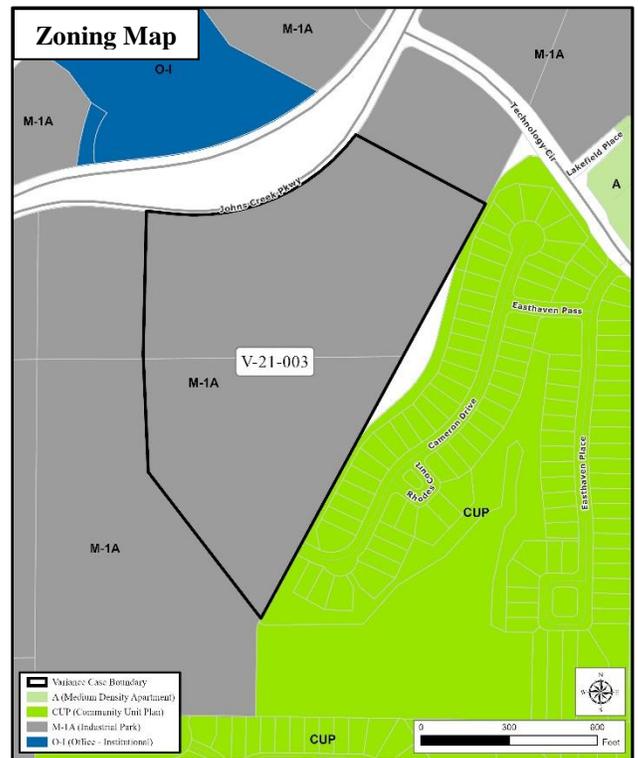




**Board of Zoning Appeals Meeting
May 18, 2021**

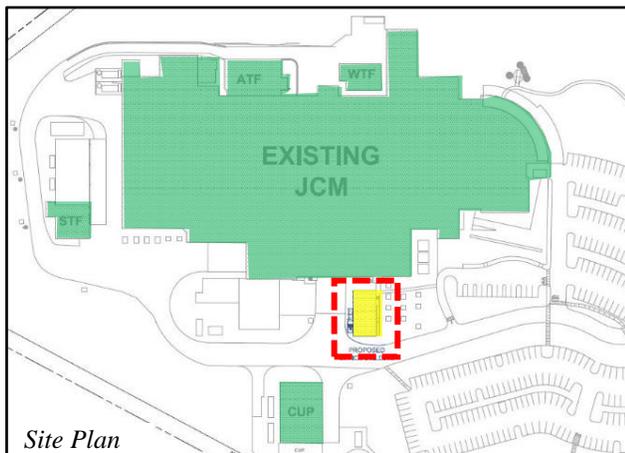
CASE NUMBER:	V-21-003
PROPERTY LOCATION:	11440 Johns Creek Parkway, Johns Creek, GA 30097
CURRENT ZONING:	M-1A (Industrial Park District) Conditional
PARCEL SIZE:	24.7 Acres
PROPERTY OWNER:	SLJ Johns Creek LLC
VARIANCE REQUEST:	Allow EFIS stucco as an alternative exterior building material for the proposed modular office building addition at Alcon Laboratories Inc.
STAFF RECOMMENDATION:	APPROVAL WITH CONDITIONS

The subject property is located at the southwest corner of the intersection of Johns Creek Parkway and Technology Circle, and is zoned M-1A (Industrial Park District) Conditional. The site is currently improved with a 375,086 square-foot manufacturing facility.



Community Development

Alcon’s Johns Creek Manufacturing (JCM) facility is currently proceeding with the expansion of their office space to support the growth of their employee base, by adding a modular office building (shown in yellow below), east of the existing JCM building (shown in green). The proposed modular office building would provide a semi-permanent location for new employees until a permanent office space is constructed in the future. Whereas the current building’s exterior façade is primarily precast concrete panel, the exterior of the proposed addition would be EIFS stucco with a simulated wood panel canopy to architecturally define the building’s entrance.



Site Plan



Isometric View – Proposed Development

Applicable Code Requirements

City of Johns Creek Zoning Ordinance; Article XII-E. Community Standards; Section 12E.3.E. Building Materials and Architectural Treatments. The code section is excerpted below for reference:

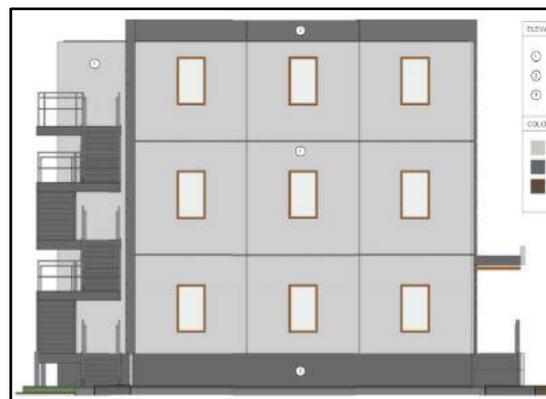
Section 12E.3.E.1: The exterior building materials of all nonresidential building facades shall consist of a minimum of 75% (per vertical wall plane) of the following: brick, natural or pre-cast stone, or glass. Pre-cast concrete may be used for industrial, multi-story office (3-stories or greater) or hotel development.

Variance Request

The Applicant is requesting a variance to allow for the use of EIFS stucco (shown in light and dark grey), as the primary building material for the modular office building addition.



North Elevation



East Elevation

Variance Review Criteria

Zoning Ordinance Section 22.3.1. lists the following considerations for granting a variance:

- A. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; or
- B. The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

Staff Analysis

The modular office building addition will be located east of the existing Alcon manufacturing building, and would not be visible from the right-of-way or adjacent properties, as extensive vegetation surrounds the periphery of the site. The foundation system of a modular-type structure is generally designed to support light building materials and is not conducive to support traditional building materials like brick or stone. The Applicant has indicated that the proposed office building expansion is a semi-permanent location until a permanent office space is constructed. Additionally, the exterior color of the stucco on the proposed modular building will match the pre-cast concrete panels of the existing manufacturing building, which will help to provide a seamless façade. Based on the information and documentation submitted by the applicant, it is the opinion of staff that the request, if granted, will be in harmony with the general purpose and intent of the Zoning Ordinance.

Staff Recommendation

Based upon the findings and conclusions herein, staff recommends **APPROVAL** of V-21-003, **subject to the following conditions:**

- 1) The exterior elevation of the modular office building addition shall be in accordance with the elevation rendering received by the City on April 13, 2021.
- 2) The stucco façade of the modular office building shall match the color of the pre-cast concrete panels installed on the existing manufacturing building.