



Land Use Petition RZ-18-009

Date of Staff Recommendation Preparation: September 6, 2018

Date of Planning Commission Recommendation: January 8, 2019

PROJECT LOCATION: 11300 Lakefield Drive

DISTRICT/SECTION/LAND LOT(S): 1st District, 1st Section, Land Lot 374

ACREAGE: 2.00 Acres

EXISTING ZONING: M-1A (Industrial Park District) Conditional

PROPOSED ZONING: C-1 (Community Business District) Conditional

FUTURE DEVELOPMENT MAP DESIGNATION: Character Area 02: Technology Park
Character Area 09: Medlock Bridge Road Corridor

APPLICANT: Jeff Kim
11300 Lakefield Drive
Johns Creek, GA 30097
Phone: 213.572.8448

OWNER: Evelyn Kim
11300 Lakefield Drive
Johns Creek, GA 30097

PROPOSED DEVELOPMENT: Rezone to allow a fencing academy in an existing office building.

STAFF RECOMMENDATION: **Approval with Conditions**

PLANNING COMMISSION RECOMMENDATION: **Approval with Conditions**

Community Development

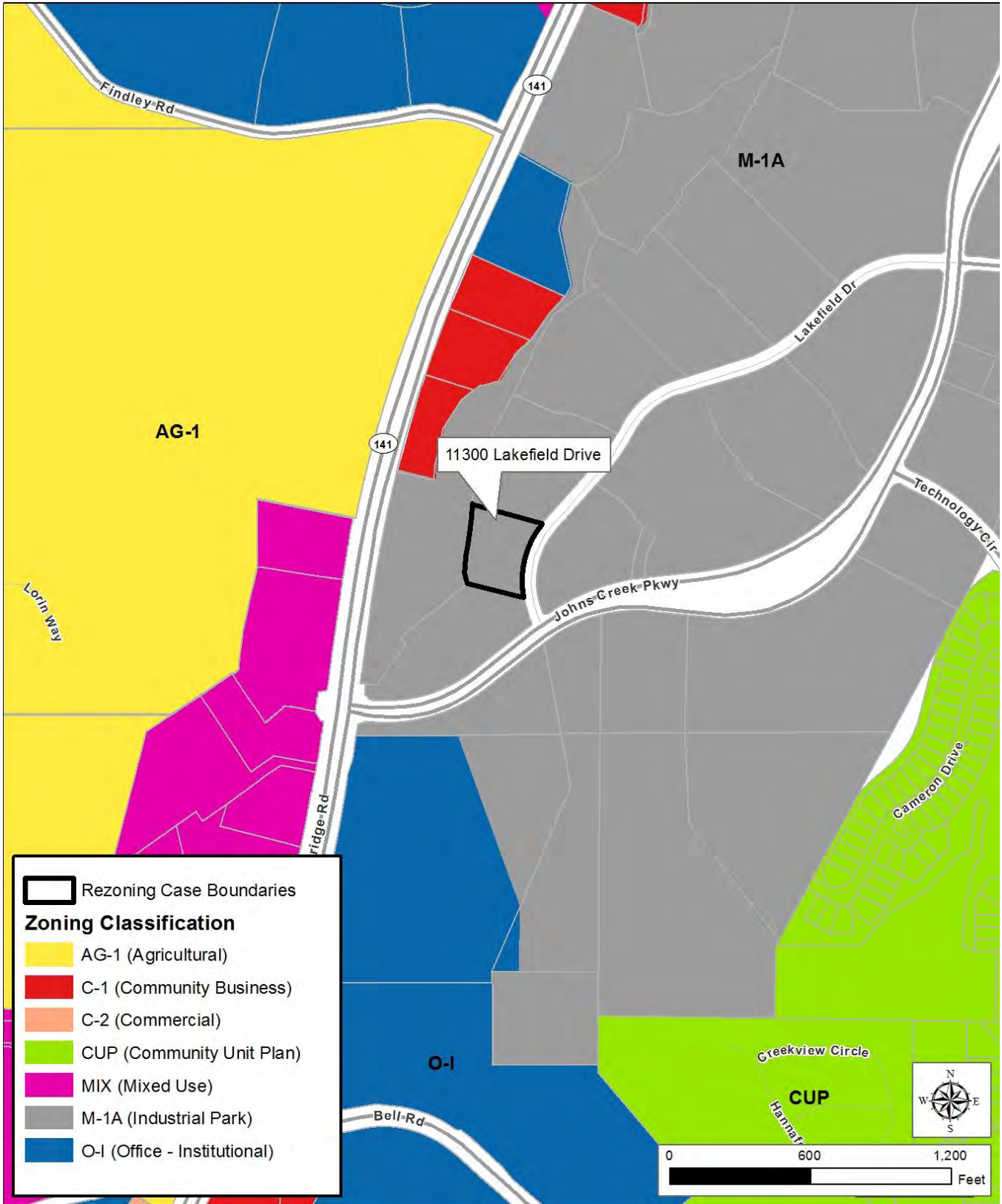


Aerial Map

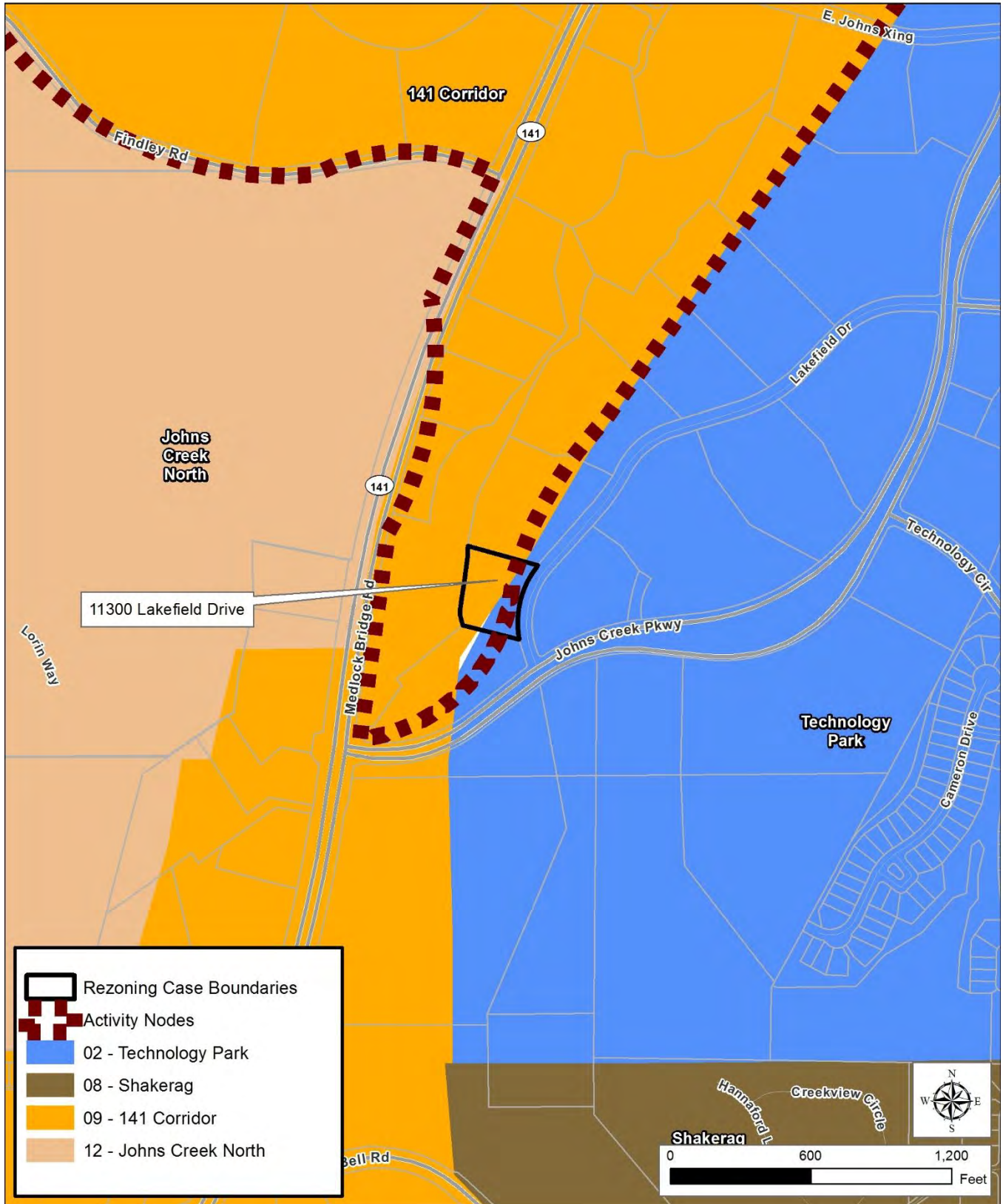




Zoning Map



2008 Comprehensive Plan Character Area Map



PROJECT OVERVIEW

The Applicant is requesting to rezone a 2-acre parcel located at 11300 Lakefield Parkway, from M-1A (Industrial Park District) to C-1 (Community Business District), to allow for a fencing academy in an existing office building. The subject property is bounded by an office building to the north, by a future City park to the west, by a medical office building to the south, and by Lakefield Drive to the east.

The subject property is currently developed with a one-story, 10,000-sq-ft office building, with one right-in/right-out access point onto Lakefield Drive. There are 36 parking spaces, including 2 ADA-accessible spaces, serving the office building.

