

LETTER OF INTENT

The property contains approximately 3.554 acres and is located on the northerly side of Johns Creek Parkway and the southerly side of Lakefield Drive and is commonly known as 11445 Johns Creek Parkway, Johns Creek, Georgia 30097 (the "Property"). The Property is presently zoned to the M-1A Classification pursuant to Z83-141, as modified.

The Applicant requests a rezoning to the O-I (Office Institutional) Classification. The building presently located on the Property shall continue its purpose to function for general office use as well as allowed ancillary uses. The current zoning of M-1A restricts the use of the property to engineering, research and product development facilities and related operations including office, light assembly and fabrication; and storage and distribution as accessory uses related to the operation of such facilities. One of the prospective tenants we would like to accommodate is Providence Christian Academy, a grades 9-12 private school. This is a satellite location and does not require any outdoor sports facilities. We are requesting a special use permit to accommodate this facility.

The building on the Property is two (2) stories in height and contains approximately 40,000 square feet of space given a footprint area of approximately 20,000 square feet. This results in a density of approximately 11,255 square feet per acre. This rezoning is intended to release the property from the current use restrictions and rezone to the City of John's Creek 2018 Comprehensive Land Use Plan designating the Property under the Town Center designation which encourages a mix of high density uses. Since this is an existing building, we are also requesting three concurrent variances: (i) allow existing pre-cast concrete façade as an exterior building material; (ii) reduce front setback along Johns Creek to thirty (30) feet; and (iii) reduce front setback along Lakefield Dr to thirty (30) feet. Given the zoning and development of neighboring and close by properties representing a mix of uses, this proposal of the Applicant is entirely appropriate and complies not only with the mix of uses in the immediate area but also with the current use of the property.

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

Applicant:



Brian Howell

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**RZ-22-0002**

**FEB 08 2022**

**SUP-22-0001**

**PLANNING & ZONING**

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