



February 07, 2022

City of Johns Creek
Community Development
11360 Lakefield Drive
Johns Creek, GA 30097

RE: Letter of Intent – Request to rezone the subject property to allow CrossFit Johns Creek gymnasium

The subject property is an undeveloped 1.793-acre site located at 11105 Jones Bridge Road, Parcel Number 11 047001671450. The proposed site consists of a new 7,651 square foot building, including a covered and uncovered outdoor workout area for CrossFit Johns Creek along and associated infrastructure. The proposed building will be located on the northeastern portion of the site. The surface parking will consist of 41 parking spaces in the front and side of the proposed building. The proposed parking lot will provide a cross access connection to the existing dental office parking lot on the adjacent property directly east of the site. The proposed parking lot will also include pedestrian access from Jones Bridge Road to the building via a sidewalk and crosswalk. The proposed lot coverage including the parking lot and outdoor workout areas 38.3%, compared to the allowable 70% lot coverage. The proposed development is providing an underground stormwater management system on the eastern portion of the property adjacent to the uncovered outdoor workout area. The proposed development is providing 60-foot of undisturbed buffers in the rear of the property and 10-foot landscape strips along the two sides which will help mitigate any adverse impacts to the adjacent properties.

The existing CrossFit facility is currently operating at 11025 Jones Bridge Road, 2 parcels south of the subject property. Therefore, the proposed development is not expected to have any adverse effects on nearby properties. A Peak-hour Trip Generation Count was completed to evaluate the impact of the development and the proposed use of the site will not significantly increase the number of peak hour trips to the site.

The site is currently zoned O-I (Office-Institutional). The proposed conceptual site plan has the zoning to remain O-I. The intent of this application is to replace the previously approved conceptual site plan with the proposed conceptual site plan attached and to amend the current zoning conditions. The proposed site plan will abide by all required City of Johns Creek Municipal Zoning Code requirements and setbacks/buffers. No variances are needed for the proposed development.

Sincerely,

PIEPER O'BRIEN HERR ARCHITECTS

Allan Price
Associate / Project Manager

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PLANNING & ZONING

3000 ROYAL BLVD SOUTH · ALPHARETTA, GEORGIA 30022 · 770.569.1706 · FAX.770.569.1786 · www.poharchitects.com

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