The Applicant proposes to open a fencing academy to provide fencing training and classes in the existing office building. The hours of operation of the fencing academy will be 5 p.m. to 9 p.m., Monday through Friday, and 9 a.m. to 1 p.m. on Saturday. Registration for fencing classes will be open to all ages. The site plan shows that to the left is a 6,000 sq. ft. fencing academy with one large fencing floor and a few offices; and to the right, a 4,000 sq. ft. office space. The fencing academy and office space will be connected internally. The Applicant has not proposed any expansion of the building itself or any renovation to the exterior of the building.

The subject property is currently zoned M-1A Conditional under Fulton County zoning case 1983Z-0141, as part of a 627-acre development, which permits its use for “engineering, research and product development and related operations including office, light assembly and fabrication; and storage and distribution as accessory uses related to the operation of such facilities.” The subject property is located in both the Technology Park and Medlock Bridge Road Corridor Character Areas, on the Comprehensive Land Use Plan’s (CLUP) Future Development Map. The western portion of the property is also located in an Activity Node.

A neighborhood meeting was held for this application on Thursday, October 4, 2018 at the City’s Municipal Court. No citizens were in attendance.

REZONING REVIEW CRITERIA

- **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?**

The surrounding zoning, land uses, and development criteria are as follows:

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)	Minimum Lot Size
Adjacent: North	M-1A (1983Z-0141)	Commercial - Office	10,000 SF/Acre	N/A
Adjacent: West	M-1A (1983Z-0141)	Recreational - Public	N/A	N/A
Adjacent: South	M-1A (1983Z-0141)	Commercial - Office	10,000 SF/Acre	N/A
Adjacent: East	M-1A (1983Z-0141)	Commercial – Office / Institutional	10,000 SF/Acre	N/A

		(Johns Creek Police Department and Municipal Court)		
Nearby: North	M-1A (1983Z-0141)	Commercial - Office	10,000 SF/Acre	N/A
Nearby: North	M-1A (RZ-09-002)	Vacant	6,097.56 SF/Acre	N/A
Nearby: North	C-1 (1998Z-0117)	Vacant	1,712.3 SF/Acre	N/A
Nearby: North	C-1 (2006Z-0094)	Commercial – Multi-family (Sunrise Assisted Living)	N/A ¹	N/A
Nearby: North	O-I (1996Z-0051)	Commercial – Hotel (Hyatt Place Atlanta)	N/A ²	N/A
Nearby: South	O-I (1989Z-0091)	Manufacturing – Office (Alcon)	12,504 SF/Acre	N/A
Nearby: South	M-1A (1983Z-0141)	Manufacturing – Office (Alcon)	10,000 SF/Acre	N/A
Nearby: East	M-1A (1983Z-0141)	Commercial – Office (World Financial Group)	10,000 SF/Acre	N/A

The proposed rezoning to allow for a fencing academy in an existing office building would be suitable in view of the use and development of adjacent and nearby properties, which are characterized by M-1A (Industrial Park District), C-1 (Community Business District) and O-I (Office Institutional District) within Technology Park. The fencing academy would not only be in keeping with the surrounding commercial and institutional uses, but also create additional activities for employees in Technology Park.

