

LETTER OF INTENT

The property contains approximately 23.816 acres and is bounded on the north by Lakefield Drive and on the west by Technology Circle and is referred to as Tract SE 11-C on the overall Site Plan for Technology Park (the "Property"). The Property is currently zoned to the M-1A Classification pursuant to Z-83-141.

The Applicant requests a rezoning to the A (Medium Density Apartment District) Classification for development of 268 "For Rent" multi-family apartment units at a density of 11.26 units per acre. The buildings shall be of garden style and consist of 3-4 splits. A swimming pool shall be included in the development and there shall not be any playground area as there shall be only 26 three bedroom units planned thus not attracting families with children. A park area will be included with perhaps an Urban vegetable garden focus. The Johns Creek Comprehensive Plan indicates the Property under the Technology Park (2) designation which suggests a mix of uses including a combination of residential, commercial and office. Given the zoning and development of commercial and office uses in the immediate area and the lack of any "For Rent" residential use, this zoning proposal fills that residential need. Additionally, the density being requested gives an appropriate transition in density from the less dense residential uses to the south to the more intense office, retail and industrial uses to the east, north and west as is shown on the Density Exhibit submitted with the Site Plan. Thus, this rezoning request complies with the suggested mix of uses in the immediate area under the referenced Johns Creek Comprehensive Plan as well as the overall policies and intent of the Zoning Ordinance providing pedestrian access to the mix of uses referenced as shown on the Johns Creek Pedestrian Circulation Exhibit submitted with the Site Plan.

Given the narrow, elongated and confining shape of the Property, its constraints of topography and the presence of two (2) streams, the Applicant requests a Concurrent Variance pursuant to Article 18.2.1. to reduce the required number of parking spaces from 536 spaces to 436 spaces. The approval of this Concurrent Variance Request will be in harmony with the policies and intent of the Zoning Ordinance, will serve to overcome the hardships referenced which are unique to the Property and will not have any adverse effect upon the general public while requiring strict compliance with the parking requirement would place an unreasonable hardship on the Applicant. A Parking Analysis is attached hereto as Exhibit "A" which is incorporated herein by reference in support of this Concurrent Variance Request. A denial of this Concurrent Variance Request would result in the grading of the Property in areas of steep slopes necessitating retaining walls with intrusion into heavily treed areas with paving for parking spaces which are not needed. Accordingly, this Application

for Rezoning and Concurrent Variance is entirely appropriate and the appropriateness of this Application and the constitutional assertions of the Applicant are more particularly stated and set forth on Exhibit "B" attached hereto which is incorporated herein by reference thereto.


Now, therefore, the Applicant requests that this Application for Rezoning and Concurrent Variance be approved as submitted in order that the Applicant be able to proceed with the lawful use and development of the Property.

APPLICANT:

JC FLEX, LLC

By: 

Rick Bradshaw
Its: President


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