

3440 Old Alabama Road

Johns Creek, GA 30022

2021/11/09

Letter of Intent

The existing property is a 1.84 acre site that currently consists of a roughly 2,200 SF dental office building with associated surface parking. The proposed site consists of two future dental/medical office buildings sized 5,550 SF and 5,200 SF along with associated infrastructure. The 5,200 SF office building will be located on the northeastern portion of the site. The 5,550 SF office building will be located on the northwest portion of the site. The surface parking will consist of 43 parking spaces in the rear of the site, behind the dental/medical offices. The parking lot will provide a cross access connection to the existing parking lot in the adjacent property directly east of the site.

The site is currently being used as a dental office and the property directly east of the site is used as a children's dental office, thus the proposed development is not expected to have any adverse effects on nearby properties. A Peak-hour Trip Generation Count was completed to evaluate the impact of the development and the proposed use of the site will not significantly increase the number of peak hour trips to the site.

The site was previously rezoned under permit 2000Z-0132 NFC. The proposed conceptual site plan will require the zoning to remain O-I (Office-Institutional). The intent of this application is to replace the previously approved conceptual site plan with the proposed conceptual site plan attached and to amend the current zoning conditions. The proposed site plan will abide by all required City of Johns Creek Municipal Zoning Code requirements and setbacks/buffers apart from the variances listed below:

- A portion (approximately 600 SF) of the 5,550 SF western dental office building is located within the 25' agricultural buffer and 10' improvement setback along the western property line along with a portion of surface parking and a retaining wall. A variance is being requested to remove the agricultural buffer due to the adjacent property west of the site not currently being used in any agricultural capacity. In addition to this, the Newton Future Land Use Map shows the adjacent parcel as being zoned for "Schools, Religious, Municipal". There is also an existing 30' buffer between improvements on the neighboring parcel and the property line.

Sincerely,

FORESITE GROUP, LLC.



David Stoniecki, PE

Project Manager

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City of Johns Creek
Community Development