

Bellmoore Park – Pod A

Zoning Modification Request

Letter of Intent

Bellmoore Park is a master planned community zoned CUP-C (RZ-13-003 with variance VC13-003-1). It offers five (5) different home collections within 646 lots. Per the zoning conditions, these lots are divided into 6 pods - Pods A through F.

Bellmoore Park is a community that offers a low maintenance lifestyle with HOA maintained landscaping and lawn care. That in combination with the one-level living of the courtyard home will bring a different buyer profile to Bellmoore Park. We have built this product type and mix in other communities with great success and strongly believe it will do very well in Bellmoore Park.

Johns Creek 206, LLC proposes a rezoning to modify Pod A, only, of the community. The modifications requested are:

- Allow for 5 new courtyard style homes with a minimum of 1,800 square feet
- Change the site plan configuration to accommodate the new plans
- Allow the addition of Residential Area F as shown in the Design Guideline Book (page 13)

All conditions associated with RZ-13-003 and VC13-003-1 would remain with the exception of the 7th condition in RZ-13-003. For Pod A, we are requesting the minimum heated floor area per dwelling to be 1,800 square feet. Condition 7 would remain the same as originally written for all other Pods in the community. The elevations of each new plan would remain consistent with the existing elevations in the community by being of brick, stone, shake or fiber-cement siding in general accordance with the elevations submitted April 23, 2013 to the Community Development Department as part of the Bellmoore Park design guidebook. Please see the attached revised guidebook showing the addition of Residential Area F. The proposed elevations and performance standards are shown on page 13.

The Environmental Site Analysis, Peak Hour Trip Generation Count, and the Traffic Impact Study completed for the RZ-13-003 rezoning still applies for this development and are attached. The density associated with Pod A and the larger development project do not change.

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Planning & Zoning

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