



Loyd Development Services  
4651 Woodstock Road, Suite 208-106  
Roswell, Georgia 30075

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Ms. Sharon Ebert  
Development Director  
City of Johns Creek  
10700 Abbotts Bridge Road, Suite 190  
Johns Creek, GA 30097

August 30, 2018

Re: Letter of Intent, Rezoning and Concurrent Variance  
11085 State Bridge Road, Johns Creek GA  
LL154, 1<sup>st</sup> Section of Fulton County, Georgia

Dear Ms. Ebert,

On behalf of the current land owner, we are seeking rezoning of the above-mentioned property from its current Zoning Classification of C-1 to R-5A for the purposes of developing a 12 home neighborhood. Homes will range from 2,800-3,400 sqft.

The 2.88 acre parcel is currently an unleased commercial building and would be removed as part of the redevelopment. Overall density of the proposed development would be 4.16 units/acre. Stone, brick, and other mixed architecture would be required on three sides of all homes. Requested with this rezoning is a variance to reduce distance between structures from 14 feet to 10 feet as well as a variance of the required 40' perimeter setback to 5'.

Attached is our proposed site plan and application for your review.

Sincerely,



John Loyd  
Loyd Development Services  
770.868.7591

Enclosures

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V2-18-008  
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## **GENERAL DATA SUMMARY AND STATEMENT OF INTENT**

Project description: Located on 2.88 acres at 11085 State Bridge Road in Johns Creek. Loyd Development Services is requesting a change in zoning from C-1 to R-5A. The proposed development will consist of an enclave of twelve (12) custom homes built along a private road (built to City Standards) and planned around existing site constraints.

Existing Environmental Conditions: Long Indian Creek flows southwesterly and defines the eastern boundary of the project. According to FEMA, the 100 yr. Floodplain encroaches into the site and onsite compensation is anticipated, though all grading activities will be outside of the state and local buffers.

Adjacent Properties: The subject property is located on a major thoroughfare which divides lower density residential uses from commercial and higher density residential uses such as Long Indian Creek neighborhood (zoned R-4A Conditional); the Springfield Condominium complex (contiguous to the southeast and zoned TR); and, also contiguous to the east of a vacant office building (currently zoned O&I).

Comprehensive Land Use Plan: This tract has several overlapping denominations on the current CLUP, specifically lying and being within the Jones Bridge Road Activity node while also being located in a "Distinctive Area" and in a "Gateway Area".

Jones Bridge Road Activity Node: As defined in the CLUP, appropriate uses include Townhomes and Condominiums as well as limited Commercial uses. The request for R-5A is a slight deviation from this, though Loyd Development Services is intentionally avoiding the construction and development of Townhomes and Condominiums in an effort to provide a higher quality neighborhood and one which is in keeping with the transitional nature of the subject property as a "Distinctive Area" which contemplates further study and is consistent with the City's express desire to preserve the residential areas and the character of the City of Johns Creek.

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Distinctive Area: Per the CLUP, an area/property in a state of change from existing land use, character and development area. The current commercial use of the property underutilizes its most appropriate use, hence, the request to rezone to R-5A.

Gateway Area: Per the CLUP, a defined entrance to the city from a surrounding jurisdiction. Appropriate Entry Monumentation to enhance this area which will be designed to be incorporated into the overall approach to development of the subject property.