• **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?**

The proposal to allow for a fencing academy in an existing office building would not have any adverse effects on adjacent or nearby properties, as no new development is being proposed.

• **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?**

The property has a reasonable economic use as currently zoned M-1A Conditional under Fulton County zoning case 1983Z-0141, which permits its use for “engineering, research and product development and related operations including office, light assembly and fabrication; and storage and distribution as accessory uses related to the operation of such facilities.”

• **Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?**

¹ Through zoning case Z-06-094, the use of the property was restricted to a personal care home/assisted living facility consisting of a maximum of 79 units or 100 beds.

² Through zoning case Z-96-051, the use of the property was restricted to a hotel with a maximum of 128 rooms.

The proposal to allow a fencing academy in an existing office building would not have a greater impact on streets, transportation facilities, or utilities than under current zoning conditions in 1983Z-0141. There will be no impact to schools.

Under Section 18.2.1 of the City’s Zoning Ordinance, office space under 250,000 sq. ft. requires a minimum of one parking space per 300 sq. ft., and indoor recreational facilities require a minimum of one parking space per 200 sq. ft. As shown in the table below, the development will need 44 parking spaces.

	Square Feet	Parking requirement	Parking spaces needed
Office	4,000	1 per 300	14
Fencing Academy	6,000	1 per 200	30
Total			44

However, under Section 18.2.2 of the City’s Zoning Ordinance, shared parking can be utilized for a combination of office and recreational uses. Based on the shared parking calculation, the 36 existing parking spaces are sufficient to support the proposed development.

	Weekday		Weekend		Nighttime
	6am-5pm	5pm-1am	6am-5pm	5pm-1am	1-6am
Office	14	2	2	1	1
Recreational	12	30	24	30	3
Total	26	32	26	31	4

