



www.JohnsCreekGA.gov
 678-512-3200 ~ (fax) 678-512-3303
 12000 Findley Road, Suite 400, Johns Creek, GA 30097

RZ-15 009

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MAY 05 2015

City of Johns Creek
Planning & Zoning

LAND USE PETITION CHECKLIST & APPLICATION FORM REZONING, USE PERMIT & CONCURRENT VARIANCE

INSTRUCTIONS

A properly completed application and fees are due at the time of submittal. The submittal deadline is the first Tuesday of each month. **An incomplete application will not be accepted.** Original signatures are required for the Application. **Note: Applicants are highly encouraged to meet with nearby property owners prior to filing an application.**

APPLICATION MATERIALS

REQUIRED ITEMS	NUMBER OF COPIES	CHECK <input type="checkbox"/>
Provide one (1) a digital copy of <u>all</u> submitted materials.	<ul style="list-style-type: none"> One (1) CD in .JPEG, .TIFF, .PDF or .DOC format 	<input checked="" type="checkbox"/>
Pre-Application Meeting Form	<ul style="list-style-type: none"> One (1) Copy 	<input checked="" type="checkbox"/>
Site Plan with Legal Description (See Page 14 for Requirements)	<ul style="list-style-type: none"> Ten (10) Full-Size Site Plan Copies One (1) 8 1/2" x 11" Site Plan One (1) 8 1/2" x 11" Legal Description 	<input checked="" type="checkbox"/>
Building Elevations (Attached Residential & Non-Residential)	<ul style="list-style-type: none"> One (1) Copy 	<input checked="" type="checkbox"/>
Letter of Intent	<ul style="list-style-type: none"> One (1) Copy 	<input checked="" type="checkbox"/>
Zoning Impact Analysis Form	<ul style="list-style-type: none"> One (1) Copy 	<input checked="" type="checkbox"/>
Environmental Site Analysis Form	<ul style="list-style-type: none"> One (1) Copy 	<input checked="" type="checkbox"/>
Disclosure Form	<ul style="list-style-type: none"> One (1) Copy 	<input checked="" type="checkbox"/>
Public Participation Plan & Report—1/4 Mile List	<ul style="list-style-type: none"> One (1) Copy 	<input type="checkbox"/>
Applicant Acknowledgement Form	To be Completed at Time of Submittal	<input type="checkbox"/>
THE FOLLOWING ITEMS MAY BE REQUIRED		
Traffic Impact Study	<ul style="list-style-type: none"> Three (3) Copies 	<input type="checkbox"/>
Metropolitan River Protection	<ul style="list-style-type: none"> Three (3) Copies 	<input type="checkbox"/> N/A
MARTA Corridor Area Plan Review	<ul style="list-style-type: none"> Three (3) Copies 	<input type="checkbox"/> N/A
Development of Regional Impact Review Form	<ul style="list-style-type: none"> Three (3) Copies 	<input type="checkbox"/> N/A
Environmental Impact Report	<ul style="list-style-type: none"> Three (3) Copies 	<input type="checkbox"/> N/A
Noise Study Report	<ul style="list-style-type: none"> Three (3) Copies 	<input type="checkbox"/> N/A

**REZONING/SUP/CHANGE IN CONDITIONS
APPLICATION**

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Brian B. West, P.E.</u>	NAME: <u>JC Office, LLC.</u>
ADDRESS: <u>10 Roswell St, Suite 210</u>	ADDRESS: <u>3350 Riverwood Pkwy, Suite 750</u>
CITY: <u>Alpharetta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30009</u>	STATE: <u>GA</u> ZIP: <u>30339</u>
PHONE: <u>(404) 201-6127</u>	PHONE: <u>(770) 436-3400</u>
CONTACT PERSON: <u>Brian B. West</u> PHONE: <u>(404) 201-6127</u>	
CONTACT'S E-MAIL: <u>brian.west@kimley-horn.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): O-I REQUESTED ZONING DISTRICT: O-I

LAND DISTRICT(S): 1st LAND LOT(S): 355, 376 ACREAGE: 7.68

ADDRESS OF PROPERTY: Parcel #11 098003760247

PROPOSED DEVELOPMENT: Convalescent Care Facility

CONCURRENT VARIANCES: N/A

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>48 Units</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. _____
Density: <u>6.25 Units / Acre</u>	Density: _____

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REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL.

Signature of Applicant

05/05/15

Date

Brian B. West, P.E. (Vice President, Kimley-Horn and Associates, Inc.)

Type or Print Name and Title

Signature of Notary Public

05/05/2015

Date



Notary Seal

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Planning & Zoning

REZONING PROPERTY OWNER'S CERTIFICATION

RZ-15 009

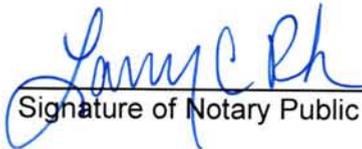
THE UNDERSIGNED BELOW, OR AS ATTACHED, STATES UNDER OATH THAT THEY ARE THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL.


Signature of Property Owner

5/4/2015
Date

Christopher J. Hayes, Principal

Type or Print Name and Title


Signature of Notary Public

5/4/2015
Date



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City of Johns Creek
Planning & Zoning

ZONING IMPACT ANALYSIS FORM

Analyze the impact of the proposed rezoning and provide a written point-by-point response to the following questions:

1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?
Yes. The proposed use is allowed by right in the O-I zoning district. This rezone application is to remove a zoning condition from the 1990 rezone requiring only office or hotel on this site.
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
No. The proposed use will compliment the adjacent use (hospital). The site was selected for this use based on the location of the existing hospital. The property to the south and west is vacant.
3. Does the property to be rezoned have a reasonable economic use as currently zoned?
The property is currently zoned O-I with conditions. This application is not proposing to change the zoning designation, only to remove the condition that requires the site to be office or hotel.
4. Will the zoning proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?
No. Please see the attached traffic memo prepared by Kimley-Horn showing that the proposed use will actually result in lower trip generation rates than either of the two conditioned uses.
5. Is the zoning proposal in conformity with the policies and intent of the land use plan?
Yes. The proposed use is in keeping with services needed by the community and the location will allow the proposed use to serve the community with no impact to the surrounding properties.
6. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the zoning proposal?
Yes. The current conditions on the property restrict the property's use to either Office or Hotel. The change in condition will allow uses, such as convelesent care and/or medical, adjacent to the Hospital.
7. Does the zoning proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of the City of Johns Creek?
No. All other zoning conditions placed on the property, including buffers, setbacks, building heights, etc., will be met. There are no wetlands, creeks or other environmental areas of concern on the site.

