

REQUEST FOR  
REZONING ACTION  
FROM CITY OF JOHNS CREEK ZONING BOARD

FOR

**HEADSTART MONTESSORI SCHOOL  
ADDISON WAY RETAIL CENTER**

NATURE OF REQUEST

To obtain rezoning from CUP to C-1.

PURPOSE OF REQUEST

To allow for development of an outdoor playground.

NARRATIVE

The scope of this project is to provide a 2,328 sf outdoor playground to serve Headstart Montessori School. At this time Headstart Montessori School maximum enrollment is approved for 30 students. The size of the outdoor playground, along with the indoor play area, will exceed the States Playground Requirements of 100 sf per student. Currently the Headstart Montessori School is exempt from having to provide an outdoor playground.

This property is located in the commercial strip center at the northeast intersection of Jones Bridge Road and Addison Way. The property is currently zoned CUP. The proposed zoning request is for the property to be rezoned to C-1 Commercial Business District. The applicant also requests a reduction in the required 25' Landscape Strip located along Addison Way to 10' Landscape Strip, a reduction in the required rear 25' Undisturbed Buffer to a 8' Undisturbed Buffer and a reduction from the required side 50' Undisturbed Buffer to a 10' Undisturbed Buffer. No proposed buildings or impervious area is proposed for this phase of development. No existing vegetation will be removed during this phase of development. Due to the existing stand of pine trees located along the property line on the adjacent multi-family development, along with the Leyland Cypress located on site along the property line in the proposed playground area, we feel no additional plantings are required. Both potable water and sanitary sewer currently serve this tract

12-11-2016

Located to the south of the subject property is Addison Way. Located to the northwest is Jones Bridge Road. The property to the east is a developed multi-family site, Roberts Properties Residential, LP, zoned CUP.

We feel that the rezoning request to allow for an outdoor playground would be an appropriate type of use for this area. The outdoor playground, with limited hours of use, is unlikely to pose any problems for any adjacent neighbors. We do not believe that allowing this use of this property would in any way devalue or pose hardships on any of the surrounding properties.

Please feel free to contact Civilscapes, Inc. with any questions or comments.

Sincerely,

A handwritten signature in cursive script that reads "Myles Montgomery". The signature is written in black ink and has a long, sweeping horizontal line extending to the right from the end of the name.

Myles Montgomery, RLA  
Civilscapes, Inc.