

Ethan Underwood  
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November 1, 2016

**LETTER OF INTENT REGARDING LAND USE APPLICATION**

**Re: Applicant:** Ashton Atlanta Residential, LLC  
**Subject Property:** 4.42 Acres Designated as Fulton County Tax Parcel(s): 11-107003970142  
**Current Zoning:** M-1A  
**Proposed Zoning:** TR  
**Proposed Use:** 50 Single Family Attached Townhomes  
**ROW Access:** Technology Circle

This statement is intended to comply with the application procedures established by the Zoning Ordinance of the City of Johns Creek, Georgia (the "Zoning Ordinance"), the City of Johns Creek Application for Rezoning, Use Permit, & Concurrent Variances, and other City of Johns Creek Ordinances and Standards. The Applicant incorporates all statements made in the Application for Rezoning, Use Permit, & Concurrent Variances by the Applicant (the "Application") as its letter of intent required by the City of Johns Creek.

The Applicant seeks to develop the Proposed Use. To accomplish this, the Applicant requests the Proposed Zoning and Proposed Use. The Applicant incorporates herein the statements contained in the Zoning Impact Analysis Form, submitted as part of the Application, to substantiate its zoning request.

The Current Zoning allows for moderately intense commercial/office use (which would cause significant traffic from workers and customers). The Applicant's proposal and the traffic generated from it will be of similar impact as that allowed by the current zoning.

The Subject Property is located within the Technology Park Character Area, which has been determined as the City's "predominant economic engine and the landmark for high design standards," containing a mixture of residential, commercial, and uses. *Comp. Plan., p. 12*. The proposed townhome community facilitates the goals of the Comprehensive Plan in that it will provide high-quality residences for employees of the Technology Park and surrounding areas. This development will help to alleviate traffic by providing an additional housing option nearby businesses.

The Applicant respectfully requests that the Application, as requested by the Applicant, be approved. The Applicant also reserves the right to amend this statement and the Application by supplementing further responses and documents.

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City of Johns Creek  
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Sincerely,

*Ethan Underwood*

Ethan Underwood,  
Attorney for the Applicant

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