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DISCLOSURE REPORT FORM

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: YES (if YES, complete points 1 through 4); **NO** (if NO, complete only point 4)

- 1. CIRCLE ONE: **Party to Petition** (If party to petition, complete sections 2, 3 and 4 below)
In Opposition to Petition (If in opposition, proceed to sections 3 and 4 below)

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

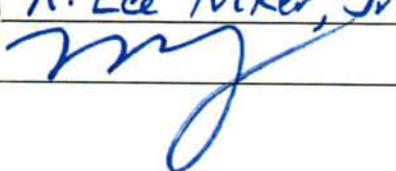
1. _____	5. _____
2. _____	6. _____
3. _____	7. _____
4. _____	8. _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more
			<p>RECEIVED</p> <p>MAY 05 2015</p> <p>City of Johns Creek Planning & Zoning</p>

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) R. Lee Tucker, Jr., Attorney

Signature:  Date: 5/5/15

DISCLOSURE REPORT FORM

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

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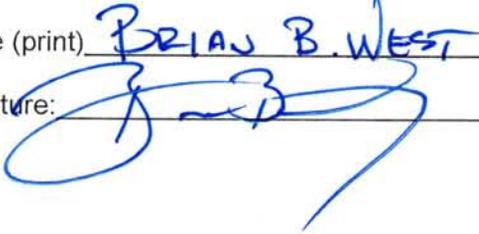
1. _____	5. _____
2. _____	6. _____
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Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more
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4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) BRIAN B. WEST

Signature:  Date: 05/05/15



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PRE-APPLICATION FORM

MAY 05 2015

REZONING, USE PERMIT(S) AND CONCURRENT VARIANCE(S)

City of Johns Creek
Planning & Zoning**Purpose & Process**

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es)/procedure(s) and fees required to process and review the application(s). To schedule a meeting contact a member of the Planning and Zoning Division by calling (678) 512 - 3200. This form will be completed during the pre-application meeting. After completing the pre-application meeting, the applicant may file the Land Use Petition.

Applicant: Brian B. West, P.E. (Kimley-Horn and Associates, Inc.)Site Address: Parcel #11 098003760247 Parcel Size: 7.68 ac

Proposal Description: A rezone is proposed for this property in order to remove land use restrictions placed on the site by the existing Zoning Conditions (Condition 1, Z90-036 NFC). The proposed use for the property is a convalescent care facility for Alzheimer's and Dementia treatment, which is allowed by right within the O-I zoning district for the City of Johns Creek.

Existing Zoning Designation and Case Number: O-I, Conditional (Z90-036 NFC)Proposed Zoning Designation: O-I, ConditionalComprehensive Land Use Map Designation: O-I (Office - Institutional)Planner: Taylor BaxterDate: 04/27/2015

RZ-15 009

Findley Road Tract
(Parcel # 1 098003760247)
Legal Description

All that tract or parcel of land lying and being in Land Lots 355 and 376 of the 1st District, 1st Section of Fulton County, Georgia, City of Johns Creek, and being more particularly described as follows:

BEGINNING for the same at a ½" Rebar Found in the median island of the entrance to 12000 and 12050 Findley Road at a proposed right-of-way dedication line on the north side of the road, said ½" Rebar marking the property line between land now or formerly of GPS Johns Creek LLC and the parcel herein described; thence running along said property line South 08°11'40" East, a distance of 6.70 feet to a point on the northern right-of-way line of said Findley Road (60'R/W); thence running along said Findley Road right-of-way South 81°49'00" West, a distance of 529.07 feet to an Iron Pin Set (½" Rebar); thence along a curve to the right for an arc distance of 144.72 feet, said curve having a chord bearing of North 88°51'12" West and a chord distance of 144.08 feet and a radius of 444.37 feet to a ½" Rebar Found; thence leaving said Findley Road and running along land now or formerly of EHCA Dunwoody, LLC North 07°32'54" East, a distance of 197.51 feet to a ½" Rebar Found; thence North 14°11'33" East, a distance of 159.20 feet to a ½" Rebar Found; thence North 14°26'27" East, a distance of 421.50 feet to a ½" Rebar Found; thence along land now or formerly of Equity Resource Partners-Medical II, LLC along a curve to the right for an arc distance of 88.62 feet, said curve having a chord bearing of South 50°37'32" East and a chord distance of 87.51 feet and a radius of 161.57 feet to an Iron Pin Set (½" Rebar); thence along a curve to the left for an arc distance of 198.90 feet, said curve having a chord bearing of South 49°59'11" East and a chord distance of 197.90 feet and a radius of 570.00 feet to a ½" Rebar Found; thence along a curve to the left for an arc distance of 245.40 feet, said curve having a chord bearing of South 72°20'34" East and a chord distance of 243.51 feet and a radius of 570.00 feet to a ½" Rebar Found; thence along land now or formerly of GPS Johns Creek LLC South 05°40'49" East, a distance of 347.94 feet to a Mark on the Curb; thence South 08°11'40" East, a distance of 77.20 feet to the POINT OF BEGINNING.

Said tract contains 7.691 acres more or less.

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RZ-15 009

Exhibit "A"
Existing Zoning Conditions

[to be attached]

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City of Johns Creek
Planning & Zoning

REGULAR MEETING, July 5, 1990, A.M.

CONDITIONS: PER PLANNING STAFF'S MEMORANDUM RECEIVED 7/23/1990:

RECOMMENDED CONDITIONS
#Z90-036 NFC

If this petition is approved by the Board of Commissioners, it should be approved O-I (Office-Institutional) CONDITIONAL subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Office and accessory uses, including financial establishments, at a maximum density of 10,950 square feet of gross floor area per acre zoned or a total gross floor area of 1,600,000 square feet, whichever is less.
 - b. Hotel and conference center with no more than 200 rooms.
 - c. Limit the height of the building(s) to no more than 4 stories.
2. To the owner's agreement to abide by the following:
 - a. To the Site Plan received by the Zoning Department on May 23, 1990 and to submit to the Director of Public Works for approval, prior to the approval of a Land Disturbance Permit, a revised Site Plan based on a certified boundary survey of the entire property zoned, incorporating the stipulations of these conditions of zoning approval and meeting or exceeding the requirements of the Zoning Resolution.
 - b. Prior to the issuance of Land Disturbance Permit, the owner shall locate the limits of the flood zone, prepare a detailed flood study which indicates the impact at Abbotts Bridge Road, subject to the approval of the Director of Public Works.
3. To the owner's agreement to the following site development considerations:
 - a. Provide a natural buffer, undisturbed except for approved access and utility crossings, improvements, and replantings where sparsely vegetated and subject to the approval of the Fulton County Arborist, adjacent to the following property lines and in the widths

REGULAR MEETING, July 5, 1990, A.M.

shown:

50 feet wide adjacent to all property zoned for agricultural or single family residential uses, with an additional setback for all improvements of 10 feet or as may be approved by the Director of Planning and Economic Development.

b. Provide 40 foot wide landscape strips outside of the new dedicated rights-of-way of Findley Road, McGinnis Ferry Road, Medlock Bridge Road (S.R. 141), and all internal dedicated parkways. Said landscape strips shall be planted with shrubs, a minimum size of 3 gallons upon installation, planted at a minimum spacing of 3 feet on center, and trees, a minimum 3 inch caliper upon installation, planted at a minimum spacing of 30 feet on center. Plantings and specifications shall be subject to the approval of the Fulton County Arborist.

c. No more than 3 exit/entrance(s) on McGinnis Ferry Road. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer.

d. No more than 4 exit/entrance(s) on Medlock Bridge Road. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer; median break locations as specified by the Georgia Department of Transportation.

e. No more than 3 exit/entrance(s) on Findley Road. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer.

f. The number, location and alignment of curb cuts on all proposed internal roads shall be subject to the approval of the Fulton County Traffic Engineer.

g. No roof signs are permitted.