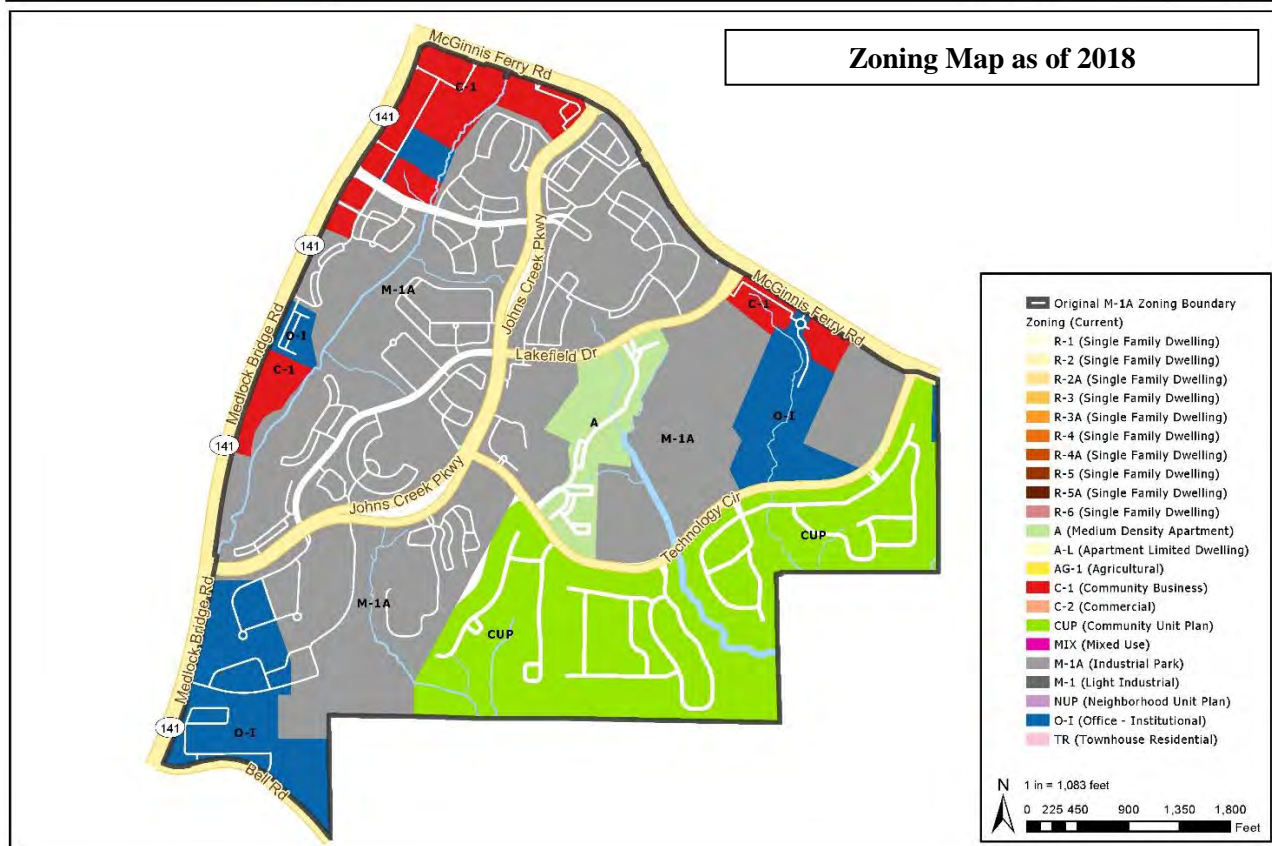
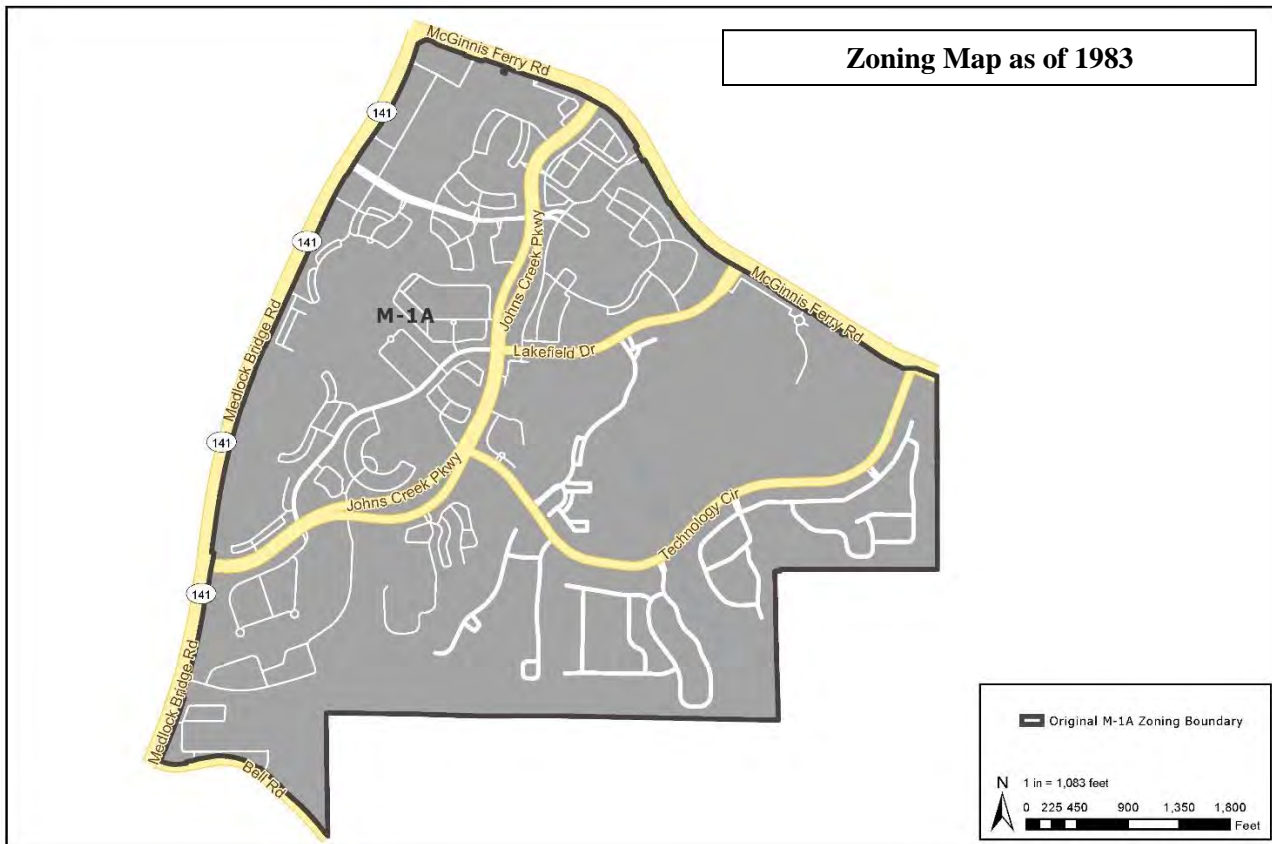
- **Whether the proposal is in conformity with the policy and intent of the Comprehensive Plan including the land use element?**

