

3440 Old Alabama Road

Johns Creek, GA 30022

2022/01/21

Letter of Intent

The existing property is a 1.84 acre site that currently consists of a roughly 2,200 SF dental office building with associated surface parking. The proposed site consists of a future dental/medical office building sized 10,008 SF along with associated infrastructure. The surface parking will consist of 42 parking spaces in the rear and eastern portion of the site. The parking lot will provide a cross access connection to the existing parking lot in the adjacent property directly east of the site.

The site is currently being used as a dental office and the property directly east of the site is used as a children's dental office, thus 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 was previously rezoned under permit 2000Z-0132 NFC. The proposed conceptual site plan will require the zoning to remain O-I (Office-Institutional). 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 apart from the variance listed below:

- Due to the topography of the site, temporary grading in the improvement setback will be necessary for the construction of a retaining wall along the western property line. The only grading in the setback will be what is necessary for the installation of the proposed wall. No other land disturbance will occur in the improvement setback.

Sincerely,

FORESITE GROUP, LLC.



David Stoniecki, PE

Project Manager

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City of Johns Creek
Community Development