4. To the owner's agreement to abide by the following requirements, dedications and improvements:

a. No individual site shall be developed at a density exceeding 20,000 gross square feet per acre.

b. Dedicate at no cost to Fulton County along the entire property frontage, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide the following rights-of-way, and dedicate at no cost to Fulton County such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as allow the

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City of Johns Creek
Planning & Zoning

REGULAR MEETING, July 5, 1990, A.M.

necessary construction easements while the rights-of-way are being improved.

55 feet from centerline of McGinnis Ferry Road.

30 feet from centerline of Findley Road.

The necessary distance from the centerline of Medlock Bridge Road as required in Georgia Department of Transportation Project No. MLP-141 (280) subject to the approval of the Fulton County Traffic Engineer.

The necessary distance from the centerline of all internal dedicated parkways, as specified by the Fulton County Traffic Engineer.

c. Improve the following roadway along the entire property frontage from the center of road to back of curb as follows:

32 feet from centerline of McGinnis Ferry Road.

14.5 feet from centerline of Findley Road.

As specified by the Fulton County Traffic Engineer for all internal dedicated parkways.

d. Provide a deceleration lane for each project entrance or as may be approved by the Fulton County Traffic Engineer.

e. Provide a right turn lane 300 feet in length with a 50 foot taper on McGinnis Ferry Road to Medlock Bridge Road (s.R. 141) or as may be approved by the Fulton County Traffic Engineer.

f. Provide a left turn lane on the internal parkway for each project entrance, or as may be approved by the Fulton County Traffic Engineer.

g. Design required on-site storm water detention facilities such that they are not located within any required buffers, landscape strips or on required parking and loading areas.

5. Participate in off-site transportation improvements necessary to accommodate increased traffic generated by the proposed development. These improvements may include, but are not limited to, the following:

ACCT # 4106: Medlock Bridge Road

City of Johns Creek
Planning & Zoning

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REGULAR MEETING, July 5, 1990, A.M.

FROM

TO

Bell Rd. (paving)	SR 120	Boles Rd.
McGinnis Ferry Rd.	Bethany Rd.	Gwinnett County
Medlock Bridge Rd.	McGinnis Ferry Rd.	Gwinnett County
State Bridge Rd.	Medlock Bridge Rd.	Kimball Bridge Rd.

Signalization

Upon resolution of the Board of Commissioners, the County may substitute or add roadway projects to the identified improvements which add capacity to serve the development. In the event Fulton County adopts an impact fee resolution, participation in the costs of off-site improvements does not prevent the County from imposing such additional impact fees as a condition of the issuance of a building permit, provided that such participation shall be credited against impact fees due.

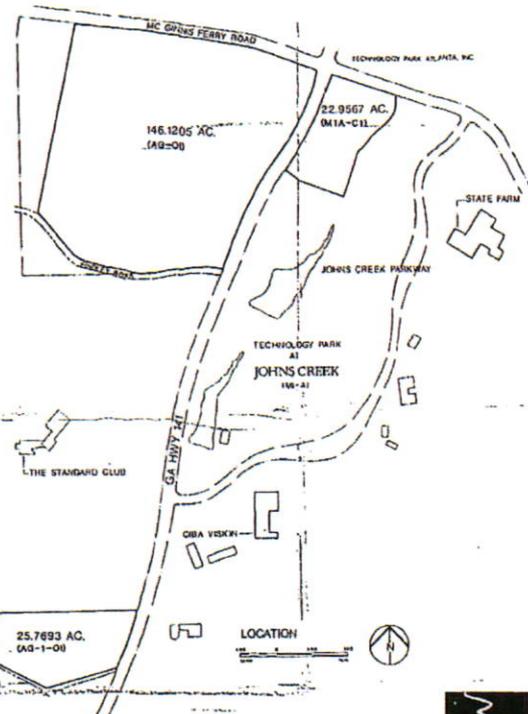
Prior to the issuance of each Land Disturbance Permit, the owner shall provide to Fulton County monies for transportation improvements to the area equal to the square footage/number of rooms contained within the building(s) proposed pursuant to said Land Disturbance Permit. The rates to be applied are those which are in effect at the time that an application is made for a Land Disturbance Permit. Present rates are as follows:

<u>Land Use</u>	<u>Cost/unit</u>	<u>Account number</u>
Office	\$0.144/sq.ft.	321-540-5402-6175-4106
Hotel	182.78/room	321-540-5402-6175-4106

The Board of Commissioners may adjust the above-stated rates pursuant to any public policy change in said rates as adopted by the Board of Commissioners for the general development area within which the project is located.

6. To the owner's agreement to abide by the following:
 - a. To contact the Director of Public Works, prior to the application for a Land Disturbance Permit, to arrange with the County Arborist an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries.
 - b. To maintain as a minimum, the tree density requirements as prescribed by the Fulton County Tree Preservation Ordinance Administrative Guidelines, either through the retention of existing trees, or tree replacement, in perpetuity.

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LAND LOTS 326, 377, 390 & 381

ACCESS: As per proposed access plan
PROPOSED OI 146.1205 AC.

DEVELOPMENT CONCEPT
1,800,000 SQUARE FEET



JOHNS CREEK



**KH
&G**
ARCHITECTS

RENDERING

Sheet No.	1
Scale	AS SHOWN
Date	05/05/2015

#Z90-036

JOHNS CREEK BUSINESS PARK
A Development of Technology Park Atlanta, Inc.
Fulton County, Georgia

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Public Participation Plan

The Applicant intends to notify, by mail, all property owners within a quarter mile of the site in addition to surrounding area homeowners' associations, environmentally stressed communities, political jurisdictions and any other public agencies or organizations the City of Johns Creek Planning & Zoning Department finds necessary for Applicant to notify regarding the Change in Condition Application.

The mailed notice to said community members will inform them of a community meeting that will be tentatively held in conjunction with the June calendar meeting of the Johns Creek Community Association. In addition, the notice will inform the community members of the Applicant's full contact information so that the community (and/or any other interested parties) may discuss the Change in Condition application with Applicant's counsel at any mutually convenient time.

The Applicant intends to comply with the above-described public participation plan no later than fifteen (15) calendar days prior to the Planning Commission meeting for this Change in Condition request.

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City of Johns Creek
Planning & Zoning

Kimley»»Horn

To: City of Johns Creek
12000 Findley Road, Suite 400
Johns Creek, GA 30097

From: Brian B. West, P.E.
Kimley-Horn and Associates, Inc.

Date: May 5, 2015

Subject: Environmental Site Analysis Form
Rezoning Application, Parcel #11 098003760247

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City of Johns Creek
Planning & Zoning

1. Conformance With The Comprehensive Plan

The proposed use for this property is a convalescent care facility for Alzheimer's and Dementia treatment, which is allowed by right within the O-I zoning district for the City of Johns Creek. This property sits to the immediate west of the Johns Creek City Hall on Findley Road. The 7.68-acre property has been previously mass-graded and contains an existing stormwater management pond that serves both this property and the adjacent City of Johns Creek City Hall site. The perimeter of the site is currently heavily vegetated. However, the area proposed for development was previously clear cut and mass graded with the construction of the adjacent City Hall building. The proposed site plan incorporates all required landscape buffers along the site perimeter. See attached Rezoning Site Plan and Grading Plan for buffer locations and limits of disturbance. All currently wooded areas shown outside the limits of disturbance are to remain naturally vegetated.