The subject property is located in both the Technology Park and Medlock Bridge Road Corridor Character Areas, on the Comprehensive Land Use Plan’s (CLUP) Future Development Map. The western portion of the property is also located in an Activity Node.

The CLUP states that Technology Park Character Area “will continue to develop as an office/institutional land use,” with “office and personal services” listed as appropriate commercial uses. For the Medlock Bridge Road Corridor Character Area, the CLUP states that “over the next twenty years, the City envisions the corridor evolving from a sprawling strip commercial corridor to Johns Creek’s premier boulevard,” and, “[o]ver time, this corridor will be the most intensive commercial/residential corridor in the city.” The CLUP also envisions that the Medlock Bridge Road Corridor Character Area “is likely to draw high end corporate entities and high wage earners as well as the service industry.” In the Medlock Bridge Road/McGinnis Ferry Road Activity Node, appropriate uses include “retail, restaurants, Class A office space, business services, hotel, education, live work, mixed-use.” Therefore, the proposal is in conformity with the Comprehensive Plan.

- **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting ground for either approval or disapproval of the proposal?**

The original M-1A zoning in 1983, which governed the 627 acres in Technology Park, envisioned a light industrial/office park development. However, over time, market demand has led to an increase in commercial uses in this area, as shown on the maps below. It provides supporting ground for approval.



- **Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of the City of Johns Creek.**

The proposal will not be environmentally adverse to the natural resources, environment, or citizens of the City of Johns Creek.

DEPARTMENT COMMENTS

FIRE MARSHAL

1. Plans do not indicate code-compliant ADA parking stalls. The two indicated on the plans do not allow sufficient access from the vehicles to the sidewalk.

HEALTH AND WELLNESS

WATER:

Anticipated water demand: 100 gallons per day (gpd) per 1,000 sq. ft. x 9,721 sq. ft (office building) = **972** gallons per day (gpd)

This project is within the Fulton County Government water service jurisdiction. There is a 8-inch water line along the west side of Lakefield Drive that can service this location.

SEWER:

Basin: Johns Creek

Treatment Plant: Johns Creek

Anticipated sewer demand: 875 gallons per day

There is a sanitary sewer manhole within the property boundaries of the 2-acre tract (11300 Lakefield Drive) (Sewer Manhole # SMJC3628020) along a 12-inch sanitary sewer line in land lot 374, district 1-1 that can service this project.

Comments: This information does not guarantee that adequate sewer capacity is available at this time or will be available upon application of permits. Please contact the Department of Public Works for more information.

HEALTH AND WELLNESS

Environmental Health Services (EHS):

1. The Fulton County Board of Health will require that the proposed businesses utilize public water and public sanitary sewer available to the site.
2. Since this proposed development constitutes a premise where people work or congregate, onsite sanitary facilities will be mandatory prior to use or occupancy.
3. This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 - Health and Sanitation, Article III – Smokefree Air. If the proposed facility will serve persons under the age of 18, smoking will not be allowed on the premises at any time.
4. This department is requiring that plans indicating the number and location of outside refuse containers, along with typical details of the pad and approach area for the refuse containers, be submitted for review and approval.

