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January 30, 2015

Justin Kirouac, Interim Director
City of Johns Creek
Department of Community Development
12000 Findley Road, Suite 400
Johns Creek, Ga. 30097

LETTER OF INTENT

RE: Application for Rezoning (the "Application")
Gwinnett Prado, L.P. ("Prado")
1.94 acres, 10815 State Bride Road (the "Property")

Dear Mr. Kirouac,:

Please be advised that Prado is the Owner of the Property and is pursuing this Application for the Property. The Property consists of approximately 1.94 acres and has been cleared and graded, but except for access drives, is undeveloped. The Property was part of a 1973 rezoning by the Fulton County Commission for a large retail shopping center and this particular parcel was identified for out parcel development.

Rezoning Request

Prado is seeking a rezoning for the Property from the C-1 Zoning District to the C-1 Zoning District. The purpose of the rezoning request is to change one condition associated with the current zoning for the property; to substitute a new site plan to allow for two out parcels on the Property. The current site plan associated with the zoning for the property identifies only one out parcel. A proposed site plan showing the development plan is attached hereto (the "Site Plan"). The Site Plan anticipates one out parcel comprised of 1.10 acres (Lot 2-A) and a second out parcel comprised of 0.84 acres (Lot 2-B). Both out parcels are anticipated to be developed for retail and/or service purposes consistent with the C-1 Zoning District

Based on the specifics of the Project and the current zoning classification, we believe that the C-1 Zoning District with a modification to substitute the Site Plan is the most appropriate to allow for the development of the Project.

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Support for Application

In support of our rezoning request we offer the following:

1. The proposed project is consistent with the City of Johns Creek Comprehensive Plan (the "Comprehensive Plan").
 - a. Uses recommended by the Comprehensive Plan for the area of the Property include retail. The Project is consistent with this use.
 - b. The Comprehensive Plan includes as an objective, the protection of environmentally sensitive areas. The Site Plan attempts to limit changes to the topography of the Property and respect the topography and current drainage patterns.
2. The Project is consistent with prior City Council zoning decisions in the area. Other properties along State Bridge Road in the vicinity of the Property have been developed for free standing retail, small offices and residential uses.
3. The Site Plan satisfies all of the development requirements in the City's Zoning Ordinance related to the C-1 Zoning District. Yard setbacks, height limitations and off-street parking requirements will be met. No variances or special permits will be required to allow for the development of the Project.

Conclusion

We ask for your support for the Application. It is our opinion that the re-zoning requested is consistent with the provisions of the City of Johns Creek's Comprehensive Plan and Zoning Ordinance. Further, we believe that the rezoning of the Property to allow for the Project is consistent with prior City Council rezoning actions in this area of the City.

Your support of the Application is appreciated.

Sincerely;



Ted Sandler,
Attorney for Gwinnett Prado, L.P.

Cc: Bruce Williams