In the City of Johns Creek's Comprehensive Land Use Plan, this property lies within the 141 Corridor zone for future development, and is listed as O-I (Office-Institutional) in the City Zoning Map.

2. Environmental Impacts of the Proposed Project

a. Wetlands:

Per the U.S. Fish and Wildlife Service National Wetlands Inventory, no wetlands exist on the subject property. See attached map for reference.

b. Floodplain:

No portion of the subject property lies within a Flood Hazard Zone per FEMA Map FM13121C0083F, dated September 18, 2013, and FEMA Map FM13121C0091G, dated September 18, 2013. See attached maps for reference.

c. Streams / Stream Buffers:

No streams exist on the subject property.

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Kimley»Horn

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Planning & Zoning

d. Slopes Exceeding 25% Over a 10-Foot Rise in Elevation:

Per the Fulton County GIS database, the subject property contains steep slopes along the front and rear property lines. See attached map for reference. All slopes depicted in the attached map are currently naturally vegetated, and will remain naturally vegetated after development. No development is proposed within the steep slope areas depicted by Fulton County.

e. Vegetation

No vegetation implicative of wetlands or low-lying areas exists on the subject property. A tree survey will be completed for the subject property and provided at time of Land Disturbance Permit application.

f. Wildlife Species (Including Fish)

See attached Protected Species Report from U.S. Fish & Wildlife Service for a list of potential species that could be found on the proposed site. Again, the area proposed for development was previously clear cut and mass graded with the construction of the adjacent City Hall building.

g. Archeological / Historical Sites

Per the Georgia Department of Natural Resources, Historic Preservation Division's GIS database, the subject property does not contain any archeological or historical protection areas. As stated above, this property was previously mass graded for development, and contains existing infrastructure that serves both the subject property and the Johns Creek City Hall to the immediate east.

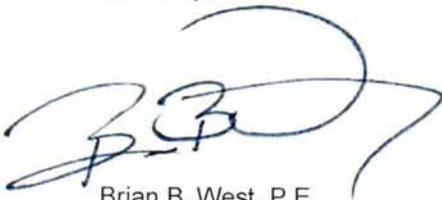
3. Project Implementation Measures

- a. Environmental protection areas on the subject property include steep slopes along the front and rear property lines for the site. See attached map for reference. All slopes depicted in the attached map are currently naturally vegetated, and will remain naturally vegetated after development. No development is proposed within the steep slope areas depicted by Fulton County.
- b. Water Quality will be provided in an existing stormwater management pond that serves both the subject property and the Johns Creek City Hall site to the immediate east. The stormwater management pond is sized to treat and detain the subject property and the Johns Creek City Hall property (design capacity = 9.70 acres of impervious area). The existing stormwater management pond will be re-evaluated upon development of the subject property to confirm capacity. However, the proposed site plan for this property routes a total of approximately 7.50 acres of impervious area to the stormwater management facility, including the existing City Hall site. All stormwater treatment design will be in accordance with the *Georgia Stormwater Management Manual*.

- c. Existing storm and sanitary sewer infrastructure are in place on the subject property. This existing infrastructure is proposed to remain, and will not be negatively impacted by the proposed development.
- d. No archeological / historically significant areas exist on the subject property.
- e. No environmentally stressed communities exist on the subject property.
- f. The proposed site plan includes over 70% open space in the post-developed condition. It is intended that all existing naturally vegetated areas shown outside the proposed limits of disturbance will remain naturally vegetated in the post-developed condition.
- g. The proposed land use of the property provides a low-traffic, low-impact effect on the surrounding areas.
- h. No parks or recreational green space exist on the subject property.
- i. The proposed site plan includes over 70% open space in the post-developed condition. It is intended that all existing naturally vegetated areas shown outside the proposed limits of disturbance will remain naturally vegetated in the post-developed condition.

Please feel free to contact Kimley-Horn with any questions or concerns. Thank you in advance for your cooperation.

Sincerely,



Brian B. West, P.E.

KIMLEY-HORN AND ASSOCIATES, INC.
Cc: file

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MAY 05 2015

City of Johns Creek
Planning & Zoning

Future Development Map

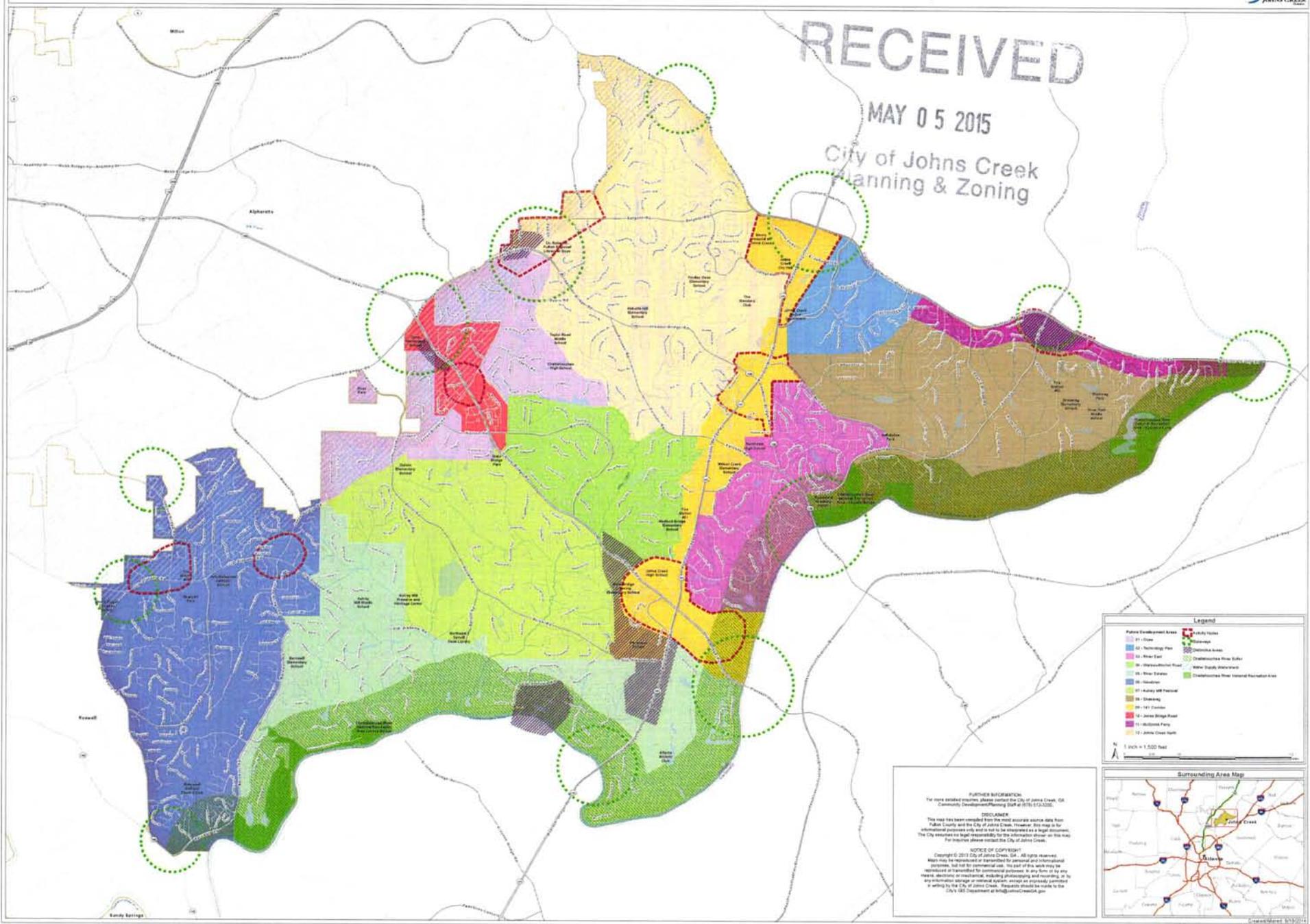
Adopted by Mayor and Council on November 10, 2008 - Readopted December 2, 2013 - Revised September 8, 2014



