

I. INTRODUCTION

This Application seeks to rezone one parcel consisting of \pm 4.27 acres of land located at 5435 State Bridge Road (Parcel ID No. 11 070002580116), in Land Lots 258 and 259 of the 11th District of Fulton County, Georgia (the "Subject Property"). The Subject Property is currently zoned R-1 (Single Family Dwelling District). The Applicant seeks to rezone the Subject Property to TR (Townhome Residential) to develop 34 owner-occupied townhomes and appurtenant site improvements ("Proposed Development").

The Subject Property is located on the north side of State Bridge Road, approximately 4,300 feet west of its intersection with Medlock Bridge Road. The property is currently undeveloped with frontage directly on State Bridge Road. To the north of the Subject Property are single family residences within the Medlock Bridge neighborhood, zoned R-4A. To the west, the Subject Property abuts an undeveloped parcel, zoned R-4A, which is shown as being a part of the Medlock Bridge neighborhood according to the Johns Creek GIS maps. To the south, the Subject Property abuts the right-of-way of State Bridge Road. Further south, across State Bridge Road, are the Cameron Parc townhomes and single family detached homes zoned TR. To the east are single family residential properties zoned R-1 that are the subject of a concurrent application by the instant Applicant (The Providence Group) to rezone to Community Unit Plan District for the construction of townhomes and condominium quadruplexes.

The Applicant is proposing the development of 34 townhomes with a minimum floor area of 1,800 square feet. The development will offer onsite amenities to attract the future residents, including gated access and pocket parks to preserve and utilize green space. It is the Applicant's expectation that the pocket parks will also function as a gathering spot for the residents to help foster a sense of community. Additionally, the design of the structures themselves will add to the

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attractiveness of the community. The Applicant has paid close attention to the design, scale, materials and façade elements to create an aesthetically pleasing structure.

In addition to the design features, the Proposed Development will seamlessly blend with the surrounding uses and will enhance the existing developments in the area. The proposed TR zoning will act as a transition and buffer between the heavily traveled State Bridge Road, classified as a principal arterial, and the single family residential to the north. Moreover, the Proposed Development fully aligns with the stated intent and development requirements of the TR district:

“The TR District is intended to provide land areas devoted to medium density uses consisting of single-family and multi-family dwellings. Land areas zoned TR are further intended to provide a transition between low density and higher density residential areas or between low density residential and non-residential areas. The TR District is intended to:

- A. Encourage the provision of usable open space and recreation areas as part of a living environment.
- B. Be located primarily in areas near or adjacent to single-family areas.
- C. Be located so as to provide a transition between single-family areas and nonresidential areas.
- D. Be located near retail shopping and major thoroughfares.
- E. Encourage home ownership.” *See* Johns Creek Zoning Ordinance, Sec. 7.2.

The Proposed Development is a medium-density, for-sale residential development that will act as a transition between the low-density residential to the north and State Bridge Road¹. Moreover, the Proposed Development will comply with the dimensional standards and unit density requirements of the TR district. The Proposed Development will meet the minimum lot configuration, buffer and setback requirements. In addition, the proposed 34 townhomes equate to a density of 7.96 units per acres, well below the 9 units per acre allowed by the TR district.

This document is submitted as a Statement of Intent with regard to this Application, a preservation of the Applicant’s constitutional rights, and an impact analysis as required by the

¹ State Bridge Road is not a nonresidential use, as stated in Johns Creek Zoning Ordinance Sec. 7.2 however the noise and activity from the large amount of traffic has the same negative effects as an intense nonresidential use.

City of Johns Creek's Zoning Ordinance Sections 28.4.1 and 28.4.2. A site plan has been filed simultaneously with this Application, along with other required materials.

II. HISTORY

The Subject Property is zoned R-1 and designated as Warsaw/Morton Road character area transitional zone on the City's Future Land Use Map. The site was rezoned in 1977 pursuant to Fulton County Ordinance Z-77-107 from R-1-C to R-1-C (Residential Single Family Conditional) to revise certain conditions. The Subject Property was portion of a large tract of land at issue in Z-77-107 which occupied both sides of State Bridge Road.

III. IMPACT ANALYSIS

1.

THE ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY

The adjacent and nearby properties are predominantly residential in nature and the proposed TR zoning is complementary and suitable to these uses. Appropriate attention to scale, buffering, setbacks, landscaping, and tree preservation has been given by the Applicant to ensure that this Project will blend harmoniously with its surroundings.

Additionally, the proposed townhomes will complement the adjacent single family residential to the north and the townhomes to the east, while providing density more favorable to its location on a major arterial. The Subject Property's situation on State Bridge Road limits its attractiveness for single family detached homes and is more conducive to higher density residential and/or commercial uses. However, its proximity to single family residential limits its intensity. Moreover, the TR zoning will add a transition and buffer between the heavily traveled State Bridge Road and the existing single family residential properties to the north. As a result, the TR zoning will add the perfect use given the constraints of the Subject Property and the surrounding uses.