request to eliminate the 20% open space requirement for mixed use development in consideration that that this is an existing development site.

Sincerely



Sid Tejpaul

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