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City of Johns Creek
Planning & Zoning



Legend

Public Development Area	Utility Value
P1 Office	Warehouse
P2 Technology Park	Distribution Area
P3 Retail Park	Distribution Area Buffer
P4 Warehouse/Industrial Park	Water Supply Withdrawal
P5 Retail District	Distribution Area Intersect Recreation Area
P6 Residential	
P7 Access and Transit	
P8 Shopping	
P9-101 Center	
P10 Access Stage Park	
P11 Residential Park	
P12 Johns Creek Park	

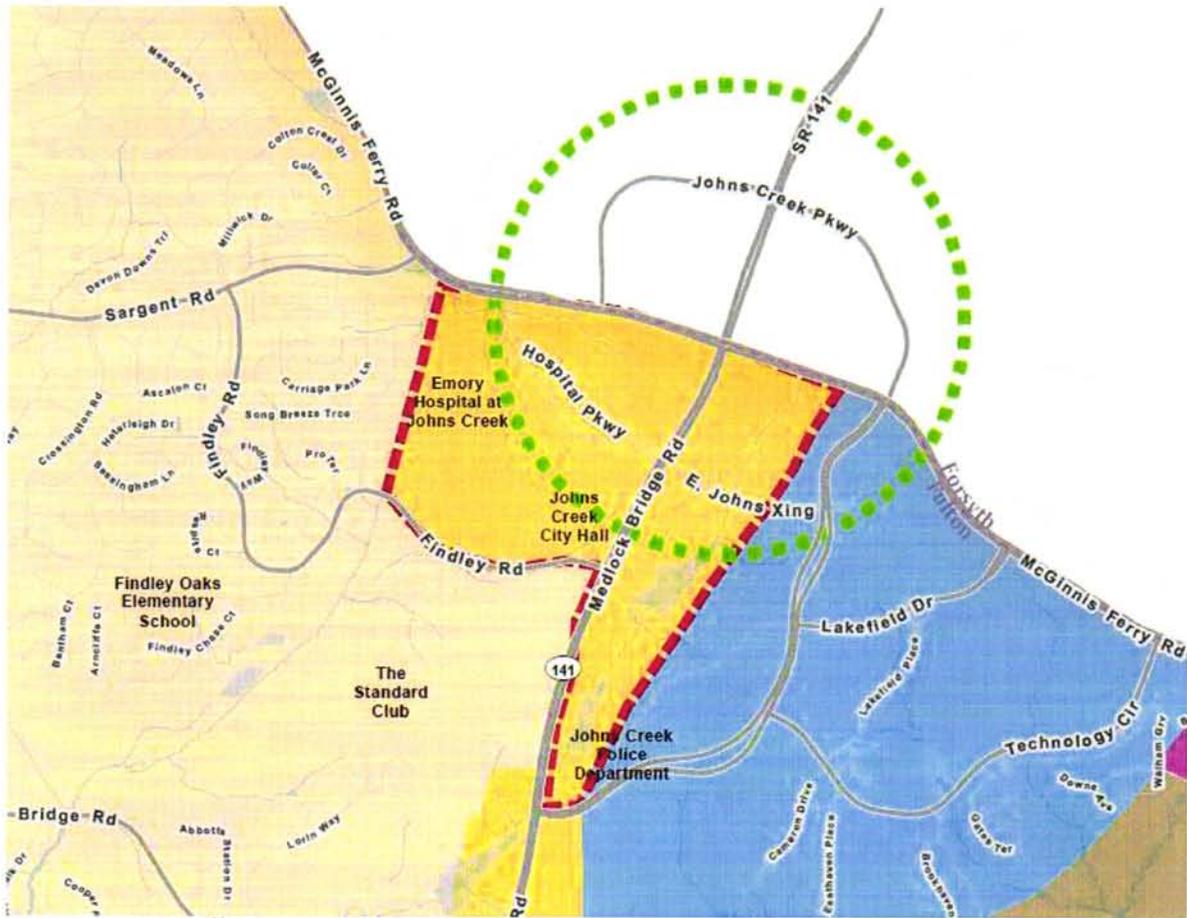
Scale: 1 inch = 1,000 feet

FURTHER INFORMATION:
For more detailed inquiries, please contact the City of Johns Creek, GA Community Development/Planning Dept at 978.573.3300.

DISCLAIMER:
This map has been compiled from the most accurate source data from Fulton County and the City of Johns Creek. However, this map is for informational purposes only and is not to be interpreted as a legal document. The City assumes no legal responsibility for the information shown on this map. For inquiries, please contact the City of Johns Creek.

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Legend	
Future Development Areas	Activity Nodes
01 - Ocee	Gateways
02 - Technology Park	Distinctive Areas
03 - River East	Chattahoochee River Buffer
04 - Warsaw/Morton Road	Water Supply Watersheds
05 - River Estates	Chattahoochee River National Recreation Area
06 - Newtown	
07 - Autrey Mill Pastoral	
08 - Shakerag	
09 - 141 Corridor	
10 - Jones Bridge Road	
11 - McGinnis Ferry	
12 - Johns Creek North	

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City of Johns Creek
Planning & Zoning

