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City of Johns Creek
Planning & Zoning
22-16-004

LETTER OF INTENT

August 12, 2016

City of Johns Creek
2000 Findley Road, Suite 400,
Johns Creek, GA 30097

Attn: Matthew Dickison, Community Development Deputy Director

Re: Land Use Application
10632/10640 Parson Road
Rezoning from OI/R4 to TR

Dear Matthew,

Please accept this Land Use Application for the above reference parcel of land. We request rezoning of the nearly six (6) acre parcel from OI-R4 to TR for the development of a gated entry Townhome community consisting of front and rear loaded residences, an open area and private roads.

It is the intent of the home developer to construct a townhome community with the following qualifiers:

1. Total number of units: 48
2. Unit Description: The community will consist of a mixture of front and rear load product, double-garage, 1,800 square-foot or larger, three-story in height.
3. The proposed internal roads will be private.
4. The units which front Medlock Bridge Road will have ornamental fence or brick wall enclosed front yards in an effort to convey the urban context as indicated in the Comprehensive Plan, Area 9, Medlock Corridor .
5. Subject to sub-surface conditions, the applicant will either build a conventional dry-basin retention/water quality pond or underground detention facilities.

The property is burdened by a stream and associated stream buffers on the western part of the property which imposes an extreme hardship on the property. Additionally, the property is further burdened with excessive landscape strip requirements on two public road frontages. Accordingly, the applicant is requesting, the following concurrent variances and/or modifications in order to give relief to these hardships:

1. Decrease the size of the Medlock Bridge Landscape strip from 40' to 25' (Section 12E.3) for the purposes of urban yards only. The 40' building set back will remain in effect.
2. Delete the Building Setback and Landscape Strip requirements in the area of the "communication cabinet" area as depicted on the survey to the extent that they increase the uniform distances associated with Parsons Road.

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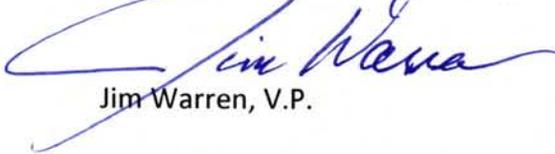
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The approval of these concurrent variances and/or modifications would be in harmony with policies and intent of the Comprehensive Plan, the Zoning Ordinances and department development standards, and would not result in any harm to the health, safety and welfare of the general public. Therefore, this application for Rezoning and concurrent variances and/or modifications is entirely appropriate.

Respectfully, the applicant requests that you act favorably to this application for Rezoning and Concurrent Variances and/or Modifications in order that the applicant is able to proceed with the lawful use and development of the property.

Maxwell-Reddick and Associates



Jim Warren, V.P.