Environmental Justice (EJ):

1. The Fulton County Board of Health does not anticipate any adverse impacts to the health of humans or the environment by approving the rezoning of the subject property from M-1A

(Industrial Park District) to C-1 (Community Business District) to allow for the proposed office, retail, school, and financial establishment uses.

ANALYSIS

The Applicant is requesting to rezone a 2-acre parcel located at 11300 Lakefield Parkway, from M-1A (Industrial Park District) to C-1 (Community Business District), to allow for a fencing academy in an existing office building. The Applicant has not proposed any expansion of the building itself or any renovation to the exterior of the building. The site plan shows that to the left is a 6,000 sq. ft. fencing academy with one large fencing floor and a few offices; and to the right, a 4,000 sq. ft. office space. The hours of operation of the fencing academy will be 5 p.m. to 9 p.m., Monday through Friday, and 9 a.m. to 1 p.m. on Saturday. Registration for fencing classes will be open to all ages.

The proposed rezoning to allow for a fencing academy in an existing office building would be suitable in view of the use and development of adjacent and nearby properties, which are characterized by M-1A (Industrial Park District), C-1 (Community Business District) and O-I (Office Institutional District) within Technology Park. The fencing academy would not only be in keeping with the surrounding commercial and institutional uses, but also create additional activities for employees in Technology Park.

The proposal would not have a greater impact on streets, transportation facilities, or utilities than under current zoning conditions in 1983Z-0141. There will be no impact to schools. Under the shared parking standards in the City's Zoning Ordinance, the existing 36 parking spaces will be sufficient to serve the proposed development.

The subject property is located in both the Technology Park and Medlock Bridge Road Corridor Character Areas, on the Comprehensive Land Use Plan's (CLUP) Future Development Map. The western portion of the property is also located in an Activity Node. The CLUP states that Technology Park Character Area "will continue to develop as an office/institutional land use," with "office and personal services" listed as appropriate commercial uses. For the Medlock Bridge Road Corridor Character Area, the CLUP states that "over the next twenty years, the City envisions the corridor evolving from a sprawling strip commercial corridor to Johns Creek's premier boulevard," and, "[o]ver time, this corridor will be the most intensive commercial/residential corridor in the city." The CLUP also envisions that the Medlock Bridge Road Corridor Character Area "is likely to draw high end corporate entities and high wage earners as well as the service industry." In the Medlock Bridge Road/McGinnis Ferry Road Activity Node, appropriate uses include "retail, restaurants, Class A office space, business services, hotel, education, live work, mixed-use." Therefore, the proposal is in conformity with the Comprehensive Plan.

The original M-1A zoning in 1983, which governed the 627 acres in Technology Park, envisioned an industrial park development. However, over time, market demand has led to an increase in commercial uses in this area. It provides supporting ground for approval.

In conclusion, the proposal to allow for a fencing academy in an existing office building is compatible with adjacent and nearby land uses, and is consistent with the overall goals and vision for the Technology Park and Medlock Bridge Road Corridor Character Areas. It also reflects the market demand for more commercial uses in Technology Park, which gives supporting ground for approval. Therefore, the Department of Community Development recommends **APPROVAL** of Land Use Petition **RZ-18-009, WITH CONDITIONS**.

STAFF RECOMMENDATION

Based upon the findings and conclusions herein, Staff recommends **APPROVAL** of Land Use Petition **RZ-18-009**, with the following conditions:

1. All previous M-1A zoning conditions applying to the subject property shall be repealed, and C-1 zoning conditions shall be applied.
2. The existing building shall be limited to the following commercial, office and accessory uses, at a maximum of 10,000 sq. ft.:
 - a. Offices
 - b. School of Business, Dance, Music or similar schools

PLANNING COMMISSION RECOMMENDATION

At the January 8, 2019 public hearing, the Planning Commission recommended **APPROVAL** of Land Use Petition RZ-18-009, with staff conditions.