CITY OF JOHNS CREEK FUTURE DEVELOPMENT MAP

FUTURE SITE LAND USE: 141 CORRIDOR

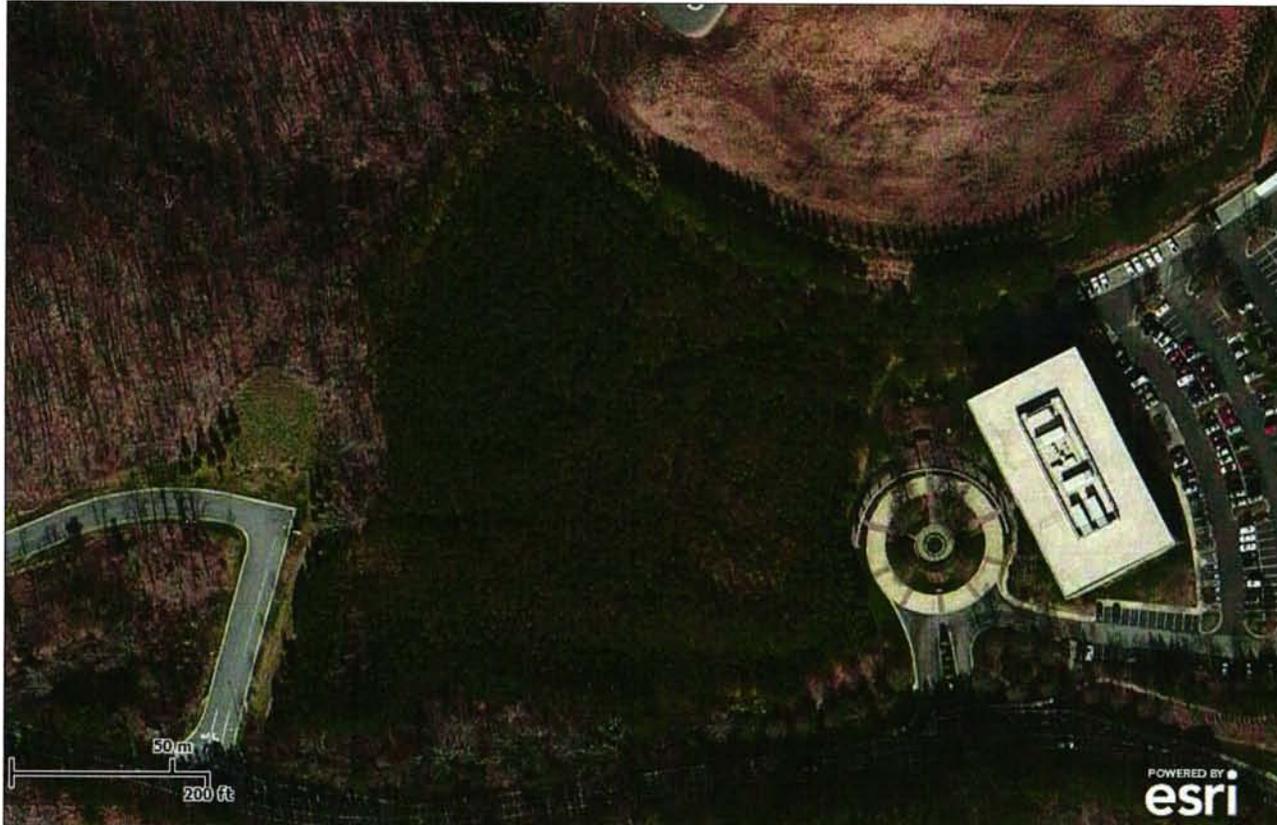
RZ 5 009



U.S. Fish and Wildlife Service National Wetlands Inventory

Wetlands Map - JC
Memory Care

May 5, 2015



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

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Planning & Zoning

User Remarks:

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

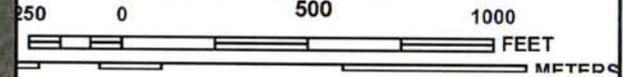
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FLOOD HAZARD INFORMATION IS NOT SHOWN ON THIS MAP IN AREAS OUTSIDE OF FULTON COUNTY



MAP SCALE 1" = 500'



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0083F

FIRM

FLOOD INSURANCE RATE MAP
FULTON COUNTY,
GEORGIA
AND INCORPORATED AREAS

PANEL 83 OF 490

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
JOHNS CREEK, CITY OF	130678	0083	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
13121C0083F

MAP REVISED
SEPTEMBER 18, 2013

Federal Emergency Management Agency

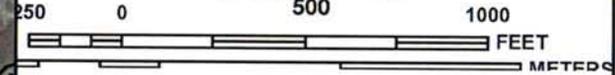
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



JOINS



MAP SCALE 1" = 500'



NIP

PANEL 0091G

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

**FLOOD INSURANCE RATE MAP
FULTON COUNTY,
GEORGIA
AND INCORPORATED AREAS**

PANEL 91 OF 490
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
JOHNS CREEK, CITY OF	130678	0091	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



**MAP NUMBER
13121C0091G**

**MAP REVISED
SEPTEMBER 18, 2013**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

RZ-15 009

Land Reference
Address Labels

Environmental

Steep Slopes

Less than 33% (not displayed)

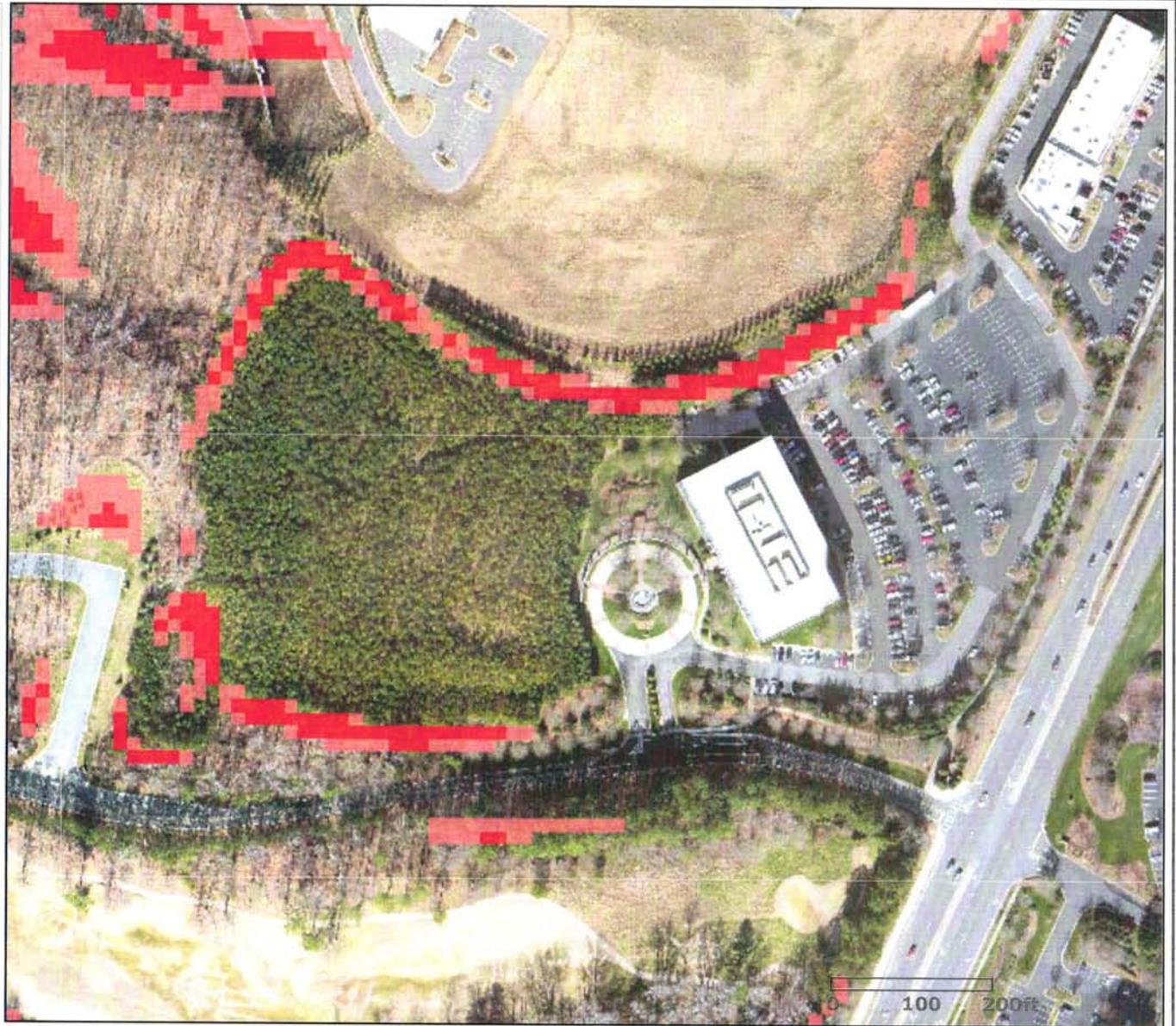
33% to 40%

Greater than 40%

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City of Johns Creek
Planning & Zoning



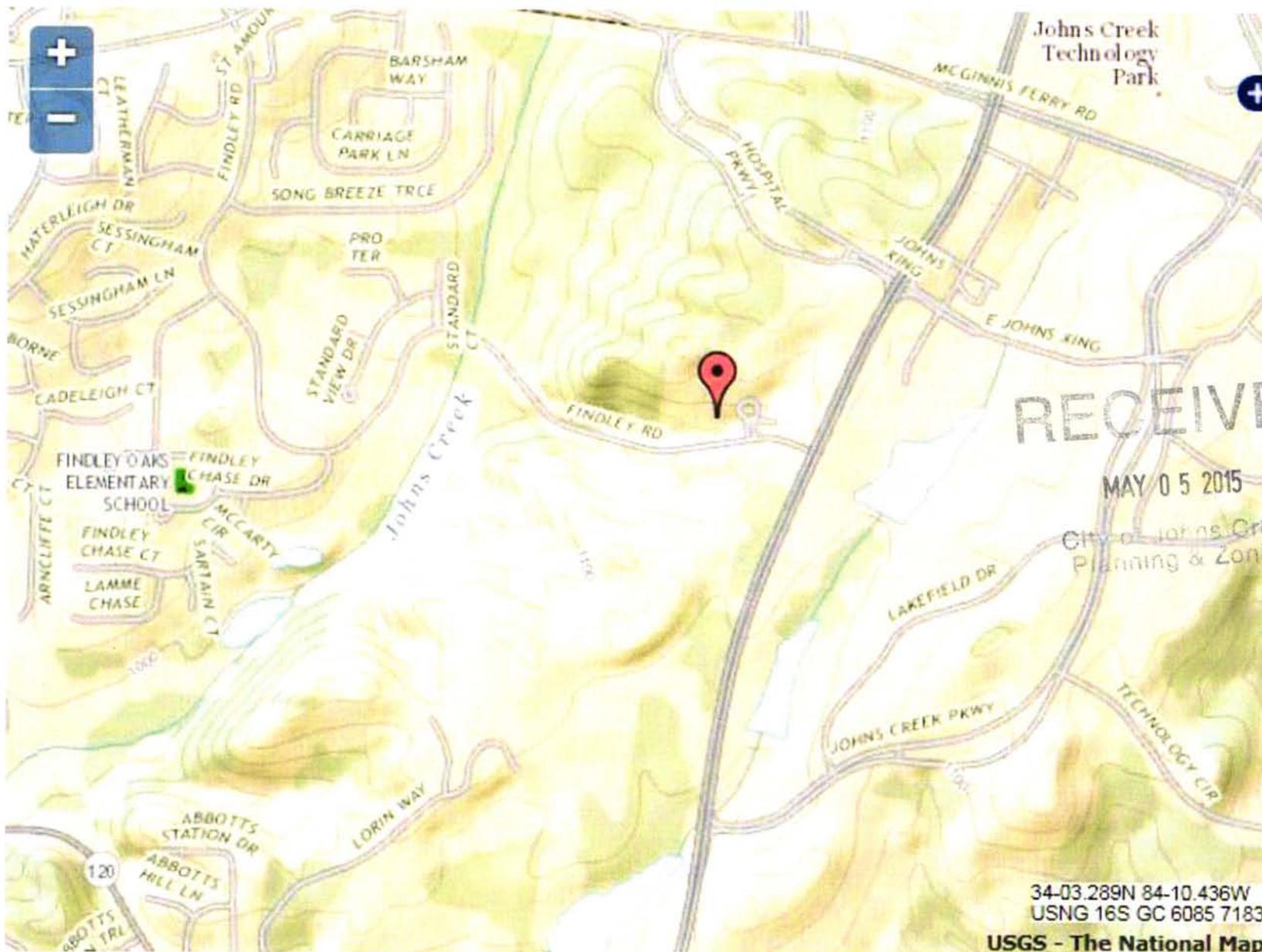
Slopes Map - Fulton County GIS

Fulton County, Georgia

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses.



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City of John's Creek
Planning & Zoning

34-03 289N 84-10.436W
USNG 16S GC 6085 7183
USGS - The National Map

U.S. Fish & Wildlife Service

My project

IPaC Trust Resource Report

Generated May 05, 2015 10:32 AM MDT

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MAY 05 2015

City of Johns Creek
Planning & Zoning



US Fish & Wildlife Service

IPaC Trust Resource Report

RZ-15 009



Project Description

NAME

My project

PROJECT CODE

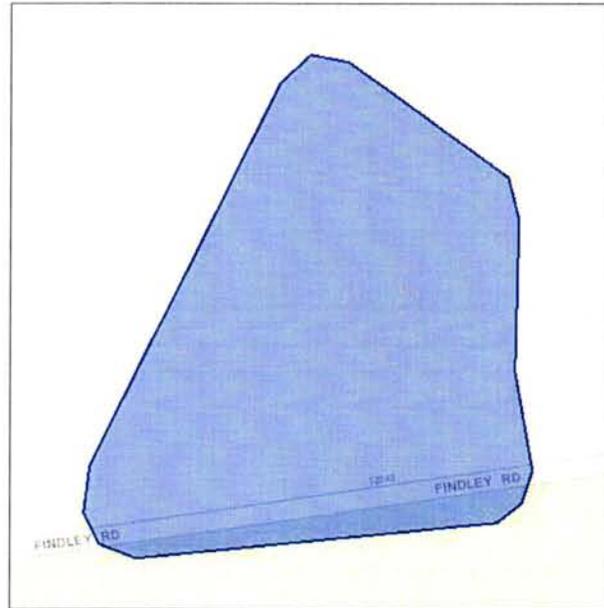
DRVCH-TI6EB-A5DJB-Z5F7N-S7NYAQ

LOCATION

Fulton County, Georgia

DESCRIPTION

No description provided



U.S. Fish & Wildlife Contact Information

Species in this report are managed by:

Georgia Ecological Services Field Office

105 Westpark Drive

WESTPARK CENTER SUITE D

Athens, GA 30606-3175

(706) 613-9493

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Endangered Species

Proposed, candidate, threatened, and endangered species that are managed by the [Endangered Species Program](#) and should be considered as part of an effect analysis for this project.

There are no endangered species identified for this project area

RZ-15 009

Critical Habitats

Potential effects to critical habitat(s) within the project area must be analyzed along with the endangered species themselves.

There is no critical habitat within this project area

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Migratory Birds

Birds are protected by the [Migratory Bird Treaty Act](#) and the Bald and Golden Eagle Protection Act.

Any activity which results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish and Wildlife Service (1). There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

You are responsible for complying with the appropriate regulations for the protection of birds as part of this project. This involves analyzing potential impacts and implementing appropriate conservation measures for all project activities.

American Bittern

This is a **bird of conservation concern** and has the highest priority for conservation

SEASON

Wintering

DESCRIPTION

The American Bittern is a medium-sized heron of approximately 60-85cm in length. Adult plumage is brown with heavy white streaks. A distinguishing feature of this bird is a black streak that extends from the eye down the side of its neck. Males and females are similar in appearance, but males are slightly larger. Juveniles are distinguishable from adults by the lack of a black neck streak (Lowther et al. 2009). <p>Life History information provided for the American Bittern is summarized from t...

Bald Eagle

This is a **bird of conservation concern** and has the highest priority for conservation

SEASON

Year-round

DESCRIPTION

A large raptor, the bald eagle has a wingspread of about 7 feet. Adults have a dark brown body and wings, white head and tail, and a yellow beak. Juveniles are mostly brown with white mottling on the body, tail, and undersides of wings. Adult plumage usually is obtained by the 6th year. In flight, the bald eagle often soars or glides with the wings held at a right angle to the body.

Blue-winged Warbler

This is a **bird of conservation concern** and has the highest priority for conservation

SEASON

Breeding

DESCRIPTION

No description available

Brown-headed Nuthatch

This is a **bird of conservation concern** and has the highest priority for conservation

SEASON

Year-round

DESCRIPTION

No description available

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City of Johns Creek
Planning & Zoning

RZ-15 009

Chuck-will's-widow

This is a **bird of conservation concern** and has the highest priority for conservation

SEASON
Breeding

DESCRIPTION
No description available

Fox Sparrow

This is a **bird of conservation concern** and has the highest priority for conservation

SEASON
Wintering

DESCRIPTION
No description available

Kentucky Warbler

This is a **bird of conservation concern** and has the highest priority for conservation

SEASON
Breeding

DESCRIPTION
No description available

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Loggerhead Shrike

This is a **bird of conservation concern** and has the highest priority for conservation

SEASON
Year-round

DESCRIPTION
No description available

Prairie Warbler

This is a **bird of conservation concern** and has the highest priority for conservation

SEASON
Breeding

DESCRIPTION
No description available

Prothonotary Warbler

This is a **bird of conservation concern** and has the highest priority for conservation

SEASON
Breeding

DESCRIPTION
No description available

Red-headed Woodpecker

This is a **bird of conservation concern** and has the highest priority for conservation

SEASON
Year-round

DESCRIPTION
No description available

Rusty Blackbird

This is a **bird of conservation concern** and has the highest priority for conservation

SEASON
Wintering

DESCRIPTION
No description available

Rusty Blackbird

This is a **bird of conservation concern** and has the highest priority for conservation

SEASON
Wintering

DESCRIPTION
No description available

Wood Thrush

This is a **bird of conservation concern** and has the highest priority for conservation

SEASON
Breeding

DESCRIPTION
No description available

Worm Eating Warbler

This is a **bird of conservation concern** and has the highest priority for conservation

SEASON
Breeding

DESCRIPTION
No description available

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City of Johns Creek
Planning & Zoning

RZ-15 009

Refuges

Any activity proposed on [National Wildlife Refuge](#) lands must undergo a 'Compatibility Determination' conducted by the Refuge. If your project overlaps or otherwise impacts a Refuge, please contact that Refuge to discuss the authorization process.

There are no refuges within this project area

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City of Johns Creek
Planning & Zoning

R 2 - 15 009

Wetlands

Impacts to [NWI wetlands](#) and other aquatic habitats from your project may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal Statutes.

Project proponents should discuss the relationship of these requirements to their project with the Regulatory Program of the appropriate [U.S. Army Corps of Engineers District](#).

DATA LIMITATIONS

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

DATA EXCLUSIONS

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

DATA PRECAUTIONS

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

There are no wetlands identified in this project area

City of Johns Creek
*** CUSTOMER RECEIPT ***

Batch ID: JHNCMNJ 5/05/15 01 Receipt no: 11231

Year	Number	Type	SvcCd	Description	Amount
2015	73	PZ		PLANNING/ZONING PAYMENTS	\$1500.00

RZ-15-009 FEES

Tender detail

CK Ref#:	3723	\$1500.00
Total tendered:		\$1500.00
Total payment:		\$1500.00

Trans date: 5/05/15 Time: 16:34:51

*** THANK YOU FOR YOUR PAYMENT ***



www.cityofjohnscreekga.us
678-512-3200 ~ (fax) 678-512-3303
12000 Findley Road, Johns Creek, GA 30097

APPLICANT'S ACKNOWLEDGEMENT FORM

The applicant's attendance is required during the following public hearings:

Planning Commission Date: 8/4/15

Mayor & Council Date: 8/24/15

Pursuant to Article 28.3 Public Hearing and Notice Requirements of the Johns Creek Zoning Ordinance, the applicant in a rezoning, zoning modification, special use permit or variance requiring a public hearing must post a public notice sign on the subject property at least 20 days prior to the first public hearing by 8:30 a.m.

The applicant shall pick up the sign at:

Compelling Signs

1901 Montreal Road
Tucker, Georgia 30084
Phone: (678) 580-2452
Fax: 678-580-0934
Hours of Operation: Monday-Friday 9:00 a.m. - 5:00 p.m.

The applicant hereby certifies that they understand they must pick up the appropriate public hearing sign from Compelling Signs and post it correctly on the subject property no less than 20 days and no more than 45 days prior to the first public hearing. On the required date of posting, please take a digital photograph of the posted sign and e-mail the date-stamped photo to Marie.Janvier@johnscreekga.gov. This photograph is necessary for public record. Further the applicant certifies that the sign will be maintained in such a way that the sign is clearly visible from the right-of-way while on the property and that the applicant is responsible for reposting the sign, should it fall down or become obscured. Additionally, the applicant understands that attendance is required during the above listed public hearings.

Applicant's Printed Name and Signature

5/8/15
Date

15-009
Case Number

7/14/15 - 7/20/15
Deadline date for sign posting by applicant Deadline date for 300 ft mailing by applicant

Sign Posting Instruction: Signs must be posted with the sign face facing the road right-of-way. Signs must be clearly visible from the right-of-way and free of obstruction. Signs must be securely fastened to posts driven into the ground and must be independent of other structures. Signs shall not be posted on trees, utility poles, or other similar objects. Failure to comply with these regulations may result in the application being withdrawn.